



Contamination Investigation Report

at

103 – 107 North Hill, Highgate, London N6 4DP

for

Highgate Care Limited

Reference: 22329/CIR Rev1.1
May 2026

Control Document

Project

103 – 107 North Hill, Highgate, London N6 4DP

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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person 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.



Commission

This document comprises the Contamination Investigation Report (CIR) and incorporates the results, discussion, and conclusions to this intrusive works. General site data is recorded below:

Commission Record	
Client	Highgate Care Limited
Site Name	103-107 North Hill, Highgate, London N6 4DP
Grid Reference	TQ 28028 88216
Soils Limited Quotation Ref	Q30944RevI Option B dated 4 th February 2026
Clients Purchase Order	Q30944RevI Option B dated 11 th February 2026
Note(s):	

The record of revision to this document is presented below:

Record Of Revisions		
Revision	Date	Reason
1.0	April 2026	Original
1.1	May 2026	Updated with monitoring data

Note(s): The latest revised document supersedes all previous revisions of the CIR produced by Soils Limited.

Documents associated with this development that must be referred to are given below.

Record Of Associated Documents			
Reference	Type	Date	Creator
19732/BIA/R38/RevI.01	Basement Impact Assessment	Dec 22	Soils Limited
22288/PIR	Preliminary Investigation Report	Jan 26	
GUA-DR-L-001	Illustrative Landscape Masterplan	Dec 22	Guarda Landscape RM Design Group
D01-02-101A	Proposed Ground Floor GA	Jan 25	
D01-02-102B	Proposed First Floor GA		
D01-02-103A	Proposed Second Floor GA		
D01-02-902	Proposed Site Plan	Mar 25	
D01-03-101A	Proposed Basement Floor GA	Feb 25	
D01-03-102B	Proposed Ground Floor GA		
D01-03-103B	Proposed First Floor GA	Jan 25	
D01-03-104B	Proposed Second Floor GA		
D01-03-105B	Proposed Third Floor GA		

Limitations and Disclaimers

The report was prepared solely for the brief described in Section 1.1 of this report.

The contents, recommendations and advice given in the report are subject to the Terms and Conditions given in Soils Limited's Quotation

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

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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 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.

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.

If the term "competent person" is used in this report or any Soils Limited document, it means an engineering geologist or civil engineer with a minimum of three years post graduate experience in the understanding and application of the appropriate codes of practice.

Unless the site investigation works have been designed and specified in accordance with EC7, this report is a Geotechnical Investigation Report and is not necessarily a Ground Investigation Report as defined by EC7 (Eurocode 7 Part 1, §3.4, Part 2, §6.1) or a Geotechnical Design Report (Eurocode 7 Part 1, §2.8) as defined by Eurocode 7 and as such may not characterise the ground conditions and additional works may be required to comply with the requirements of EC7.

Within the report reference to ground level relates to the site level at the time of the investigation, unless otherwise stated.

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

The chemical analyses were undertaken by Construction Testing Solutions (CTS) in accordance with their UKAS and MCERTS accredited test methods or their documented in-house testing procedures. This investigation did not comprise an environmental audit of the site or its environs.

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. “Contaminated Land” is defined in Section 57 of the Environment Act 1995 (as updated 2021) as:

“Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be caused”.

It must be noted that a detailed survey of the possible presence or absence of invasive species, such as Japanese Knotweed, is outside of the scope of investigation.

Deleterious materials may be present in any Made Ground that pose a potential risk to site workers, end users and adjacent vulnerable receptors. These could include a range of contaminants, including asbestos, especially if the material includes large fractions of demolition derived materials.

The investigation, analysis or recommendations in respect of contamination are made solely in respect of the prevention of harm to vulnerable receptors, using where possible best practice at the date of preparation of the report. The investigation and report do not address, define or make recommendations in respect of environmental liabilities. A separate environmental audit and liaison with statutory authorities is required to address these issues.

All environmental works are undertaken in the context of, and in compliance with, BS10175+A2 2017 and LCRM (EA 2021) and all other pertinent planning, standards, documentation and guidance appropriate to the site at the time of production which may include, but are not necessarily limited to, documents provided by BS/CEN/ISO, NHBC, AGS, CIEH, CIRIA, SoBRA and CLAIRE.

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Section I Introduction

I.1 Objective of Investigation

The Client commissioned Soils Limited to undertake an intrusive ground investigation and to prepare a Contamination Investigation Report to supply the Client and their designers with information regarding ground conditions, to assist in preparing a scheme for the development that was appropriate to the settings present on the site.

The investigation was to be made by means of contamination laboratory testing undertaken on soil samples taken from the exploratory holes.

Soil samples were taken for chemical laboratory testing to enable recommendations for the safe redevelopment of the site and the protection of vulnerable receptors from any contamination identified as dictated by the Conceptual Site Model (CSM) in the Preliminary Investigation Report undertaken for the site by Soils Limited (Report ref: 22288/PIR, January 2026) and/or the Revised Conceptual Site Model presented in Appendix C.1.

I.2 Site Description

The site was undergoing demolition during the site investigation works in February/March 2026. The site was previously used as an assisted living and residential nursing home. The site was sloping down to the north ($<2^\circ$). The undeveloped parts comprised a mixture of concrete, tarmacadam and areas of soft landscaping comprising grassed lawns. Mature trees were located along the perimeter of site. A large grass lawn with surrounding plant beds and paving slabs was located in the northwest portion of the site.

Potential contamination sources include asbestos associated with roofing, general waste (fridge, glass, skip, wood, brick, concrete). There was evidence of fire pit / burning in centre of lawn area.

The site location plan is given in Figure 1. An aerial photograph of the site and its close environs has been included in Figure 2.

I.3 Proposed Development

The proposed development comprised demolition of the existing buildings and basement, and redevelopment of the entire property while still maintaining the existing broadly L-shaped layout, including the basement.

On the west end of the site, the proposed development comprised a two-storey care home and rehabilitation clinic (Class C2 – Residential Institution) including up to 50 beds and various amenities such as hydro pool, salon, foyer/ central hub, gym/ physio room, lounge, dining rooms, and consulting rooms.

Additionally, a three-storey residential building (Class C3 – Dwelling Houses) was proposed on the northeast end of the site which included 9 flats, car and cycle parking, refuse/ recycling storage, mechanical and electrical plant, hard and soft landscaping, perimeter treatment, and associated works. No domestic gardens were anticipated but communal open space will be part of the development.

From the previously submitted Basement Impact Assessment (BIA), it was understood that the proposed basement was anticipated to be larger than the previous, to cover the maximum developable area, exceeding the footprint of the above ground floors, in particular within the main garden.

Site drainage would include attenuation methods with surface water discharged to public sewer.

In compiling this report reliance was placed on drawings listed in the Record of Associated Documents and recommendations apply only to this scheme. Any changes require consultation with Soils Limited.

Development plans provided by the Client are presented in Appendix D.

1.4 Anticipated Geology

The 1:50,000 BGS Geology map showed the site to be situated directly on the Claygate Member with underlying London Clay Formation, and no superficial deposits.

1.4.1 Claygate Member

The Claygate Member comprises a finely interbedded and thinly laminated sequence of clay, silt and fine grained sand with numerous interbeds of planar and lenticular bedded fine grained fine laminated sands up to 1m thick.

1.4.2 London Clay Formation

The London Clay Formation comprises stiff grey fissured clay, weathering to brown near surface. Concretions of argillaceous limestone in nodular form (Claystones) occur throughout the formation. Crystals of gypsum (Selenite) are often found within the weathered part of the London Clay, and precautions against sulphate attack to concrete are sometimes required.

The upper boundary member of the London Clay Formation is known as the Claygate Member and marks the transition between the deep water, predominantly clay environment and succeeding shallow-water, sand environment of the Bagshot Formation.

The lower boundary is generally marked by a thin bed of well-rounded flint gravel and/or a glauconitic horizon. The formation overlies the Harwich Formation or where the Harwich Formation is absent from the Lambeth Group.

In the north London area the upper part of the London Clay Formation has been disturbed by glacial action and may contain pockets of sand and gravel.

Section 2 Site Works

2.1 Proposed Project Works

The proposed intrusive investigation was designed to provide information on the ground conditions and to assist the safe development of the site. The intended investigation, as outlined within the Soils Limited quotation (Q30944rev1 dated 4th February 2026), was to comprise the following items:

- 3No. (up to) 4m deep windowless sampler boreholes
- 3-5No. (up to) 1m hand excavated trial pits
- 3No. monitoring wells in windowless sample locations
- 3No. ground gas monitoring visits, depending on the results further monitoring visits maybe required.

2.1.1 Actual Project Works

The actual project works were undertaken on the 28th February and 6th March 2026, with subsequent sample logging, laboratory testing, monitoring, and reporting. The actual works comprised:

- 2No. 4m deep windowless sampler boreholes
- 4No. 1m deep hand excavated trial pits
- 2No. monitoring wells in windowless sample locations
- 6No. ground gas monitoring visits

Only two windowless sampler boreholes were drilled as one of the existing wells was still serviceable on site.

The two windowless sampler boreholes (WS101 and WS102) were backfilled with gravel and bentonite following the installation of monitoring wells.

As part of Soils Limited's works it was confirmed that WS3 from a previous round of investigation works was still accessible and monitoring has been undertaken within WS3 as well as WS101 and WS102.

Additional monitoring visits were required due to elevated concentrations of CO₂ encountered in the first three visits.

All exploratory hole locations have been presented in Figure 3 and 4.

Following completion of site works, soil cores were logged and sub sampled so that samples could be sent to the laboratory for contamination testing.

2.2 Ground Conditions

On 28th February 2026 four hand excavated trial pits were dug to 1.00m below ground level (bgl). On the 6th March 2026 two windowless sampler boreholes (WS101 – WS102)

were drilled, using an Archway Competitor, to depths of 4.00m bgl at locations selected by Soils Limited using a development plan provided by the Client.

A standpipe was installed within each of windowless sample borehole locations (WS101 and WS102) to allow for continued monitoring of both groundwater and ground gas.

The maximum depths of exploratory holes have been included in Table 2.1.

All exploratory holes were scanned with a Cable Avoidance Tool (CAT) and Genny prior to excavation to ensure the health and safety of the operatives.

Table 2.1 Final Depth of Exploratory Holes

Exploratory Hole	Depth (m bgl)	Exploratory Hole	Depth (m bgl)
TP1	1.00	WS101 ^W	4.00
TP2	1.00	WS102 ^W	4.00
TP3	1.00		
TP4	1.00		

Note(s): ^W - well installation. The depths given taken from the ground level on-site at the time of investigation.

The soil conditions encountered were recorded and soil sampling commensurate with the purposes of the investigation was carried out. The depths given on the exploratory hole logs and quoted in this report were measured from ground level.

For more complete information about the soils encountered within the general area of the site reference must be made to the detailed records given within Appendix B, but for the purposes of discussion, the succession of conditions encountered in the exploratory holes in descending order can be summarised as:

**Made Ground/Topsoil (MG/TS)
Claygate Member (CLGB)**

The ground conditions encountered in the exploratory holes are summarised in Table 2.2.

Table 2.2 Ground Conditions

Strata	Depth Encountered (m bgl)		Typical Thickness (m)	Typical Description
	Top	Bottom		
MG	GL	0.25-0.30	0.30	Soft dark brown slightly sandy, slightly gravelly CLAY, with flint and rare charcoal and brick.
TS		0.20-0.25	0.25	Soft dark brown slightly sandy, slightly gravelly CLAY.
CLGB	0.20-0.30	4.00 ^{1,2}	Not Proven	Orange mottled dark brown, slightly sandy CLAY.

Note(s): ¹ Final depth of exploratory hole. ² Base of strata not encountered. The depths given in this table are taken from the ground level on-site at the time of investigation.

The soils encountered from immediately below ground surface have been described in the following manner. Where the soil incorporated an organic content such as either decomposing leaf litter or roots or has been identified as part of the in-situ weathering profile, it has been described as Topsoil both on the logs and within this report. Where man has clearly either placed the soil, or the composition altered, with say greater than an estimated 5% of a non-natural constituent, it has been referred to as Made Ground both on the log and within this report.

2.3 Ground Conditions Encountered in Exploratory Holes

The ground conditions encountered in exploratory holes have been described below in descending order. The engineering logs are presented in Appendix B.1.

2.3.1 Made Ground and Topsoil

Soils described as Made Ground were encountered in two out of the six exploratory holes from ground level to depths ranging between 0.25 (TP1) and 0.30m bgl (WS101).

The Made Ground typically comprised soft dark brown slightly sandy, slightly gravelly CLAY. Gravel is fine to medium subrounded flint and rare charcoal and brick. Sand is fine.

Soils described as Topsoil were encountered in four of the six exploratory holes to depths ranging between 0.20-0.25m bgl.

The Topsoil comprised soft dark brown slightly sandy, slightly gravelly CLAY. Gravel is fine to medium subrounded to rounded flint.

The established depth of Made Ground and Topsoil found at each exploratory hole location have been included in Table 2.3.

Table 2.3 Established Depth of Made Ground/Topsoil

Exploratory Hole	Strata	Depth (m bgl)
WS101	MG	0.30
WS102	TS	0.20
TP1	MG	0.25
TP2	TS	0.30
TP3	TS	0.25
TP4	TS	0.25

2.3.2 Claygate Member

Soils described as the Claygate Member were encountered in all six exploratory holes below the Made Ground and Topsoil to the base of the trial holes (1.00m TP1-TP4 and 4.00m WS101-WS102).

The Claygate Member typically comprised orange mottled dark brown, slightly sandy CLAY. Sand is fine.

The established depth of Claygate Member found at each exploratory hole location have been included in Table 2.4.

Table 2.4 Established Depth of Claygate Member

Exploratory Hole	Depth (m bgl)
WS101	4.00 ¹
WS102	4.00 ¹
TP1	1.00 ¹
TP2	1.00 ¹
TP3	1.00 ¹
TP4	1.00 ¹
Note(s): ¹ Final depth of exploratory hole.	

2.4 Groundwater

Groundwater was only encountered within one exploratory hole (WS102) and was struck at a depth of 4.00m bgl.

Changes in groundwater level occur for a number of reasons including seasonal effects and variations in drainage. The investigation was conducted in February/March 2026, when groundwater levels should be close to their annual maximum (highest) elevation.

Further groundwater monitoring was conducted within the standpipes installed on site following completion of site works and has been presented in Table 2.5.

Table 2.5 Groundwater Monitoring

Exploratory Hole	Well Depth (m bgl)	Depth to Water (m bgl)					
		13/03/26	18/03/26	27/03/26	22/04/26	01/05/26	07/05/26
WS101	4.00	0.77	0.93	1.30	1.88	1.78	1.90
WS102	4.00	1.46	1.55	N/A	2.00	1.90	1.96
WS3	4.10	N/A	0.70	1.80	1.65	N/A	N/A
Note(s): N/A- Monitoring well inaccessible or damaged							

Groundwater levels generally fell across the monitoring period, in line with the expected seasonal trend and reflecting relatively dry months in March and April after a very wet January and February.

Section 3 Determination of Chemical Analysis

3.1 Site Characterisation and Revised Conceptual Site Model

The Preliminary Investigation Report undertaken by Soils Limited (report ref: 22288/PIR dated January 2026) identified a low to high risk of ground contamination and from previous usage of the site and offsite sources.

The Contamination Investigation Report identified Made Ground to depths between 0.20m and 0.30m bgl. The previous investigation works did record Made Ground up to 1.30m deep.

There were no significant visual or olfactory indicators of contamination noted.

The Claygate Member was encountered underlying the Made Ground and Topsoil. Shallow groundwater was encountered within the Claygate Member. The conceptual site model was updated to take account of the shallow groundwater encountered at the site and presented in Appendix C.1.

3.2 Soil Sampling

Exploratory hole locations were established to provide an overview of ground conditions across the site in relation to the proposed construction, together with enabling the collection of samples to enable chemical characterisation of the underlying strata. Borehole were located in areas of existing and proposed soft landscaping areas.

Representative samples for potential environmental testing were obtained from the exploratory holes at depths of between 0.20m and 1.00m to allow appropriate representation of the materials encountered, with additional samples to be obtained, if necessary, where there was visual or olfactory evidence of contamination.

Unless otherwise stated, analytical testing was based initially on a screening suite of commonly identified inorganic and organic contaminants, taking into account the prevailing site conditions and the findings of the initial conceptual site model.

3.3 Determination of Chemical Analysis

The driver for determination of the analysis suite was the information obtained from the Preliminary Investigation Report and Contamination Investigation Report intrusive investigation.

The chemical analyses were carried out on 2 samples of Topsoil, 1 sample of Made Ground and 5 samples of the Claygate Member. The nature of the analyses is detailed in Table 3.1.

Table 3.1 Chemical Analyses Suites - Soil

Determinants	Soil Tested		
	MG	TS	CLGB
Metal suites: Arsenic, Boron (Water Soluble), Cadmium, Chromium (total & hexavalent), Copper, Lead, Mercury, Nickel, Selenium, Vanadium, Zinc	1	2	5
Organic Matter	1	2	5
pH	1	2	5
Polycyclic aromatic hydrocarbons (PAH) – (EPA 16)	1	2	5
Phenols – total monohydric	1	2	5
Total petroleum hydrocarbons (TPH) – CWG banding	1	1	0
BTEX and MTBE	1	1	0
Cyanide total & free	1	1	0
Polychlorinated biphenyls (PCB) – 7 Congeners	1	1	0
Asbestos screening	1	2	5

The soil testing was carried out in compliance with the MCERTS performance standard, and the results are shown in Appendix C.2, test report E26/03049/SLT/26-09476.

Section 4 Qualitative Risk Assessment

4.1 Assessment Criteria

The assessment criteria used to determine risks to human health are derived and explained within Appendix C.3.

4.2 Representative Contamination Criteria - Soil

Based on the proposed development, the results of the chemical analysis have been compared against generic assessment criteria (GAC) for a '**Residential without home grown produce**' end use, as presented in SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination December 2014 (C4SL), derived for the protection of human health. Where this document has not published screening values for determinants, GACs derived for the same end use have been adopted from the following published guidance; DEFRA Soil Guideline Values (SGV) and LQM/CIEH/Suitable 4 Use Level (S4UL).

Should the use of the soft landscaping change to residential with home grown produce, then Soils Limited must be informed and the results of this report re-evaluated.

To assess the potential toxicity of organic determinants (Petroleum Hydrocarbons and Polyaromatic Hydrocarbons) to the human health, soils samples were analysed for Soil Organic Matter (SOM). The selected samples analysed recorded, SOM values of between <0.9% and 6.2%. For each soil sample tested, the resultant SOM allowed for the correct comparison to be made with the appropriate guideline value for each organic determinants analysed.

4.3 Risk Assessment – Made Ground/Topsoil/Claygate Member

No exceedances were recorded within the eight samples tested within the topsoil, made ground and Claygate Member when compared to GAC for a Residential without Home Grown Produce end use.

4.4 Asbestos

The test certificate for each sample submitted for contamination analysis during this investigation includes the results of an Asbestos Screen.

In each case 'Not detected' was reported.

This finding does not obviate the risk of asbestos being present on the site and the Client must seek advice from qualified and competent asbestos specialist during and prior to undertaking works to ensure compliance with appropriate legislation and guidance.

4.5 Risk to Groundwater

The site is located on a Secondary A aquifer and is not within a groundwater source protection zone and there are no groundwater abstractions within 500m of the site, the closest is located 803m from the site.

There are no surface watercourses within 1km of the site.

From the ground conditions (lack of Made Ground) encountered and the fact that the new drainage regime will control water flows the risk to controlled waters was considered to be low.

4.6 Risk from Ground Gas Ingression

Potential sources of ground gas on site and within influencing distance of the site identified within the CSM comprise:

- Made Ground
- Potentially Infilled Land (Unspecified Ground Workings)

Taking into consideration the likely potential source of ground gases, six monitoring visits have been undertaken over a period of two months.

The gas monitoring regime was designed in accordance with the principals of CIRIA:C665:2007 and BS:8576:2013 to allow the resultant data to be considered in the context of potential protective options in accordance with BS:8485+A1:2019.

The well installations were monitored using a Gas Data GFM 435 (serial number 11555) equipped with flow meter, methane, LEL, carbon dioxide, oxygen, hydrogen sulphide and carbon monoxide sensors.

Ground Gas measurements were taken of methane, carbon dioxide, oxygen, hydrogen sulphide, carbon monoxide and volatile organic concentrations, as well as flow rates, ambient pressure, differential pressure and groundwater level.

Ambient pressure was recorded at each location prior to connecting the gas meter to the well installation. Once connected to the borehole the tap was opened, and a flow reading was taken. Once a steady flow reading had been recorded peak and steady Ground Gas readings were taken.

The minimum and maximum Ground Gas concentrations have been summarised in Table 4.1. The monitoring sheets are presented within Appendix C.4.

Table 4.1 Ground Gas Data

Range	CH ₄ (%v/v)	LEL CH ₄ (%v/v)	CO ₂ (%v/v)	O ₂ (%v/v)	H ₂ S (ppm)	CO (ppm)	aP (mb)	Flow (l/hr)
Minimum	<0.1	<0.1	0.1	<0.1	<1.0	<1.0	998	<0.1
Maximum	10.00	>32	12.2	20.7	100	42	1015	<0.1

Significantly elevated concentrations of methane were recorded in WS3 and WS102 at 1.2% to 10.0% respectively. Carbon dioxide concentrations within WS102 and WS3 were consistently above 5% with a highest value of 12.2% recorded in WS102 on the 4th visit. Negligible flow rates have been observed.

Based upon the site characteristic hazardous gas flow rate (Q_{hg}) the characteristic gas situation (CS) would be classified as CS1 (Q_{hg} 0.0122l/hr). However, given the consistently high carbon dioxide concentrations (above 5%) and elevated readings of carbon monoxide recorded during some visits, the site has been characterised as Characteristic Situation 2 (CS2).

4.6.1 Radon

The site **was not** within an area where protection or risk assessment against the ingress of radon was required. However, the proposed development has a basement within it and therefore radon protection measures may be required which would be subject to Local Authority review.

4.7 Generic Quantitative Risk Assessment

Quantitative risk assessments are undertaken for the soil and ground gas. The CSM has been updated to take account of the assessments below and presented in Appendix C.1. The full laboratory chemical report is presented in Appendix C.2.

4.7.1 Soils

No exceedances were recorded within the eight samples tested within the topsoil, made ground and Claygate Member when compared to GAC for a Residential without Home Grown Produce end use.

The Tier 1 Quantitative risk assessment therefore established that there was no **risk to the human health receptors** of construction workers or future end-users.

4.7.2 Groundwater

The Groundwater Risk Assessment established that **there was no risk** to the groundwater receptor from the ground conditions encountered and the fact that the new drainage regime will control water flows the risk to controlled waters was considered to be low.

4.7.3 Ground Gas

The Preliminary Investigation Report identified a low risk of ground gas associated with Made Ground on site and a Unspecified Ground Workings 40-50m south-west of the site.

Monitoring of the wells installed within WS101, WS102 and WS3 has been undertaken on six occasions.

In accordance with BS 8485:2015+A1:2019, a low gas risk has been confirmed as being present, classifying the site as **Characteristic Situation 2 (CS2)**, where ground gas protection measures are necessary within new properties.

It is therefore recommended that ground gas protection measures in line with CS2 are designed, installed, and independently verified in accordance with CIRIA C735.

4.8 Recommendations

Soil chemical analysis recorded no exceedances above the representative guideline values.

Therefore, there was no risk to the Human Health, Building Structures and Services and Groundwater receptor and no remediation strategy is required.

4.9 Protection of Services

Contamination of the ground may pose a risk to human health by permeating potable water supply pipes. To fulfil their statutory obligations, UK water supply companies require robust evidence from developers to demonstrate either that the ground in which new plastic supply pipes will be laid is free from contaminants specified in UKWIR Report 10/WM/03/21 Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites (UKWIR, 2010), or that the proposed remedial strategy will mitigate any existing risk.

4.10 Duty of Care

Groundworkers must maintain a good standard of personal hygiene including the wearing of overalls, boots, gloves and eye protectors and the use of dust masks during periods of dry weather.

4.11 Excavated Material

Excavated material as waste must be defined or classified prior to any disposal, transport, recycling or re-use at or by an appropriately licensed or exempt carrier and/or off-site disposal facility. The requirements inherent in both Duty of Care and Health and Safety must also be complied with. In order to determine what is to happen, what is suitable, appropriate and most effective in the disposal of wastes, especially those subject to CDM waste management plan requirements, several factors must be considered, and competent advice must always be sought.

4.12 Re-use of Excavated Material On-site

The re-use of on-site soils may be undertaken either under the Environmental Permitting Regulations 2007 (EPR), in which case soils other than uncontaminated soils are classed as waste, or under the CL:AIRE Voluntary Code of Practice (CoP) which was published in September 2008 and is accepted as an alternative regime to the EPR.

4.13 Imported Material

Any soil, which is to be imported onto the site, must undergo chemical analysis to permit classification prior to its importation and placement in order to ascertain its status with specific regard to contamination, i.e. to prove that it is suitable for the purpose for which it

is intended.

4.14 Discovery Strategy

There may be areas of contamination not identified during the course of the investigation. Such occurrences may also be discovered during the demolition and construction phases for the redevelopment of the site.

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Figure 1 – Site Location Map

Job Number
22329

Project
103 – 107 North Hill, Highgate, London N6 4DP

Client
Highgate Care Limited

Date
May 2026



Figure 2 – Aerial Photograph

Job Number

22329

Project

103 – 107 North Hill, Highgate, London N6 4DP

Client

Highgate Care Limited

Date

May 2026



Figure 3 – Exploratory Hole Plan- Trial Pits

**Job Number**

22329

Project

I03 – I07 North Hill, Highgate, London N6 4DP

Client

Highgate Care Limited

Date

May 2026



Figure 4 Exploratory Hole Plan Windowless sample boreholes

Job Number

22329

Project

103 – 107 North Hill, Highgate, London N6 4DP

Client

Highgate Care Limited

Date

May 2026

Appendix A Standards and Resources

The site works, soil descriptions and geotechnical testing was undertaken in accordance with the following standards were applicable:

- BS 5930:2015 and BS EN ISO 22476-2 2005+A1:2011
- BS 5930:2015 and BS EN ISO 22476-2&3:2005+A1:2011
- BS 5930:2015 and BS EN ISO 22476-3:2005+A1:2011
- BS EN ISO 14688-1:2018 - Geotechnical investigation and testing - Identification and description
- BS EN ISO 14688-2:2018 - Geotechnical investigation and testing - Principles for a classification
- BS 10175:2011+A2:2017 - Investigation of potentially contaminated sites
- BS 8485:2015+A1:2019, Code of practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings
- LCRM 2021 Environment Agency
- SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination December 2014
- Soil Guideline Value (SGV) (Environment Agency, 2009)
- Suitable 4 Use Level (S4UL) (Nathanail et al, 2015)
- Google Earth
- British Geological Survey Website & iGeology App

Appendix B Field Work

Appendix B.I Engineers Logs



Borehole Log

TP1
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329		Start Date	End Date

Client	Consultant AS	Contractor
--------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.25)		Soft dark brown slightly sandy, slightly gravelly CLAY. Gravel is fine to mediumsubrounded flint and rare charcoal and brick. Sand is fine. Frequent rootlets.	
		0.50	ES			0.25			0.5
		0.80	ES			(0.75)		Soft orange mottled dark brown, slightly sandy CLAY. Sand is fine. Occasional rootlets. [Claygate Member]	
		1.00	ES			1.00			1.0
								End of Borehole at 1.00m	
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Borehole Log

TP1
SUPPLEMENTARY INFO

Hole Type	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329		Start Date	End Date
Client	Consultant AS	Contractor		

Sample Details			
Sample ID	Type	Water Level (m)	Remarks
0.2	ES		
0.5	ES		
0.8	ES		
1.00	ES		

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Borehole Log

TP2
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329		Start Date	End Date

Client	Consultant AS	Contractor
--------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.30)		Soft dark brown slightly sandy, slightly gravelly CLAY. Gravel is fine to medium subrounded to rounded flint. Rare charcoal. Frequent rootlets.	
		0.50	ES			0.30			
		0.80	ES			(0.70)		Soft greyish brown mottled orangish brown and grey, slightly sandy CLAY. Sand is fine. Rare rootlets. [Claygate Member]	0.5
		1.00	ES			1.00			1.0
								End of Borehole at 1.00m	
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Borehole Log

TP2

SUPPLEMENTARY INFO

Hole Type	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329		Start Date	End Date
Client	Consultant AS	Contractor		

Sample Details			
Sample ID	Type	Water Level (m)	Remarks
0.2	ES		
0.5	ES		
0.8	ES		
1.00	ES		

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Borehole Log

TP3
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329		Start Date	End Date

Client	Consultant AS	Contractor
--------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.25)		Soft dark brown slightly sandy, slightly gravelly CLAY. Gravel is fine to medium subrounded flint. Sand is fine, rarely medium. Occasional rootlets.	
		0.50	ES			0.25			0.5
		0.80	ES			(0.75)		Soft greyish brown mottled orangish brown and grey, slightly sandy CLAY. Sand is fine. Rare rootlets. [Claygate Member]	
		1.00	ES			1.00			1.0
								End of Borehole at 1.00m	
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Borehole Log

TP3

SUPPLEMENTARY INFO

Hole Type	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329		Start Date	End Date
Client	Consultant AS	Contractor		

Sample Details			
Sample ID	Type	Water Level (m)	Remarks
0.2	ES		
0.5	ES		
0.8	ES		
1.00	ES		

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Borehole Log

TP4
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329		Start Date	End Date

Client	Consultant AS	Contractor
--------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.25) 0.25		Soft dark brown mottled, orangish brown, sandy CLAY with gravel of fine subangular to subrounded flint. Sand is fine, occasionally medium. Frequent rootlets.	
		0.50	ES			(0.50)		Soft dark brown mottled, orangish brown, sandy CLAY. Sand is fine, occasionally medium. Occasional rootlets.	0.5
		0.80	ES			0.75 (0.15)		[Claygate Member]	1.0
		1.00	ES			0.90 (0.10) 1.00		Soft brown mottled, orangish brown, slightly silty, slightly sandy CLAY. Sand is fine. Rare rootlets.	1.5
								[Claygate Member]	2.0
								Soft dark brown mottled, orangish brown, sandy CLAY. Sand is fine, occasionally medium. Rare rootlets.	2.5
								[Claygate Member]	3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0
End of Borehole at 1.00m									

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Borehole Log

TP4

SUPPLEMENTARY INFO

Hole Type	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329		Start Date	End Date
Client	Consultant AS	Contractor		

Sample Details

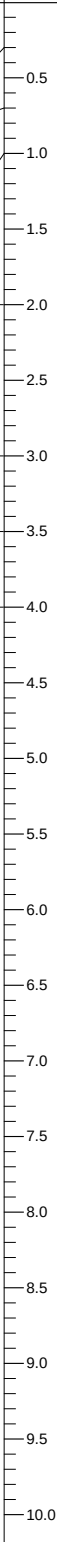
Sample ID	Type	Water Level (m)	Remarks
0.2	ES		
0.5	ES		
0.8	ES		
1.00	ES		

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------

Dynamic (Windowless) Sampler

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329	Start Date 2026-03-06	End Date 2026-03-06	

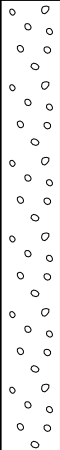
Client	Consultant AS	Contractor
--------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata							
		Depth (m)	Type/ Ref	Results			Legend	Description						
						(0.30)		Soft dark brown slightly sandy, slightly gravelly CLAY. Gravel is fine to mediumsubrounded flint and rare charcoal and brick. Sand is fine.						
						0.30								
						(0.40)		Light brown sandy CLAY [Claygate Member]		0.5				
						0.70								
(0.30)							Stiff dark grey sandy CLAY [Claygate Member]	1.0						
1.00														
(1.00)							Soft to firm light brown CLAY [Claygate Member]	1.5						
2.00														
(1.00)							Stiff light brown CLAY [Claygate Member]	2.0						
3.00														
(0.50)							Stiff orange sandy CLAY [Claygate Member]	3.0						
3.50														
(0.50)							Stiff dark grey CLAY [Claygate Member]	3.5						
4.00														
End of Borehole at 4.00m								4.0						
								4.5						
								5.0						
								5.5						
								6.0						
								6.5						
								7.0						
								7.5						
								8.0						
								8.5						
								9.0						
								9.5						
								10.0						

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329	Start Date 2026-03-06	End Date 2026-03-06	

Client	Consultant AS	Contractor
--------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.20) 0.20		Soft dark brown mottled, orangish brown, sandy CLAY with gravel of fine subangular to subrounded flint. Sand is fine, occasionally medium.	0.5
						(0.80)		Stiff orage mottled grey CLAY. Frequent small roots and rootlets [Claygate Member]	
						1.00		Stiff light brown mottled grey CLAY. [Claygate Member]	1.0
						(1.00)			1.5
						2.00		Stiff light brown mottled orange sandy CLAY. [Claygate Member]	2.0
						(1.80)			2.5
									3.0
									3.5
						3.80 (0.20) 4.00		Stiff dark grey CLAY. [Claygate Member]	4.0
								End of Borehole at 4.00m	4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Dynamic (Windowless) Sampler

WS2
SUPPLEMENTARY INFO

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Highgate	Project No. 22329		Start Date 2026-03-06	End Date 2026-03-06
Client	Consultant AS	Contractor		

Water Strike - General

Struck (m)	Seal Depth (m)	Casing Depth (m)	Date and Time	Remarks
4.00				

Remarks	Method, Plant, Stability, Dimensions	Logger

Appendix C Chemical Laboratory Analyses

Appendix C.I Conceptual Site Model

Table C.1.1 CSM Revised Pre-Chemical Analyses

Source (Error! Reference source not found. & Error! Reference source not found.)	Potential Contaminant (Error! Reference source not found.)	Exposure Pathway (Error! Reference source not found.)	Receptor (Error! Reference source not found.)	Initial Assessment from Preliminary Investigation Report Information			Comments	Proposed Investigation
				Severity	Probability	Risk		
Roofing On-site historic and current site usage.	Asbestos	Inhalation of dust	Site Workers/Site Maintenance	Medium	Low	Moderate/Low	Predominantly a risk if disturbed during demolition phase.	Advice should be sought from licensed asbestos contractor to ensure safe removal of any asbestos containing materials, particularly during demolition.
			End Users	Medium	Unlikely	Low		
			Off-site Users					
Garage & Store, Unspecified Ground Workings Off-site sources from which potential contamination would have migrated onto the site.	Metals, Semi-metals and non-metals, PAHs, Asbestos	Inhalation of dust	Site Workers/Site Maintenance	Medium	Unlikely	Low	Site located on bedrock of the Claygate Member, which was classified as Secondary A aquifer and underlying London Clay Formation bedrock, which was classified as unproductive strata and would act as an aquiclude to the deep groundwater receptors.	Phase II ground investigation to confirm the ground conditions present, ideally post demolition, and chemical testing prior to undertaking a generic quantitative risk assessment.
			End Users					
			Off-site Users	-	-	-		
	PAHs, TPHs, VOCs, SVOCs, BTEX, MTBE, Ground Gas	Inhalation of Vapour/gases (including Radon)	Site Workers/Site Maintenance	Medium	Unlikely	Low		Groundwater and Gas monitoring wells to be installed prior to a period of precautionary monitoring undertaken to inform Ground Gas Risk Assessment.
			End Users	Medium	Low	Moderate/Low		
			Off-site Users	-	-	-		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH, VOCs, SVOCs, BTEX, MTBE, Ground Gas	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Medium	Unlikely	Low		Discovery Strategy in place and ground workers should follow regulations on health and safety during development (HSE, 1991).
			End Users					
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH VOCs, SVOCs, BTEX, MTBE, Ground Gas	Migration via surface runoff	Surface Water					Agreement sought from Local Authority / Building Control related to risk from Radon and proposed basement.
		Migration in solution via groundwater	Surface Water					
			Shallow Aquifer					
			Deep Aquifer	-	-	-		
		Direct contact with construction material	Buried structures	Mild	Unlikely	Very low		
			Buried Services					
	PAHs, TPHs VOCs, SVOCs, BTEX, MTBE, Ground Gas	Migration of gases via permeable soils	Site Workers/Site Maintenance	Medium	Unlikely	Low		
			End Users					
			Off-site Users	-	-	-		
			Building and confined spaces	Minor	Low	Low		

Table C.1.2 CSM Revised Post-Chemical Analyses

Source (Error! Reference source not found. & Error! Reference source not found.)	Potential Contaminant (Error! Reference source not found.)	Exposure Pathway (Error! Reference source not found.)	Receptor (Error! Reference source not found.)	Initial Assessment from Preliminary Investigation Report Information			Comments	Investigation Comments
				Severity	Probability	Risk		
Roofing On-site historic and current site usage.	Asbestos	Inhalation of dust	Site Workers/Site Maintenance	Medium	Low	Moderate/Low	Predominantly a risk if disturbed during demolition phase.	Advice should be sought from licensed asbestos contractor to ensure safe removal of any asbestos containing materials, particularly during demolition. No exceedances were recorded within the eight samples tested within the topsoil, made ground and Claygate Member when compared to GAC for a Residential without Home Grown Produce end use. The test certificate for each sample submitted for contamination analysis during this investigation includes the results of an Asbestos Screen. In each case 'Not detected' was reported.
			End Users	Medium	Unlikely	Low		
			Off-site Users					
Garage & Store, Unspecified Ground Workings Off-site sources from which potential contamination would have migrated onto the site.	Metals, Semi-metals and non-metals, PAHs, Asbestos	Inhalation of dust	Site Workers/Site Maintenance	Medium	Unlikely	Low	Site located on bedrock of the Claygate Member, which was classified as Secondary A aquifer and underlying London Clay Formation bedrock, which was classified as unproductive strata and would act as an aquiclude to the deep groundwater receptors.	No exceedances were recorded within the eight samples tested within the topsoil, made ground and Claygate Member when compared to GAC for a Residential without Home Grown Produce end use.
			End Users					
			Off-site Users	-	-	-		
	PAHs, TPHs, VOCs, SVOCs, BTEX, MTBE, Ground Gas	Inhalation of Vapour/gases (including Radon)	Site Workers/Site Maintenance	Medium	Unlikely	Low		The test certificate for each sample submitted for contamination analysis during this investigation includes the results of an Asbestos Screen. In each case 'Not detected' was reported.
			End Users	Medium	Low	Moderate/Low		
			Off-site Users	-	-	-		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH, VOCs, SVOCs, BTEX, MTBE, Ground Gas	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Medium	Unlikely	Low		At the time of reporting Ground Gas Monitoring was ongoing and a full gas risk assessment will be provided in an report addendum following the completion of the monitoring visits.
			End Users					
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH VOCs, SVOCs, BTEX, MTBE, Ground Gas	Migration via surface runoff	Surface Water					
		Migration in solution via groundwater	Surface Water					
			Shallow Aquifer					
			Deep Aquifer	-	-	-		
	PAHs, TPHs VOCs, SVOCs, BTEX, MTBE, Ground Gas	Direct contact with construction material	Buried structures	Mild	Unlikely	Very low		
			Buried Services					
	PAHs, TPHs VOCs, SVOCs, BTEX, MTBE, Ground Gas	Migration of gases via permeable soils	Site Workers/Site Maintenance	Medium	Unlikely	Low		
			End Users					
			Off-site Users	-	-	-		
			Building and confined spaces	Minor	Low	Low		

Appendix C.2 Chemical Laboratory Results

Analytical Test Report

E26/03049/SLT/26-09476

Tested on Behalf of

Clients Project Reference 103-107 North Hill, Highgate, London, N6 4DP 22329
Clients Order Number 22329
Sample(s) Analysed 8
Sample(s) received / instructed 05/03/2026 / 05/03/2026
Sample(s) Tested 05/03/2026 to 12/03/2026
Report issued 12/03/2026
Report issue number 1

SOILS LIMITED
Newton House
Cross Road
Surrey
KT20 5SR

Signed



James Gane
Analytical Services Manager

Notes:

General

This report shall not be reproduce except in full

Please refer to Methodologies page for details pertaining to the analytical methods undertaken.

Samples were supplied by customer, results apply to the samples as received.

Samples will be retained for 14 days after issue of this report with the exception of the asbestos test portion which is held for 6 months unless otherwise requested.

Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.

Uncertainty of measurement values are available on request.

Moisture Content was determined in accordance with CTS method statement MS - CL - Sample Prep, oven dried at <30°C.

Moisture Content is reported as a percentage of the dry mass of soil, this calculation is in accordance with BS1377, Part 2, 1990, Clause 3.2

Stone Content was determined in accordance with CTS method statement MS - CL - Sample Prep and refers to the percentage of stones retained on a 10mm BS test sieve.

MCERTS Accreditation only covers the SAND, CLAY and LOAM matrices

Please note: Where further analysis is required samples identified as containing asbestos are screened and tested on an as received basis. No correction is made for moisture content and other than the asbestos test(s) these results are not covered by our accreditation

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation

Deviating Samples

On receipt samples are compared against our sample holding and handling protocols, where any deviations have been noted these are reported on our deviating sample page (if present)

Accreditation Key

U = UKAS Accreditation, M = MCERTS Accreditation, N = Unaccredited, SC = Subcontracted

E26/03049/SLT/26-09476

103-107 North Hill, Highgate, London, N6 4DP 22329

Analytical Test Results - ENV Analysis Solids

Lab Reference					723356	723357	723358
Client Sample ID					-	-	-
Client Sample Location					TP1	TP1	TP2
Client Sample Type					ES	ES	ES
Client Sample Number					-	-	-
Depth - Top (m)					0.2	0.8	0.2
Depth - Bottom (m)					0.2	0.8	0.2
Date of Sampling					28/02/2026	28/02/2026	28/02/2026
Time of Sampling					-	-	-
Sample Matrix					Clay	Clay	Clay
Determinant	Code	Units	LOD	Accreditation			
Arsenic	ICPMETS	mg/kg	10	M	34	12	11
Boron (Water Soluble)	WSBORONS	mg/kg	2.5	N	< 2.5	< 2.5	< 2.5
Cadmium	ICPMETS	mg/kg	0.2	M	0.8	0.7	0.5
Chromium (Total)	ICPMETS	mg/kg	1	U	15	33	18
Copper	ICPMETS	mg/kg	2	M	46	12	40
Lead	ICPMETS	mg/kg	1.5	M	300	21	150
Mercury	ICPMETS	mg/kg	2.5	U	< 2.5	< 2.5	< 2.5
Nickel	ICPMETS	mg/kg	1	M	14	11	8.3
Selenium	ICPMETS	mg/kg	8	N	< 8.0	< 8.0	< 8.0
Vanadium	ICPMETS	mg/kg	0.5	U	46	79	42
Zinc	ICPMETS	mg/kg	2	M	160	44	54
Total Phenols	SKALARPHS	mg/kg	1	M	< 1.0	< 1.0	< 1.0
Cyanide (Total)	SKALARCNS	mg/kg	1	M	< 1.0	-	< 1.0
Cyanide (Free)	SKALARCNS	mg/kg	1	N	< 1.0	-	< 1.0
Chromium (Hexavalent)	SKALARHCS	mg/kg	1	N	< 1.0	< 1.0	< 1.0
pH	PHS	pH units	1	M	6.9	5.6	5.1
SOM	TOCS	%	0.86	U	5.0	< 0.9	4.8
Asbestos	ASB	p/a	-	U	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Acenaphthene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02	< 0.02
Acenaphthylene	PAHASRDS	mg/kg	0.02	U	0.05	< 0.02	0.04
Anthracene	PAHASRDS	mg/kg	0.02	U	0.07	< 0.02	0.08
Benzo[a]anthracene	PAHASRDS	mg/kg	0.02	M	0.30	< 0.02	0.39
Benzo[a]pyrene	PAHASRDS	mg/kg	0.02	M	0.37	< 0.02	0.43
Benzo[b]fluoranthene	PAHASRDS	mg/kg	0.02	M	0.40	< 0.02	0.46
Benzo[ghi]perylene	PAHASRDS	mg/kg	0.02	M	0.24	< 0.02	0.26
Benzo[k]fluoranthene	PAHASRDS	mg/kg	0.02	M	0.17	< 0.02	0.22
Chrysene	PAHASRDS	mg/kg	0.02	M	0.31	< 0.02	0.39
Dibenzo[a,h]anthracene	PAHASRDS	mg/kg	0.02	M	0.06	< 0.02	0.08
Fluoranthene	PAHASRDS	mg/kg	0.02	M	0.65	< 0.02	0.90
Fluorene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02	< 0.02
Indeno[1,2,3,-cd]pyrene	PAHASRDS	mg/kg	0.02	M	0.26	< 0.02	0.30

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Analytical Test Results - ENV Analysis Solids

Lab Reference					723359	723360	723361
Client Sample ID					-	-	-
Client Sample Location					TP2	TP3	TP3
Client Sample Type					ES	ES	ES
Client Sample Number					-	-	-
Depth - Top (m)					1	0.2	0.5
Depth - Bottom (m)					1	0.2	0.5
Date of Sampling					28/02/2026	28/02/2026	28/02/2026
Time of Sampling					-	-	-
Sample Matrix					Clay	Clay	Clay
Determinant	Code	Units	LOD	Accreditation			
Arsenic	ICPMETS	mg/kg	10	M	10	11	13
Boron (Water Soluble)	WSBORONS	mg/kg	2.5	N	< 2.5	< 2.5	< 2.5
Cadmium	ICPMETS	mg/kg	0.2	M	0.6	0.7	0.7
Chromium (Total)	ICPMETS	mg/kg	1	U	29	17	26
Copper	ICPMETS	mg/kg	2	M	14	40	13
Lead	ICPMETS	mg/kg	1.5	M	17	210	22
Mercury	ICPMETS	mg/kg	2.5	U	< 2.5	< 2.5	< 2.5
Nickel	ICPMETS	mg/kg	1	M	11	9.8	9.0
Selenium	ICPMETS	mg/kg	8	N	< 8.0	< 8.0	< 8.0
Vanadium	ICPMETS	mg/kg	0.5	U	71	46	60
Zinc	ICPMETS	mg/kg	2	M	44	98	43
Total Phenols	SKALARPHS	mg/kg	1	M	< 1.0	< 1.0	< 1.0
Cyanide (Total)	SKALARCNS	mg/kg	1	M	-	-	-
Cyanide (Free)	SKALARCNS	mg/kg	1	N	-	-	-
Chromium (Hexavalent)	SKALARHCS	mg/kg	1	N	< 1.0	< 1.0	< 1.0
pH	PHS	pH units	1	M	5.0	6.3	5.6
SOM	TOCS	%	0.86	U	< 0.9	6.2	1.0
Asbestos	ASB	p/a	-	U	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Acenaphthene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02	< 0.02
Acenaphthylene	PAHASRDS	mg/kg	0.02	U	< 0.02	0.05	< 0.02
Anthracene	PAHASRDS	mg/kg	0.02	U	< 0.02	0.07	< 0.02
Benzo[a]anthracene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.33	< 0.02
Benzo[a]pyrene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.39	< 0.02
Benzo[b]fluoranthene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.42	< 0.02
Benzo[ghi]perylene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.26	< 0.02
Benzo[k]fluoranthene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.19	< 0.02
Chrysene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.34	< 0.02
Dibenzo[a,h]anthracene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.06	< 0.02
Fluoranthene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.72	0.03
Fluorene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02	< 0.02
Indeno[1,2,3,-cd]pyrene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.28	< 0.02

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Analytical Test Results - ENV Analysis Solids

Lab Reference					723362	723363
Client Sample ID					-	-
Client Sample Location					TP4	TP4
Client Sample Type					ES	ES
Client Sample Number					-	-
Depth - Top (m)					0.5	1
Depth - Bottom (m)					0.5	1
Date of Sampling					28/02/2026	28/02/2026
Time of Sampling					-	-
Sample Matrix					Clay	Clay
Determinant	Code	Units	LOD	Accreditation		
Arsenic	ICPMETS	mg/kg	10	M	11	< 10
Boron (Water Soluble)	WSBORONS	mg/kg	2.5	N	< 2.5	< 2.5
Cadmium	ICPMETS	mg/kg	0.2	M	0.4	0.4
Chromium (Total)	ICPMETS	mg/kg	1	U	16	14
Copper	ICPMETS	mg/kg	2	M	19	26
Lead	ICPMETS	mg/kg	1.5	M	110	130
Mercury	ICPMETS	mg/kg	2.5	U	< 2.5	< 2.5
Nickel	ICPMETS	mg/kg	1	M	4.8	5.7
Selenium	ICPMETS	mg/kg	8	N	< 8.0	< 8.0
Vanadium	ICPMETS	mg/kg	0.5	U	40	38
Zinc	ICPMETS	mg/kg	2	M	22	28
Total Phenols	SKALARPHS	mg/kg	1	M	< 1.0	< 1.0
Cyanide (Total)	SKALARCNS	mg/kg	1	M	-	-
Cyanide (Free)	SKALARCNS	mg/kg	1	N	-	-
Chromium (Hexavalent)	SKALARHCS	mg/kg	1	N	< 1.0	< 1.0
pH	PHS	pH units	1	M	6.2	6.3
SOM	TOCS	%	0.86	U	2.3	2.6
Asbestos	ASB	p/a	-	U	No Asbestos Detected	No Asbestos Detected
Acenaphthene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Acenaphthylene	PAHASRDS	mg/kg	0.02	U	< 0.02	< 0.02
Anthracene	PAHASRDS	mg/kg	0.02	U	< 0.02	< 0.02
Benzo[a]anthracene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Benzo[a]pyrene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Benzo[b]fluoranthene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Benzo[ghi]perylene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Benzo[k]fluoranthene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Chrysene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Dibenzo[a,h]anthracene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Fluoranthene	PAHASRDS	mg/kg	0.02	M	0.05	0.02
Fluorene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Indeno[1,2,3,-cd]pyrene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02

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Analytical Test Results - ENV Analysis Solids

Lab Reference					723356	723357	723358
Client Sample ID					-	-	-
Client Sample Location					TP1	TP1	TP2
Client Sample Type					ES	ES	ES
Client Sample Number					-	-	-
Depth - Top (m)					0.2	0.8	0.2
Depth - Bottom (m)					0.2	0.8	0.2
Date of Sampling					28/02/2026	28/02/2026	28/02/2026
Time of Sampling					-	-	-
Sample Matrix					Clay	Clay	Clay
Determinant	Code	Units	LOD	Accreditation			
Naphthalene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02	< 0.02
Phenanthrene	PAHASRDS	mg/kg	0.02	M	0.20	< 0.02	0.32
Pyrene	PAHASRDS	mg/kg	0.02	M	0.57	< 0.02	0.79
Total PAH (Sum of USEPA 16)	PAHASRDS	mg/kg	0.32	U	3.7	< 0.32	4.7
PCB 28	PCB7S	mg/kg	0.004	M	< 0.004	-	< 0.004
PCB 52	PCB7S	mg/kg	0.004	M	< 0.004	-	< 0.004
PCB 101	PCB7S	mg/kg	0.004	M	< 0.004	-	< 0.004
PCB 118	PCB7S	mg/kg	0.004	M	< 0.004	-	< 0.004
PCB 138	PCB7S	mg/kg	0.004	M	< 0.004	-	< 0.004
PCB 153	PCB7S	mg/kg	0.004	M	< 0.004	-	< 0.004
PCB 180	PCB7S	mg/kg	0.004	M	< 0.004	-	< 0.004
Total TPH (>C8 to C10) [1]	TPHS	mg/kg	5	M	-	< 5.0	-
Total TPH (>C10 to C12) [1]	TPHS	mg/kg	5	M	-	< 5.0	-
Total TPH (>C12 to C16) [1]	TPHS	mg/kg	5	M	-	< 5.0	-
Total TPH (>C16 to C21) [1]	TPHS	mg/kg	5	M	-	< 5.0	-
Total TPH (>C21 to C40) [1]	TPHS	mg/kg	10	M	-	< 15.0	-
Total TPH (C6 toC40) [3]	TPHS	mg/kg	15	N	-	20	-

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Analytical Test Results - ENV Analysis Solids

Lab Reference					723359	723360	723361
Client Sample ID					-	-	-
Client Sample Location					TP2	TP3	TP3
Client Sample Type					ES	ES	ES
Client Sample Number					-	-	-
Depth - Top (m)					1	0.2	0.5
Depth - Bottom (m)					1	0.2	0.5
Date of Sampling					28/02/2026	28/02/2026	28/02/2026
Time of Sampling					-	-	-
Sample Matrix					Clay	Clay	Clay
Determinant	Code	Units	LOD	Accreditation			
Naphthalene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02	< 0.02
Phenanthrene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.24	< 0.02
Pyrene	PAHASRDS	mg/kg	0.02	M	< 0.02	0.62	< 0.02
Total PAH (Sum of USEPA 16)	PAHASRDS	mg/kg	0.32	U	< 0.32	4.1	0.42
PCB 28	PCB7S	mg/kg	0.004	M	-	-	-
PCB 52	PCB7S	mg/kg	0.004	M	-	-	-
PCB 101	PCB7S	mg/kg	0.004	M	-	-	-
PCB 118	PCB7S	mg/kg	0.004	M	-	-	-
PCB 138	PCB7S	mg/kg	0.004	M	-	-	-
PCB 153	PCB7S	mg/kg	0.004	M	-	-	-
PCB 180	PCB7S	mg/kg	0.004	M	-	-	-
Total TPH (>C8 to C10) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0	< 5.0
Total TPH (>C10 to C12) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0	< 5.0
Total TPH (>C12 to C16) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0	< 5.0
Total TPH (>C16 to C21) [1]	TPHS	mg/kg	5	M	< 5.0	8.3	< 5.0
Total TPH (>C21 to C40) [1]	TPHS	mg/kg	10	M	< 15.0	70	30
Total TPH (C6 to C40) [3]	TPHS	mg/kg	15	N	20	82	34

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Analytical Test Results - ENV Analysis Solids

Lab Reference					723362	723363
Client Sample ID					-	-
Client Sample Location					TP4	TP4
Client Sample Type					ES	ES
Client Sample Number					-	-
Depth - Top (m)					0.5	1
Depth - Bottom (m)					0.5	1
Date of Sampling					28/02/2026	28/02/2026
Time of Sampling					-	-
Sample Matrix					Clay	Clay
Determinant	Code	Units	LOD	Accreditation		
Naphthalene	PAHASRDS	mg/kg	0.02	M	< 0.02	< 0.02
Phenanthrene	PAHASRDS	mg/kg	0.02	M	0.02	0.02
Pyrene	PAHASRDS	mg/kg	0.02	M	0.05	0.02
Total PAH (Sum of USEPA 16)	PAHASRDS	mg/kg	0.32	U	0.43	0.41
PCB 28	PCB7S	mg/kg	0.004	M	-	-
PCB 52	PCB7S	mg/kg	0.004	M	-	-
PCB 101	PCB7S	mg/kg	0.004	M	-	-
PCB 118	PCB7S	mg/kg	0.004	M	-	-
PCB 138	PCB7S	mg/kg	0.004	M	-	-
PCB 153	PCB7S	mg/kg	0.004	M	-	-
PCB 180	PCB7S	mg/kg	0.004	M	-	-
Total TPH (>C8 to C10) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0
Total TPH (>C10 to C12) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0
Total TPH (>C12 to C16) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0
Total TPH (>C16 to C21) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0
Total TPH (>C21 to C40) [1]	TPHS	mg/kg	10	M	32	37
Total TPH (C6 toC40) [3]	TPHS	mg/kg	15	N	36	41

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Analytical Test Results - EPHVPHS

Lab Reference					723356	723357	723358
Client Sample ID					-	-	-
Client Sample Location					TP1	TP1	TP2
Client Sample Type					ES	ES	ES
Client Sample Number					-	-	-
Depth - Top (m)					0.2	0.8	0.2
Depth - Bottom (m)					0.2	0.8	0.2
Date of Sampling					28/02/2026	28/02/2026	28/02/2026
Time of Sampling					-	-	-
Sample Matrix					Clay	Clay	Clay
Determinant	Code	Units	LOD	Accreditation			
Benzene	VPHS	mg/kg	0.01	M	< 0.01	-	< 0.01
Toluene	VPHS	mg/kg	0.01	M	< 0.01	-	< 0.01
Ethylbenzene	VPHS	mg/kg	0.01	M	< 0.01	-	< 0.01
m&p Xylene	VPHS	mg/kg	0.02	M	< 0.02	-	< 0.02
o-Xylene	VPHS	mg/kg	0.01	M	< 0.01	-	< 0.01
Methyl tert-butyl ether (MTBE)	VPHS	mg/kg	0.01	M	< 0.01	-	< 0.01
Aliphatic >C5 to C6 [5]	VPHS	mg/kg	0.06	M	< 0.06	-	< 0.06
Aliphatic >C6 to C8 [5]	VPHS	mg/kg	0.06	M	< 0.06	-	< 0.06
Aliphatic >C8 to C10 [5]	VPHS	mg/kg	0.06	M	< 0.06	-	< 0.06
Aliphatic >C10-C12 [13]	GCXGCS	mg/kg	1	M	1.4	-	< 1.0
Aliphatic >C12-C16 [13]	GCXGCS	mg/kg	1	M	6.6	-	< 1.0
Aliphatic >C16-C21 [13]	GCXGCS	mg/kg	1	M	3.8	-	2.4
Aliphatic >C21-C35 [13]	GCXGCS	mg/kg	2	M	9.9	-	18
Aliphatic >C35-C44 [13]	GCXGCS	mg/kg	5	N	< 5.0	-	< 5.0
Aromatic >C5 to C7 [6]	VPHS	mg/kg	0.01	M	< 0.01	-	< 0.01
Aromatic >C7 to C8 [6]	VPHS	mg/kg	0.01	M	< 0.01	-	< 0.01
Aromatic >C8 to C10 [6]	VPHS	mg/kg	0.06	M	< 0.06	-	< 0.06
Aromatic >C10-C12 [14]	GCXGCS	mg/kg	1	M	< 1.0	-	< 1.0
Aromatic >C12-C16 [14]	GCXGCS	mg/kg	1	M	1.6	-	< 1.0
Aromatic >C16-C21 [14]	GCXGCS	mg/kg	1	M	5.9	-	5.2
Aromatic >C21-C35 [14]	GCXGCS	mg/kg	2	M	24	-	10
Aromatic >C35-C44 [14]	GCXGCS	mg/kg	5	N	6.8	-	< 5.0
Total >C5-C35 (Ali/Aro) [10]	CWGS	mg/kg	10	M	53	-	35
Total >C5-C40 (Ali/Aro) [10]	CWGS	mg/kg	10	M	59	-	39
Total TPH (C6-C8) [7]	VPHS	mg/kg	0.16	N	-	< 0.16	-
Total TPH (>C8 to C10) [1]	TPHS	mg/kg	5	M	-	< 5.0	-
Total TPH (>C10 to C12) [1]	TPHS	mg/kg	5	M	-	< 5.0	-
Total TPH (>C12 to C16) [1]	TPHS	mg/kg	5	M	-	< 5.0	-
Total TPH (>C16 to C21) [1]	TPHS	mg/kg	5	M	-	< 5.0	-
Total TPH (>C21 to C40) [1]	TPHS	mg/kg	10	M	-	< 15.0	-
Total TPH (C6 to C40) [3]	TPHS	mg/kg	15	N	-	20	-

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Analytical Test Results - EPHVPHS

Lab Reference					723359	723360	723361
Client Sample ID					-	-	-
Client Sample Location					TP2	TP3	TP3
Client Sample Type					ES	ES	ES
Client Sample Number					-	-	-
Depth - Top (m)					1	0.2	0.5
Depth - Bottom (m)					1	0.2	0.5
Date of Sampling					28/02/2026	28/02/2026	28/02/2026
Time of Sampling					-	-	-
Sample Matrix					Clay	Clay	Clay
Determinant	Code	Units	LOD	Accreditation			
Benzene	VPHS	mg/kg	0.01	M	-	-	-
Toluene	VPHS	mg/kg	0.01	M	-	-	-
Ethylbenzene	VPHS	mg/kg	0.01	M	-	-	-
m&p Xylene	VPHS	mg/kg	0.02	M	-	-	-
o-Xylene	VPHS	mg/kg	0.01	M	-	-	-
Methyl tert-butyl ether (MTBE)	VPHS	mg/kg	0.01	M	-	-	-
Aliphatic >C5 to C6 [5]	VPHS	mg/kg	0.06	M	-	-	-
Aliphatic >C6 to C8 [5]	VPHS	mg/kg	0.06	M	-	-	-
Aliphatic >C8 to C10 [5]	VPHS	mg/kg	0.06	M	-	-	-
Aliphatic >C10-C12 [13]	GCXGCS	mg/kg	1	M	-	-	-
Aliphatic >C12-C16 [13]	GCXGCS	mg/kg	1	M	-	-	-
Aliphatic >C16-C21 [13]	GCXGCS	mg/kg	1	M	-	-	-
Aliphatic >C21-C35 [13]	GCXGCS	mg/kg	2	M	-	-	-
Aliphatic >C35-C44 [13]	GCXGCS	mg/kg	5	N	-	-	-
Aromatic >C5 to C7 [6]	VPHS	mg/kg	0.01	M	-	-	-
Aromatic >C7 to C8 [6]	VPHS	mg/kg	0.01	M	-	-	-
Aromatic >C8 to C10 [6]	VPHS	mg/kg	0.06	M	-	-	-
Aromatic >C10-C12 [14]	GCXGCS	mg/kg	1	M	-	-	-
Aromatic >C12-C16 [14]	GCXGCS	mg/kg	1	M	-	-	-
Aromatic >C16-C21 [14]	GCXGCS	mg/kg	1	M	-	-	-
Aromatic >C21-C35 [14]	GCXGCS	mg/kg	2	M	-	-	-
Aromatic >C35-C44 [14]	GCXGCS	mg/kg	5	N	-	-	-
Total >C5-C35 (Ali/Aro) [10]	CWGS	mg/kg	10	M	-	-	-
Total >C5-C40 (Ali/Aro) [10]	CWGS	mg/kg	10	M	-	-	-
Total TPH (C6-C8) [7]	VPHS	mg/kg	0.16	N	< 0.16	< 0.16	< 0.16
Total TPH (>C8 to C10) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0	< 5.0
Total TPH (>C10 to C12) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0	< 5.0
Total TPH (>C12 to C16) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0	< 5.0
Total TPH (>C16 to C21) [1]	TPHS	mg/kg	5	M	< 5.0	8.3	< 5.0
Total TPH (>C21 to C40) [1]	TPHS	mg/kg	10	M	< 15.0	70	30
Total TPH (C6 to C40) [3]	TPHS	mg/kg	15	N	20	82	34

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Analytical Test Results - EPHVPHS

Lab Reference					723362	723363
Client Sample ID					-	-
Client Sample Location					TP4	TP4
Client Sample Type					ES	ES
Client Sample Number					-	-
Depth - Top (m)					0.5	1
Depth - Bottom (m)					0.5	1
Date of Sampling					28/02/2026	28/02/2026
Time of Sampling					-	-
Sample Matrix					Clay	Clay
Determinant	Code	Units	LOD	Accreditation		
Benzene	VPHS	mg/kg	0.01	M	-	-
Toluene	VPHS	mg/kg	0.01	M	-	-
Ethylbenzene	VPHS	mg/kg	0.01	M	-	-
m&p Xylene	VPHS	mg/kg	0.02	M	-	-
o-Xylene	VPHS	mg/kg	0.01	M	-	-
Methyl tert-butyl ether (MTBE)	VPHS	mg/kg	0.01	M	-	-
Aliphatic >C5 to C6 [5]	VPHS	mg/kg	0.06	M	-	-
Aliphatic >C6 to C8 [5]	VPHS	mg/kg	0.06	M	-	-
Aliphatic >C8 to C10 [5]	VPHS	mg/kg	0.06	M	-	-
Aliphatic >C10-C12 [13]	GCXGCS	mg/kg	1	M	-	-
Aliphatic >C12-C16 [13]	GCXGCS	mg/kg	1	M	-	-
Aliphatic >C16-C21 [13]	GCXGCS	mg/kg	1	M	-	-
Aliphatic >C21-C35 [13]	GCXGCS	mg/kg	2	M	-	-
Aliphatic >C35-C44 [13]	GCXGCS	mg/kg	5	N	-	-
Aromatic >C5 to C7 [6]	VPHS	mg/kg	0.01	M	-	-
Aromatic >C7 to C8 [6]	VPHS	mg/kg	0.01	M	-	-
Aromatic >C8 to C10 [6]	VPHS	mg/kg	0.06	M	-	-
Aromatic >C10-C12 [14]	GCXGCS	mg/kg	1	M	-	-
Aromatic >C12-C16 [14]	GCXGCS	mg/kg	1	M	-	-
Aromatic >C16-C21 [14]	GCXGCS	mg/kg	1	M	-	-
Aromatic >C21-C35 [14]	GCXGCS	mg/kg	2	M	-	-
Aromatic >C35-C44 [14]	GCXGCS	mg/kg	5	N	-	-
Total >C5-C35 (Ali/Aro) [10]	CWGS	mg/kg	10	M	-	-
Total >C5-C40 (Ali/Aro) [10]	CWGS	mg/kg	10	M	-	-
Total TPH (C6-C8) [7]	VPHS	mg/kg	0.16	N	< 0.16	< 0.16
Total TPH (>C8 to C10) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0
Total TPH (>C10 to C12) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0
Total TPH (>C12 to C16) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0
Total TPH (>C16 to C21) [1]	TPHS	mg/kg	5	M	< 5.0	< 5.0
Total TPH (>C21 to C40) [1]	TPHS	mg/kg	10	M	32	37
Total TPH (C6 to C40) [3]	TPHS	mg/kg	15	N	36	41

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Sample Descriptions

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Description	Moisture Content (%)	Stone Content (%)	Passing 2mm test sieve (%)
723356	-	TP1	SOIL	-	Dark brown slightly gravelly silty clay with occasional organic matter	23	22	-
723357	-	TP1	SOIL	-	Brown silty clay with occasional organic matter	29	< 0.1	-
723358	-	TP2	SOIL	-	Dark brown slightly gravelly slightly sandy silty clay with occasional organic matter	29	< 0.1	-
723359	-	TP2	SOIL	-	Mottled grey brown silty clay with occasional organic matter	32	< 0.1	-
723360	-	TP3	SOIL	-	Dark brown slightly sandy silty clay with occasional organic matter	27	< 0.1	-
723361	-	TP3	SOIL	-	Mottled grey brown silty clay with occasional organic matter	32	< 0.1	-
723362	-	TP4	SOIL	-	Brown slightly gravelly slightly sandy silty clay with occasional organic matter	19	8.2	-
723363	-	TP4	SOIL	-	Brown slightly sandy silty clay with occasional organic matter	23	< 0.1	-

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Analysis Methodologies - Please refer to sample comments page (if present) for any changes to methods Methods

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preparation	Test Details
ASB	MS - AS - Asbestos	-	-	Fibre identification is in accordance with in house documented methods which are based on the procedure documented in the HSE Document HSG 248 "Asbestos: The analysts guide for sampling, analysis and clearance procedures"
CWGS	Calculation from VPH-S and EPH-S	As received	Passing 10mm test sieve	Determination of TPH CWG (Volatile Petroleum Hydrocarbons and Extractable Petroleum Hydrocarbons) in soils via Headspace-GC-MS and GC-GC-FID respectively
GCXGCS	MS - CL - TPH & EPH by GCXGC	As received	Passing 10mm test sieve	Determination of TPH and EPH in soils via GCxGC-FID
ICPMETS	MS - CL - ICP Metals	Air dried	Passing 10mm test sieve	Determination of metals in soils via ICP
PAHASRDS	MS - CL - PAH (As Received)	As received	Passing 10mm test sieve	Determination of Polyaromatic hydrocarbons in soil via GC-MS
PCB7S	MS - CL - PCB Soils	As received	Passing 10mm test sieve	Determination of PCB's (7 congeners) in soils via GC-MS
PHS	MS - CL - pH in Soils	As received	Passing 10mm test sieve	Determination of pH in soils using a pH probe (using a 1:3 soil to water extraction)
SAMPLEPREP	MS - CL - Sample Preparation	-	-	Preparation of samples (including determination of moisture content) to allow for subsequent analysis
SKALARCNS	MS - CL - Cyanide by Skalar	As received	Passing 10mm test sieve	Determination of cyanide (total / free / complex) in soil using a Skalar segmented flow analyser
SKALARHCS	MS - CL - Hexavalent Chromium by Skalar	As received	Passing 10mm test sieve	Determination of hexavalent chromium in soil using Skalar segmented flow analyser
SKALARPHS	MS - CL - Phenols by Skalar	As received	Passing 10mm test sieve	Determination of total phenols in soil using Skalar segmented flow analyser
TOCS	MS - CL - TOC Eltra	Air Dried	Passing 10mm test sieve	Determination of Total Organic Carbon in soils
TPHS	MS - CL - TPH (GC-FID)	As received	Passing 10mm test sieve	Determination of Total Petroleum Hydrocarbons in soil using GC-FID
VPHS	MS - CL - VPH	As received	Passing 10mm test sieve	Determination of VPH in soils via Headspace-GC-MS
WSBORONS	MS - CL - WS Boron	Air dried	Passing 10mm test sieve	Determination of Water soluble Boron in soils via ICP

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HWOL TPH Acronym Index

Acronym	Description
HS	Headspace Analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics and Aromatics
AL	Aliphatics Only
AR	Aromatics Only
2D	GC-GC - Double Coil Gas Chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (except for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Key of Codes	
[1]	EH_1D_TOTAL
[2]	EH_CU_1D_TOTAL
[3]	EH_CU+HS_1D_TOTAL
[4]	EH_1D+HS_MS_TOTAL
[5]	HS_MS_1D_AL
[6]	HS_MS_1D_AR
[7]	HS_MS_1D_TOTAL
[8]	EH_CU_1D_AL
[9]	EH_CU_1D_AR
[10]	EH_2D+HS_1D_TOTAL
[11]	EH_CU_2D+HS_1D_TOTAL
[12]	EH_2D_TOTAL
[13]	EH_2D_AL
[14]	EH_2D_AR
[15]	EH_CU_2D_TOTAL
[16]	EH_CU_2D_AL
[17]	EH_CU_2D_AR

Appendix C.3 General Assessment Criteria

HUMAN HEALTH RISK ASSESSMENT

Introduction

The statutory definition of contaminated land was initially defined in the Environmental Protection Act 1990, ref. 1.1, which was introduced by the Environment Act 1995, ref. 1.2, and retained in the Environment Act 2021, ref 1.3, as;

‘Land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that –

- (a) significant harm is being caused or there is a significant possibility of such harm being caused; or
- (b) pollution of controlled waters is being, or is likely to be, caused.’

The UK guidance on the assessment of contaminated land has developed as a direct result of the introduction of these Acts. The technical guidance supporting the original legislation was summarised in a number of key documents collectively known as the Contaminated Land Reports (CLRs). These have since been replaced or superseded by Land Contamination Risk Management (LCRM) 2021, ref 1.4 produced and administrated by the Environment Agency online through the .GOV.uk website <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm> .

However, the basic definitions, methodology and guidance remain essentially the same utilizing the UK Contaminated Land Exposure Assessment Models (CLEA) as within the original CLR and planning guidance it replaces or supersedes.

In establishing whether a site fulfils the statutory definition of ‘contaminated land’ it remains necessary to identify, whether a pollutant linkage exists in respect of the land in question and whether the pollutant linkage:

- is resulting in significant harm being caused to the identified receptor in the pollutant linkage,
- presents a significant possibility of significant harm being caused to that receptor,
- is resulting in the pollution of the controlled waters which constitute the receptor, or
- is likely to result in such pollution.

A ‘pollutant linkage’ may therefore be defined as the confirmation of a link between a contaminant ‘source’ and a vulnerable at risk ‘receptor’ by means of a ‘pathway’ and that the risk is potentially significant. If there is no complete linkage, risk defaults to low to negligible and can never be potentially significant.

Assessment Methodology

A four-stage assessment process is followed for identifying potential pollutant linkages on a site. These stages are summarised in the table below:

No.	Process	Description
1	Hazard Identification	Establishing contaminant sources, pathways and receptors (the conceptual model).
2	Hazard Assessment	Analysing the potential for unacceptable risks (what linkages could be present, what could be the effects).
3	Risk Estimation	Trying to establish the magnitude and probability of the possible consequences (what degree of harm might result and to what receptors, and how likely is it).
4	Risk Evaluation	Deciding whether the risk is unacceptable in the context of existing and future proposals.

Stages 1 and 2 develop an initial '*conceptual model*' based upon information collated from desk-based available and existing site information and a walkover of the site as recommended in BS10175 and LCRM. The formation of any conceptual model is an iterative process and as such it should be updated and refined throughout each phase of the project to reflect any additional information obtained and unknowns being resolved and identify the potential contaminants of concern at the site, i.e. those with the potential to cause significant harm to identified receptors.

The extent of the desk studies and enquiries to be conducted should be in general accordance with BS10175 and other UK guidance to produce an initial conceptual model highlighting the known potential risks, remaining unknowns and contaminants of concern. The information from these enquiries is presented in a desk study or preliminary report with recommendations, if necessary, for further work based upon the conceptual model findings and any identified or unresolved unknowns.

If potential pollutant linkages or potentially significant unknowns are identified within the initial conceptual model, further site investigation and report will be recommended and usually required under planning. Such investigation should be based on and driven by the findings of the initial conceptual model and planned in general accordance with BS10175, LCRM and other current UK guidance where relevant. The number of exploratory holes and samples collected for analysis should be consistent with the size, extent and nature of the site, the identified contaminants of concern and the level of initial risk identified in the initial conceptual model. This will enable a contamination risk assessment to be conducted in accordance with current UK requirements, at which point the conceptual model can be updated and any relevant pollutant linkages can be further quantified and any remaining unknowns resolved. As previously this is an iterative process that may highlight or require additional investigation to resolve to the satisfaction of the regulator.

A two-stage investigation process may therefore be more appropriate where time constraints are less of an issue with the first intrusive investigation being conducted as an initial or screening assessment to confirm or validate the presence of potential sources on site identified in the initial conceptual model and to investigate if additional unknown sources not previously identified are present. This helps to define the scope, extent and requirements of a second more refined and targeted investigation to delineate wherever possible the extent of the identified contamination, contaminants of concern and/or remaining unknowns.

All site works should be undertaken in general accordance with the British Standards BS 10175, ref. 5, for environmental only investigations and BS 5930:2015, ref. 1.6, in the case of combined Geoenvironmental and/or Geotechnical investigations.

The results of analysis are compared initially against generic guidance values which are dependent on the proposed end-use of the development and which must ultimately be based on traceable, scientifically valid and justified exposure and chemical data using the UKCLEA methodology.

The end-use and therefore potential exposure pathways may be defined as one of the following under current UK guidance;

- Residential with homegrown produce i.e. typical low rise and low-density housing with gardens where vegetables and fruits may be grown for home consumption.
- Residential without homegrown produce i.e. low-density housing where no gardens are present where vegetables and fruits could be grown for home consumption.
- Allotments – i.e. areas where vegetables and fruits are grown for home consumption but are not specifically associated with a residential property.
- Public open space residential – i.e. grassed areas adjacent and/or directly related to high density housing and other common or communal open areas on which underlying soils could be exposed but on which vegetables and fruits are not grown for consumption.
- Public open space – i.e. areas such as parks, playing fields and other recreational areas to which public access is possible but otherwise to which there is no direct residential linkage.
- Commercial – i.e. industrial premises where there is limited exposure to soil and residents are not present on site.

Standard Land-use Scenarios

The standard land-use scenarios used to develop exposure models are further detailed in the following sections:

Residential with homegrown produce

Generic scenario assumes a house built on a ground bearing slab with a private garden having a lawn, flowerbeds and a small fruit and vegetable patch.

-
- Critical receptor is assumed to be a young female child (zero to six years old)
 - Exposure pathways include direct soil and indoor dust ingestion, consumption of home-grown produce and any adhering soil, skin contact with soils and indoor dust and inhalation of indoor and outdoor dust and vapours.
-

A sub-set of the Residential land-use is **Residential without Homegrown produce**. The generic scenario assumes low density housing with communal landscaped gardens where the consumption of homegrown vegetables will not occur and the pathways of direct ingestion and produce inputs are suitably moderated.

Allotments

Areas of open space commonly made available to local users but remote from residential properties, but on which tenants may grow fruit and vegetables for their own consumption. Typically, there are a number of plots to a site which may have a total area of up to 1 hectare. The tenants are assumed to be adults and that young children make only occasional accompanied visits.

Although some allotment holders may choose to keep animals on allotments, potential exposure to animal products is not currently considered within the CLEA model.

-
- Critical receptor is a young female child (zero to six years old)
 - Exposure pathways include direct soil ingestion, consumption of homegrown produce and any adhering soil, skin contact with soils and inhalation of outdoor dust and vapours but at reduced exposure levels reflecting non-residential status.
-

Commercial

This generic scenario assumes a typical commercial or light industrial property at which employees spend most time indoors and are involved in office-based or relatively light physical work.

-
- Critical receptor is a working female adult (aged 16 to 65 years old).
 - Exposure duration is over working lifetime
 - Exposure pathways include direct soil and indoor dust ingestion, skin contact with soils and dusts and inhalation of dust and vapours but exposure reduced to reflect non-residential nature and general lack of open spaces.
-

Public Open Space within Residential Area

This generic scenario refers to any grassed area up to 0.05 ha that is associated with residential properties but is not for their exclusive use and on which no fruit or vegetables are grown for home consumption.

-
- Grassed area of up to 0.05 ha and a considerable proportion of this (up to 50%) may be bare soil which can be interacted with directly
 - Predominantly used by children for play and/or access
 - Sufficiently close proximity to home for tracking back of soil to occur, thus indoor exposure pathways apply
-

-
- older children chosen as the critical receptor on basis that they will use site most frequently (age class 4-9 years)
-
- ingestion rate assumed to be 75 mg.day⁻¹
-

Public Open Space Park

This generic scenario refers to any public park or grassed space that is more than 0.5ha in area:

-
- Public park (>0.5 ha), predominantly grassed and may also contain children's play equipment and border areas of soil containing flowers or shrubs (75% assumed cover)
-
- Female child age classes 1-6
-
- Soil ingestion rate of 50 mg.day⁻¹
-
- Occupancy period outdoors = 2 hours.day⁻¹
-
- Exposure frequency of 170 days.year⁻¹ for age classes 2-18 and 85 days.year⁻¹ for age class 1
-
- Outdoor exposure pathways only (no tracking back of soils).
-

Human Health Generic Quantitative Risk Assessment (GQRA) involves the comparison of contaminant concentrations measured in soil at the site with Generic Assessment Criteria (GAC) generated using the CLEA model based on the exposure and land use scenario assumptions noted above.

GAC's are deliberately conservative values adopted to ensure that they are applicable to the majority of possible contaminated sites and below which there is considered a low to negligible risk to identified human health receptors, i.e. there can be no harm. These values may be published Contaminated Land Exposure Assessment Model (CLEA) derived GAC's derived by a competent third party or the Environment Agency / DEFRA. It is imperative to the risk assessor to understand the uncertainties and limitations associated with these GAC's to ensure that they are used appropriately.

Where the adoption of a GAC is not appropriate, for instance when the intended land-use is at variance the CLEA standard land-uses or the contaminant is susceptible to wide variation depending on factors such as form and bioavailability, then a Detailed Quantitative Risk Assessment (DQRA) may be undertaken to develop site specific or remediation values for relevant soil contaminants based on site and contaminant specific conditions.

In 2014, the publication of Category 4 Screening Levels (C4SL), refs 1.8 and 1.9, as part of the Defra-funded research project SP1010, included modifications to certain exposure assumptions documented within EA Science Report SC050221/SR3 (herein after referred to as SR3) ref 1.7 used in the generation of SGVs. C4SL were published for six substances (cadmium, arsenic, benzene, benzo(a)pyrene, chromium VI and lead) for a sandy loam soil type with 6% soil organic matter, based on a low level of toxicological concern. Where a C4SL has been published, Soils Limited has adopted them as GAC for these six substances.

For all other substances the soils will be compared to Suitable For Use Levels (S4ULs) published by LQM, ref. 1.10, which were developed for around 85 substances and are

intended to enable a screening assessment of the risks posed by soil quality on development sites. The updated LQM/CIEH GAC publication was developed to accommodate recent developments in the understanding of chemical, toxicological and routine exposure to soil-based contaminants.

Where no S4UL or C4SL is available, assessment criteria may be generated using the Contaminated Land Exposure Assessment (CLEA) Software Version 1.07, ref. 1.11, Toxicological and physico-chemical/fate and transport data used to generate the criteria has been derived from a hierarchy of data sources as follows:

1. Environment Agency or Department of Environment Food and Rural Affairs (DEFRA) documents;
2. Other documents produced by UK Government or state organisations;
3. European institution documents;
4. International organisation documents;
5. Foreign government institutions.

In the case of the majority of contaminants considered, the toxicological data has been drawn originally from the relevant CLR 9 TOX report, or updated toxicological data published by the Environment Agency (2009), where available. Where no TOX report is available reference has been made to appropriately determined health criteria values, derived from the above-noted hierarchy, as this is considered to represent appropriate peer reviewed data sources. Similarly, fate and transport data should also be determined by reference to appropriate sources and the CLEA model assumptions.

Chemical laboratory test results are processed as follows. A statistical analysis of the results is conducted, as detailed in CIEH and CL:AIRE 'Guidance on Comparing Soil Contamination Data with a Critical Concentration', ref. 1.12. Individual concentrations are then compared to the selected guideline values to identify and isolate concentrations of contaminants that are in excess of the selected screening low or no risk criteria.

Where the risk estimation identifies significant concentrations of one or more contaminants, further risk evaluation needs to be undertaken often as a site specific DQRA in line with current guidance to determine and confirm if the identified exceedances are significant in the context of the proposed development or activity.

References

- 1.1 The Environmental Protection Act, Part IIA, Section 78, DoE 1990.
- 1.2 Environment Act 1995, Section 57, DoE 1995.
- 1.3 Environment Act 2021 OEP 2021.
- 1.4 Land Contamination Risk Management Gov.UK (EA) 2021
- 1.5 BS 10175: 2011+A2:2017 '*Investigation of potentially contaminated sites. Code of practice*', British Standards Institute, 2017
- 1.6 BS 5930: 2015+A1:2020 '*Code of practice for ground investigations*', British Standards Institute, 2015
- 1.7 Science Report SC050021/SR3 '*Updated technical background to the CLEA model*', Environment Agency, 2008
- 1.8 DEFRA SP1010: Development of Category 4 Screening Levels for the Assessment of Land Affected by Contamination, published March 2014.
- 1.9 Contaminated Land: Applications in Real Environment (CL:AIRE) (2014). '*Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination*', Revision 2, DEFRA research project SP1010.
- 1.10 The LQM/S4ULs for Human Health Risk Assessment, Nathanail P, McCaffery C, Gillett A, Ogden R, and Nathanail J, Land Quality Press, Nottingham, published 2015.
- 1.11 CLEA '*Software Version 1.071*' (downloaded from the CL:AIRE website , <https://www.claire.co.uk/home/news/44-risk-assessment/178-soil-guideline-values>)
- 1.12 CIEH '*Guidance on Comparing Soil Contamination Data with a Critical Concentration*', Chartered Institute of Environmental Health (CIEH) and Contaminated Land: Applications in Real Environments (CL:AIRE), May 2008.

Land Use			Residential With or Without Plant Uptake									Allotments			Commercial			Public Open Space (POS)									Name	Authority	Date
			With			Without			Residential									Park											
			SOM	1.0	2.5	6	1	2.5	6	1	2.5	6	1	2.5	6	1	2.5	6	1	2.5	6								
Type	Contaminants	Species	Year																										
Metals	Antimony		2010					550						7500								EIC/AGS/ CL:AIRE	EIC/AGS/ CL:AIRE	2010					
	Arsenic		2014		37		40			49			640		79		168				C4SL	DEFRA	2014						
			2015		37		40			40			640		79		170				S4UL	LQM/CIEH	2015						
	Barium		2010					1300						22000							EIC/AGS/ CL:AIRE	EIC/AGS/ CL:AIRE	2010						
	Beryllium		2015		1.7		1.7			35			12		2.2		63				S4UL	LQM/CIEH	2015						
	Boron		2015		290		11000			45			240000		21000		46000				S4UL	LQM/CIEH	2015						
	Cadmium		2015		11		85			1.9			190		120		532				S4UL	LQM/CIEH	2015						
	Chromium	III	2014		26		149		4.9		410		220		880		C4SL	DEFRA	2014										
			2015		910		910		18000		8600		1500		33000		S4UL	LQM/CIEH	2015										
			2014		21		21		170		49		23		250		C4SL	DEFRA	2014										
		VI	2015		6		6		1.8		33		7.7		220		S4UL	LQM/CIEH	2015										
	Copper		2015		2400		7100		520		68000		12000		44000		S4UL	LQM/CIEH	2015										
	Lead		2014*		82-210		130-310		30-84		1100-6000		270-760		580-1400		C4SL	DEFRA	2014										
	Mercury	Elemental	2012		1.0		1.0		26		26				210		DEFRA	2012											
			2015		1.2		1.2		21		58		16		30		S4UL	LQM/CIEH	2015										
		Inorganic	2012		170		170		80		36000				SGV	DEFRA	2012												
			2015		40		56		19		1100		120		240		S4UL	LQM/CIEH	2015										
		Methyl	2012		11		11		8		410				SGV	DEFRA	2012												
			2015		11		15		6		320		40		68		S4UL	LQM/CIEH	2015										
	Molybdenum		2010					670						17000				EIC/AGS/ CL:AIRE	EIC/AGS/ CL:AIRE	2010									
	Nickel		2012		130		130		230		1800				SGV	DEFRA	2012												
			2015		130		180		53		980		230		800		S4UL	LQM/CIEH	2015										
	Selenium		2012		350		595		120		13000				SGV	DEFRA	2012												
			2015		250		430		88		12000		1100		1800		S4UL	LQM/CIEH	2015										
	Vanadium		2015		410		1200		91		9000		2000		5000		S4UL	LQM/CIEH	2015										
	Zinc		2015		3700		40000		620		730000		81000		170000		S4UL	LQM/CIEH	2015										
BTEX & MTBE	Benzene	2012		0.33		0.33		0.07		95				SGV	DEFRA	2012													
		2014		0.87		3.3		0.18		98		140		230		C4SL	DEFRA	2014											
		2015	0.087	0.17	0.37	0.38	0.7	1.4	0.017	0.034	0.075	27	47	90	72	72	73	90	100	110	S4UL	LQM/CIEH	2015						
	Toluene	2012		610		610		120		4400				SGV	DEFRA	2012													
		2015	130	290	660	880	1900	3900	22	51	120	56000	110000	180000	56000	56000	56000	87000	95000	100000	S4UL	LQM/CIEH	2015						
	Ethylbenzene	2012		350		350		90		2800				SGV	DEFRA	2012													
		2015	47	110	260	83	190	440	16	39	91	5700	13000	27000	24000	24000	25000	17000	22000	27000	S4UL	LQM/CIEH	2015						
	Xylenes	o-xylene	2012		250		250		160		2600				SGV	DEFRA	2012												
			2015	60	140	330	88	210	480	28	67	160	6600	15000	33000	41000	42000	43000	17000	24000	33000	S4UL	LQM/CIEH	2015					
		m-xylene	2012		240		240		180		3500				SGV	DEFRA	2012												
2015			59	140	320	82	190	450	31	74	170	6200	14000	31000	41000	42000	43000	17000	24000	32000	S4UL	LQM/CIEH	2015						
	p-xylene	2012		230		230		160		3200				SGV	DEFRA	2012													
		2015	56	130	310	79	180	430	29	69	160	5900	14000	30000	41000	42000	43000	17000	23000	31000	S4UL	LQM/CIEH	2015						
Petroleum Hydrocarbons Fractions	Aliphatic >C5 - C6		2015	42	78	160	42	78	160	730	1700	3900	3200	5900	12000	570000	590000	600000	95000	5900	12000	S4UL	LQM/CIEH	2015					
	Aliphatic >C6 - C8		2015	100	230	530	100	230	530	2300	5600	13000	7800	17000	40000	600000	610000	620000	150000	17000	40000	S4UL	LQM/CIEH	2015					
	Aliphatic >C8 - C10		2015	27	65	150	27	65	150	320	770	1700	2000	4800	11000	13000	13000	13000	14000	4800	11000	S4UL	LQM/CIEH	2015					
	Aliphatic >C10 - C12		2015	130	330	760	130	330	770	2200	4400	7300	9700	23000	47000	13000	13000	13000	21000	23000	47000	S4UL	LQM/CIEH	2015					
	Aliphatic >C12 - C16		2015	1100	2400	4300	1100	2400	4400	11000	13000	13000	59000	82000	90000	13000	13000	13000	25000	82000	90000	S4UL	LQM/CIEH	2015					
	Aliphatic >C16 - C35		2015	65000	92000	110000	65000	92000	110000	260000	270000	270000	1600000	1700000	1800000	250000	250000	250000	450000	170000	180000	S4UL	LQM/CIEH	2015					
	Aliphatic >C35 - C44		2015	65000	92000	140000	65000	92000	110000	260000	270000	270000	1600000	1700000	1800000	250000	250000	250000	450000	170000	180000	S4UL	LQM/CIEH	2015					
	Aromatic >C5 - C7		2015	70	140	300	370	690	1400	13	27	57	26000	46000	86000	56000	56000	56000	76000	84000	92000	S4UL	LQM/CIEH	2015					
	Aromatic >C7 - C8		2015	130	290	660	860	1800	3900	22	51	120	56000	110000	180000	56000	56000	56000	87000	95000	100000	S4UL	LQM/CIEH	2015					

Land Use			Residential With or Without Plant Uptake									Public Open Space (POS)									Name	Authority	Date	
			With			Without			Allotments			Commercial			Residential			Park						
			SOM	1.0	2.5	6	1	2.5							6	1	2.5	6	1	2.5				6
Type	Contaminants	Species	Year																					
	Aromatic >C8 - C10		2015	34	83	190	47	110	270	8.6	21	51	3500	8100	17000	5000	5000	5000	7200	8500	9200	S4UL	LQM/CIEH	2015
	Aromatic >C10 - C12		2015	74	180	380	250	590	1200	13	31	74	16000	28000	34000	5000	5000	5000	9200	9700	10000	S4UL	LQM/CIEH	2015
	Aromatic >C12 - C16		2015	140	330	660	1800	2300	2500	23	57	130	36000	37000	38000	5100	5100	5000	10000	10000	10000	S4UL	LQM/CIEH	2015
	Aromatic >C16 - C21		2015	260	540	930	1900	1900	1900	46	110	260	28000	28000	28000	3800	3800	3800	7600	7700	7800	S4UL	LQM/CIEH	2015
	Aromatic >C21 - C35		2015	1100	1500	1700	1900	1900	1900	370	820	1600	28000	28000	28000	3800	3800	3800	7800	7800	7900	S4UL	LQM/CIEH	2015
	Aromatic >C34 - C44		2015	1100	1500	1700	1900	1900	1900	370	820	1600	28000	28000	28000	3800	3800	3800	7800	7800	7900	S4UL	LQM/CIEH	2015
	Aliphatic + Aromatic >C44 - C70			1600	1800	1900	1900	1900	1900	1200	2100	3000	28000	28000	28000	3800	28000	28000	7800	7800	7900	S4UL	LQM/CIEH	2015
Polycyclic Aromatic Hydrocarbons (PAH' s) (mg/kg)	Acenaphthene		2015	210	510	1100	3000	4700	6000	34	85	200	84000	97000	100000	15000	15000	15000	29000	29000	29000	S4UL	LQM/CIEH	2015
	Acenaphthylene		2015	170	420	920	2900	4600	6000	28	69	160	83000	97000	100000	15000	15000	15000	29000	29000	29000	S4UL	LQM/CIEH	2015
	Anthracene		2015	2400	5400	11000	31000	35000	37000	380	950	2200	520000	54000	540000	74000	74000	74000	150000	150000	150000	S4UL	LQM/CIEH	2015
	Benzo(a)anthracene		2015	7.2	11	13	11	14	15	2.9	6.5	13	170	170	180	29	29	29	49	56	62	S4UL	LQM/CIEH	2015
	Benzo(a)pyrene		2014			5			5.3			5.7			76			10		21	C4SL	DEFRA	2014	
			2015	2.2	2.7	3	3.2	3.2	3.2	0.79	2	3.5	35	35	36	5.7	5.7	5.7	11	12	13	S4UL	LQM/CIEH	2015
	Benzo(b)fluoranthene		2015	2.6	3.3	3.7	3.9	4.0	4.0	0.99	2.1	3.9	44	44	45	7.1	7.2	7.2	13	15	16	S4UL	LQM/CIEH	2015
	Benzo(ghi)perylene		2015	320	340	350	360	360	360	290	470	640	3900	4000	4000	640	640	640	1400	1500	1600	S4UL	LQM/CIEH	2015
	Benzo(k)fluoranthene		2015	77	93	100	110	110	110	37	75	130	1200	1200	1200	190	190	190	370	410	440	S4UL	LQM/CIEH	2015
	Chrysene		2015	15	22	27	30	31	32	4.1	9.4	19	350	350	350	57	57	57	93	110	120	S4UL	LQM/CIEH	2015
	Dibenz(a,h)anthracene		2015	0.24	0.28	0.3	0.31	0.32	0.32	0.14	0.27	0.43	3.5	3.6	3.6	0.57	0.57	0.58	1.1	1.3	1.4	S4UL	LQM/CIEH	2015
	Fluoranthene		2015	280	560	890	1500	1600	1600	52	130	290	23000	23000	23000	3100	3100	3100	6300	6300	6400	S4UL	LQM/CIEH	2015
	Fluorene		2015	170	400	860	2800	3800	4500	27	67	160	63000	68000	71000	9900	9900	9900	20000	20000	20000	S4UL	LQM/CIEH	2015
	Indeno(1,2,3-cd)pyrene		2015	27	36	41	45	46	46	9.5	21	39	500	510	510	82	82	82	150	170	180	S4UL	LQM/CIEH	2015
	Naphthalene		2015	2.3	5.6	13	2.3	5.6	13	4.1	10	24	190	460	1100	4900	4900	4900	1200	1900	3000	S4UL	LQM/CIEH	2015
	Phenanthrene		2015	95	220	440	1300	1500	1500	15	38	90	22000	22000	23000	3100	3100	3100	6200	6200	6300	S4UL	LQM/CIEH	2015
	Pyrene		2015	620	1200	2000	3700	3800	3800	110	270	620	54000	54000	54000	7400	7400	7400	15000	15000	15000	S4UL	LQM/CIEH	2015
	Coal Tar (Bap as surrogate matter)		2015	0.79	0.98	1.1	1.2	1.2	1.2	0.32	0.67	1.2	15	15	15	2.2	2.2	2.2	4.4	4.7	4.8	S4UL	LQM/CIEH	2015
Chloroalkanes & alkenes	1,2 Dichloroethane		2015	0.0071	0.011	0.019	0.0092	0.013	0.023	0.0046	0.0083	0.016	0.67	0.97	1.7	29	29	29	21	24	28	S4UL	LQM/CIEH	2015
	1,1,1 Trichloroethane		2015	8.8	18	39	9	18	40	48	110	240	660	1300	3000	140000	140000	140000	57000	76000	100000	S4UL	LQM/CIEH	2015
	1,1,2,2 Tetrachloroethane		2015	1.6	3.4	7.5	3.9	8	17	0.41	0.89	2	270	550	1100	1400	1400	1400	1800	2100	2300	S4UL	LQM/CIEH	2015
	1,1,1,2 Tetrachloroethane		2015	1.2	2.8	6.4	1.5	3.5	8.2	0.79	1.9	4.4	110	250	560	1400	1400	1400	1500	1800	2100	S4UL	LQM/CIEH	2015
	Tetrachloroethene (PCE)		2015	0.18	0.39	0.9	0.18	0.4	0.92	0.65	1.5	3.6	19	42	95	1400	1400	1400	810	1100	1500	S4UL	LQM/CIEH	2015
			2021	0.31	0.7	1.6	0.32	0.71	1.6	2	4.8	11	24	55	130	3200	3300	3400	1400	1900	2500	C4SL	CLAIRE	2021
	Tetrachloromethane (Carbon Tetrachloride)		2015	0.026	0.056	0.13	0.026	0.056	0.13	0.45	1	2.4	2.9	6.3	14	890	920	950	190	270	400	S4UL	LQM/CIEH	2015
	Trichloroethene (TCE)		2015	0.016	0.034	0.075	0.017	0.036	0.08	0.041	0.091	0.21	1.2	2.6	5.7	120	120	120	70	91	120	S4UL	LQM/CIEH	2015
			2021	0.0093	0.02	0.043	0.0097	0.02	0.045	0.032	0.072	0.16	0.73	1.5	3.4	76	78	79	41	54	69	C4SL	CLAIRE	2021
	Trichloromethane (Chloroform)		2015	0.91	1.7	3.4	1.2	2.1	4.2	0.42	0.83	1.7	99	170	350	2500	2500	2500	2600	2800	3100	S4UL	LQM/CIEH	2015
	Vinyl Chloride (Cloroethene)		2015	0.00064	0.00087	0.0014	0.00077	0.001	0.0015	0.00055	0.001	0.0018	0.059	0.077	0.12	3.5	3.5	3.5	4.8	5	5.4	S4UL	LQM/CIEH	2015
			2021	0.0064	0.01	0.017	0.015	0.019	0.029	0.0017	0.0031	0.0058	1.1	1.4	2.2	7.8	7.8	7.8	18	19	19	C4SL	CLAIRE	2021
Explosives	2,4,6 Trinitrotoluene		2015	1.6	3.7	8.1	65	66	66	0.24	0.58	1.4	1000	1000	1000	130	130	130	260	270	270	S4UL	LQM/CIEH	2015
	RDX (Hexogen/Cyclonite/1,3,5-trinitro-1,3,5-triazacyclohexane)		2015	120	250	540	13000	13000	13000	17	38	85	210000	210000	210000	26000	26000	27000	49000	51000	53000	S4UL	LQM/CIEH	2015
	HMX (Octogen/1,3,5,7-tetrenitro-1,3,5,7-tetrazacyclo-octane)		2015	5.7	13	26	6700	6700	6700	0.86	1.9	3.9	110000	110000	110000	13000	13000	13000	23000	23000	24000	S4UL	LQM/CIEH	2015
Pesticides	Aldrin		2015	5.7	6.6	7.1	7.3	7.4	7.5	3.2	6.1	9.6	170	170	170	18	18	18	30	31	31	S4UL	LQM/CIEH	2015
	Dieldrin		2015	0.97	2	3.5	7	7.3	7.4	0.17	0.41	0.96	170											

Land Use			Residential With or Without Plant Uptake									Public Open Space (POS)									Name	Authority	Date	
			With			Without			Allotments			Commercial			Residential			Park						
			SOM	1.0	2.5	6	1	2.5							6	1	2.5	6	1	2.5				6
Type	Contaminants	Species	Year																					
Chlorobenzenes	Chlorobenzene		2015	0.46	1	2.4	0.46	1	2.4	5.9	14	32	56	130	290	11000	13000	14000	1300	2000	2900	S4UL	LQM/CIEH	2015
	1,2-Dichlorobenzene		2015	23	55	130	24	57	130	94	230	540	2000	4800	11000	90000	95000	98000	24000	36000	51000	S4UL	LQM/CIEH	2015
	1,3-Dichlorobenzene		2015	0.4	1	2.3	0.44	1.1	2.5	0.25	0.6	1.5	30	73	170	300	300	300	390	440	470	S4UL	LQM/CIEH	2015
	1,4-Dichlorobenzene		2015	61	150	350	61	150	350	15	37	88	4400	10000	25000	17000	17000	1700	36000	36000	36000	S4UL	LQM/CIEH	2015
	1,2,3,-Trichlorobenzene		2015	1.5	3.6	8.6	1.5	3.7	8.8	4.7	12	28	102	250	590	1800	1800	1800	770	1100	1600	S4UL	LQM/CIEH	2015
	1,2,4,-Trichlorobenzene		2015	2.6	6.4	15	2.6	6.4	15	55	140	320	220	530	1300	15000	17000	19000	1700	2600	4000	S4UL	LQM/CIEH	2015
	1,3,5,-Trichlorobenzene		2015	0.33	0.81	1.9	0.33	0.81	1.9	4.7	12	28	23	55	130	1700	1700	1800	380	580	860	S4UL	LQM/CIEH	2015
	1,2,3,4,-Tetrachlorobenzene		2015	15	36	78	24	56	120	4.4	11	26	1700	3080	4400	830	830	830	1500	1600	1600	S4UL	LQM/CIEH	2015
	1,2,3,5,- Tetrachlobenzene		2015	0.66	1.6	3.7	0.75	1.9	4.3	0.38	0.9	2.2	49	120	240	78	79	79	110	120	130	S4UL	LQM/CIEH	2015
	1,2,4, 5,- Tetrachlobenzene		2015	0.33	0.77	1.6	0.73	1.7	3.5	0.06	0.16	0.37	42	72	96	13	13	13	25	26	26	S4UL	LQM/CIEH	2015
	Pentachlrobenzene		2015	5.8	12	22	19	30	38	1.2	3.1	7	640	770	830	100	100	100	190	190	190	S4UL	LQM/CIEH	2015
	Hexachlorobenzene		2015	1.8	3.3	4.9	4.1	5.7	6.7	0.47	1.1	2.5	110	120	120	16	16	16	30	30	30	S4UL	LQM/CIEH	2015
Phenols & Chlorophenols																								
	Phenols		2012			420			420			280			3200							SGV	DEFRA	2012
			2015	120	200	380	440	690	1200	23	42	83	440	690	1300	440	690	1300	440	690	1300	S4UL	LQM/CIEH	2015
	Chlorophenols (4 Congeners)		2015	0.87	2	4.5	94	150	210	0.13	0.3	0.7	3500	4000	4300	620	620	620	1100	1100	1100	S4UL	LQM/CIEH	2015
	Pentachlorophenols		2015	0.22	0.52	1.2	27	29	31	0.03	0.08	0.19	400	400	400	60	60	60	110	120	120	S4UL	LQM/CIEH	2015
Others																								
	Carbon Disulphide		2015	0.14	0.29	0.62	0.14	0.29	0.62	4.8	10	23	11	22	47	11000	11000	12000	1300	1900	2700	S4UL	LQM/CIEH	2015
	Hexachloro-1,3-Butadiene		2015	0.29	0.7	1.6	0.32	0.78	1.8	0.25	0.61	1.4	31	66	120	25	25	25	48	50	51	S4UL	LQM/CIEH	2015
	Sum of PCDDs, PCDFs and dioxin-like PCB's.		2012			8			8			8			240							SGV	DEFRA	2012
NOTE																								
	Priority	Guideline (mg kg ⁻¹)																						
	1	Site Specific Assessment Criteria (SSAC) (Soils Limited)																						
	2	2014: Category 4 Screening Level (C4SL) (Contaminated Land: Application in Real Environment (CL:ARE), 2014 and 2021) * Use upper range value for Lead unless otherwise indicated																						
	3	2012: Soil Guideline Value (SGV) (Environment Agency, 2009)																						
	4	2015: Suitable 4 Use Level (S4UL) (Nathanail et al, 2015)																						
For Generic Risk Assessment, the values in Bold should have priority unless site specific, Client or regulatory requirements dictate otherwise – which must be justified																								
Table reviewed January 2024																								

Appendix C.4 Ground Gas Monitoring results

Job Number:	22329	Weather	* Delete as appropriate		
Site Name:	103-107 North Hill, Highgate	Wind		Light	
BH/WS ID:	WS101	Cloud Cover		Slight	
Date:	13/03/2026	Precipitation		Slight	
Start Time:	10:30:00 AM	Ground Conditions		Moist	

Gas Monitor:*	Gas Data GFM 435 11555	or		Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	0.77	3.93

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	0	0.0	20.3	0	0	1012		
mea	00:00:05		mea	00:00:05	0.0	0	2.0	19.1	0	0		
	00:00:30			00:00:30	0.0	0	2.7	18.7	0	10		
	00:01:00			00:01:00	0.0	0	2.7	18.7	0	0		
	00:02:00			00:02:00	0.0	0	2.6	18.7	0	0		
	00:03:00			00:03:00	0.0	0	2.6	18.7	0	0		
	00:04:00			00:04:00	0.0	0	2.6	18.7	0	0		
	00:05:00			00:05:00								
	00:06:00			00:06:00								
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00		00:09:00										
00:10:00		00:10:00										

Samples		Notes;
1 Litre Plastic		ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass		
40ml Vial		
Gas sample (Tedlar bag etc)		

Job Number:	22329	Weather	* Delete as appropriate		
Site Name:	103-107 North Hill, Highgate	Wind		Light	
BH/WS ID:	WS102	Cloud Cover		Slight	
Date:	13/03/2026	Precipitation		Slight	
Start Time:	10:30:00 AM	Ground Conditions		Moist	

Gas Monitor:*	Gas Data GFM 435 11555	or		Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	1.46	4.00

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	0	0.0	20.3	0	0	1012		
mea	00:00:05		mea	00:00:05	0.0	0	0.7	12.3	0	10		
	00:00:30			00:00:30	0.0	0	2.5	11.7	0	27		
	00:01:00			00:01:00	0.0	0	2.5	11.6	0	34		
	00:02:00			00:02:00	0.0	0	2.7	11.9	0	40		
	00:03:00			00:03:00	0.0	0	2.8	12.1	0	40		
	00:04:00			00:04:00	0.0	0	3.0	12.1	0	42		
	00:05:00			00:05:00								
	00:06:00			00:06:00								
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00		00:09:00										
00:10:00		00:10:00										

Samples		Notes;
1 Litre Plastic		ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass		
40ml Vial		
Gas sample (Tedlar bag etc)		

j	22329	Weather	* Delete as appropriate		
Site Name:	103-107 North Hill, Highgate	Wind		Light	
BH/WS ID:	WS101	Cloud Cover		Slight	
Date:	18/03/2026	Precipitation		Slight	
Start Time:	10:00:00 AM	Ground Conditions		Moist	

Gas Monitor:*	Gas Data GFM 435 11555	or	LMS 1912	Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	0.93	3.83

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	0	0.0	0.0	0	0	998		
mea	00:00:05		mea	00:00:05	0.0	0	0.5	20.1	0	0		
	00:00:30			00:00:30	0.0	0	0.2	20.2	0	0		
	00:01:00			00:01:00	0.0	0	0.0	20.2	0	0		
	00:02:00			00:02:00	0.0	0	0.0	20.3	0	0		
	00:03:00			00:03:00	0.0	0	0.0	20.2	0	0		
	00:04:00			00:04:00	0.0	0	0.0	20.2	0	0		
	00:05:00			00:05:00								
	00:06:00			00:06:00								
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00		00:09:00										
00:10:00		00:10:00										

Samples		Notes;
1 Litre Plastic		ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass		
40ml Vial		
Gas sample (Tedlar bag etc)		

j	22329	Weather	* Delete as appropriate		
Site Name:	North Hill	Wind		Light	
BH/WS ID:	WS3	Cloud Cover		Slight	
Date:	18/03/2026	Precipitation		Slight	
Start Time:	10:00:00 AM	Ground Conditions		Moist	

Gas Monitor:*	Gas Data GFM 435 11555	or	LMS 1912	Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	0.70	4.17

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	0	0.0	0.0	0	0	998		
mea	00:00:05		mea	00:00:05	0.0	0	0.2	20.1	0	0		
	00:00:30			00:00:30	0.0	0	0.0	20.2	0	0		
	00:01:00			00:01:00	0.0	0	0.0	20.3	0	0		
	00:02:00			00:02:00	0.0	0	0.0	20.3	0	0		
	00:03:00			00:03:00	0.0	0	0.0	20.3	0	0		
	00:04:00			00:04:00	0.0	0	0.0	20.3	0	0		
	00:05:00			00:05:00								
	00:06:00			00:06:00								
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00		00:09:00										
00:10:00		00:10:00										

Samples		Notes;
1 Litre Plastic		ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass		
40ml Vial		
Gas sample (Tedlar bag etc)		

j	22329	Weather	* Delete as appropriate		
Site Name:	103-107 North Hill, Highgate	Wind		Light	
BH/WS ID:	WS102	Cloud Cover		Slight	
Date:	18/03/2026	Precipitation		Slight	
Start Time:	10:00:00 AM	Ground Conditions		Moist	

Gas Monitor:*	Gas Data GFM 435 11555	or	LMS 1912	Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	1.55	4.00

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	20	0.0	0.0	0	0	998		
mea	00:00:05		mea	00:00:05	0.0	0	2.9	16.7	0	18		
	00:00:30			00:00:30	0.0	0	2.9	16.7	0	10		
	00:01:00			00:01:00	0.0	0	3.0	15.8	0	10		
	00:02:00			00:02:00	0.0	0	3.1	16.4	0	26		
	00:03:00			00:03:00	0.0	0	3.5	16.1	0	13		
	00:04:00			00:04:00	0.0	0	3.8	15.8	0	10		
	00:05:00			00:05:00	0.0	0	3.9	15.8	0	10		
	00:06:00			00:06:00								
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00		00:09:00										
00:10:00		00:10:00										

Samples	Notes;
1 Litre Plastic	ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass	
40ml Vial	
Gas sample (Tedlar bag etc)	

Job Number:	22329	Weather	* Delete as appropriate			
Site Name:	103-107 North Hill, Highgate	Wind	Still			
BH/WS ID:	WS101	Cloud Cover				Overcast
Date:	27/03/2026	Precipitation	Dry			
Start Time:	11:30:00 AM	Ground Conditions	Dry			

Gas Monitor:*	Gas Data GFM 435 11555	or		Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	1.30	3.80

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere			Atmosphere									
mea	00:00:05	0.0	0	00:00:05	0.0	0	1.5	19.1	0	0	1004	10*
	00:00:30	0.0	0	00:00:30	0.0	0	0.2	20.2	0	0	1004	
	00:01:00	0.0	0	00:01:00	0.0	0	0.1	20.1	0	0	1004	
	00:02:00	0.0	0	00:02:00	0.0	0	0.1	20.1	0	0	1004	
	00:03:00	0.0	0	00:03:00	0.0	0	0.0	20.1	0	0	1004	
	00:04:00			00:04:00	0.0	0	0.0	20.1	0	0	1004	
	00:05:00			00:05:00								
	00:06:00			00:06:00								
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00			00:09:00									
00:10:00			00:10:00									

Samples	Notes;
1 Litre Plastic	ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass	
40ml Vial	
Gas sample (Tedlar bag etc)	

Job Number:	22329	Weather	* Delete as appropriate			
Site Name:	103-107 North Hill, Highgate	Wind	Still			
BH/WS ID:	WS3	Cloud Cover				Overcast
Date:	27/03/2026	Precipitation	Dry			
Start Time:	11:30:00 AM	Ground Conditions	Dry			

Gas Monitor:*	Gas Data GFM 435 11555	or		Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	1.8m	4.1m.

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere			Atmosphere									
mea	00:00:05	0.0	0	00:00:05	0.0	0	4.0	13.3	0	0	1004	10*
	00:00:30	0.0	0	00:00:30	0.0	0	6.1	10.2	0	0	1004	
	00:01:00	0.0	0	00:01:00	0.0	0	5.4	12.1	0	0	1004	
	00:02:00	0.0	0	00:02:00	0.0	0	5.3	11.5	0	0	1004	
	00:03:00	0.0	0	00:03:00	0.0	0	5.6	11.2	0	0	1004	
	00:04:00			00:04:00	0.0	0	5.9	10.9	0	0	1004	
	00:05:00			00:05:00								
	00:06:00			00:06:00								
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00			00:09:00									
00:10:00			00:10:00									

Samples		Notes;
1 Litre Plastic		ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass		
40ml Vial		
Gas sample (Tedlar bag etc)		

Job Number:	22329	Weather	* Delete as appropriate		
Site Name:	North Hill	Wind		Light	
BH/WS ID:	WS101	Cloud Cover		Cloudy	
Date:	22.4.26	Precipitation	Dry		
Start Time:	8:45:00 AM	Ground Conditions	Dry		

Gas Monitor:*	Gas Data GFM 435 11555	or		Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	1.88	4.00

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	0	0.0	20.5	0	0	1014		
Borehole measurement	00:00:05	0.0	0	0.0	0	0.0	18.6	0	0	1015		
	00:00:30	0.0	0	0.0	0	0.3	20.6	0	0	1014		
	00:01:00	0.0	0	0.0	>	0.0	16.0	0	0	1015		
	00:02:00	0.0	0	0.0	0	0.0	20.5	0	0	1015		
	00:03:00			0.0	0	0.0	20.7	0	0			
	00:04:00			0.0	0	0.0	20.7	0	0			
	00:05:00			0.0	0	0.0	20.7	0	0			
	00:06:00											
	00:07:00											
	00:08:00											
00:09:00												
00:10:00												

Samples	Notes;
1 Litre Plastic	ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass	
40ml Vial	
Gas sample (Tedlar bag etc)	

Job Number:	22329	Weather	* Delete as appropriate		
Site Name:	North Hill	Wind		Light	
BH/WS ID:	WS102	Cloud Cover		Cloudy	
Date:	22.4.26	Precipitation	Dry		
Start Time:	8:45:00 AM	Ground Conditions	Dry		

Gas Monitor:*	Gas Data GFM 435 11555	or		Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	2.00	4.00

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	0	0.0	20.5	0	0	1015		
Borehole measurement	00:00:05	0.0	0	0.0	0	0.7	19.7	0	0	1014		
	00:00:30	0.0	0	0.0	0	10.0	5.9	0	0	1015		
	00:01:00	0.0	0	0.0	0	3.3	0.9	0	10	1015		
	00:02:00	0.0	0	0.0	0	12.0	1.3	0	0	1015		
	00:03:00			0.0	0	7.7	0.4	0	0			
	00:04:00			0.0	0	6.9	0.0	0	0			
	00:05:00			0.0	0	9.5	0.0	0	0			
	00:06:00			0.0	0	12.2	0.1	0	0			
	00:07:00			0.0	0	7.3	0.2	0	6			
	00:08:00											
00:09:00												
00:10:00												

Samples	Notes;
1 Litre Plastic	ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass	
40ml Vial	
Gas sample (Tedlar bag etc)	

Job Number:	22329	Weather	* Delete as appropriate		
Site Name:	North Hill	Wind		Light	
BH/WS ID:	WS3	Cloud Cover		Cloudy	
Date:	22.4.26	Precipitation	Dry		
Start Time:	8:45:00 AM	Ground Conditions	Dry		

Gas Monitor:*	Gas Data GFM 435 11555	or		Step 3	
PID:*		or		Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*		or	Single Phase	1.65	4.20

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	0	0.0	20.5	0	0	1015		
Borehole measurement	00:00:05	0.0	0	00:00:05	1.2	25	0.3	17.0	0	0	1014	
	00:00:30	0.0	0	00:00:30	0.0	0	3.7	14.9	0	0	1014	
	00:01:00	0.0	0	00:01:00	0.0	0	3.8	14.4	0	0	1014	
	00:02:00	0.0	0	00:02:00	0.0	0	4.2	12.7	0	0	1014	
	00:03:00			00:03:00	0.0	32	4.2	12.0	0	0		
	00:04:00			00:04:00	0.0	0	4.2	12.7	0	3		
	00:05:00			00:05:00	0.0	0	4.2	12.7	0	4		
	00:06:00			00:06:00	0.0	0	4.2	12.7	0	0		
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00			00:09:00									
00:10:00			00:10:00									

Samples	Notes;
1 Litre Plastic	ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass	
40ml Vial	
Gas sample (Tedlar bag etc)	

Job Number:	22329
Site Name:	North Hill
BH/WS ID:	WS101
Date:	01/05/2026
Start Time:	11:30:00

Weather	* Delete as appropriate			
Wind	<i>Still</i>			
Cloud Cover	<i>None</i>			
Precipitation	<i>Dry</i>			
Ground Conditions	<i>Dry</i>			

Gas Monitor:*	<i>Gas Data GFM 435 11555</i>	or	
PID:*		or	<i>poli</i>
Dip meter:*		or	<i>Single Phase</i>

Step 3	
Depth to Water (m bgl)	Base of Hole (m bgl)
1.78	3.92

Step 1			
Monitoring interval	Flow L/hr	Dp Pa	SP mB
Borehole measurement	00:00:05	0.0	0.0
	00:00:30		
	00:01:00		
	00:02:00		
	00:03:00		
	00:04:00		
	00:05:00		
	00:06:00		
	00:07:00		
	00:08:00		
	00:09:00		
	00:10:00		
	00:11:00		

Step 2										
Monitoring interval	CH ₄ % v/v	CO ₂ % v/v	O ₂ % v/v	LEL CH ₄ %	H ₂ S ppm	Co ppm	Ap mB	VOC (PPM)	Temp (°C)	
Atmosphere	0.0	0	21.0	0.0	0.0	0	998	0.0	9	
Borehole measurement	00:00:05	0.0	0.3	20.8	0.0	0				
	00:00:30	0.0	0.0	20.9	0.0	0				
	00:01:00	0.0	0.0	21.0	0.0	0				
	00:02:00	0.0	0.0	21.0	0.0	0				
	00:03:00	0.0	0.0	21.0	0.0	0				
	00:04:00	0.0	0.0	21.0	0.0	0				
	00:05:00									
	00:06:00									
	00:07:00									
	00:08:00									
	00:09:00									
	00:10:00									

Samples		Notes;
1 Litre Plastic		
1 Litre Glass		
40ml Vial		
Gas sample (Tedlar bag)		
		Check for Oil on water surface if encountered - inform engineer

Job Number:	22329
Site Name:	North Hill
BH/WS ID:	WS102
Date:	01/05/2026
Start Time:	11:30:00

Weather	* Delete as appropriate			
Wind	<i>Still</i>			
Cloud Cover	<i>None</i>			
Precipitation	<i>Dry</i>			
Ground Conditions	<i>Dry</i>			

Gas Monitor:*	<i>Gas Data GFM 435 11555</i>	or	
PID:*		or	<i>poli</i>
Dip meter:*		or	<i>Single Phase</i>

Step 3	
Depth to Water (m bgl)	Base of Hole (m bgl)
1.90	4.00

Step 1			
Monitoring interval	Flow L/hr	Dp Pa	SP mB
Borehole measurement	00:00:05	0.0	0.0
	00:00:30		
	00:01:00		
	00:02:00		
	00:03:00		
	00:04:00		
	00:05:00		
	00:06:00		
	00:07:00		
	00:08:00		
	00:09:00		
	00:10:00		
	00:11:00		

Step 2										
Monitoring interval	CH ₄ % v/v	CO ₂ % v/v	O ₂ % v/v	LEL CH ₄ %	H ₂ S ppm	Co ppm	Ap mB	VOC (PPM)	Temp (°C)	
Atmosphere	0.0	0	20.8	0.0	0.0	0	998	0.0	9	
Borehole measurement	00:00:05	0.0	1.1	16.3	0.0	0				
	00:00:30	0.0	9.6	2.8	0.0	0				
	00:01:00	0.0	9.7	2.3	0.0	0				
	00:02:00	0.0	9.7	2.4	0.0	0				
	00:03:00	0.0	9.8	2.4	0.0	0				
	00:04:00	0.0	9.8	2.4	0.0	0				
	00:05:00									
	00:06:00									
	00:07:00									
	00:08:00									
	00:09:00									
	00:10:00									

Samples		Notes;
1 Litre Plastic		
1 Litre Glass		
40ml Vial		
Gas sample (Tedlar bag)		
		Check for Oil on water surface if encountered - inform engineer

Job Number:	22329	Weather	* Delete as appropriate			
Site Name:	Highgate	Wind	Still			
BH/WS ID:	WS102	Cloud Cover	None			
Date:	07/05/2026	Precipitation	Dry			
Start Time:	12:00:00 PM	Ground Conditions	Dry			

Gas Monitor:*	Gas Data GFM 435 11555	or	LMS 1912	Step 3	
PID:*	Multirae M01C011991	or	Procheck Tiger T111179	Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*	Dual Phase	or	Single Phase	1.96	4.00

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	0	0.0	20.5	0	0	999		
mea	00:00:05		mea	00:00:05	0.0	0	0.2	20.6	0	0	0	
	00:00:30			00:00:30	0.0	0	9.6	5.8	0	0	0	
	00:01:00			00:01:00	0.0	0	9.8	5.2	0	0	0	
	00:02:00			00:02:00	0.0	0	9.9	5.0	0	0	0	
	00:03:00			00:03:00	0.0	0	10.0	4.8	0	0	0	
	00:04:00			00:04:00	0.0	0	10.0	4.8	0	0	0	
	00:05:00			00:05:00								
	00:06:00			00:06:00								
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00		00:09:00										
00:10:00		00:10:00										

Samples	Notes;
1 Litre Plastic	ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass	
40ml Vial	
Gas sample (Tedlar bag etc)	

Job Number:	22329	Weather	* Delete as appropriate			
Site Name:	Highgate	Wind	Still			
BH/WS ID:	WS101	Cloud Cover	None			
Date:	07/05/2026	Precipitation	Dry			
Start Time:	12:00:00 PM	Ground Conditions	Dry			

Gas Monitor:*	Gas Data GFM 435 11555	or	LMS 1912	Step 3	
PID:*	Multirae M01C011991	or	Procheck Tiger T111179	Depth to Water (m bgl)	Base of Hole (m bgl)
Dip meter:*	Dual Phase	or	Single Phase	1.90	3.78

Step 1			Step 2									
Monitoring interval	Flow L/hr	DP Pa	Monitoring interval	CH ₄ % v/v	LEL CH ₄ %	CO ₂ % v/v	O ₂ % v/v	H ₂ S ppm	Co ppm	aP mb	VOC (PPM)	Temp (°C)
Atmosphere	0.0	0	Atmosphere	0.0	0	0.0	20.5	0	0	999		
mea	00:00:05		mea	00:00:05	0.0	0	9.7	12.2	0	0	0	
	00:00:30			00:00:30	0.0	0	1.3	19.7	0	0	0	
	00:01:00			00:01:00	0.0	0	1.3	19.9	0	0	0	
	00:02:00			00:02:00	0.0	0	1.2	19.9	0	0	0	
	00:03:00			00:03:00	0.0	0	1.2	19.9	0	0	0	
	00:04:00			00:04:00	0.0	0	1.2	1.9	0	0	0	
	00:05:00			00:05:00								
	00:06:00			00:06:00								
	00:07:00			00:07:00								
	00:08:00			00:08:00								
00:09:00		00:09:00										
00:10:00		00:10:00										

Samples		Notes;
1 Litre Plastic		ONE HOLE PER SHEET. PLEASE RECORD GAS CONCENTRATIONS AT INTERVALS INDICATED ON THE SHEET OR UNTIL THE READINGS STABILISE.
1 Litre Glass		
40ml Vial		
Gas sample (Tedlar bag etc)		

Appendix D Information Provided by the Client

Schedule - Bedroom Total		
Level	Name	Area
Level 00	Bedroom	19.4 m²
Level 00	Bedroom	23.0 m²
Level 00	Bedroom	18.6 m²
Level 00	Bedroom	22.3 m²
Level 00	Bedroom	20.4 m²
Level 00	Bedroom	20.5 m²
Level 00	Bedroom	19.7 m²
Level 00	Bedroom	18.7 m²
Level 00	Bedroom	20.3 m²
Level 00	Bedroom	22.2 m²

Level 00: 10

Level 01	Bedroom	23.2 m²
Level 01	Bedroom	23.2 m²
Level 01	Bedroom	24.3 m²
Level 01	Bedroom	23.5 m²
Level 01	Bedroom	22.8 m²
Level 01	Bedroom	22.6 m²
Level 01	Bedroom	19.0 m²
Level 01	Bedroom	21.0 m²
Level 01	Bedroom	20.5 m²
Level 01	Bedroom	23.4 m²
Level 01	Bedroom	23.0 m²
Level 01	Bedroom	20.7 m²
Level 01	Bedroom	20.7 m²
Level 01	Bedroom	19.9 m²
Level 01	Bedroom	21.2 m²
Level 01	Bedroom	19.2 m²
Level 01	Bedroom	19.7 m²
Level 01	Bedroom	21.3 m²
Level 01	Bedroom	21.3 m²

Level 01: 19

Level 02	Bedroom	22.0 m²
Level 02	Bedroom	19.7 m²
Level 02	Bedroom	24.3 m²
Level 02	Bedroom	23.2 m²
Level 02	Bedroom	23.2 m²
Level 02	Bedroom	20.5 m²
Level 02	Bedroom	21.2 m²
Level 02	Bedroom	24.7 m²
Level 02	Bedroom	23.8 m²
Level 02	Bedroom	22.0 m²
Level 02	Bedroom	20.3 m²
Level 02	Bedroom	20.4 m²
Level 02	Bedroom	23.7 m²
Level 02	Bedroom	23.9 m²
Level 02	Bedroom	22.3 m²
Level 02	Bedroom	24.2 m²
Level 02	Bedroom	20.8 m²

Level 02: 17
Grand total: 46

Schedule - Suite Total		
Level	Name	Area

Level 01	Suite	34.4 m²
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Level 01: 1

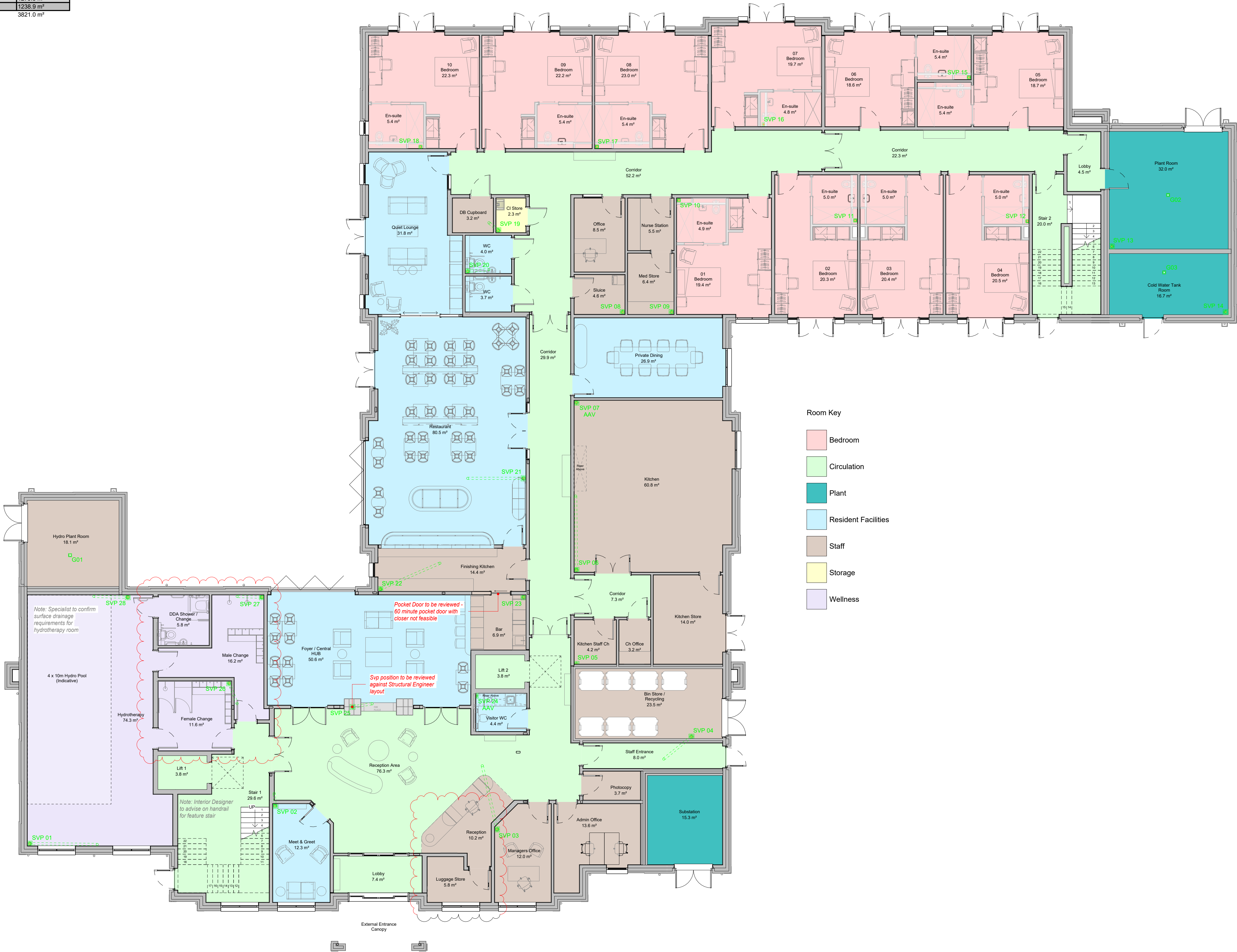
Level 02	Suite	37.0 m²
Level 02	Suite	38.1 m²
Level 02	Guest Suite	43.0 m²

Level 02: 3
Grand total: 4

Note: GA Plans drawing to be read inline with latest Structural Engineer drawings

Area Schedule (GIA)	
Level	Area
Level 00	1219.1 m²
Level 01	1206.7 m²
Level 02	1178.2 m²
Grand total	3604.0 m²

Area Schedule (GEA)	
Level	Area
Level 00	1302.7 m²
Level 01	1279.3 m²
Level 02	1238.9 m²
Grand total	3821.0 m²



Room Key

- Bedroom
- Circulation
- Plant
- Resident Facilities
- Staff
- Storage
- Wellness

A	Drawing updated to suit latest Interior Designer's layout, received 17.06.25.	JA	01.07.25
REV	DESCRIPTION	BY	DATE



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NOTE:
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CLIENT
Highgate Care Ltd

PROJECT
Highgate Wellness Clinic & Hotel

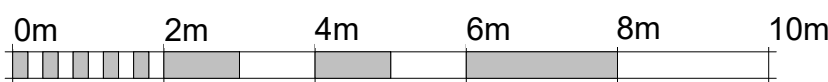
DRAWING TITLE
Proposed Ground Floor GA Plan

DRAWING STATUS
TENDER

SCALE AT A1: 1 : 100	DATE: 30.01.25	DRAWN: JA	CHECKED: NJ
PROJECT NO: D01-02	DRAWING NO.: 101	REVISION: A	

Ground Floor GA Plan

1 : 100



VISUAL SCALE 1:100

Schedule - Bedroom Total		
Level	Name	Area
Level 00	Bedroom	19.4 m²
Level 00	Bedroom	23.0 m²
Level 00	Bedroom	18.6 m²
Level 00	Bedroom	22.3 m²
Level 00	Bedroom	20.4 m²
Level 00	Bedroom	20.5 m²
Level 00	Bedroom	19.7 m²
Level 00	Bedroom	18.7 m²
Level 00	Bedroom	20.3 m²
Level 00	Bedroom	22.2 m²

Level 00: 10

Level 01	Bedroom	23.2 m²
Level 01	Bedroom	23.2 m²
Level 01	Bedroom	24.3 m²
Level 01	Bedroom	23.5 m²
Level 01	Bedroom	22.8 m²
Level 01	Bedroom	22.6 m²
Level 01	Bedroom	19.0 m²
Level 01	Bedroom	21.0 m²
Level 01	Bedroom	20.5 m²
Level 01	Bedroom	23.4 m²
Level 01	Bedroom	23.0 m²
Level 01	Bedroom	20.7 m²
Level 01	Bedroom	20.7 m²
Level 01	Bedroom	19.9 m²
Level 01	Bedroom	21.2 m²
Level 01	Bedroom	19.2 m²
Level 01	Bedroom	19.7 m²
Level 01	Bedroom	21.3 m²
Level 01	Bedroom	21.3 m²

Level 01: 19

Level 02	Bedroom	22.0 m²
Level 02	Bedroom	19.7 m²
Level 02	Bedroom	24.3 m²
Level 02	Bedroom	23.2 m²
Level 02	Bedroom	23.2 m²
Level 02	Bedroom	20.5 m²
Level 02	Bedroom	21.2 m²
Level 02	Bedroom	24.7 m²
Level 02	Bedroom	23.8 m²
Level 02	Bedroom	22.0 m²
Level 02	Bedroom	20.3 m²
Level 02	Bedroom	20.4 m²
Level 02	Bedroom	23.7 m²
Level 02	Bedroom	23.9 m²
Level 02	Bedroom	22.3 m²
Level 02	Bedroom	24.2 m²
Level 02	Bedroom	20.8 m²

Level 02: 17
Grand total: 46

Schedule - Suite Total		
Level	Name	Area

Level 01	Suite	34.4 m²
----------	-------	---------

Level 01: 1

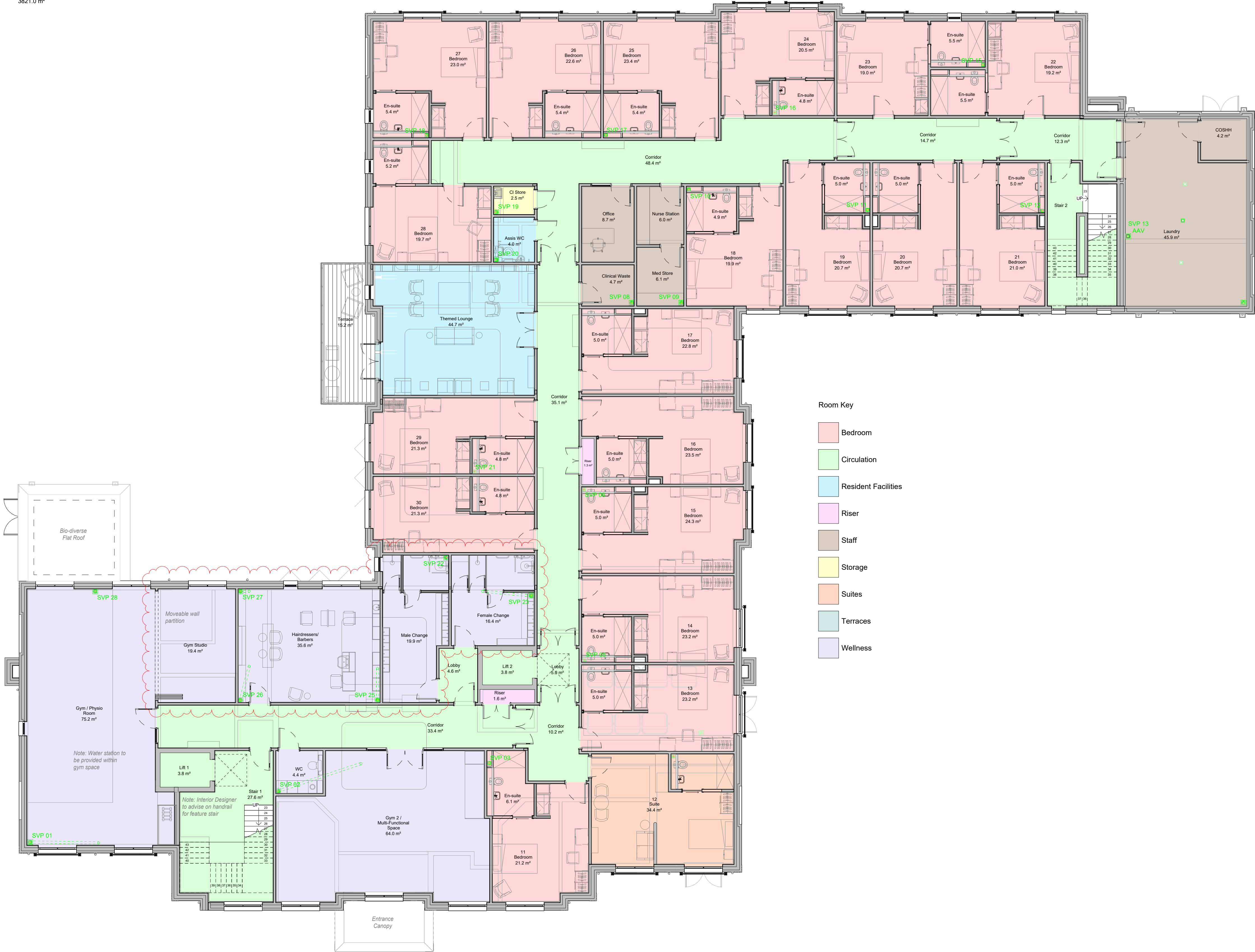
Level 02	Suite	37.0 m²
Level 02	Suite	38.1 m²
Level 02	Guest Suite	43.0 m²

Level 02: 3
Grand total: 4

Note: GA Plans drawing to be read inline with latest Structural Engineer drawings

Area Schedule (GIA)		
Level	Area	
Level 00	1219.1 m²	
Level 01	1206.7 m²	
Level 02	1178.2 m²	
Grand total	3604.0 m²	

Area Schedule (GEA)		
Level	Area	
Level 00	1302.7 m²	
Level 01	1279.3 m²	
Level 02	1238.9 m²	
Grand total	3821.0 m²	



Room Key

- Bedroom
- Circulation
- Resident Facilities
- Riser
- Staff
- Storage
- Suites
- Terraces
- Wellness

B	Drawing updated to suit latest Interior Designer's layout, received 17.08.25.	JA	01.07.25
A	Drawing updated to suit Client team comments received via email dated 25.06.25	JA	25.06.25
REV	DESCRIPTION	BY	DATE



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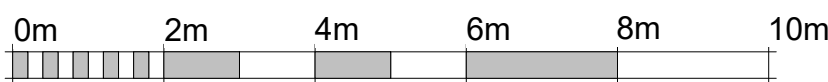
CLIENT
Highgate Care Ltd

PROJECT
Highgate Wellness Clinic & Hotel

DRAWING TITLE
Proposed First Floor GA Plan

DRAWING STATUS
TENDER

SCALE AT A1: 1 : 100	DATE: 30.01.25	DRAWN: JA	CHECKED: NJ
PROJECT NO: D01-02	DRAWING NO.: 102	REVISION: B	



VISUAL SCALE 1:100

First Floor GA Plan

1 : 100

Schedule - Bedroom Total		
Level	Name	Area
Level 00	Bedroom	19.4 m²
Level 00	Bedroom	23.0 m²
Level 00	Bedroom	18.6 m²
Level 00	Bedroom	22.3 m²
Level 00	Bedroom	20.4 m²
Level 00	Bedroom	20.5 m²
Level 00	Bedroom	19.7 m²
Level 00	Bedroom	18.7 m²
Level 00	Bedroom	20.3 m²
Level 00	Bedroom	22.2 m²

Level 00: 10

Level 01	Bedroom	23.2 m²
Level 01	Bedroom	23.2 m²
Level 01	Bedroom	24.3 m²
Level 01	Bedroom	23.5 m²
Level 01	Bedroom	22.8 m²
Level 01	Bedroom	22.6 m²
Level 01	Bedroom	19.0 m²
Level 01	Bedroom	21.0 m²
Level 01	Bedroom	20.5 m²
Level 01	Bedroom	23.4 m²
Level 01	Bedroom	23.0 m²
Level 01	Bedroom	20.7 m²
Level 01	Bedroom	20.7 m²
Level 01	Bedroom	19.9 m²
Level 01	Bedroom	21.2 m²
Level 01	Bedroom	19.2 m²
Level 01	Bedroom	19.7 m²
Level 01	Bedroom	21.3 m²
Level 01	Bedroom	21.3 m²

Level 01: 19

Level 02	Bedroom	22.0 m²
Level 02	Bedroom	19.7 m²
Level 02	Bedroom	24.3 m²
Level 02	Bedroom	23.2 m²
Level 02	Bedroom	23.2 m²
Level 02	Bedroom	20.5 m²
Level 02	Bedroom	21.2 m²
Level 02	Bedroom	24.7 m²
Level 02	Bedroom	23.8 m²
Level 02	Bedroom	22.0 m²
Level 02	Bedroom	20.3 m²
Level 02	Bedroom	20.4 m²
Level 02	Bedroom	23.7 m²
Level 02	Bedroom	23.9 m²
Level 02	Bedroom	22.3 m²
Level 02	Bedroom	24.2 m²
Level 02	Bedroom	20.8 m²

Level 02: 17

Grand total: 46

Schedule - Suite Total		
Level	Name	Area

Level 01	Suite	34.4 m²
----------	-------	---------

Level 01: 1

Level 02	Suite	37.0 m²
Level 02	Suite	38.1 m²
Level 02	Guest Suite	43.0 m²

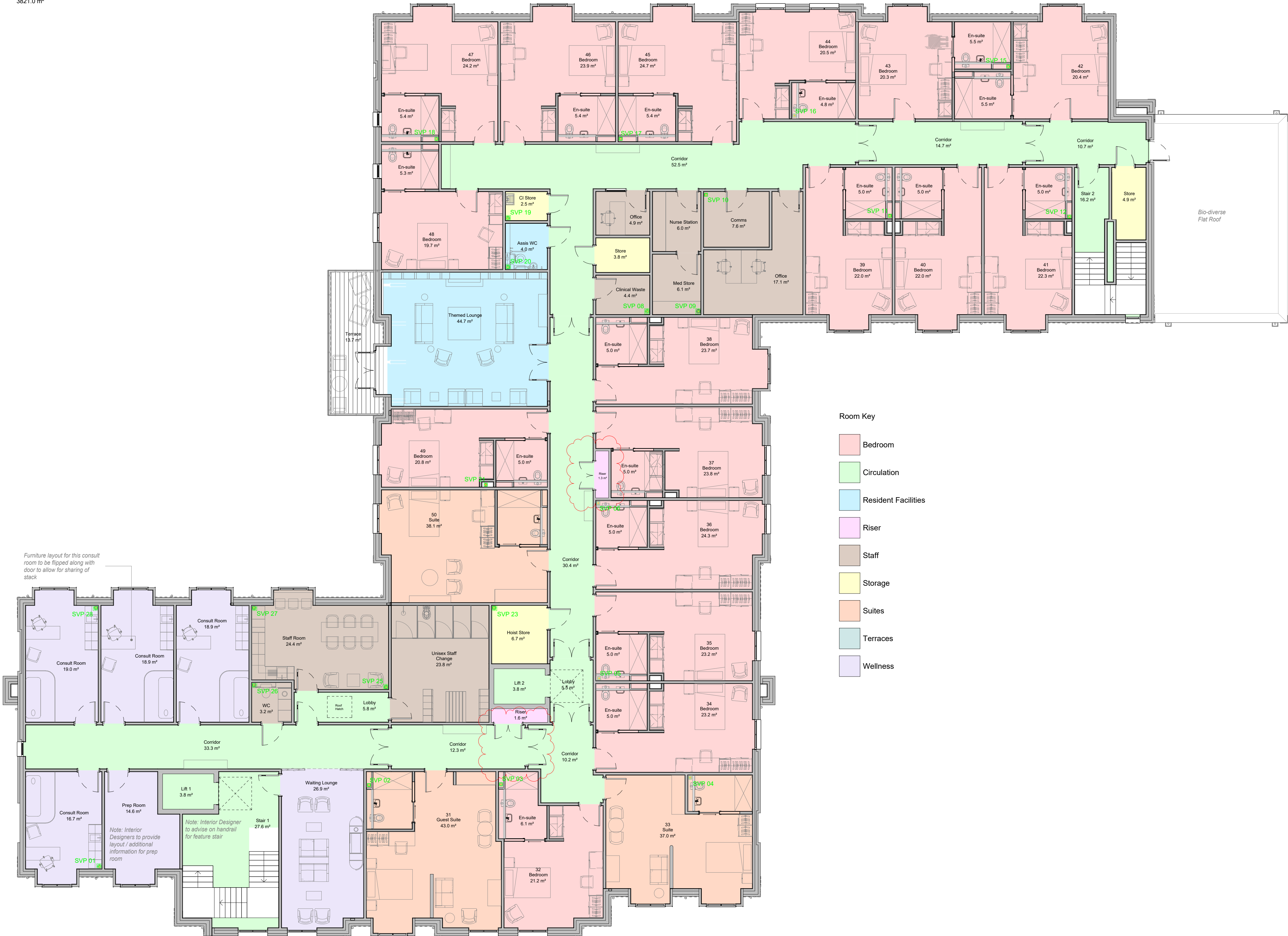
Level 02: 3

Grand total: 4

Note: GA Plans drawing to be read inline with latest Structural Engineer drawings

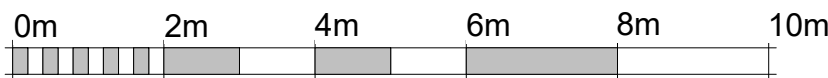
Area Schedule (GIA)	
Level	Area
Level 00	1219.1 m²
Level 01	1206.7 m²
Level 02	1178.2 m²
Grand total	3604.0 m²

Area Schedule (GEA)	
Level	Area
Level 00	1302.7 m²
Level 01	1279.3 m²
Level 02	1238.9 m²
Grand total	3821.0 m²



Second Floor GA Plan

1 : 100



VISUAL SCALE 1:100

A	Drawing updated to suit Client team comments received via email dated 25.06.25	JA	25.06.25
REV	DESCRIPTION	BY	DATE

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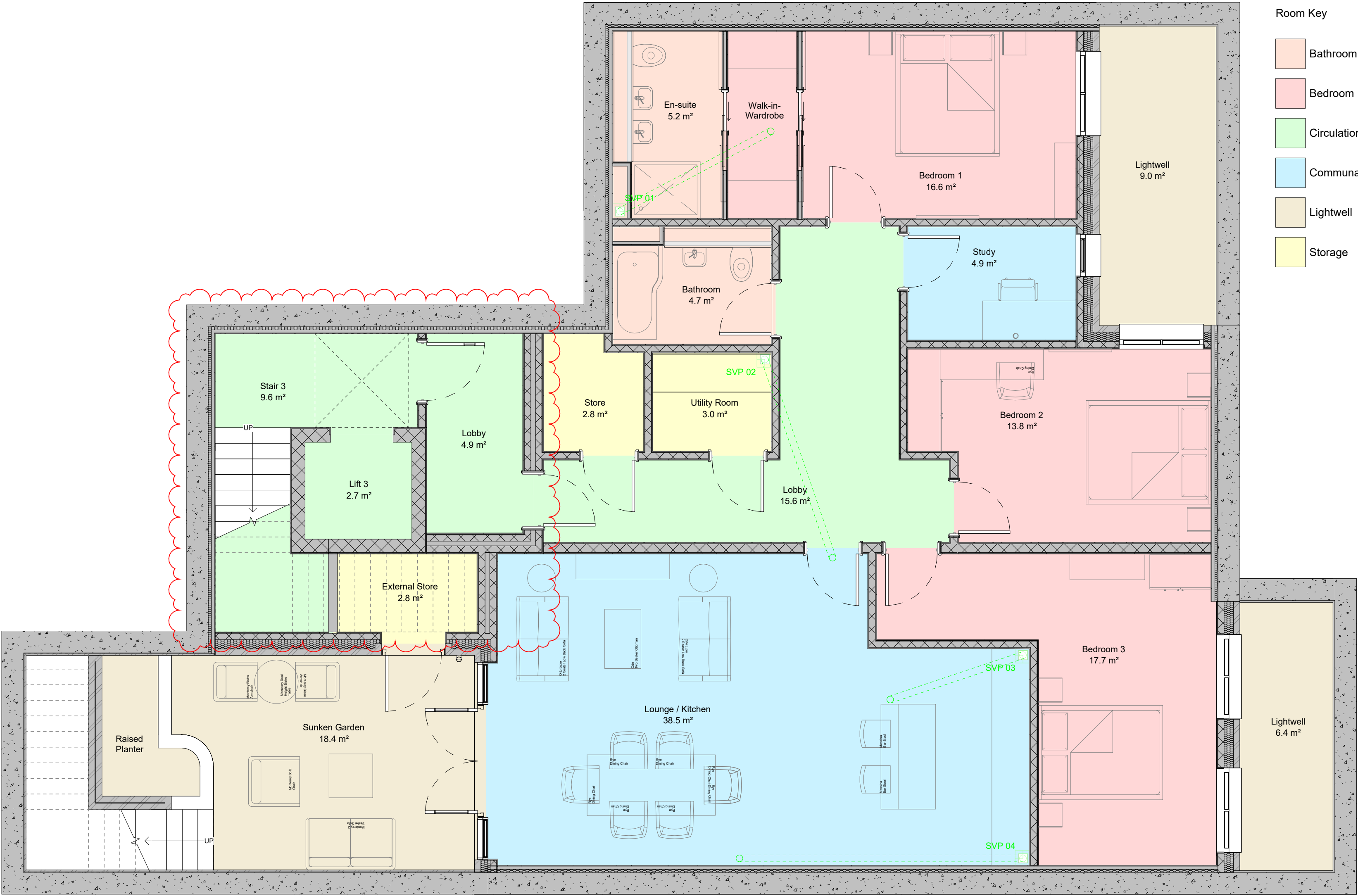
CLIENT
Highgate Care Ltd

PROJECT				Highgate Wellness Clinic & Hotel			
DRAWING TITLE							
Proposed Second Floor GA Plan							
DRAWING STATUS							
TENDER							
SCALE AT A1:		DATE:		DRAWN:		CHECKED:	
1 : 100		30.01.25		JA		NJ	
PROJECT NO:		DRAWING NO.:		REVISION:			
D01-02		103		A			

Area Schedule (Flats Area)		
Name	Level	Area
Flat 1	-01 Basement Floor	129.9 m²
-01 Basement Floor: 1		
Flat 2	00 Ground Floor	69.1 m²
Flat 3	00 Ground Floor	52.6 m²
00 Ground Floor: 2		
Flat 4	01 First Floor	79.2 m²
Flat 5	01 First Floor	59.8 m²
01 First Floor: 2		
Flat 7	02 Second Floor	59.8 m²
Flat 6	02 Second Floor	79.2 m²
02 Second Floor: 2		
Flat 8	03 Third Floor	58.8 m²
Flat 9	03 Third Floor	53.3 m²
03 Third Floor: 2		
Grand total: 9		

Area Schedule (GIA)	
Level	Area
-01 Basement Floor	159.3 m²
00 Ground Floor	183.1 m²
01 First Floor	185.5 m²
02 Second Floor	185.5 m²
03 Third Floor	157.5 m²
Grand total	
870.9 m²	

Area Schedule (GEA)	
Level	Area
-01 Basement Floor	231.9 m²
00 Ground Floor	206.9 m²
01 First Floor	206.9 m²
02 Second Floor	206.9 m²
03 Third Floor	178.9 m²
Grand total	
1031.6 m²	

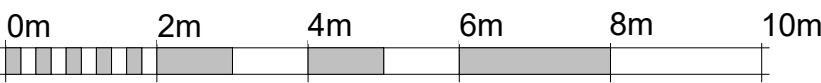


Room Key

- Bathroom
- Bedroom
- Circulation
- Communal
- Lightwell
- Storage

Basement GA Plan

1 : 50



VISUAL SCALE 1:100

REV	DESCRIPTION	BY	DATE
A	Stair & lift core re-configured to allow lift to open into stair core - change made in line with Fire Engineer comment dated 04.07.25. Minor amendments also made to suit.	JA	09.07.25



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CLIENT
Highgate Care Ltd

PROJECT
Highgate Residential Flats

DRAWING TITLE
Proposed Basement Floor GA Plan

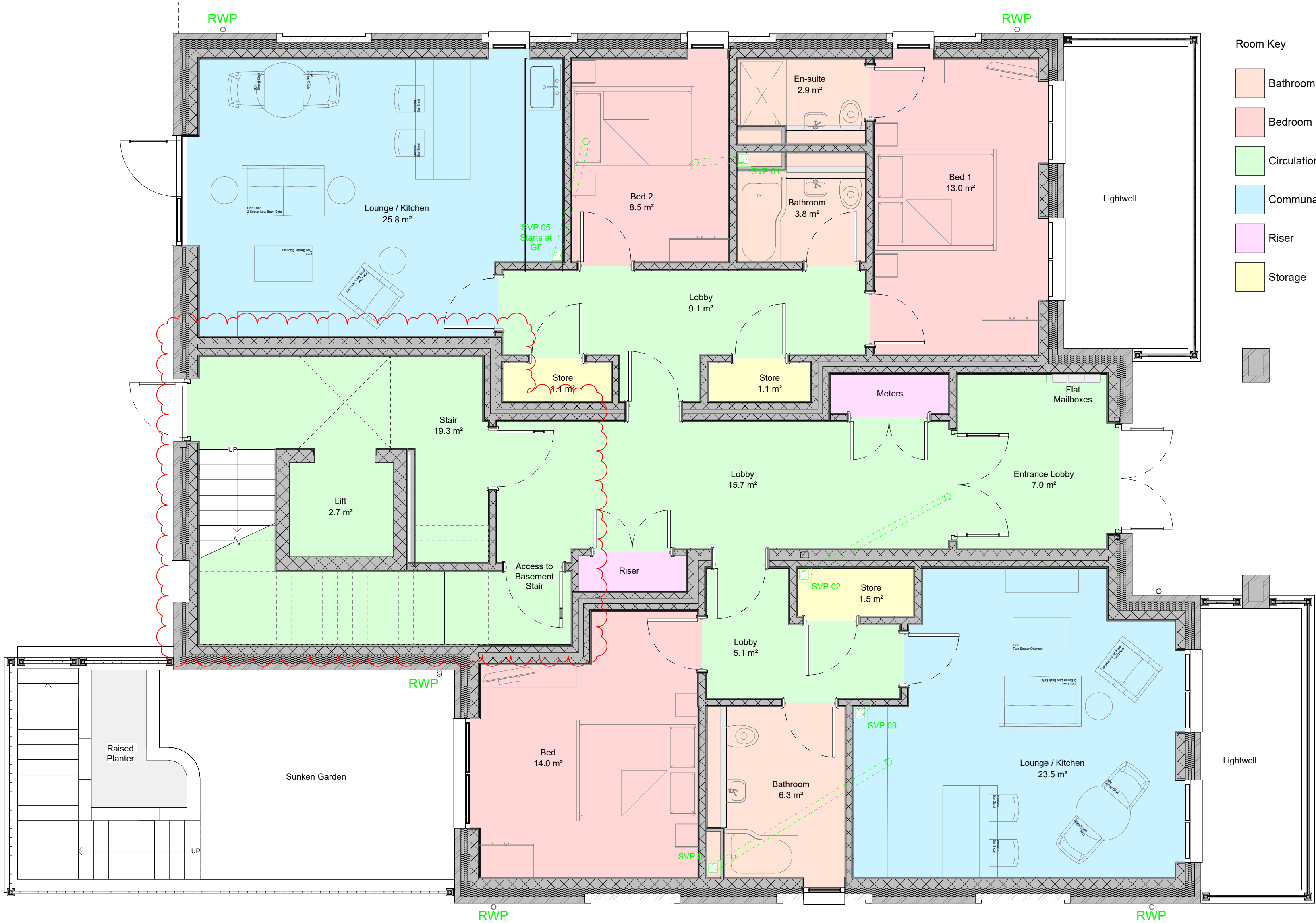
DRAWING STATUS
TENDER

SCALE AT A1: 1 : 50	DATE: 06.02.25	DRAWN: JA	CHECKED: NJ
PROJECT NO: D01-03	DRAWING NO.: 101	REVISION: A	

Area Schedule (Flats Area)		
Name	Level	Area
Flat 1	-01 Basement Floor	129.9 m²
-01 Basement Floor: 1		
Flat 2	00 Ground Floor	69.1 m²
Flat 3	00 Ground Floor	52.6 m²
00 Ground Floor: 2		
Flat 4	01 First Floor	79.2 m²
Flat 5	01 First Floor	59.8 m²
01 First Floor: 2		
Flat 7	02 Second Floor	59.8 m²
Flat 6	02 Second Floor	79.2 m²
02 Second Floor: 2		
Flat 8	03 Third Floor	58.8 m²
Flat 9	03 Third Floor	53.3 m²
03 Third Floor: 2		
Grand total: 9		

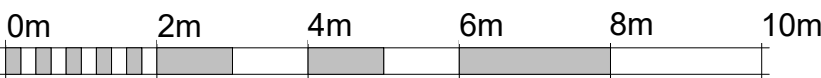
Area Schedule (GIA)	
Level	Area
-01 Basement Floor	159.3 m²
00 Ground Floor	183.1 m²
01 First Floor	185.5 m²
02 Second Floor	185.5 m²
03 Third Floor	157.5 m²
Grand total	
870.9 m²	

Area Schedule (GEA)	
Level	Area
-01 Basement Floor	231.9 m²
00 Ground Floor	206.9 m²
01 First Floor	206.9 m²
02 Second Floor	206.9 m²
03 Third Floor	178.9 m²
Grand total	
1031.6 m²	



Ground Floor GA Plan

1 : 50



VISUAL SCALE 1:100

REV	DESCRIPTION	BY	DATE
B	Stair & lift core re-configured to allow lift to open into stair core - change made in line with Fire Engineer comment dated 04.07.25. Minor amendments also made to suit.	JA	09.07.25
A	Drawing updated to suit Client team comments received via email dated 25.06.25	JA	26.06.25



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CLIENT
Highgate Care Ltd

PROJECT
Highgate Residential Flats

DRAWING TITLE
Proposed Ground Floor GA Plan

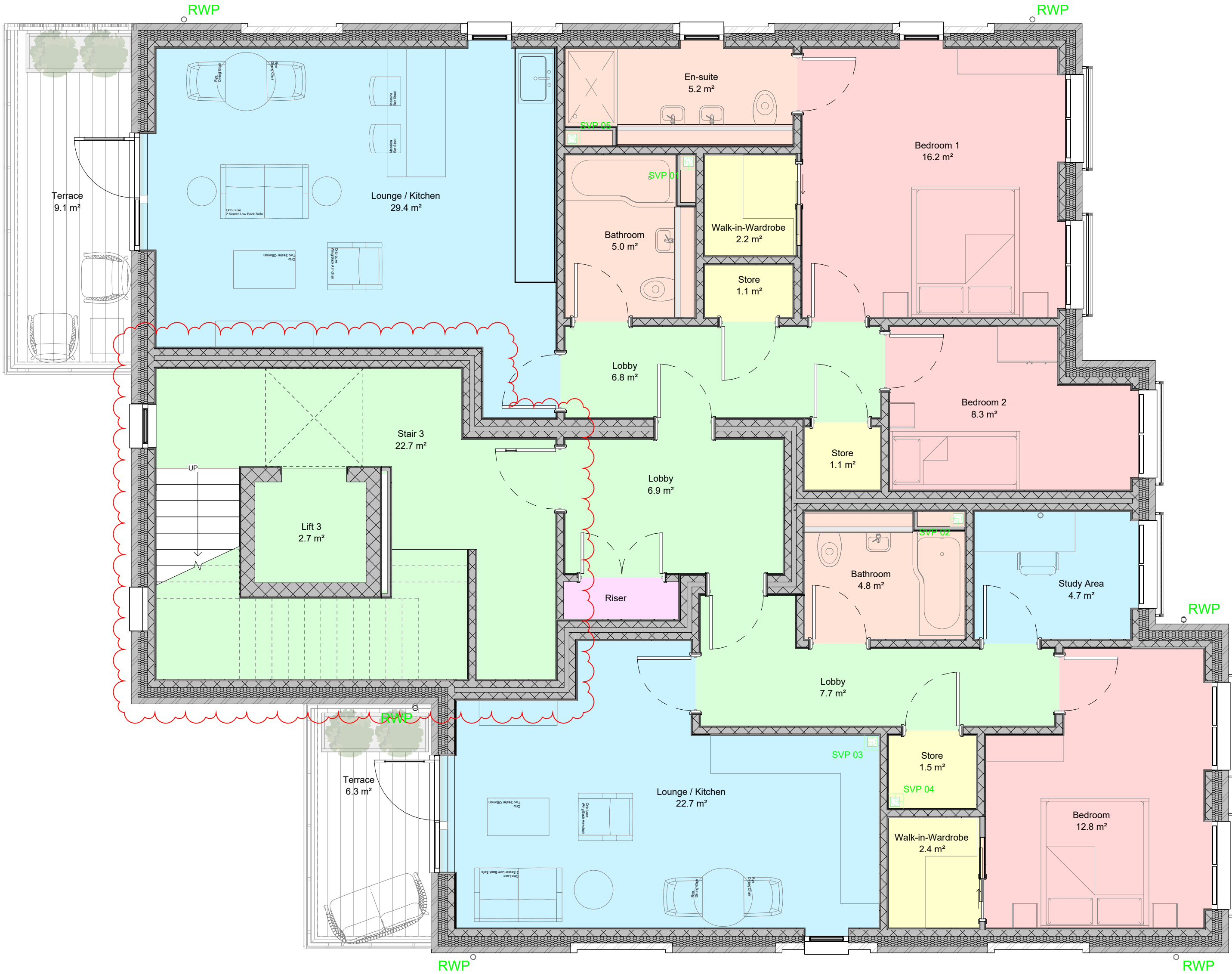
DRAWING STATUS
TENDER

SCALE AT A1: 1 : 50	DATE: 06.02.25	DRAWN: JA	CHECKED: NJ
PROJECT NO: D01-03	DRAWING NO.: 102	REVISION: B	

Area Schedule (Flats Area)		
Name	Level	Area
Flat 1	-01 Basement Floor	129.9 m²
-01 Basement Floor: 1		
Flat 2	00 Ground Floor	69.1 m²
Flat 3	00 Ground Floor	52.6 m²
00 Ground Floor: 2		
Flat 4	01 First Floor	79.2 m²
Flat 5	01 First Floor	59.8 m²
01 First Floor: 2		
Flat 7	02 Second Floor	59.8 m²
Flat 6	02 Second Floor	79.2 m²
02 Second Floor: 2		
Flat 8	03 Third Floor	58.8 m²
Flat 9	03 Third Floor	53.3 m²
03 Third Floor: 2		
Grand total: 9		

Area Schedule (GIA)	
Level	Area
-01 Basement Floor	159.3 m ²
00 Ground Floor	183.1 m ²
01 First Floor	185.5 m ²
02 Second Floor	185.5 m ²
03 Third Floor	157.5 m ²
Grand total	870.9 m ²

Area Schedule (GEA)	
Level	Area
-01 Basement Floor	231.9 m ²
00 Ground Floor	206.9 m ²
01 First Floor	206.9 m ²
02 Second Floor	206.9 m ²
03 Third Floor	178.9 m ²
Grand total	1031.6 m ²



Room Key	
	Bathroom
	Bedroom
	Circulation
	Communal
	Riser
	Storage
	Terraces

REV	DESCRIPTION	BY	DATE
B	Stair & lift core re-configured to allow lift to open into stair core - change made in line with Fire Engineer comment dated 04.07.25. Minor amendments also made to suit.	JA	09.07.25
A	Drawing updated to suit Client team comments received via email dated 25.06.25	JA	26.06.25



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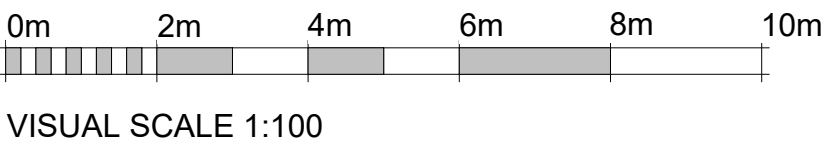
CLIENT
Highgate Care Ltd

PROJECT
Highgate Residential Flats

DRAWING TITLE
Proposed First Floor GA Plan

DRAWING STATUS
TENDER

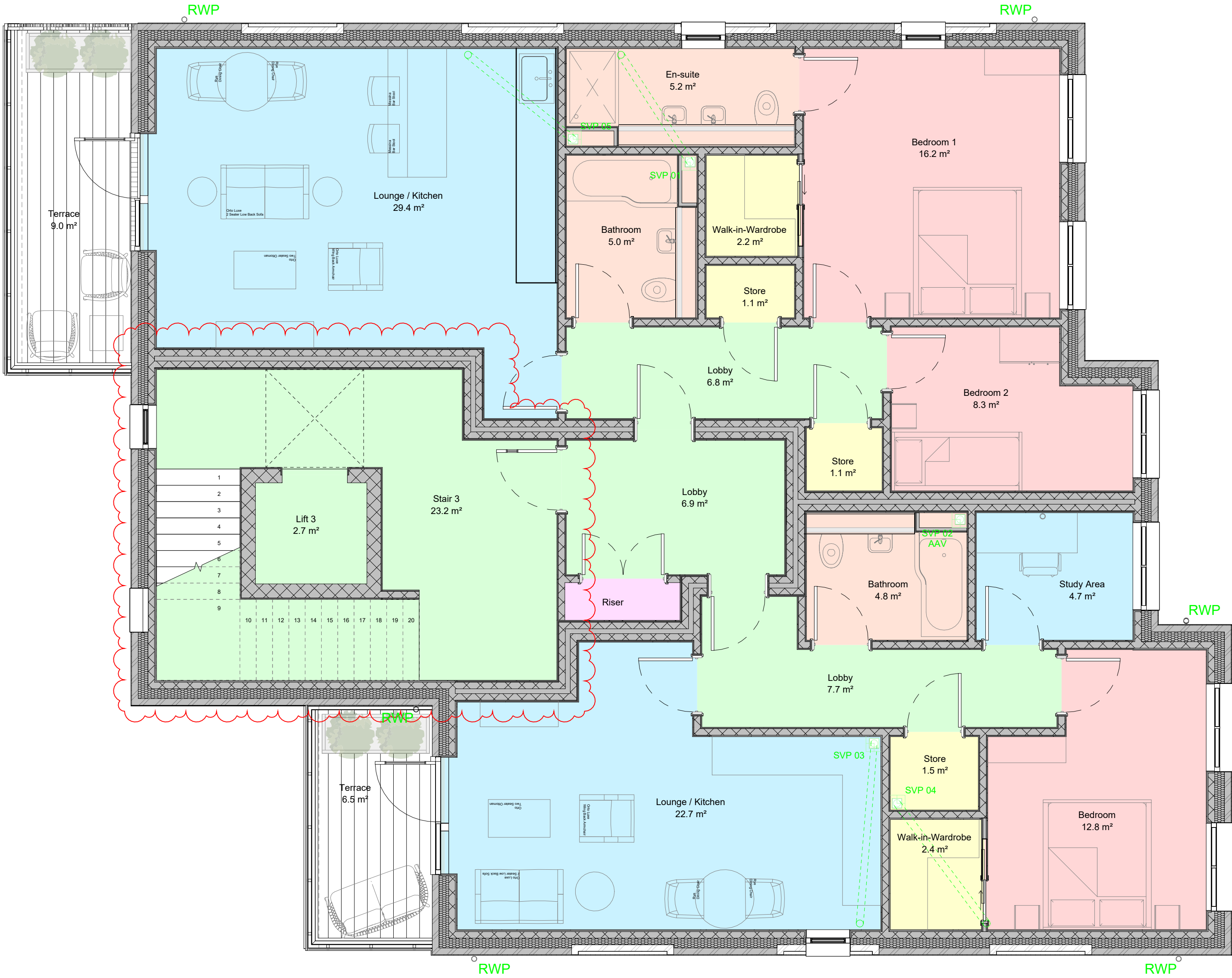
SCALE AT A1: 1 : 50	DATE: 30.01.25	DRAWN: JA	CHECKED: NJ
PROJECT NO: D01-03	DRAWING NO.: 103	REVISION: B	



Area Schedule (Flats Area)		
Name	Level	Area
Flat 1	-01 Basement Floor	129.9 m²
-01 Basement Floor: 1		
Flat 2	00 Ground Floor	69.1 m²
Flat 3	00 Ground Floor	52.6 m²
00 Ground Floor: 2		
Flat 4	01 First Floor	79.2 m²
Flat 5	01 First Floor	59.8 m²
01 First Floor: 2		
Flat 7	02 Second Floor	59.8 m²
Flat 6	02 Second Floor	79.2 m²
02 Second Floor: 2		
Flat 8	03 Third Floor	58.8 m²
Flat 9	03 Third Floor	53.3 m²
03 Third Floor: 2		
Grand total: 9		

Area Schedule (GIA)	
Level	Area
-01 Basement Floor	159.3 m²
00 Ground Floor	183.1 m²
01 First Floor	185.5 m²
02 Second Floor	185.5 m²
03 Third Floor	157.5 m²
Grand total	
870.9 m²	

Area Schedule (GEA)	
Level	Area
-01 Basement Floor	231.9 m²
00 Ground Floor	206.9 m²
01 First Floor	206.9 m²
02 Second Floor	206.9 m²
03 Third Floor	178.9 m²
Grand total	
1031.6 m²	



Room Key	
	Bathroom
	Bedroom
	Circulation
	Communal
	Riser
	Storage
	Terraces

REV	DESCRIPTION	BY	DATE
B	Stair & lift core re-configured to allow lift to open into stair core - change made in line with Fire Engineer comment dated 04.07.25. Minor amendments also made to suit.	JA	09.07.25
A	Drawing updated to suit Client team comments received via email dated 25.06.25	JA	26.06.25



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CLIENT
Highgate Care Ltd

PROJECT
Highgate Residential Flats

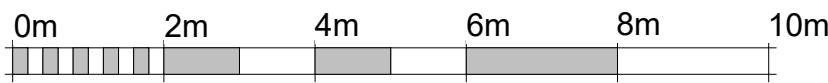
DRAWING TITLE
Proposed Second Floor GA Plan

DRAWING STATUS
TENDER

SCALE AT A1: 1 : 50	DATE: 30.01.25	DRAWN: JA	CHECKED: NJ
PROJECT NO: D01-03	DRAWING NO.: 104	REVISION: B	

Second Floor GA Plan

1 : 50

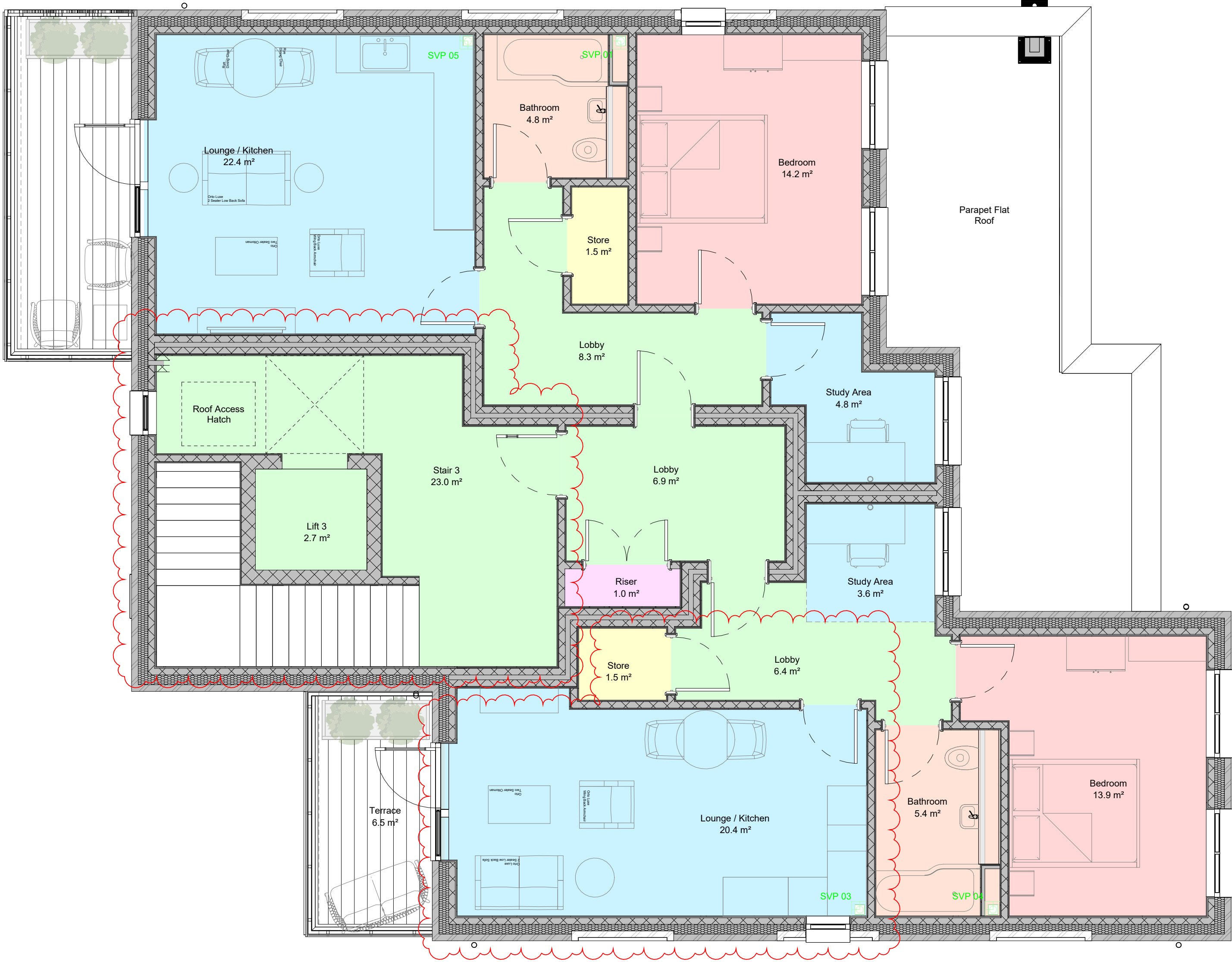


VISUAL SCALE 1:100

Area Schedule (Flats Area)		
Name	Level	Area
Flat 1	-01 Basement Floor	129.9 m²
-01 Basement Floor: 1		
Flat 2	00 Ground Floor	69.1 m²
Flat 3	00 Ground Floor	52.6 m²
00 Ground Floor: 2		
Flat 4	01 First Floor	79.2 m²
Flat 5	01 First Floor	59.8 m²
01 First Floor: 2		
Flat 7	02 Second Floor	59.8 m²
Flat 6	02 Second Floor	79.2 m²
02 Second Floor: 2		
Flat 8	03 Third Floor	58.8 m²
Flat 9	03 Third Floor	53.3 m²
03 Third Floor: 2		
Grand total: 9		

Area Schedule (GIA)	
Level	Area
-01 Basement Floor	159.3 m²
00 Ground Floor	183.1 m²
01 First Floor	185.5 m²
02 Second Floor	185.5 m²
03 Third Floor	157.5 m²
Grand total	
870.9 m²	

Area Schedule (GEA)	
Level	Area
-01 Basement Floor	231.9 m²
00 Ground Floor	206.9 m²
01 First Floor	206.9 m²
02 Second Floor	206.9 m²
03 Third Floor	178.9 m²
Grand total	
1031.6 m²	



Room Key	
	Bathroom
	Bedroom
	Circulation
	Communal
	Riser
	Storage
	Terraces

REV	DESCRIPTION	BY	DATE
B	Stair & lift core re-configured to allow lift to open into stair core - change made in line with Fire Engineer comment dated 04.07.25. Minor amendments also made to suit.	JA	09.07.25
A	Drawing updated to suit Client team comments received via email dated 25.06.25	JA	26.06.25



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CLIENT
Highgate Care Ltd

PROJECT
Highgate Residential Flats

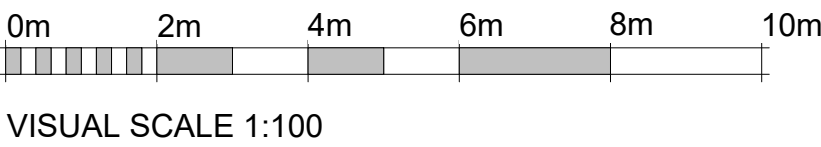
DRAWING TITLE
Proposed Third Floor GA Plan

DRAWING STATUS
TENDER

SCALE AT A1: 1 : 50	DATE: 30.01.25	DRAWN: JA	CHECKED: NJ
PROJECT NO: D01-03	DRAWING NO.: 105	REVISION: B	

Third Floor GA Plan

1 : 50



Key:

Proposed Trees / Shrubs

Existing Trees

Station Points

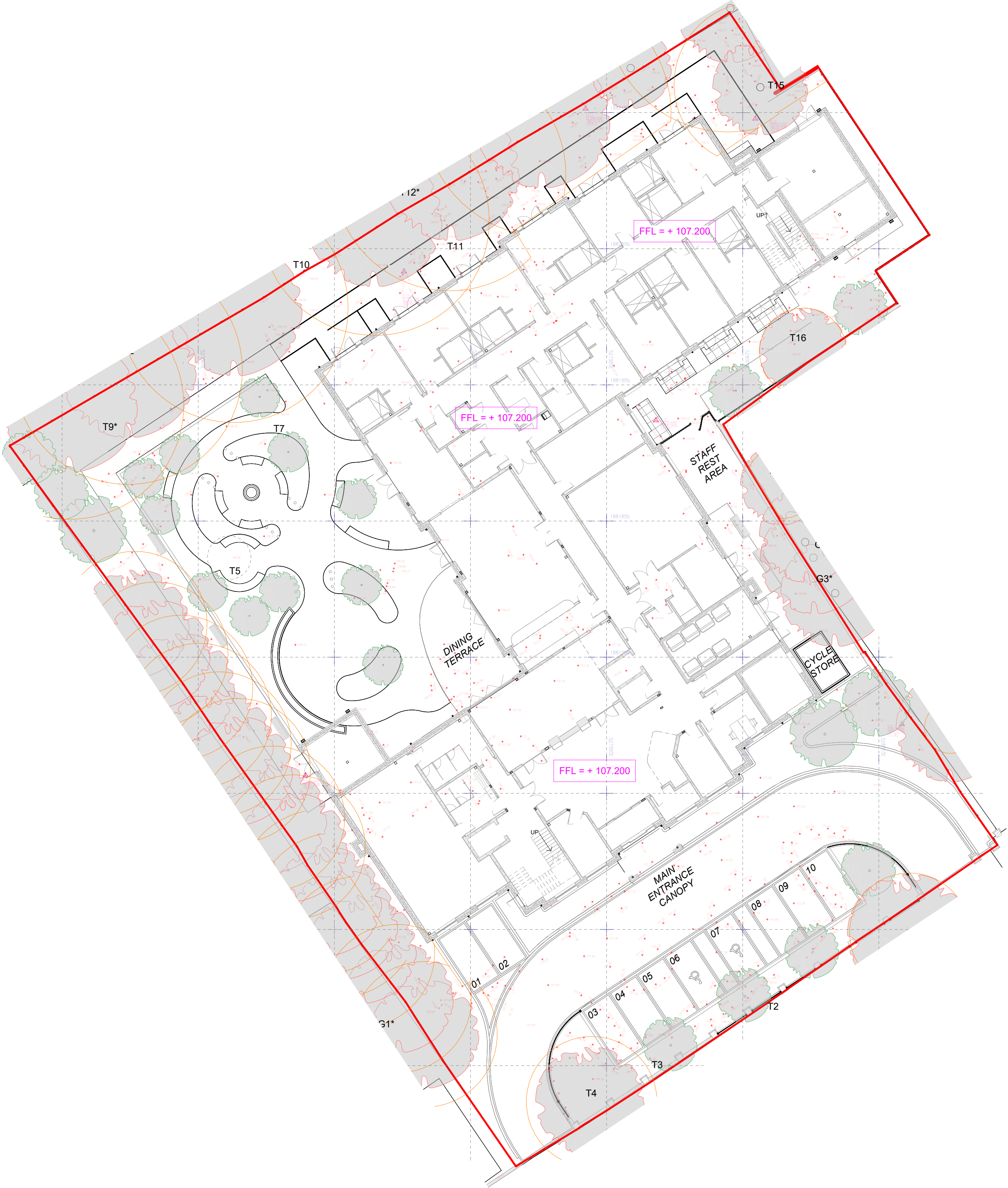
Site Boundary

Proposed Finished Floor Level

Tree RPA

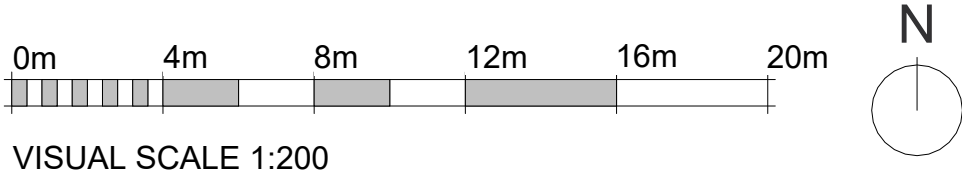
SCXX

FFL = + 107.200



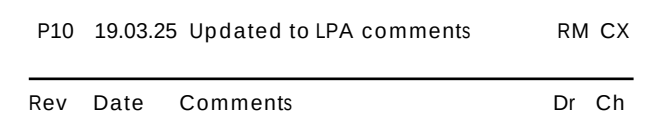
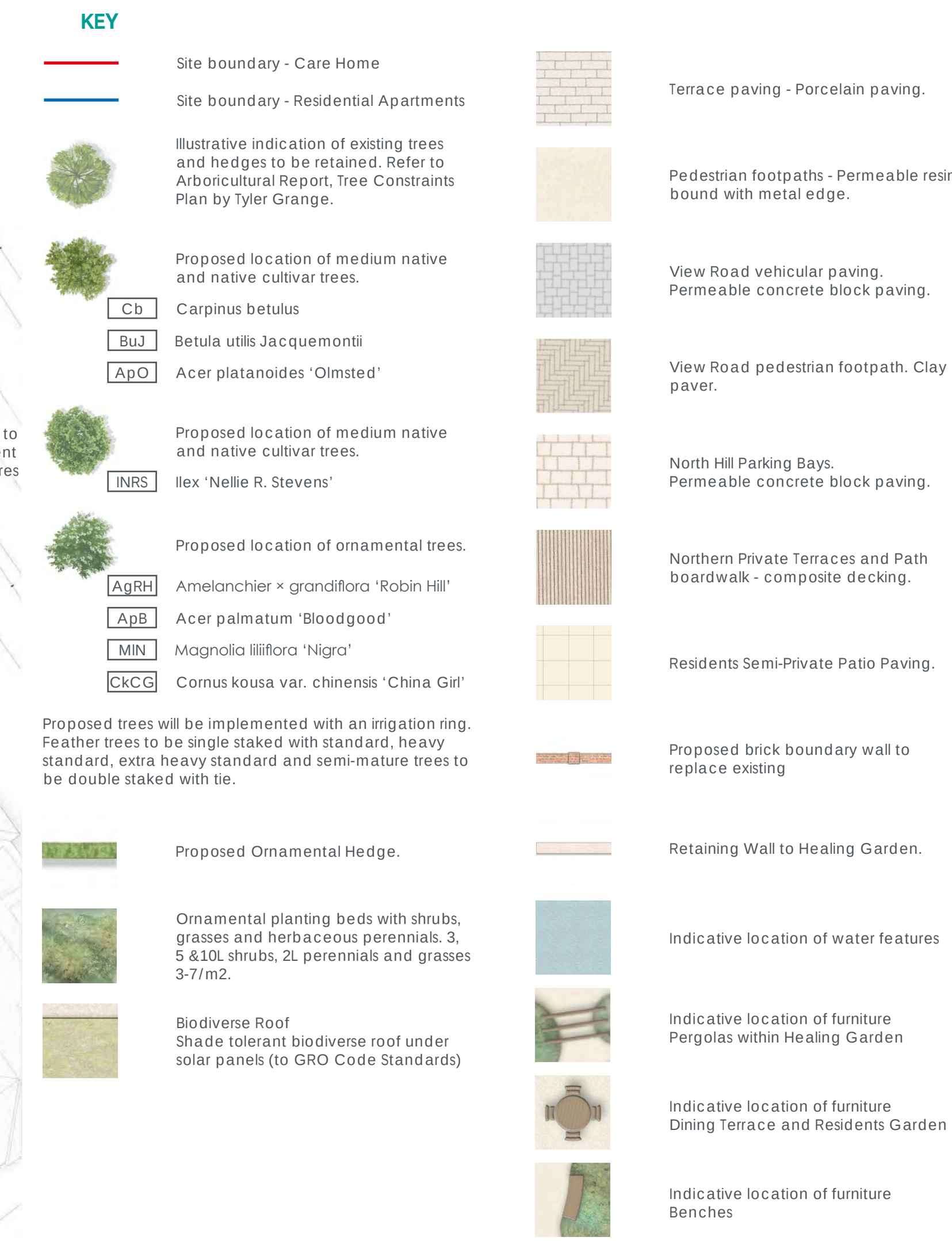
Proposed Site Plan - Working

1 : 200



PROJECT Highgate Wellness Clinic & Hotel		SCALE AT A1: As indicated	DATE: 07.03.25	DRAWN: JA	CHECKED: RM	 RM Design Group Unit 16 Escrick Business Park York North Yorkshire YO19 6FD www.rmdesigngroup.co.uk info@rmdesigngroup.co.uk 01904 233 539				
DRAWING TITLE Proposed Site Plan - Working		PROJECT NO: D01-02	DRAWING NO.: 902		REVISION:					
CLIENT Highgate Care Ltd		NOTE: DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED DESIGN TEAM AND SUB-CONSULTANT INFORMATION AND DOES NOT RELIEVE ANY PARTY OF COMPLIANCE WITH ANY APPLICABLE CODE OR LAW WHICH MAY HAVE PRIORITY OVER THIS DRAWING.								
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REV	DESCRIPTION						BY	DATE		

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Drawing Title

Illustrative Landscape Masterplan

Scale		Status
1:200 @ A1		Planning
Project	Drawing Number	Revision
21069	GUA-DR-L-001	P10
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LS	RM	December 2022

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