Phase 1 Preliminary Contaminated Land Risk Assessment Report

Compliance 4 Buildings Ltd

Technical Report Number: 202421992M1992C/001R

Our Reference: 202421979M1979C

Client: Investment SH Ltd

Site: 105 Brantwood Road, London N17 0DX

Prepared by: Justin Haves

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Title:	Phase 1 Preliminary Contaminated Land Risk Assessment Report
Project:	105 Brantwood Road, London N17 0DX
Our Reference:	202421979M1979C
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Site Address:	105 Brantwood Road, London N17 0DX
Client:	Investment SH Ltd
Date issued:	03.08.2024

QA CONTROL:

	NAME	POSITION	SIGNATURE	DATE
Prepared By	Justin Haves B.Sc (Hons), M.Sc, CEnv, CSci, MCIWEM, C.WEM, MIEMA, ACIEH	Principal Contaminated Land Consultant		03.8.24
Non-Technical Review Approved By	Elliot Hurst BSc (Hons), PGDip, AMIOA	Company Director		

REVISION HISTORY:

REVISION	DESCRIPTION	DATE	PREPARED
Final	Final	03.08.2024	Justin Haves

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Any information reported hereinafter is accepted in good faith as being accurate and valid at the time of collection. Any conclusions contained within this report have been based upon a reasonable interpretation of the data acquired.

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1.0 QUALIFICATIONS AND EXPERIENCE

The members of staff who carried out the Phase 1 Environmental Desktop Report, hold the following qualifications and status:

Justin Haves, B.Sc (Hons), M.Sc, CEnv, CSci, MCIWEM, C.WEM, MIEMA, ACIEH

Position Held:	Principal Contaminated Land Consultant
Qualifications & Affiliations:	B.Sc (Hons), M.Sc, CEnv, CSci, MCIWEM, C.WEM, MIEMA, ACIEH
Core Competences:	Phase 1, Phase 2, Phase 3 assessments, formal second opinions,

Over 21 years environmental consultancy experience including 10 years' experience as a contaminated land officer across 2 different Councils.

About Compliance 4 Buildings Ltd

Compliance 4 Buildings Ltd is a consultancy established in 2019 offering a project managed approach to building compliance and acoustics.

REGISTERED COMPANY NAME:	COMPLIANCE 4 BUILDINGS LTD
REGISTERED NUMBER:	11970383
REGISTERED ADDRESS:	88 NORTH STREET, HORNCHURCH, ESSEX, RM11 1SR

Compliance 4 Buildings Accreditations

Compliance 4 Buildings hold numerous professional accreditations. Compliance 4 Buildings is insured and Registered with all appropriate authorities. Our testing equipment is of the highest quality and fully calibrated and serviced in line with manufacturer's instructions.

2.0 EXECUTIVE SUMMARY

SECTION SUMMARY	SUMMARY
Site Details	Area: Approx. 0.03 Ha NGR: 534290, 191670 Current use: Building site (former offices) Proposed use: Residential flats
Site History	Historically, the site comprised open fields/ vacant land from at least c.1867 until c.1935/36, whereby the site formed part of a Bakery and resembled it current form. It is understood the frontage of the site was more for offices and the rear for warehouse and processing. The site appears to remain in its current use and form until at least c.1991 mapping. At the time of reporting the site was part way through its redevelopment works. Potentially contaminative land uses have been identified close to the site such as the Bakery to the rear of the site but also factories, works and warehouses as close as 10m from the site since the area appeared to be developed in the early 1930's.
Environmental Setting	The site is set in a low to moderate environmental setting the report has identified. The site is situated within a predominantly light industrial area, albeit there as some residential properties adjacent. The site is underlain by some limited drift deposits (likely removed during original construction), with the London Clay Formation extending to depth beneath the site. The geology of the site equates to a hydrological classification of a Non-Productive Strata. The nearest surface water features was noted to be 832m away from the site. The site falls within a Zone II Source Protection Zone (SPZ).
Regulatory Consultations	A review of electronically available planning applications for the site noted one reference to the site, IN/2024/0820, dated 22nd April 2024 for Increase in Height of Roof, Creation of Third-Storey Level, Installation of New Row of Windows in Front Elevation of Office Building & Associated Internal Alterations. It was accepted by the Council. Haringey Council's Environmental Health Department has confirmed that the subject site has not been designated as contaminated land as defined by Part IIA of the Environmental Protection Act 1990.
Risk Assessment	Overall, there is a low risk of ground contamination being present beneath the site and affecting potential receptors given the sites former usage as offices (likely for the bakery) and benefiting from complete hardstanding cover. During the original construction of the site it is likely much of the limited superficial deposits would have been removed as such the significant thickness of London Clay beneath the site will afford significant protection to deeper more productive aquifers and limit the potential for off-site contamination to potentially impact the site. No reports from site owners or building contractors of ground contamination being identified has been reported to our knowledge.
Conclusions	The site was built on former open fields and the site comprised office accommodation that fronted a bakery. The site has already begun redevelopment

	and was approaching final fit out phase. No traces of the former site uses was event, no signs of potential contamination was identified. Given this, no significant source of potential ground contamination has been identified from the site. However, there is a long industrial legacy of industrial usage in the surrounding area. The site benefits from complete hardstanding cover. Overall, there is a low risk of ground contamination being present beneath the site and affecting potential receptors given the sites former usage as offices (likely for the bakery). During the original construction of the site it is likely much of the limited superficial deposits would have been removed as such the significant thickness of London Clay beneath the site will afford significant protection to deeper more productive aquifers and limit the potential for off-site contamination to potentially impact the site. No reports from site owners or building contractors of ground contamination being identified has been reported to our knowledge. A prudent developer may wish to clarify the types of water pipe that the development benefits from to ensure any potential residual ground contamination (if present) wouldn't impact drinking water quality for future users of the site and or chemical attack existing pipe work. It is recommended considering consultation be undertaken with the local Water Company, to check if any upgrade in services is required.

3.0 INTRODUCTION

3.1 Background

Compliance 4 Buildings have been appointed by Investment SH Ltd the client' to undertake a Preliminary Contaminated Land Risk Assessment Report (Phase 1 Desktop Study) of the 105 Brantwood Road, London N17 0DX, hereafter referred to as ''the site''. A site location and boundary plan are included as Figure 1 and Figure 2.

It is understood the Client requires a Preliminary contaminated land Phase 1 Desktop study to be completed to ascertain any potential contamination risks to future occupiers and the wider environment.

3.2 Scope and Objectives

The purpose of this assessment is to develop an initial conceptual model of the site and establish whether there are any potentially unacceptable risks present to future occupants of the site and the wider environment.

3.3 Report Components

The desk study review comprises:

- Site walkover and use of photographs and aerial photography as appropriate;
- review of the site's current and historical land use to assess the potential for ground contamination
- review of the site's environmental setting to assess the environmental sensitivity of the site and surrounding area;
- review of any pertinent background information including any relevant reports available
- a qualitative risk assessment;
- development of a conceptual site model including risk of ground gas migration to the site; and
- provision of conclusions and recommendations.

The environmental risk assessment presented within this report has been prepared having regard to the contaminant-pathway-receptor model introduced under Part IIA of the Environmental Protection Act 1990, and associated guidance on contaminated land published by the Department of Environment, Food and Rural Affairs/ Environment Agency The methodology is essentially a qualitative assessment, based on the identification and evaluation of potential 'contaminant-pathway-receptor contaminant linkages'. Based on this risk assessment, consideration has been given to the potential for the site to be designated as 'contaminated land' (under the Local Authority contaminated land inspection strategy) as defined in Part IIA of the Environmental Protection Act 1990.

The scope of the report is in general accordance with:

- Model Procedures for the Management of Land Contamination' - Contaminated Land Report 11 (Withdrawn 8th October 2020);
- Land Contamination Risk Management (LCRM) Stage 1 Risk Assessment;
- British Standard requirements for the 'Investigation of potentially contaminated sites – Code of practice' (ref. BS10175:2017);
- National Planning Policy Framework 2012 (updated most recent Dec 2023); and
- DEFRA Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance (2012).

3.4 National Planning Policy Framework (NPPF) Section 183 Ground Conditions and Pollution

The NPPF in section 183, the relevant section for land contamination, that Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

4.0 SITE DESCRIPTION AND SURROUNDING AREA

SECTION	DESCRIPTION/ INFORMATION			
Grid Reference Centred Postcode Site Size	NGR: 534290, 191670 Post Code: N17 0DX Approx. 0.03 Ha			
This section of the report is based upon information collated on a site walkover on 2nd August 2024 and data obtained from the other sources including the internet.				
Site layout, activities, structures and operations:	The site is understood to have comprised office accommodation relating to the use of the warehouse accommodation to the rear that was/is a bakery. At the time of the walkover the site development had already progressed and was soon approaching the final fit out phase. Photographs of site at the time of the walkover can be seen in Appendix 1. The site comprised a three-storey building that was being redevelopment to form residential flat accommodation. The building was of brick construction with am apex roof. The site was relatively flat in nature and comprised complete hardstanding cover. As the refurbishment/ redevelopment was very much underway no signs of the former use was evident and also no visual or olfactory signs of ground contamination have been identified form surfaces within the property.			
Electrical Sub Stations	There were no electrical substations located within the boundary of the subject site.			
Neighbouring Land Uses	North:	Warehouse accommodation food/ bakery use		
	South:	Warehouse accommodation (food related)		
	East:	Warehouse accommodation (food related)		
	West:	Residential properties		
Historical Map Review	Map Date	Map Scale	On-Site	Off Site 100m radius
	1867	1:2500	Openfields/ vacantland	Nothing of note
	1886	1:2500	Openfields/ vacant lanc	Nothing of note
	1896	1:2500	Openfields/ vacant lanc	Nothing of note
	1913-14	1:2500	Openfields/ vacant lanc	90m south unlabeled building

	1935-36	1:2500	Bakery	10m east unlabeled buildings 60m south electrical fitting manufactory, 90m southeast manufactory.
	1956-61	1:2500	Bakery	10m east shoe factory, 20m east electrical engineering works, 60m northeast shoe factory, 10m south electrical fittings work, 90m southeast paper works.
	1969	1:2500	Bakery	10m works, 20m works, 60m northeast factory, 10m south warehouse, 80m east works 90m southeast works.
	1977	1:2500	Bakery	10m works, 20m works, 60m northeast factory, 10m south warehouse, 80m east works 90m southeast works.
	1981	1:2500	Bakery	10mworks, 20m works, 60m northeast factory, 10m south warehouse, 80m east works 90m southeast works.
	1991	1:2500	Bakery	10mworks, 20m works, 60m northeast factory, 10m south warehouse, 80m east works 90m southeast works.
Arial Photographs	Photograph Date		Site	
	09/99		Building resembling current form	
	07/13		Building resembling current form	
	07/21		Building resembling current form	
	07/22		Building resembling current form	
	Details			Distance & Direction
Landfills (500m)	There are no current or pre licensing reported landfill sites or or within 500m of the subject site.			N/A
Current Discharge Consents (1000m)	There are no current active discharge consents on or within 1000m of the subject site.			N/A

Part B LAPPC (500m)	There are four currently active Local Authority Part B LAPPC authorisations within 500m of the site. W.S Jenkins is permitted for PG6/44 Manufacture of coating materials. Edmonton Express is permitted for PG1/14 Petrol filling station. Morris Mirrors Ltd is permitted for PG6/33 Wood coating. Euroclean Dry Cleaners is permitted for PG6/46 Dry cleaning	 61m South 96m Northwest 415m East 470m West

5.0 ENVIRONMENTAL SETTING

<table>
<tr><th>SECTION</th><th colspan="2">DESCRIPTION/INFORMATION</th></tr>
<tr><td rowspan="4">Geology & Hydrogeology</td><td>STRATA</td><td>HYDROLOGICAL CLASSIFICATION</td></tr>
<tr><td>Made Ground: Made Ground is likely to be present across the site as a whole as a result of past construction and/or demolition activities.</td><td>N/A</td></tr>
<tr><td>Drift: Enfied Silt Member - Varies from silt to clay, commonly yellow-brown and massive. Average thickness of 2m</td><td>Unproductive Stratum</td></tr>
<tr><td>Solid: London Clay Formation - The London Clay mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occurs in places. Glauconite is present in some of the sands and in some clay beds, and white mica occurs at some levels.</td><td>Unproductive Stratum</td></tr>
<tr><td>Source Protection Zones (500m)</td><td colspan="2">Envirocheck data reports the site is within a Zone II (Outer Protection Zone)Source Protection Zone (SPZ).</td></tr>
<tr><td>Surface Water (1km)</td><td colspan="2">Envirocheck data states that the nearest surface water feature is located 832m westof the site, this is understood to be The Moselle, a tributary of the Thames.</td></tr>
<tr><td>Pollution Incidents (within 500m)</td><td colspan="2">There are no reported pollution incidents (significant or major) within 500m of the site.</td></tr>
<tr><td>Flood Risk</td><td colspan="2">The development site is identified by the Environment Agency (online databases viewed 1st August 2024) as being at low risk of flooding from Rivers or the Sea</td></tr>
<tr><td>COMAH Sites (500m)</td><td colspan="2">There are no COMAH (Control of Major Accident Hazard) sites within 500m of the site.</td></tr>
<tr><td>Radon</td><td colspan="2">According to Envirocheck data, the property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). As such no radon protective measures are necessary in the construction of new dwellings or extensions.</td></tr>
<tr><td>Ecology (500m)</td><td colspan="2">There are no ecological sensitive areas within 500m of the subject site</td></tr>
<tr><td>Archaeology</td><td colspan="2">An archaeological assessment is not within the bounds of this report. Nothing of specific note was identified following a historical map review.</td></tr>
</table>

Licensed Private Water Abstractions (1000m)	There are 5 current/ separate reported licensed private water abstractions on or within 1000m of the subject site. These are as follows: Jameson Chocolates Ltd 401m west of the site is authorised to abstract from groundwater under licence number 29/38/09/0020. Cannon Automotive Ltd555m west of the site is authorised to abstract from groundwate under licence number 29/38/09/0072. Secondsite Property Holdings Ltd 731m eastof the site is authorised to abstract from groundwater under licence number 29/38/09/0189. Empire Linen Services Limited802m southeast of the site is authorised to abstract from groundwater under licence number Th/038/0009/007/R01. Higgins Homes Limited 811m northeast of the site is authorised to abstract from groundwate under licence number 29/38/09/0181.

6.0 PREVIOUS ENVRIONMENTAL REPORTS & CONSULTATIONS

6.1 Existing Environmental Reports

At the time of reporting there were understood to be no contaminated land related reports relating to the site for review.

6.2 Consultation with Planning Department

Consultation with online planning department records identified the following electronic planning records for the site.

Table 1: Planning History Search Results

APPLICATION NO.	DEVELOPMENT DESCRIPTION	DATE	STATUS	DECISION
IN/2024/0820	Increase in Height of Roof, Creation of Third-Storey Level, Installation of New Row of Windows in Front Elevation of Office Building & Associated Internal Alterations.	22/4/2024	Accepted	IN Accepted

6.3 Consultation with the Councils Pollution Control Inspector (Contaminated Land)

Regulatory consultation with the Council via email on 26th July 2024 has identified the following information:

"The subject site has not been designated as contaminated land as defined by Part IIA of the Environmental Protection Act 1990."

6.4 Consultation with Petroleum Officer/ Licensing

Evidence from historical mapping records and site management do not indicate the likely potential of former above or underground storage tanks beneath the site.

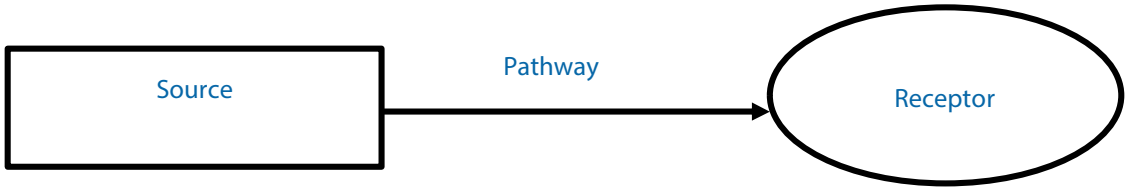
7.0 RISK ASSESSMENT

7.1 Risk Assessment Basis Measurement Methodology

This Risk Assessment consists of an appraisal of the contaminant-pathway-receptor'contaminant linkages' which is central to the approach used to determine the existence of 'contaminated land' according to the definition set out under Part IIA of the Environmental Protection Act 1990. For a risk to exist (under Part IIA), all three of the following components must be present to facilitate a potential 'pollutant linkage'.

- Source referring to a potential contaminant.
- Pathway for the contaminant to migrate to the receptor(s).
- Receptor that could be affected by the contaminant(s).

The above linkages are portrayed below in diagrammatic form:



Source "Control" Pathway Management Protection

Receptors include human beings, other living organisms, crops, controlled waters and buildings / structures. The assessment includes a qualitative review for the 'significant possibility of significant harm' (SPOSH). The mere presence of a contaminant source / hazard at a site does not mean that there will necessarily be attendant risks or that the site will be designated as 'contaminated land'. The level of risk is determined using the risk matrix presented in Tables 2 and 3 below.

Table 2: Risk Assessment Matrix, Probability and Consequence

		CONSEQUENCES			
		Severe	Medium	Mild	Minor
LIKELIHOOD	High likelihood	Very high risk	High risk	Moderate risk	Moderate/ low risk
	Likely	High risk	Moderate risk	Moderate/ low risk	Low risk
	Low likelihood	Moderate risk	Moderate/ low risk	Low risk	Very low risk
	Unlikely	Moderate/ low risk	Low risk	Very low risk	Very low Risk

Table 3: Classification on Risk Likelihood

LEVEL OF RISK	DESCRIPTION OF CLASSIFICTION
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is evidence that severe harm to a designated receptor is currently happening. If this risk is realised, it is likely to result in significant environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation (if not already undertaken) and remediation is likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. If risk is realised, it is likely to present a sizeable environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation is required and remediation work may be necessary in the short term and likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the potential environmental liability. Some remedial works may be required over the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Limited investigation may be recommended to clarify the risk, dependant on the sensitivity of the receptor and view point of those of interest. Any remedial works are likely to be fairly limited.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is likely to be mild or minor.

The acceptability of risk will always depend upon the view point of those of interest, whether it is an occupier of a site, a regulator or stakeholder. As a result, it could be that action will be required to deal with a level of risk even if it is classified as very low.

Land cannot be determined as 'contaminated land' unless there is at least one completed pollution linkage on site. The CSM is used to guide the further investigation activities at the site and it identifies potential contaminants, receptors (both on and off-site) and exposure pathways that may be present.

The identification of such potential "pollutant linkages" is a key aspect of the evaluation of potentially contaminated land. This section will identify all possible pollution linkages for the site and highlight those, which are considered to be most significant.

7.2 Initial Conceptual Site Model (CSM)

						QUALITATIVE RISK ASSESSMENT		
Source		Contaminants of Concern	Pathway	Receptor	Post Development Link Active	Likelihood of Occurrence	Consequence (severity)	Potential Risk
On-site	Office accommodation (could potential be used for warehouse accommodation historically)	Metals: Barium (Ba), Cadmium (Cd), Chromium (Cr), Copper (Cu), Lead (Pb), Mercury (Hg), Nickel (Ni), Vanadium (V), Zinc (Zn); Semi-metals and non-metals: Arsenic (As), Selenium (Se); Asbestos Petroleum Hydrocarbons. Polycyclic Aromatic hydrocarbons. Phenol SVOCs VOCs	Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils,	Future site users		Unlikely	Minor	Very Low
			Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils	Construction workers		Unlikely	Minor	Low
			Vertical migration downwards via leaching	Groundwater		Unlikely	Mild	Very Low
			Surface water runoff	Surface water		Unlikely	Mild	Low
			Surface water runoff	Adjacent land		Unlikely	Mild	Low
			Root uptake mechanisms	Flora		Unlikely	Minor	Very Low
			Ingress into water supply pipework and subsequent water ingestion	Future site users		Low likelihood	Mild	Low
			Chemical attack from aggressive ground conditions (pH and water soluble sulphate) and shallow contamination	Buried services and below ground structures and foundations		Low likelihood	Mild	Low
Off-site	Warehouses, works etc	Metals: Barium (Ba), Cadmium (Cd), Chromium (Cr), Copper (Cu), Lead (Pb), Mercury (Hg), Nickel (Ni), Vanadium (V), Zinc (Zn);	Lateral migration of contaminants to down hydraulic gradient areas in groundwater	On site groundwater		Unlikely	Mild	Low

		Semi-metals and non-metals: Arsenic (As), Selenium (Se); Asbestos Petroleum Hydrocarbons. Polycyclic Aromatic hydrocarbons. Phenol Ethylene glycol SVOCs VOCs PCBs						

7.3 Qualitative Risk Assessment Outcomes

Risk Assessment Outcomes	Discussion
Potential Source(s) (Landuse)	The site was built on former open fields and the site comprised office accommodation that fronted a bakery.The site has already begun redevelopment and was approaching final fit out phase. No traces of the former site use was evident, no signs of potential contamination was identified. Given this, no significant source of potential ground contamination has been identified from the site. However, there is a long industrial legacy of industrial usage in the surrounding area.
Potential Pathway(s)	Direct contact, ingestion or inhalation of soil bound contaminants (if present). Leaching of contamination into shallow groundwater if present and migration of groundwater to the wider environment. Surface water run off Root mechanisms Ingress into water supply pipework and subsequent water ingestion Chemical attack from aggressive ground conditions (pH and water soluble sulphate and shallow contamination
Potential Receptor(s)	Construction workers Current and future site occupants Site building(s) inc. infrastructure and utilities. Groundwater, surface water and wider environment
Overall Risk Assessment	Overall, there is a low risk of ground contamination being present beneath the site and affecting potential receptors given the sites former usage as offices (likely for the bakery). During the original construction of the site it is likely much of the limited superficial deposits would have been removed as such the significant thickness of London Clay beneath the site will afford significant protection to deeper more productive aquifers and limit the potential for off-site contamination to potentially impact the site. The site benefits from complete hardstanding cover. No reports from site owners or building contractors of ground contamination being identified has been reported to our knowledge.

8.0 CONCLUSION

The site was built on former open fields and the site comprised office accommodation that fronted a bakery. The site has already begun redevelopment and was approaching final fit out phase. No traces of the former site use was event, no signs of potential contamination was identified. Given this, no significant source of potential ground contamination has been identified from the site. However, there is a long industrial legacy of industrial usage in the surrounding area.

There is therefore deemed to be a low risk of ground contamination on site and a low risk to current, future site users and ground workers on site.

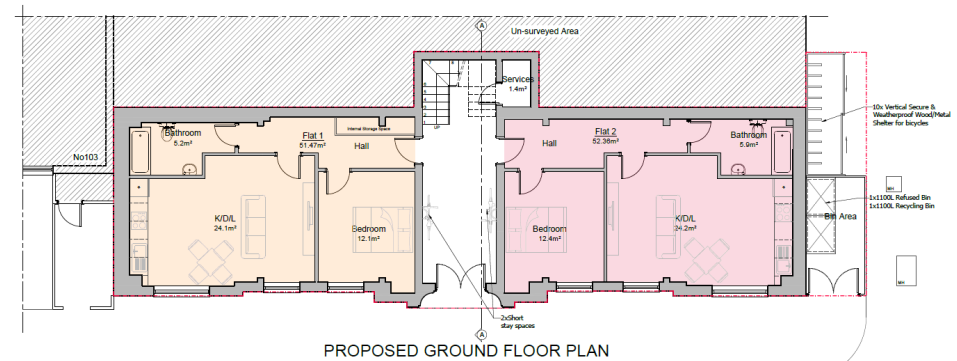
Overall, there is a low risk of ground contamination being present beneath the site and affecting potential receptors given the sites former usage as offices (likely for the bakery). During the original construction of the site it is likely much of the limited superficial deposits would have been removed as such the significant thickness of London Clay beneath the site will afford significant protection to deeper more productive aquifers and limit the potential for off-site contamination to potentially impact the site. The site also benefits from complete hardstanding cover.

No reports from site owners or building contractors of ground contamination being identified has been reported to our knowledge.

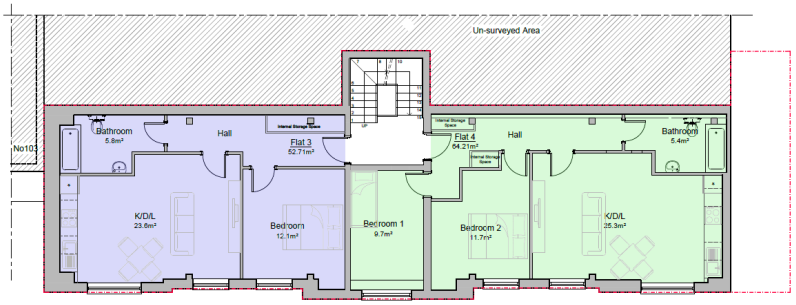
A prudent developer may wish to clarify the types of water pipe that the development benefits from to ensure any potential residual ground contamination (if present) wouldn't impact drinking water quality for future users of the site and or chemical attack existing pipe work. It is recommended considering consultation be undertaken with the local Water Company, to check if any upgrade in services is required.

FIGURES

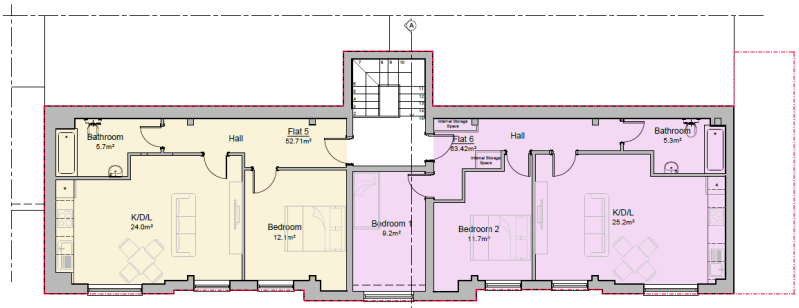
Figure 1:	Site Location Plan
Date:	August 2024
Project Name:	105 Brantwood Road
Project Ref:	202421979M1979C



PROPOSED GROUND FLOOR PLAN
GIA: 127.56m²



PROPOSED FIRST FLOOR PLAN
GIA: 128.95m²



PROPOSED SECOND FLOOR PLAN
GIA: 122.04m²

Figure 2:	Site Boundary Plans
Date:	August 2024
Project Name:	105 Brantwood Road
Project Ref:	202421979M1979C

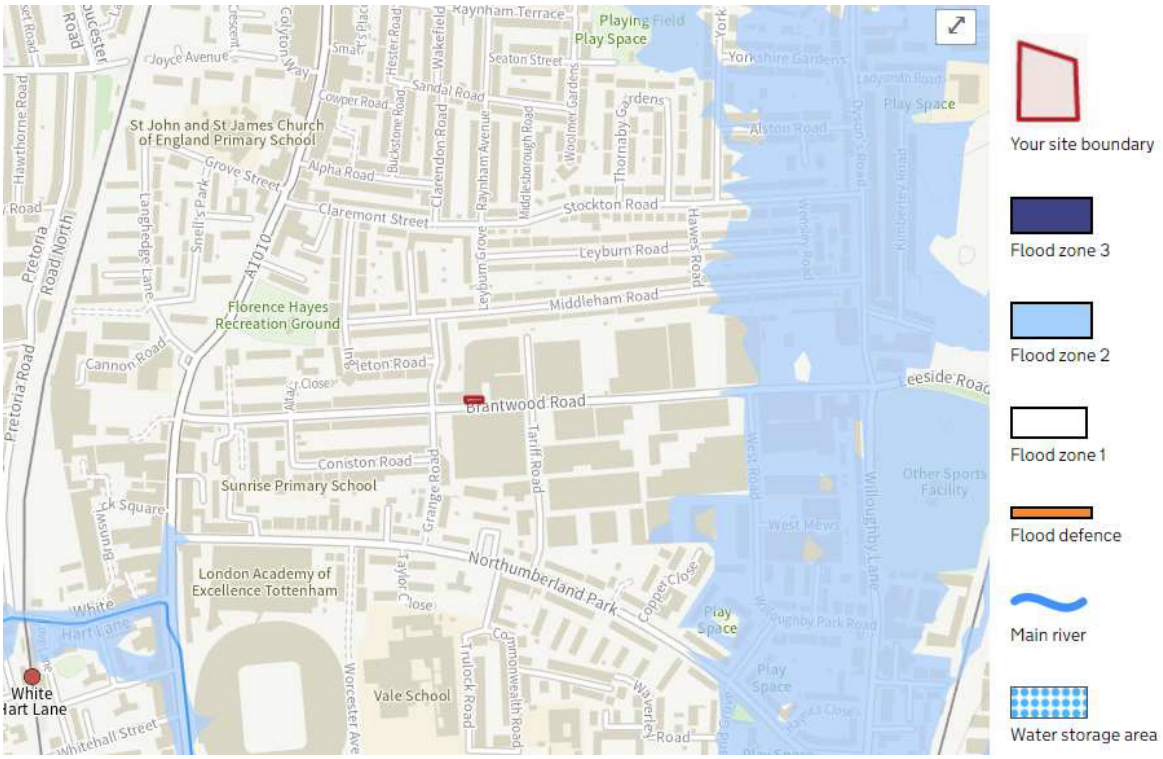


Figure 3:	Flood Zone Map for Postcode Area
Date:	August 2024
Project Name:	105 Brantwood Road
Project Ref:	202421979M1979C

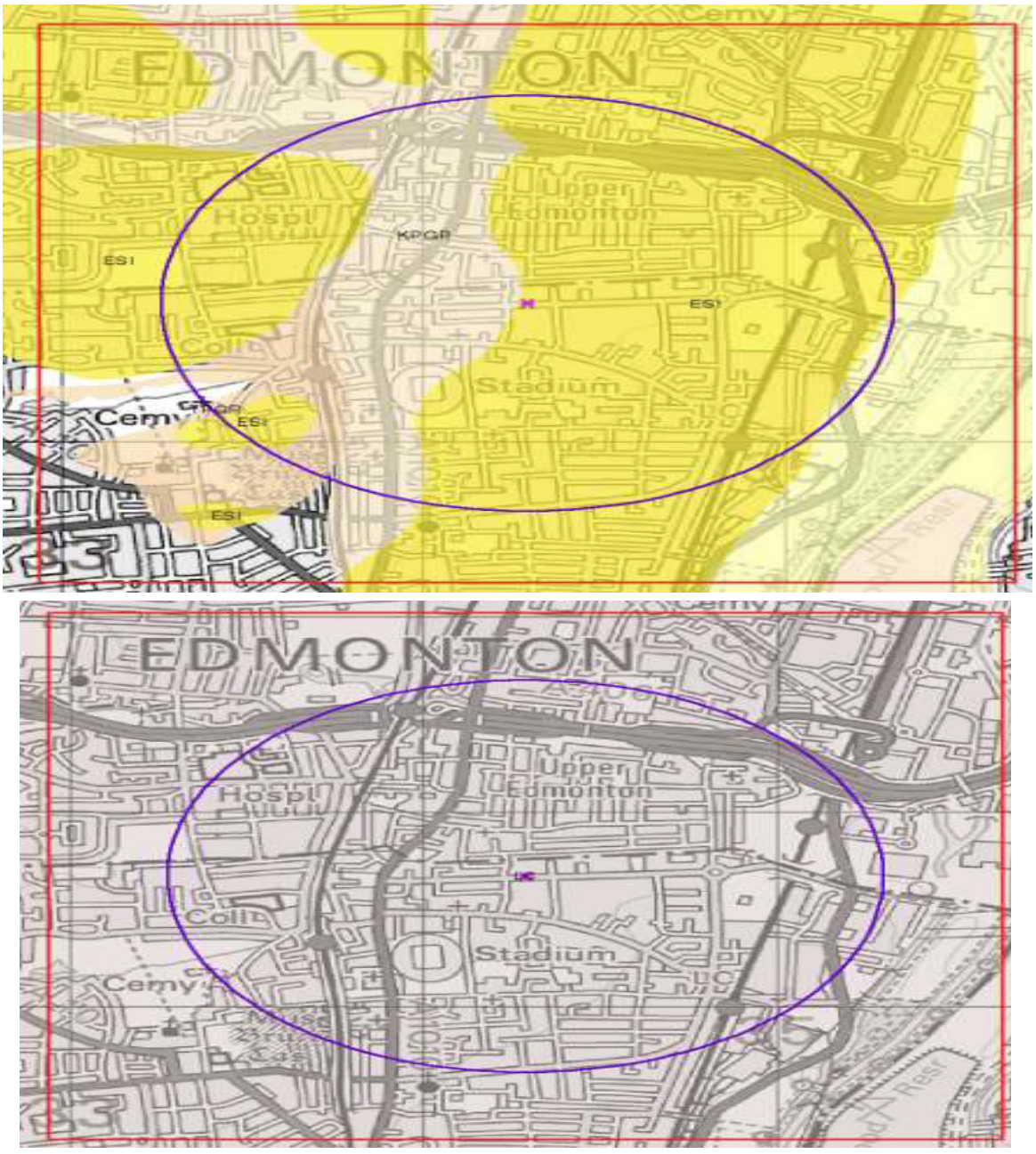


Figure 4:	Geology Map Extract
Date:	August 2024
Project Name:	105 Brantwood Road
Project Ref:	202421979M1979C