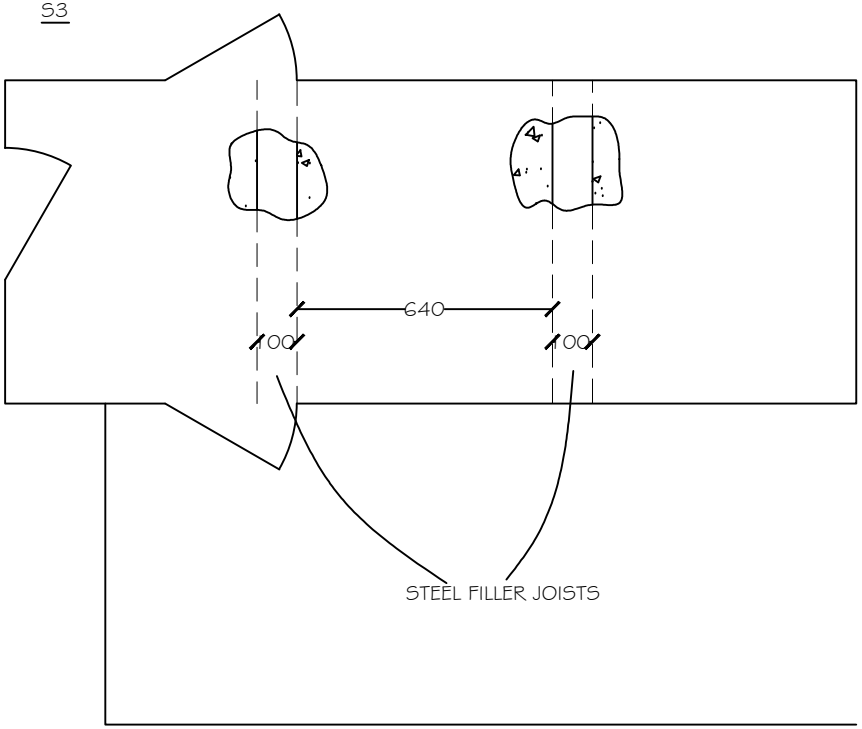
S3



NOTES

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3. Where applicable this drawing is to be read in conjunction with other consultants drawings.
4. This drawing is the copyright of Constructive Evaluation Ltd.

rev	date	amendment	check

constructiveevaluation
Building & Material Test Consultants
TEL-01243-533499 FAX-01243-531070
email-info@theconstructivegroup.com

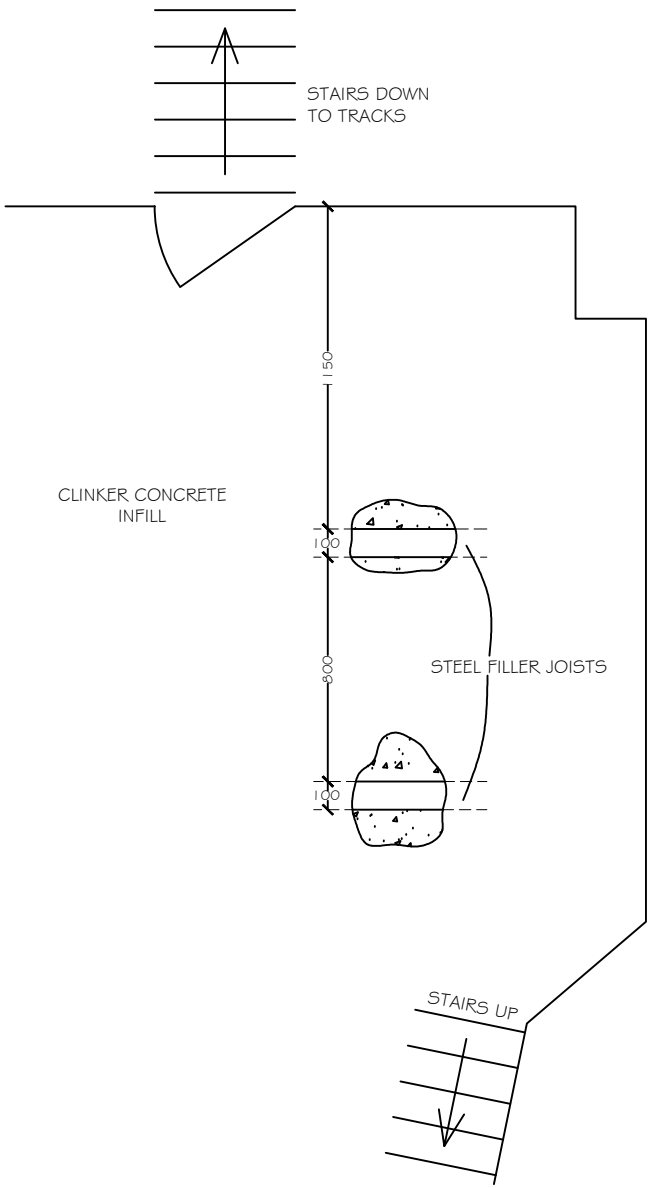
Client.
BALFOUR BEATTY

Project.
KINGS CROSS BRIDGE

Drawing. S3 scale NTS

date SEPT 14	drawn D.Y	checked
drawing number 14.8217		revision

S4



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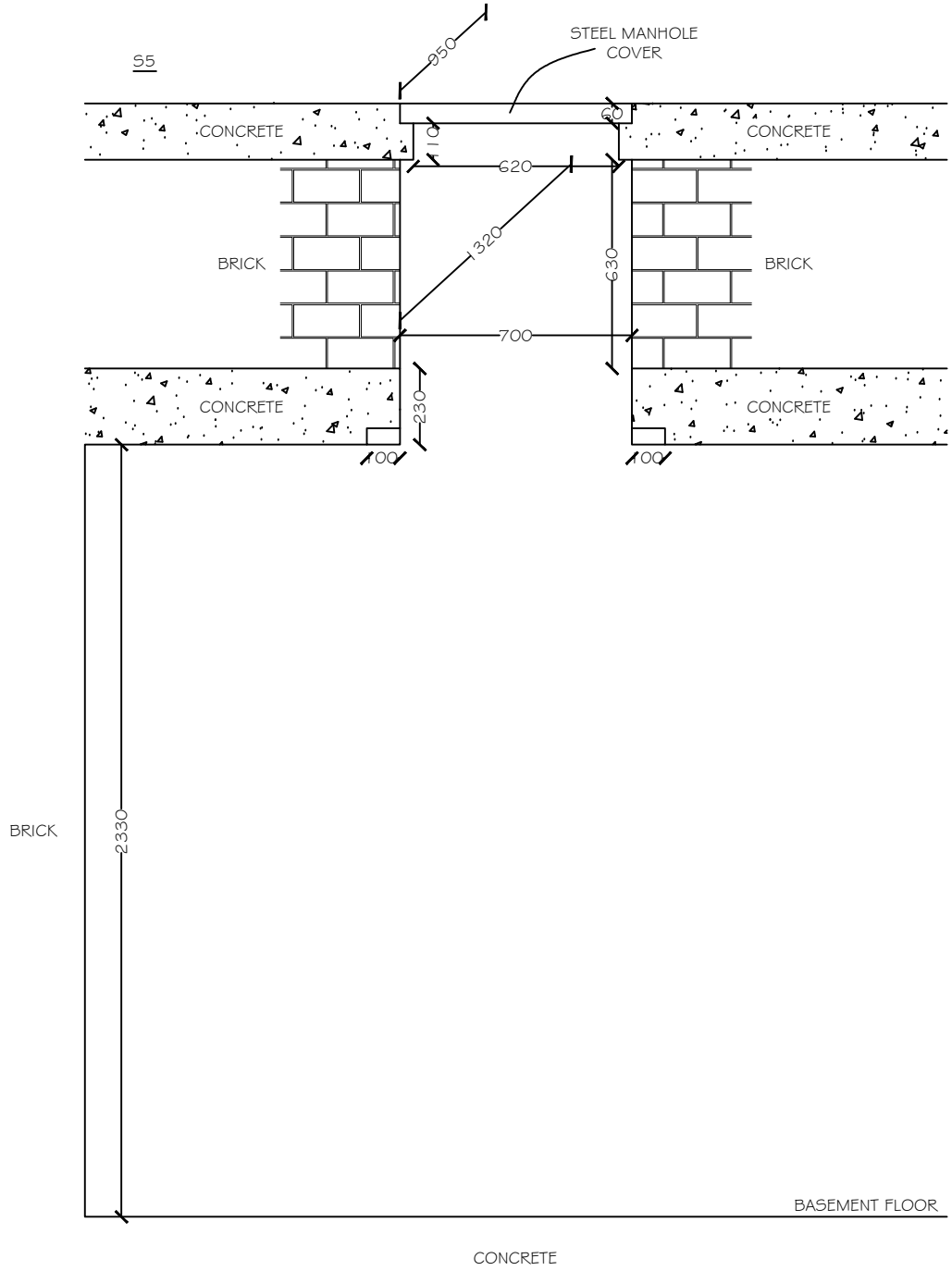
Client.
BALFOUR BEATTY

Project.
KINGS CROSS BRIDGE

Drawing. A8 scale NTS

date SEPT 14	drawn D.Y	checked
drawing number 14.8217		revision



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rev	date	amendment	check

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TEL-01243-533499 FAX-01243-531070
email-info@theconstructivegroup.com

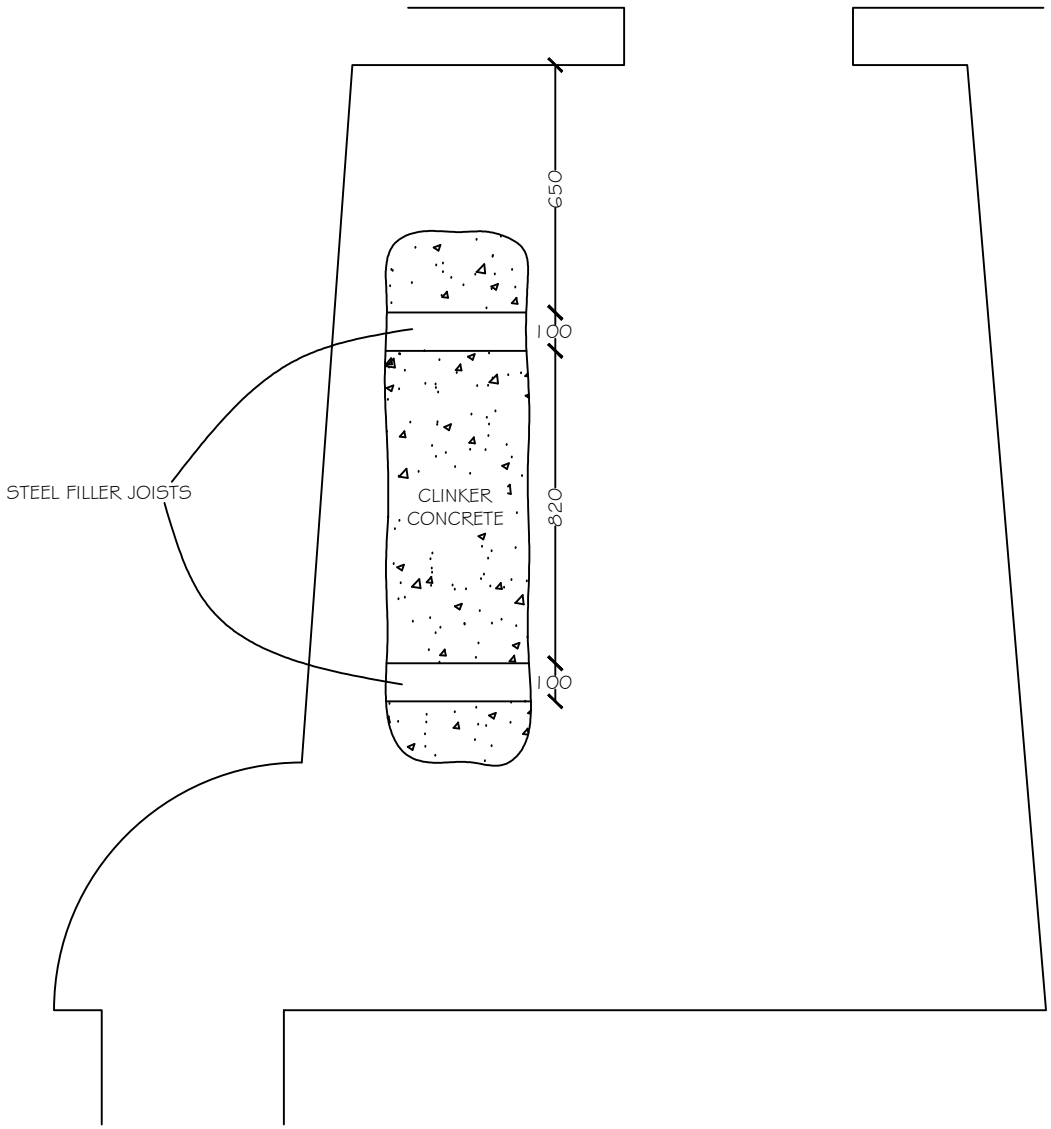
Client.
BALFOUR BEATTY

Project.
KINGS CROSS BRIDGE

Drawing. S5 scale NTS

date SEPT 14	drawn D.Y	checked
drawing number 14.8217		revision

S6



NOTES

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Client.
BALFOUR BEATTY

Project.
KINGS CROSS BRIDGE

Drawing. S6 scale NTS

date SEPT 14	drawn D.Y	checked
drawing number 14.8217		revision

Cores (C01-C04, C11-C14 & C21-C24)

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Borehole No
CC21
Sheet 1 of 1

Project Name: Kings Cross Bridge Building	Project No.: 14.8217	Co-ords: -	Hole Type: CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring through existing roof slab		Level: -	Scale: 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By: RM

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
								Plaster board and polystyrene.
					0.05			Red Brick
					0.62			CONCRETE
					0.72			End of Borehole at 0.72 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existin g brick work wall approximatley 1.73m above basement floor level.

AGS

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Borehole No
C01
Sheet 1 of 1

Project Name: Kings Cross Bridge Building	Project No.: 14.8217	Co-ords: -	Hole Type: CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring through existing roof slab		Level: -	Scale: 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By: RM

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
					0.02			Waterproof Bitumen layer.
					0.02			Light brown concrete SCREED.
								Moderately strong grey CONCRETE with 50-60% medium to coarse sized aggregate of clinker, glass and ceramic. 10-20% fine to coarse gravel sized voids.
					0.30			End of Borehole at 0.31 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existing roof slab.

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Borehole No
C02
Sheet 1 of 1

Project Name	Project No.	Co-ords: -	Hole Type
Kings Cross Bridge Building	14.8217		CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring through existing roof slab		Level: -	Scale 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By RM

Well	Water Strikes	Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.02			Waterproof Bitumen layer.
					0.04			Pale brown concrete SCREED.
								Moderately strong grey CONCRETE with 50-60% medium to coarse sized aggregate of clinker, glass, metal, brick, tile and ceramic. 5-10% fine to coarse gravel sized voids.
					0.30			End of Borehole at 0.30 m
			Type	Results				

Remarks: Hydrostatic diamond coring thought existing roof slab.

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Borehole No
C03
Sheet 1 of 1

Project Name: Kings Cross Bridge Building	Project No.: 14.8217	Co-ords: -	Hole Type: CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring through existing roof slab		Level: -	Scale: 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By: RM

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
					0.02			Waterproof Bitumen layer.
					0.03			Pale brown concrete SCREED.
								Moderately strong grey CONCRETE with 50-60% medium to coarse sized aggregate of clinker, glass, brick and ceramic. 5-10% fine to coarse gravel sized voids.
					0.30			End of Borehole at 0.30 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existing roof slab.

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Borehole No
C04
Sheet 1 of 1

Project Name	Project No.	Co-ords: -	Hole Type
Kings Cross Bridge Building	14.8217		CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring through existing roof slab		Level: -	Scale 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By RM

Well	Water Strikes	Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.02			Hydrostatic diamond coring through existing roof slab.
					0.04			Pale brown concrete SCREED.
								Moderately strong grey CONCRETE with 50-60% medium to coarse sized aggregate of clinker, glass, wood, brick and ceramic. 10% fine to coarse gravel sized voids.
					0.31			End of Borehole at 0.31 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existing roof slab.

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Borehole No
C11
Sheet 1 of 1

Project Name	Project No.	Co-ords: -	Hole Type
Kings Cross Bridge Building	14.8217		CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring through existing roof slab		Level: -	Scale 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By RM

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
								Floor covering over moderatley strong grey CONCRETE with 30-40% fine to medium gravel sized aggregate of flint.
					0.11			Strong grey CONCRETE with 50-60% medium to coarse sized aggregate of flint.
					0.30			End of Borehole at 0.32 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existing floor slab.

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Borehole No
C12
Sheet 1 of 1

Project Name	Project No.	Co-ords: -	Hole Type
Kings Cross Bridge Building	14.8217		CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring through existing roof slab		Level: -	Scale 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By RM

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
								Pale grey concrete SCREED.
					0.05			Moderately strong grey CONCRETE with 50-60% medium to coarse sized aggregate of clinker, glass and ceramic.
					0.25			Plaster
					0.26			End of Borehole at 0.26 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existing floor slab.

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Borehole No
C13
Sheet 1 of 1

Project Name	Project No.	Co-ords: -	Hole Type
Kings Cross Bridge Building	14.8217		CC
Location: Kings Cross, London		Level: -	Scale 1:5
Plant: Hydrostatic diamond coring through existing roof slab			
Client: Balfour Beatty		Dates: 10/09/2014	Logged By RM
Drilled By: LB			

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
					0.02			Pale grey CONCRETE SCREED
								Moderately strong dark grey CONCRETE with 50-60% medium to coarse sized aggregate of clinker, glass and ceramic. 20-30% fine to coarse gravel sized voids.
					0.23			Pale brown concrete SCREED.
					0.25			End of Borehole at 0.26 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existing floor slab.

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Borehole No
C14
Sheet 1 of 1

Project Name	Project No.	Co-ords: -	Hole Type
Kings Cross Bridge Building	14.8217		CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring through existing roof slab		Level: -	Scale 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By RM

Well	Water Strikes	Samples & In Situ Testing Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
								Floor cover over pale brown concrete SCREED.
					0.05			Moderately strong grey CONCRETE with 60-70% medium to coarse sized aggregate of clinker, flint and occasional wood. 5% fine to medium gravel sized voids.
					0.23			Pale grey concrete SCREED.
					0.24			End of Borehole at 0.24 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existing floor slab.

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Borehole No
C22
Sheet 1 of 1

Project Name: Kings Cross Bridge Building	Project No.: 14.8217	Co-ords: -	Hole Type: CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring through existing roof slab		Level: -	Scale: 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By: RM

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
					0.01			Plaster Red BRICK
					0.25			Dark red BRICK
					0.34			Yellow BRICK
					0.50			End of Borehole at 0.50 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existing brick work wall approximately 1.80m above basment floor level. core hole exited to outside space in vacinity of the 'Kiosk'.

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Borehole No
C23
Sheet 1 of 1

Project Name: Kings Cross Bridge Building	Project No.: 14.8217	Co-ords: -	Hole Type: CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring equipment		Level: -	Scale: 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By: RM

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
								Pale yellow ENGINEERING BRICK
					0.16			Red BRICK
					0.52			Yellow BRICK
					0.80			Brown sandy gravelly CLAY (BACKFILL)
					0.90			End of Borehole at 0.90 m
			Type	Results				

Remarks: Hydrostatic diamond coring through existing brick work wall approximately 1.75m above basement floor level.

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Borehole No
C24
Sheet 1 of 1

Project Name	Project No.	Co-ords: -	Hole Type
Kings Cross Bridge Building	14.8217		CC
Location: Kings Cross, London Plant: Hydrostatic diamond coring equipment		Level: -	Scale 1:5
Client: Balfour Beatty Drilled By: LB		Dates: 10/09/2014	Logged By RM

Well	Water Strikes	Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description
		Depth (m)	Type	Results				
								Light grey CONCRETE SCREED.
					0.05			Dark red BRICK
					0.74			Void (arched wall noted beyond wall)
			Type	Results				End of Borehole at 1.00 m

Remarks: Hydrostatic diamond coring through existing brick work wall approximately 2.00m above basement floor level at a 51 degree angle into the corner of te wall. A void was noted at 0.74m into the brickwork with signs of an arched structure noted behind.

AGS

APPENDIX D

Laboratory Certificates

CORE COMPRESSION TEST REPORT

To BS EN:12504-1 and BS EN 12390-3 Current Revisions

constructiveevaluation

Contract No.	**14.8217**	***Date :***	**26/09/2014**
Client :			
Site :	**Kings Cross**		

Date of Coring :	**10/09/14**	***Operative :***	**LB**
Floor Level/Position :	**Roof**		

CORE DETAIL	*Core No./Ref*	**C01**
Max Nominal Size of Aggregate (mm) : (BS EN 12620:2002:Table 1)	20	
Presence of Abnormalities :	None	
Reinforcement :	None	
Length as Received (mm) :	285	
Length after Preparation (mm) :	70	
Mean Diameter (mm) :	69	
Length to Diameter Ratio :	1.01	
Method of End Preparation:	Diamond Saw	
Measured Density :	1873 kg/m³	
Date Tested :	**26/09/2014**	
Surface Moisture Condition at Time of Test :	**Wet**	
Maximum Failure Load (kN) :		
Type of Failure :		
Measured Compressive Strength (N/mm²) :		
Estimated Potential Strength **		

Declaration :
That coring, examination and testing was performed in accordance with BS EN 12504-1:2000 and BS EN 12390-3:2002

Signed B. Woodward

Date 26/9/14

***The Estimated Potential Strength has been calculated using Concrete Society Technical Report 11 guidelines and assuming the core was drilled vertically. The excess voidage for the core is estimated to be 8%.*

CORE COMPRESSION TEST REPORT
To BS EN: 12504-1 and BS EN 12390-3 Current Revisions

constructiveevaluation
Building & Material Test Consultants

Contract No.		***Date :***	**26/09/2014**
Client :			
Site :	**Kings Cross**		
Date of Coring :	**10/09/14**	***Operative :***	**LB**
Floor Level/Position :	**Roof**		
CORE DETAIL		*Core No./Ref*	**C02**
Max Nominal Size of Aggregate (mm) : (BS EN 12620:2002:Table 1)	25		
Presence of Abnormalities :	None		
Reinforcement :	None		
Length as Received (mm) :	292		
Length after Preparation (mm) :	73		
Mean Diameter (mm) :	70		
Length to Diameter Ratio :	1.04		
Method of End Preparation:	Diamond Saw		
Measured Density :	1837 kg/m³		
Date Tested :	**26/09/2014**		
Surface Moisture Condition at Time of Test :	**Wet**		
Maximum Failure Load (kN) :			
Type of Failure :			
Measured Compressive Strength (N/mm²) :			
Estimated Potential Strength **			

Declaration :
That coring, examination and testing was performed in accordance with BS EN 12504-1:2000 and BS EN 12390-3:2002

Signed T. Woodward

Date 26/9/14

***The Estimated Potential Strength has been calculated using Concrete Society Technical Report 11 guidelines and assuming the core was drilled vertically. The excess voidage for the core is estimated to be 3%.*

CORE COMPRESSION TEST REPORT
To BS EN:12504-1 and BS EN 12390-3 Current Revisions

constructiveevaluation
Building & Material Test Consultants

Contract No.		***Date :***	**26/09/2014**
Client :			
Site :	**Kings Cross**		

Date of Coring :	***Operative :***	
Floor Level/Position :	**Roof**	
CORE DETAIL	*Core No./Ref*	**C03**
Max Nominal Size of Aggregate (mm) : (BS EN 12620:2002:Table 1)	20	
Presence of Abnormalities :	None	
Reinforcement :	None	
Length as Received (mm) :	282	
Length after Preparation (mm) :	68	
Mean Diameter (mm) :	69	
Length to Diameter Ratio :	0.99	
Method of End Preparation:	Diamond Saw	
Measured Density :	1905 kg/m³	
Date Tested :		**26/09/2014**
Surface Moisture Condition at Time of Test :	**Wet**	
Maximum Failure Load (kN) :		
Type of Failure :		
Measured Compressive Strength (N/mm²) :		
Estimated Potential Strength **		

Declaration :
That coring, examination and testing was performed in accordance with BS EN 12504-1:2000 and BS EN 12390-3:2002

Signed B Woodward

Date 26/9/14

***The Estimated Potential Strength has been calculated using Concrete Society Technical Report 11 guidelines and assuming the core was drilled vertically. The excess voidage for the core is estimated to be 8%.*

CORE COMPRESSION TEST REPORT
To BS EN: 12504-1 and BS EN 12390-3 Current Revisions

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Building & Material Test Consultants

Contract No.		***Date :***	
Client :			
Site :	**Kings Cross**		
Date of Coring :		***Operative :***	
Floor Level/Position :	**Roof**		
CORE DETAIL		*Core No./Ref*	**C04**
Max Nominal Size of Aggregate (mm) : (BS EN 12620:2002:Table 1)	30		
Presence of Abnormalities :	None		
Reinforcement :	None		
Length as Received (mm) :	287		
Length after Preparation (mm) :	69		
Mean Diameter (mm) :	69		
Length to Diameter Ratio :	1.00		
Method of End Preparation:	Diamond Saw		
Measured Density :	1741 kg/m³		
Date Tested :			**26/09/2014**
Surface Moisture Condition at Time of Test :	**Wet**		
Maximum Failure Load (kN) :			
Type of Failure :			
Measured Compressive Strength (N/mm²) :			
Estimated Potential Strength **			

Declaration :
That coring, examination and testing was performed in accordance with BS EN 12504-1:2000 and BS EN 12390-3:2002

Signed B. Woodward

Date 26/9/14

***The Estimated Potential Strength has been calculated using Concrete Society Technical Report 11 guidelines and assuming the core was drilled vertically. The excess voidage for the core is estimated to be 8%.*

CORE COMPRESSION TEST REPORT

To BS EN:12504-1 and BS EN 12390-3 Current Revisions

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Contract No.	**14.7217**	***Date :***	**26/09/2014**
Client :			
Site :	**Kings Cross**		

Date of Coring :	**10/09/2014**	***Operative :***	**LB**
Floor Level/Position :	**Floor**		

CORE DETAIL	*Core No./Ref*	**C11**
Max Nominal Size of Aggregate (mm) : (BS EN 12620:2002:Table 1)	35	
Presence of Abnormalities :	None	
Reinforcement :	None	
Length as Received (mm) :	300	
Length after Preparation (mm) :	69	
Mean Diameter (mm) :	69	
Length to Diameter Ratio :	1.00	
Method of End Preparation:	Diamond Saw	
Measured Density :	1821 kg/m³	

Date Tested :	**26/09/2014**
Surface Moisture Condition at Time of Test :	**Wet**
Maximum Failure Load (kN) :	**26**
Type of Failure :	**Normal**
Measured Compressive Strength (N/mm²) :	**6.95**
Estimated Potential Strength **	**8.34**

Declaration :
That coring, examination and testing was performed in accordance with BS EN 12504-1:2000 and BS EN 12390-3:2002

Signed B Woodward

Date 26/9/14

***The Estimated Potential Strength has been calculated using Concrete Society Technical Report 11 guidelines and assuming the core was drilled vertically. The excess voidage for the core is estimated to be 15%.*

CORE COMPRESSION TEST REPORT
To BS EN:12504-1 and BS EN 12390-3 Current Revisions

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Building & Material Test Consultants

Contract No.	**14.7217**	***Date :***	**26/09/2014**
Client :			
Site :	**Kings Cross**		

Date of Coring :	**10/09/2014**	***Operative :***	**LB**
Floor Level/Position :	**Floor**		

CORE DETAIL	*Core No./Ref*	**C12**
Max Nominal Size of Aggregate (mm) : (BS EN 12620:2002:Table 1)	30	
Presence of Abnormalities :	None	
Reinforcement :	None	
Length as Received (mm) :	260	
Length after Preparation (mm) :	71	
Mean Diameter (mm) :	69	
Length to Diameter Ratio :	1.03	
Method of End Preparation:	Diamond Saw	
Measured Density :	1898 kg/m³	

Date Tested :		**26/09/2014**
Surface Moisture Condition at Time of Test :	**Wet**	
Maximum Failure Load (kN) :	**54**	
Type of Failure :	**Normal**	
Measured Compressive Strength (N/mm²) :	**14.44**	
Estimated Potential Strength **	**17.53**	

Declaration :
That coring, examination and testing was performed in accordance with BS EN 12504-1:2000 and BS EN 12390-3:2002

Signed B. Woodward

Date 26/9/14

***The Estimated Potential Strength has been calculated using Concrete Society Technical Report 11 guidelines and assuming the core was drilled vertically. The excess voidage for the core is estimated to be 6%.*

CORE COMPRESSION TEST REPORT
To BS EN:12504-1 and BS EN 12390-3 Current Revisions

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Contract No.	**14.7217**	***Date :***	**26/09/2014**
Client :			
Site :	**Kings Cross**		

Date of Coring :	**10/09/2014**	***Operative :***	**LB**
Floor Level/Position :	**Floor**		

CORE DETAIL	*Core No./Ref*	**C13**
Max Nominal Size of Aggregate (mm) : (BS EN 12620:2002:Table 1)	30	
Presence of Abnormalities :	None	
Reinforcement :	None	
Length as Received (mm) :	250	
Length after Preparation (mm) :	67	
Mean Diameter (mm) :	69	
Length to Diameter Ratio :	0.97	
Method of End Preparation:	Diamond Saw	
Measured Density :	1402 kg/m³	

Date Tested :		**26/09/2014**
Surface Moisture Condition at Time of Test :	**Wet**	
Maximum Failure Load (kN) :	**12**	
Type of Failure :	**Normal**	
Measured Compressive Strength (N/mm²) :	**3.21**	
Estimated Potential Strength **	**3.81**	

Declaration :
That coring, examination and testing was performed in accordance with BS EN 12504-1:2000 and BS EN 12390-3:2002

Signed .....

Date 26/9/14

***The Estimated Potential Strength has been calculated using Concrete Society Technical Report 11 guidelines and assuming the core was drilled vertically. The excess voidage for the core is estimated to be 20%.*

CORE COMPRESSION TEST REPORT
To BS EN:12504-1 and BS EN 12390-3 Current Revisions

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Contract No.	**14.7217**	***Date :***	**26/09/2014**
Client :			
Site :	**Kings Cross**		

Date of Coring :	**10/09/2014**	***Operative :***	**LB**
Floor Level/Position :	**Floor**		

CORE DETAIL	*Core No./Ref*	**C14**
Max Nominal Size of Aggregate (mm) : (BS EN 12620:2002:Table 1)	30	
Presence of Abnormalities :	None	
Reinforcement :	None	
Length as Received (mm) :	240	
Length after Preparation (mm) :	69	
Mean Diameter (mm) :	70	
Length to Diameter Ratio :	0.99	
Method of End Preparation:	Diamond Saw	
Measured Density :	1921	kg/m³

Date Tested :	**26/09/2014**
Surface Moisture Condition at Time of Test :	**Wet**
Maximum Failure Load (kN) :	**49**
Type of Failure :	**Normal**
Measured Compressive Strength (N/mm²) :	**12.73**
Estimated Potential Strength **	**15.19**

Declaration :
That coring, examination and testing was performed in accordance with BS EN 12504-1:2000 and BS EN 12390-3:2002

Signed B. Woodward

Date 26/9/14

***The Estimated Potential Strength has been calculated using Concrete Society Technical Report 11 guidelines and assuming the core was drilled vertically. The excess voidage for the core is estimated to be 5%.*

APPENDIX E

Limitations

The Environment Agency has recently undertaken revision of the Soil Guideline Values (SGVs) which are partially complete. Where standards are available using the "new" approach, these have been utilised for correlative purposes. Where standards have not yet been revised, guidance following the "old" approach has been utilised. Please note that upon release of the remaining guidelines, the standards contained within this report may be subject to change. In addition, the second edition of the LQM CIEH guidance has now been released and will be utilised in favour of previously published guideline values.

The Client is advised that the conditions observed on site by Constructive Evaluation Limited at the time of the walkover survey are subject to change. Certain indicators of the presence of hazardous substances may have been latent a the time of the most recent site reconnaissance and they may subsequently have become noticeable.

The Client is advised that although every effort is made to identify suspect areas CE cannot be held responsible if buildings on site contain Asbestos. Additionally Engineers sent to site are not specially trained in this aspect of work: if further determination is required the expertise of a BHOS trainer surveyor should be sought.

Comments made relating to soil or groundwater conditions are obtained from the sources described within the text and observations made at the time of the walkover survey unless otherwise stated. Soil or groundwater conditions may vary as a result of seasonal fluctuations or other effects.

The accuracy of the map extracts can not be guaranteed and it should be noted that different conditions may have existed between the subsequent to the various map surveys. Therefore, there can be no certainty that all areas of contamination have been identified during the Phase 1 investigation.

Every effort is undertaken to provide information regarding the potential risks associated with flooding, however CE may not be party to information which the local Authority and Environment Agency may hold in relation to historical or flash flood events.

This assessment is to be regarded preliminary in nature and may be subject to amendment in light of additional information becoming available or statutory consultee review, including the Environment Agency, Local council and NHBC etc. The statutory consultees have not been contacted at this time:

The findings and opinions conveyed in this report are based on information obtained from a variety of sources, including that from previous Site investigations and chemical testing laboratories. Constructive Evaluation Limited has assumed that such information is correct. Constructive Evaluation Limited cannot and does not guarantee the authenticity or reliability of the information it has relied upon and can accept no responsibility for inaccuracies with the data supplied by other parties.

This report is written in the context of an agreed scope of work between Constructive Evaluation Limited and the Client and should not be used in a different context. In light of additional information becoming available, improved practices and changes in legislation amendment or re-interpretation of the assessment or report in whole or part may be necessary after its original submission.

This report is provided for sole use by the Client and is confidential to them. No responsibility whatsoever for the contents of the report will be accepted to anyone other than the Client.

Constructive Evaluation Limited believes that providing information about limitations is essential to help the Client identify and thereby assess and manage risks.

The copyright of written materials supplied shall remain the property of Constructive Evaluation Limited but with a royalty-free perpetual licence, granted to the Client on payment in full of any outstanding monies.

Constructive Evaluation Limited does not provide legal advice and the advice of the Client's legal advisors may also be required.

An ecological, topographical, archaeological, asbestos survey or service search was outside the scope of this report.