



Site Details:

West Street, Bedminster, BS3
3NW

Client Ref: 13238
Report Ref: CMAPS-CM-942382-13238-010321HIS
Grid Ref: 358255, 171303

Map Name: National Grid

Map date: 1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1988
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A



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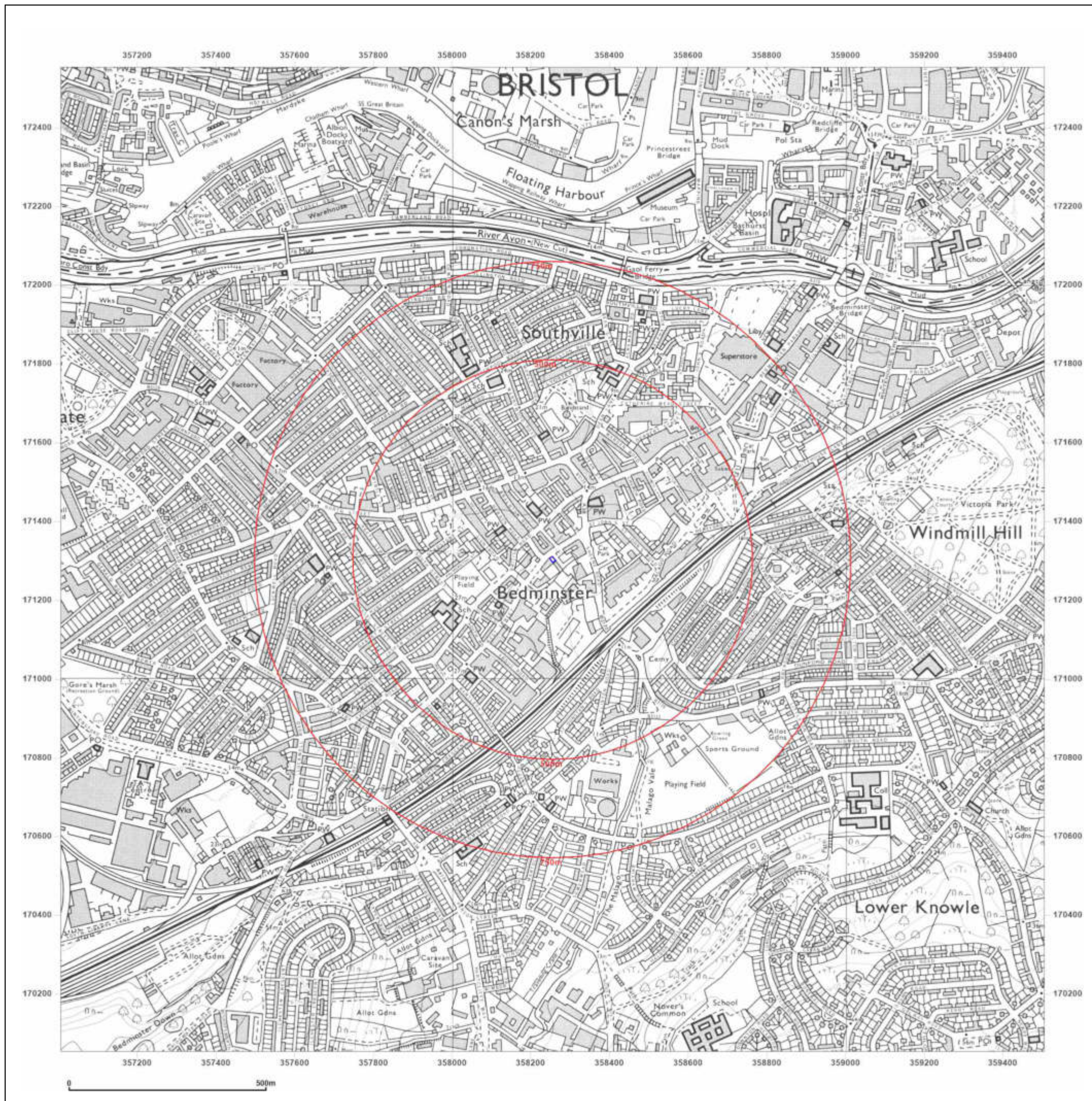


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Production date: 01 March 2021

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Site Details:

West Street, Bedminster, BS3
3NW

Client Ref: 13238
Report Ref: CMAPS-CM-942382-13238-010321HIS
Grid Ref: 358255, 171303

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

West Street, Bedminster, BS3
3NW

Client Ref: 13238
Report Ref: CMAPS-CM-942382-13238-010321HIS
Grid Ref: 358255, 171303

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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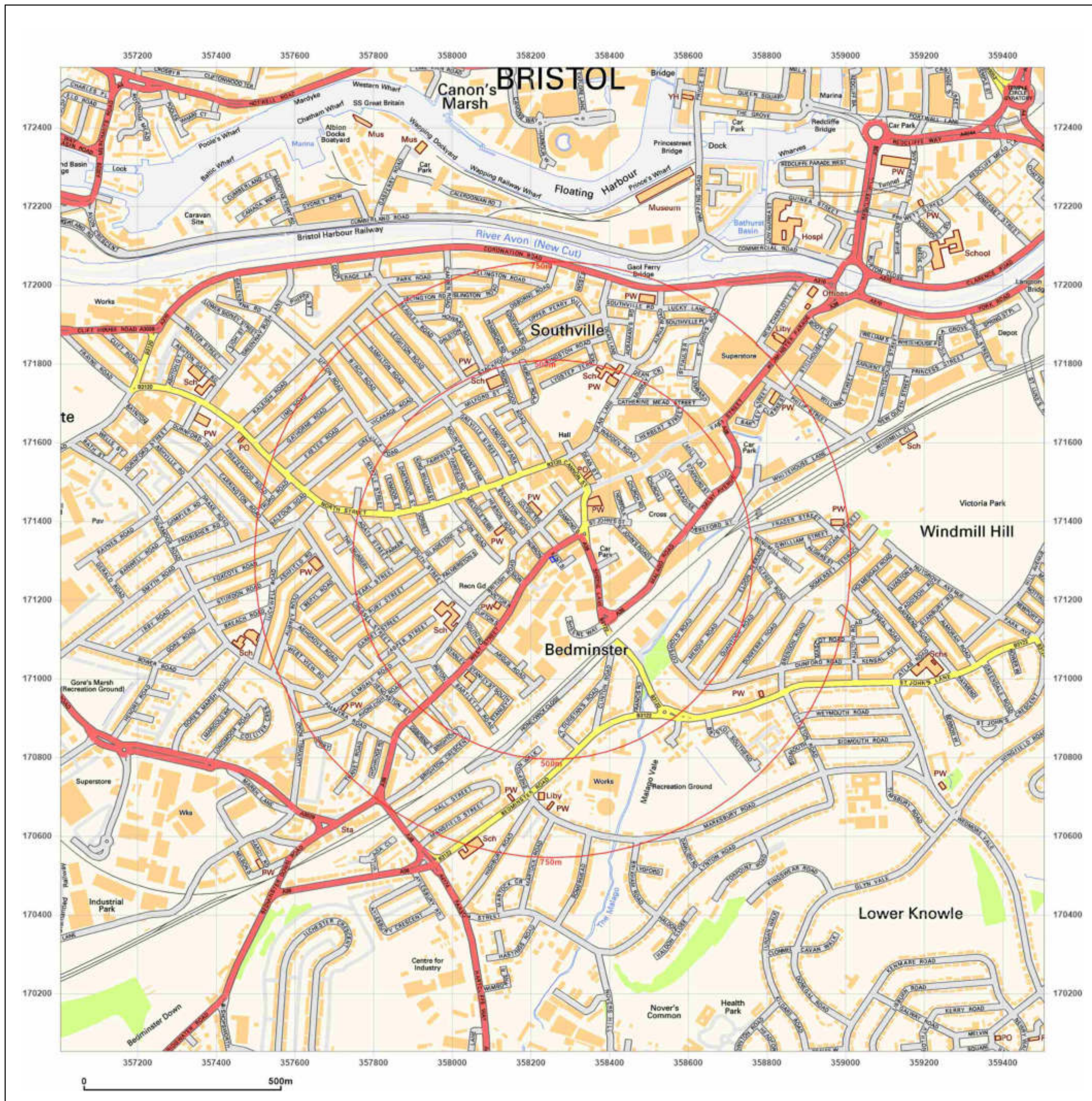


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3NW

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Grid Ref: 358255, 171303

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000



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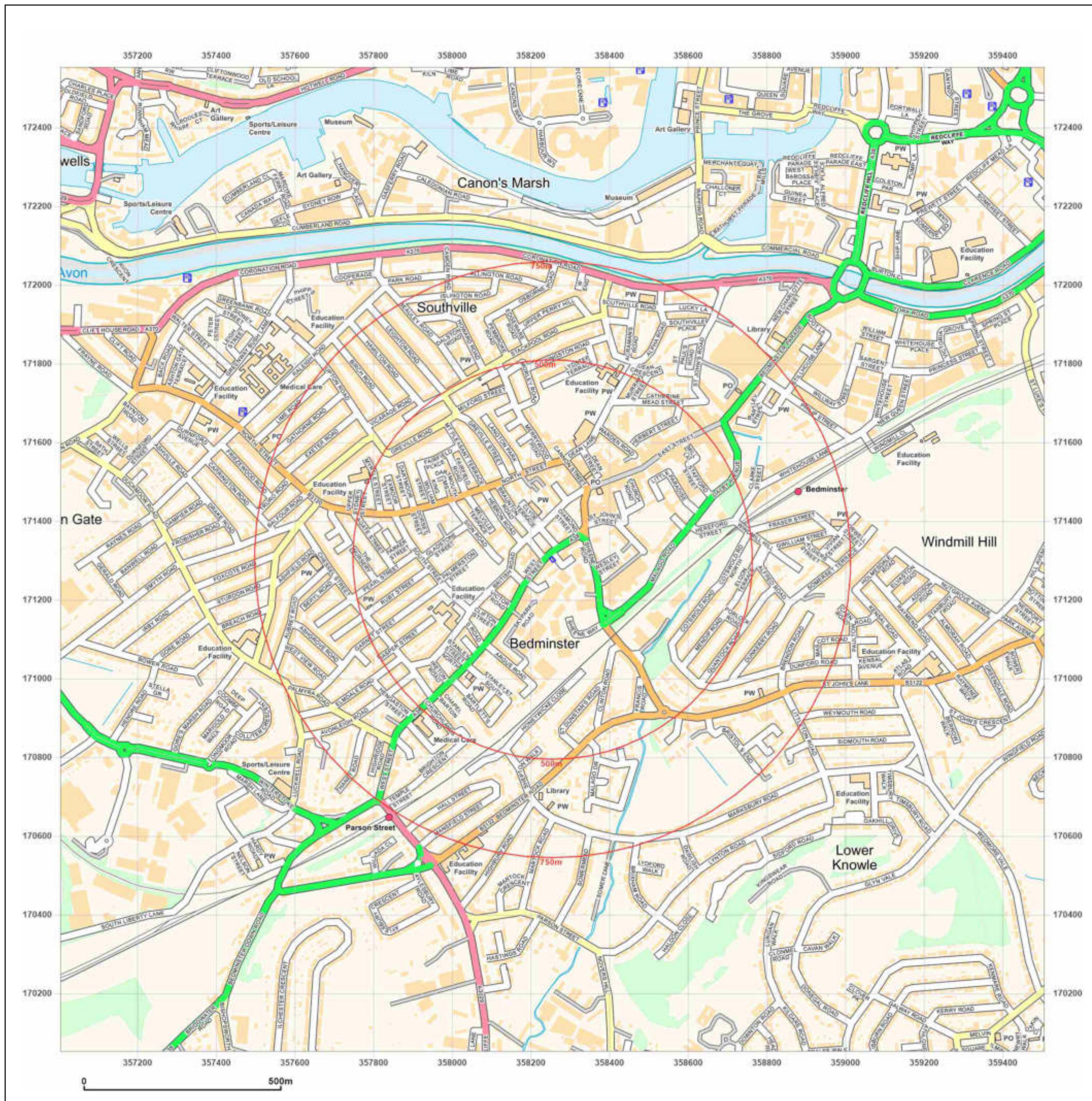


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Appendix D
Pertinent Information

GEOLOGICAL • GEOTECHNICAL • ENVIRONMENTAL • ENGINEERING

Intégrale Limited, Suite 7, Westway Farm Business Park, Wick Road, Bishop Sutton, Somerset, BS39 5XP United Kingdom
Tel: 01275 333 036 www.integrale.uk.com

Registered Office: The Granary, Chewton Fields, Ston Easton, Somerset, BA3 4BX United Kingdom VAT Reg. No. 609 7402 37



Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	Integrale Limited
Project	Corner of West and Kent Street
Site Address	27 & 29 West Street, Bedminster, Bristol, BS3 3NW
Report Reference	EP13088-00
Date	17/03/21
Originator	HF

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the 27 & 29 West Street site in Bedminster. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

Background

This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence’s extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.

The assessment directly follows CIRIA C681 guidelines “Unexploded Ordnance, a Guide for the Construction Industry”. The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense ‘first step’ in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely ‘no’ risk from UXO to a project.





Risk Assessment Considerations	
<p>Site location and description/current use</p>	<p>The site is located within Bedminster, Bristol.</p> <p>Recent aerial photography dated 2020 indicates that the site currently comprises a small area of greenspace. It is bordered by West Street to the north, Kent Street to the east, a car park to the south, and multi-storey structures to the west.</p> <p>The site is approximately centred on the OS grid reference: ST 58254 71299.</p> 
<p>Are there any indicators of current/historical military activity on/close to the site?</p>	<p>A geo-data set held in-house indicates that Ashtongate Camp and Bedminster Camp were located approximately 390m and 2.3km south-west of the site respectively.. No evidence could be found to suggest that the site itself was used for any wartime activities connected to the military or for the storage of live ordnance.</p> <p>The closest Heavy Anti-Aircraft (HAA) batteries were situated approximately 2.5km to the south-west of the site, the range of a fired projectile can be up to 15km. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded are analogous to that of aerial delivered German bombs - see the sections below for further information.</p>
<p>What was the pre- and post-WWII history of the site?</p>	<p>Pre-WWII OS mapping dated 1916 – 1918 indicated that the site comprised multiple structures. It is bordered by <i>West Street</i> to the north, <i>Kent Street</i> to the east, and a similar composition of structures to the south and west.</p> <p>Post-WWII OS mapping dated 1953 indicated that the site comprised multiple structures. An area of clearance can be seen just south of the site, along with another on the eastern side of Kent Street, as well as an area of ruin.</p>
<p>Was the area subject to bombing during WWII?</p>	<p>During WWII, the site was situated within the County Borough (C.B) of Bristol. Home Office (HO) statistics suggest that this borough sustained an overall very high density of bombing, with an average of 254.2 bombs dropped per 1,000 acres. This consisted of 6,184 high explosive (HE) bombs, 2 parachute mines and 17 oil bombs, culminating in 6,203 incidents over 24,406 acres.</p> <p>Available sets of bomb plot mapping for Bristol held in-house were consulted. One bombing incident is recorded immediately bordering the site to the east. Additionally, a number of bombs are recorded to have fallen in surrounding areas.</p>
<p>Is there any evidence of bomb damage on/close to the site?</p>	<p>The clearance evident when comparing pre and post WWII OS mapping could be indicative of bomb damage.</p>
<p>To what degree would the site have been subject to access?</p>	<p>Though the site is generally believed to have sustained good levels of access at the start of the war due to the presence of multiple structures on site, after the aforementioned bombing incidents, it is possible that the site may not have been regularly accessed or checked following air raids, presenting the possibility that items of UXO may have fallen and remained unobserved within the site.</p>





To what degree has the site been developed post-WWII?	All structures visible on post-WWII OS mapping have since been demolished.
What is the nature and extent of the intrusive works proposed?	The nature and extent of works proposed was not available at the time of writing.

Summary and Conclusions

During WWII, the site was situated within the County Borough (C.B) of Bristol. Home Office (HO) statistics suggest that this borough sustained an overall very high density of bombing, with an average of 254.2 bombs dropped per 1,000 acres. Available sets of bomb plot mapping for Bristol held in-house were consulted. One bombing incident is recorded immediately bordering the site to the east. Additionally, a number of bombs are recorded to have fallen in surrounding areas.

The clearance evident when comparing pre and post WWII OS mapping could be indicative of bomb damage. Though the site is generally believed to have sustained good levels of access at the start of the war due to the presence of multiple structures on site, after the aforementioned bombing incidents, it is possible that the site may not have been regularly accessed or checked following air raids, presenting the possibility that items of UXO may have fallen and remained unobserved within the site.

Recommendations

Further research is recommended in the form of a Detailed UXO Risk Assessment in accordance with CIRIA guidelines. This is recommended in order to better assess the wartime conditions within and around the proposed area of works. Further research would involve the acquisition of any available written local bombing records, WWII-era aerial photography and other archival material.

Prior to or in lieu of a Detailed Assessment, it is recommended that appropriate UXO Risk Mitigation Measures are provided for intrusive works proposed.

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.



(*11982) Wt.30870/0370 10,000 9/89 A.&E.W.Ltd. Gp.445

Name and Number of Shaft or Bore given by Geological Survey:

MALAGO PIT.

(45)

County SF57SE. 65

6" Quarter Sheet

GEOLOGICAL CLASSIFICATION	DESCRIPTION	THICKNESS		DEPTH		
		Ft.	ins	Metres	Ft.	ins.
	Duns or shale.	7	0	435.64	1428	4
	Black ironstone.			435.95	1429	4
	Soft black clod.			436.00	1429	6
	Hard black duns.			436.09	1429	10
	Duns thin bedded.	4	0	437.31	1433	10
	Fire clay.	14	11	441.87	1448	9
	Black clod.	1	0	442.17	1449	9
	Fire clay w. balls of mine.	1	0	442.48	1450	9
	Black clod.	4	0	443.70	1454	9
	Duns.	4	4	443.80	1455	1
		21	0	450.00	1476	1
	COAL LITTLE VEIN	{ COAL 5 ins clod 2 " COAL 16 "				
	Fire clay.	2	0	450.79	1478	0
	Black clod.	15	0	455.39	1493	9
	Fire clay.	1	0	455.69	1494	1
	Fire clay.	4	0	456.91	1498	1
	COAL 5 ins.	5	5	457.04	1498	6
	Black fire clay.	1	6.	457.50	1500	0
	TOTAL	1500	0	457.50	1500	0

6' expanse dip post to iron
 17' 6" to 7' 6" being marked
 for 11' 6" or 1' 0"
 hole 7' 6" = 1' 0"

Total
 1" to little



**British
Geological
Survey**

Version 2.0.6.3

BGS ID: 388657 : BGS Reference: ST57SE65

British National Grid (27700) : 358160,171080

[Report an issue with this borehole](#)

<<

< Prev

Page 4 of 5 ▾

Next >

>>

(*11932) WL30870/0370 10,000 2/39 A & E.W.Ltd. Gp.465

Name and Number of Shaft or Bore given by Geological Survey:

MALAGO PIT.

County

ST 57SE 65

6" Quarter Sheet

GEOLOGICAL CLASSIFICATION	DESCRIPTION	THICKNESS		O.D. DEPTH	
		Ft.	ins	Ft.	ins.
	Stone and Duns (vertical)	17	0	359.65	1179 2
	Soft shale.		3	364.84	1196 2
			2	364.91	1196 5
	<u>COAL 2 ins.</u>		2	364.95	1196 7
	Hard bastard fire clay. <i>shared by 1196/7 G.A.P.</i>	4	10	366.44	1201 5
	Stone.	6	0	368.27	1207 5
	Duns.	6	6	370.25	1213 11
	Shale.		3	370.33	1214 2
	<u>COAL 9 ins.</u>		9	370.55	1214 11
	Duns w. kernals.	4	6	371.93	1219 5
	<u>COAL (sulphurous) 10 ins</u>		10	372.18	1220 3
	Fire clay (bastard).	9	4	375.02	1229 7
	Shale.		4	375.13	1229 11
	Lode earth or shale.	1	0	375.44	1230 11
	Duns.	9	3	378.26	1240 2
	Stone.	14	0	382.53	1254 2
	Duns.	3	0	383.44	1257 2
	Stone (Top vein stone).	9	0	386.19	1266 2
	Shale.	1	6	386.64	1267 8
	<u>COAL TOP VEIN</u>				
	{ COAL 6 ins.				
	{ Clod. 3 ins.				
	{ COAL 12 ins.				
	{ Clod. 3 ins.				
	{ COAL 12 ins.				
		3	0	387.65	1270 8
	Fire clay.	2	6	388.32	1273 2
	Bright black clod w. iron balls.	2	0	388.93	1275 2
	<u>COAL 9 ins.</u>		9	389.15	1275 11
	Black clod w. coal rashes.	1	0	389.47	1276 11
	Bastard fire clay.	4	3	390.76	1281 2
	Bastard fire clay w. ironstone balls	19	10	396.81	1301 0
	<u>COAL 8 ins.</u>		9	397.01	1301 8
	Fire clay and Duns.	10	0	400.06	1311 8
	Rock	3	0	400.97	1314 8
	Duns.	2	0	401.58	1316 8
	Duns.	1	6	402.05	1318 2
	Rock.	12	0	405.74	1330 2
	Black clod and fire clay	4	0	406.93	1334 2
	<u>COAL 5 ins</u>		5	407.04	1334 7
	Black fire clay	4	0 1/2	408.28	1338 7 1/2
	Black clod over coal 3 ins		3	408.36	1338 10 1/2
	<u>COAL 2 1/2 ins</u>		2 1/2	408.42	1339 1
	" " between coal 3 ins		3	408.50	1339 4
	<u>COAL 6 ins</u>		2 1/2	408.64	1339 10
	Fire clay	16	6	413.68	1356 4
	Hard duns.	4	0	414.90	1360 4
	Hard duns (w. 4" band of Rock varying from 1' to 6')	45	6	428.70	1405 10
	<u>COAL GREAT VEIN 24 ins</u>		2	429.38	1407 10
	Fire clay and coal disturbed. <i>shared by 1407/10</i>		2	429.99	1409 10
	Rock.		10	430.25	1410 8
	Duns.	17	6 1/2	435.61	1428 2 1/2
	Ironstone steed		1 1/2	435.64	1428 4

continued.

(*11982) WL30870/0370 10,000 9/30 A.&E.W.Ltd. Gp.485

Name and Number of Shaft or Bore given by Geological Survey:

MALAGO PIT.

3

County ST 57SE, 65

6" Quarter Sheet

GEOLOGICAL CLASSIFICATION	DESCRIPTION	THICKNESS		DEPTH		
		Ft.	ins	Meters	Ft.	ins
	Hard grey Stone w. vertical joints.	6	0	192.28	630	5
	<u>COAL 4 ins</u>		4	192.38	630	9
	Stone.	60	2	210.73	690	17
	Duns.		4	210.83	691	3
	Stone.	3	3	211.82	694	6
	Hard Stone w. vertical joints.	13	3	215.86	707	9
	Soft shale.	1	10	216.42	709	7
	<u>COAL 7 ins.</u>		7	216.61	710	2
	Fire clay.	4	6	217.97	714	8
	Lode earth	3	9	219.12	715	5
	Shale.	4	6	220.49	722	11
	Duns.	6	5	222.45	729	4
	Stone.	4	9	223.89	734	1
	Rock bine.		9	224.15	734	10
	Soft shale.	2	6	224.89	737	4
	<u>COAL 14 ins.</u>	1	2	225.24	738	6
	Fire clay.	4	4	226.56	742	10
	Duns.	3	2	227.53	746	0
	Shale.	5	6	229.21	751	6
	Shale duns and stone.	21	2	235.66	772	8
	Duns.	2	0	236.27	774	8
	Stone.	1	0	236.58	775	8
	Duns.	2	10	237.44	778	6
	<u>COAL 20 ins.</u>	1	8	237.96	780	2
	Soft shale.		8	238.15	780	10
	Fire clay.	11	4	241.62	792	2
	Duns w. coprolites of ironstone	10	9	244.89	802	11
	Fire clay and shale.	9	9	247.86	812	8
	Stone.	2	9	248.71	815	7
	Bine duns, shale & ironstone balls	24	4	256.12	839	9
	<u>COAL 5 ins.</u>		5	256.76	840	2
	Duns.		2	257.01	842	8
	Duns, shale & coal (coal in strings)	20	6	263.27	863	8
	Stone.		3	263.35	863	5
	Duns.	11	0	266.70	874	5
	Stone.		5	266.82	874	10
	Duns.	2	9	267.66	877	7
	Stone.		4	267.76	877	11
	Duns.	4	4	269.09	882	3
	Stone.		6	269.24	882	9
	Duns.	2	2	269.90	884	11
	Stone.		3	269.98	885	2
	Duns.	2	4	270.69	887	6
	Stone.		4	270.78	887	10
	Duns.	34	10	281.41	922	8
	Duns, shale & fire clay in fault.	80	0	305.81	1002	8
	Duns.	158	0	353.89	1158	8
	<u>COAL 6 ins</u>		6	353.55	1159	2
	Bastard fire clay.		6	353.70	1159	8
	Stone.	17	0	358.88	1176	8
	Soft shale.	2	6	359.65	1179	2

continued.

(For Survey use only) GEOLOGICAL CLASSIFICATION	NATURE OF STRATA (Continued)	THICKNESS		DEPTH		
		Ft.	ins.	Meters	Ft.	ins.
	B.F.			101.79	333	9
	Soft shale.	7	3	102.18	335	0
	Stone.	15	6	106.90	350	6
	Duns.	32	0	116.66	382	6
	Hard, strong fire clay.	32	0	126.42	414	6
	<u>COAL 2 ins.</u>		2	126.47	414	8
	Soft shale.	7	0	128.61	421	8
	<u>COAL 12 ins.</u>		1	128.91	422	8
	Soft shale.	4	4	130.24	427	0
	Stone.	7	0	132.37	434	0
	Fire clay.	1	6	132.83	435	6
	Stone.	15	9	137.63	451	3
	Stone and half soft shale.	15	6	142.86	466	9
	Duns.	6	0	144.19	472	9
	Lode earth.	1	6	144.65	474	3
	Fire clay (bastard).	5	6	146.32	477	9
	Duns.	7	0	148.46	486	9
	Soft shale.	1	6	148.92	488	3
	<u>COAL 6 ins.</u>		6	149.07	488	9
	Fire clay (bastard).	5	6	150.75	494	3
	Shale.	1	0	151.05	495	3
	Fire clay.	3	0	151.77	498	3
	Soft shale.	4	6	153.34	502	9
	<u>COAL 24 ins.</u>		2	153.95	504	9
	Lode earth.	3	0	154.86	507	9
	Shale and fire clay.	17	0	160.05	524	9
	Ironstone.		7	160.23	525	4
	Shale and fire clay.	11	0	163.58	536	4
	Fire clay.	6	6	165.56	542	10
	Shale with threads of coal.	3	0	166.47	545	10
	Stone.	1	3	166.86	547	1
	Duns.	21	4	173.37	568	5
	Pennant stone.	56	0	190.45	624	5

Should be 1 G.F.M.

Continued.

ADDITIONAL NOTES

Dip of measures shown as about 20°

G.A.R.
1907

1063 W.L. 22438/0384 10m 7/45 (51) F.&S.

RECORD OF SHAFT OR BORE FOR MINERALS

Name and Number of Shaft or Bore MALAGO PIT.

(For Survey use only)

1/4-inch Map Registered No. 1

ST 57 SE
264 / 65

For Messrs.

Town or Village

County Six-inch quarter sheet

Exact site

6-inch Map Registered No. 16.7108

Attach a tracing from a map, or a sketch-map, if possible.

Purpose for which made

Level at which ^{shaft}_{bore} commenced relative to O.D. c. 80' A.O.D. 24.40m State if ^{shaft}_{bore} is up, down, horizontal or inclined; in latter cases give angle of inclination and direction.

Made by

Information from AMP 3738

Date of Sinking

Specimens

Additional Notes in Space Overleaf

(For Survey use only)
 GEOLOGICAL CLASSIFICATION

NATURE OF STRATA

THICKNESS

DEPTH

	THICKNESS		DEPTH		
	Ft.	ins.	Meters	Ft. ins.	
Tria {	Masonry above surface.	12 0	3.66	12	
	Mould and sand.	6 0	5.41	18	
	Red marl and clay. (Tria-Tria)	116 0	40.87	134	
	Red bine.	24 0	48.19	158	
	Pennant stone.	15 0	52.77	173	
	Duns, hard shale or clift.	47 0	67.10	220	0
	Shale.	4	67.20	220	4
	<u>COAL 20 ins.</u>	1 8	67.71	222	0
Fire clay.	6 6	69.69	228	6	
Stone.	3 6	70.76	232	0	
Duns, shale or clift.	5 0	72.29	237	0	
Hard fire clay.	9 0	75.03	246	0	
Stone.	4 0	76.25	250	0	
Soft shale.	1 6	76.71	251	6	
	<u>COAL 6 ins.</u>	6	76.86	252	0
Shelly fire clay.	2 0	77.47	254	0	
Duns.	36 0	88.45	290	0	
Shale.	6	88.60	290	6	
Lode earth.	2 0	89.21	292	6	
Fire clay.	5 0	90.74	297	6	
Duns.	16 6	95.77	314	0	
	<u>COAL 6 ins.</u>	6	95.92	314	6
Fire clay.	9 6	98.82	324	0	
Duns.	4 6	100.19	328	6	
Fire clay.	3 0	101.11	331	6	
"	① 6	101.57	333	0	
	<u>COAL 9 ins.</u>	9	101.79	333	9

Continued Overleaf

GEOLOGICAL SURVEY AND MUSEUM,
 SOUTH KENSINGTON,
 LONDON, S. W. 7.

Date received

Correspondence File No.

1' N.S. Map No.

1' O.S. Map No.

Site marked (use symbol) on 1" Map on 6" Map

? minute for 1

Does not check G

Appendix E
Proposed Redevelopment

Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only.



Proposed Site Plan 1:500

C	Amended following planning officers comments	15/12/2020
B	Bike shelter updated	16/10/2020
A	Solar Panels added	15/09/2020
/	ISSUED FOR PLANNING	07/09/2020
REV	Note	Date

105 105 WEST ARCHITECTS Ltd
 107 Lower Redland Road
 Redland
 Bristol BS6 6SW
 T 0117 3737596
 E info@105west.co.uk

Project **West Street**

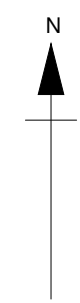
Drawing Title **Proposed Site Plan**

Drawing No. **1691(L)10**

Scale @A3	drawn by	Date	Rev
1:100	LR	06.07.20	C



Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only.



WEST STREET

KENT STREET

TRIMETALS METAL BIKE SHED - ANTHRACITE (W1950mm x D880mm x H1330mm)

TRIMETALS METAL BIKE SHED - ANTHRACITE (W1950mm x D880mm x H1330mm)

MATERIALS:
1. Permeable paving



E	Amended room layout	08/12/2020
D	Amended following planning officers comments	20/11/2020
C	Bike shelter and Bin Store updated	16/10/2020
B	Annotations amended	15/09/2020
/	ISSUED FOR PLANNING	07/09/2020
A	Annotations amended	07/09/2020
REV	Note	Date

105 105 WEST ARCHITECTS Ltd
107 Lower Redland Road
Redland
Bristol BS6 6SW
T 0117 3737596
E info@105west.co.uk

Project **West Street**

Drawing Title **Proposed Ground Floor Plan**

Drawing No. **1691(L)11**

Scale @A3 drawn by Date Rev
1:100 LR 03.09.20 E

Proposed Ground Floor Plan 1:100



Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only.



Proposed First Floor Plan 1:100

LARGE PLANTER BOX WITH EDGE SET 2m AWAY FROM BOUNDARY WITH NEIGHBOUR

OBSURED TRANSLUCENT ACOUSTIC GLASS SCREEN



Proposed Second Floor Plan 1:100

VELUX ROOFLIGHTS AT EYE LEVEL

C	Amended screen note	08/12/2020
B	Amended following planning officers comments	20/11/2020
/	ISSUED FOR PLANNING	07/09/2020
A	Annotations amended	07/09/2020
REV	Note	Date

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Project **West Street**

Drawing Title **Proposed First and Second Floor Plan**

Drawing No. **1691(L)12**



Scale @A3 drawn by Date Rev
 1:100 LR 03.09.20 C