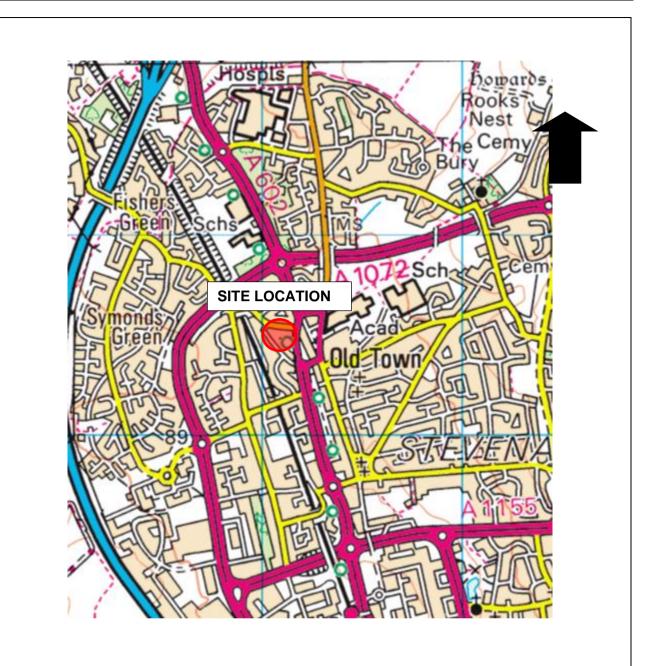
FIGURES



Based on an Ordinance Survey map with permission of HMSO. Crown copy right reserved. Licence number 100053399

Project Number: 3355	Project: 33 Julians Road, Stevenage	Scale: NTS	
Figure 1	Site Location Plan	Brown Green	





APPENDIX I LIMITATIONS AND CONSTRAINTS

Brown 2 Green Associates Limited has prepared this report in accordance with our standard Terms and Conditions solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

Brown 2 Green Associates Ltd cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The client cannot place reliance on the report until full payment has been made. The copyright in this report and other plans and documents prepared by Brown 2 Green Associates Ltd is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of the report may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by Brown 2 Green Associates Ltd in this connection without their explicit written agreement thereto by Brown 2 Green Associates Ltd.

For the work, reliance has been placed on publicly available data obtained from the sources identified and data supplied by other parties. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information. Brown 2 Green Associates Ltd does not warrant work / data undertaken / provided by others.

Due to the short timescales associated with these projects responses may not have been received from all parties. Brown 2 Green Associates Limited cannot be held responsible for any disclosures that are provided post production of our report and will not automatically update our report.

This report has been produced in accordance with UK policy and legislative requirements for land and groundwater contamination at the time the report was commissioned. Should changes in legislation or policy occur the report findings may need revisiting once the development layout is confirmed.

During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walk-over no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown or the location of the area has not been made known, or where access has not been permitted.

Access considerations, the presence of services and the activities being carried out on the site limited the positions where sampling locations could be installed and the techniques that could be used.

This report presents an interpretation of the geo-environmental information established by excavation, observation and testing. It should be noted that when investigating, or developing land it is important to recognise that sub-surface conditions may vary spatially and also with time. Groundwater conditions are dependent on seasonal and other factors. Consequently there may be conditions present not revealed by this investigation. The absence of certain ground, ground gas, and contamination or groundwater conditions at the positions tested is not a guarantee that such conditions do not exist anywhere across the site. Due to the presence of existing buildings and structures access could not be obtained to all areas. Additional contamination may be identified following the removal of the buildings or hard standing.


The scope of any investigation is based on the specific development and land use scenario proposed by the Client and may be inappropriate to another form of development or scheme. If the development layout was not known at the time of the investigation the report findings may need revisiting once the development layout is confirmed.

Rather, this investigation has been undertaken to provide a characterisation of the existing subsurface geo-environmental characteristics and make up and the findings of this study are our best interpretation of the data collected, within the scope of work and agreed budget. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

During any development programme Brown 2 Green Associates Limited should be consulted if alternative ground conditions are encountered. It assumes during any site works that the contractor will use their best endeavours to manage and control groundwater and other unforeseen ground conditions. Brown 2 Green Associates Limited will not be liable for actions taken prior to consultation.

Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and does not constitute or replace full and proper surveys.

APPENDIX II PROPOSED SITE LAYOUT





DOWEN FARMER ARCHITECTS

Unit 601, Level 6, Peckham Levels, 95A Rye Ln, London SE15 4ST

T: 020 8058 7997 W: www.dowenfarmer.com Project

Project address 33 Julians Road Stevenage SG1 3ES

Client Acre

Sheet number

1140 -DFA -PL - 101

Sheet name Proposed Site Plan

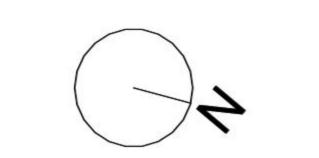
Sheet scale 1:200 @ A1

Date/time 09/11/2023 10:53:07 Planning Issue

Checked

A PROJECT BY ACRE

hello@acrelondon.co.uk acrelondon.co.uk (i) acrelondon 020 8159 5151



Scale Bar: 1:200 @ A1 (Metres)

GENERAL NOTES:

This drawing is not for construction and is for information purposes only. Contractor to provide detailed design and construction information. This drawing is to be read in conjunction with all relevant architects' and engineers' drawings and specifications. Drawings to be read in line with the approved inspectors plan check and all dimensions to be checked on site with any discrepancies reported to the architect.

OS information not accurate and not to be used for measurements.

Dowen Farmer Architects Ltd is incorporated in England & Wales. Company registration number 10861309.

APPENDIX III SITE PHOTOGRAPHS



Site entrance



General view looking south of paved yard.



Access to southern end of the site.



View looking south.

APPENDIX IV HISTORICAL MAPS

Historical Mapping Legends

Gravel Pit Other Orchard Mixed Wood Deciduous Brushwood Furze Rough Pasture Arrow denotes Trigonometrical flow of water Station Bench Mark Site of Antiquities Pump, Guide Post, Well, Spring, Signal Post **Boundary Post** ·285 Surface Level Sketched Instrumental Contour Contour Fenced Main Roads Minor Roads Un-Fenced Raised Road Sunken Road Railway over Road over Railway Ri∨er Railway over Level Crossing Road over Road over Road over County Boundary (Geographical) County & Civil Parish Boundary Administrative County & Civil Parish Boundary County Borough Boundary (England) Co. Boro. Bdy. County Burgh Boundary (Scotland) Rural District Boundary RD. Bdy.

····· Civil Parish Boundary

Ordnance Survey County Series 1:10,560

Ordnance Survey Plan 1:10,000

Errann	Chalk Pit, Clay Pit	00000000	Gravel Pit
	Sand Pit		Disused Pit or Quarry
(.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0	Refuse or Slag Heap		Lake, Loch or Pond
	. Dunes	2000	Boulders
* * *	Coniferous Trees	$\triangle \Diamond \Diamond$	Non-Coniferous Trees
ቀ ቀ	Orchard no_	Scrub	∖Y₁v Coppice
ਜ ਜ ਜ	Bracken	Heath '	Grassland
<u> </u>	MarshV///	Reeds	<u> 노</u> 소스 Saltings
	Direct Building	tion of Flow of W	/ater
	Glasshouse	Pylon	Sand
	Sloping Masonry	□ Pole	Electricity Transmission Line
Cutting		Foot	Standard Gauge Multiple Track Standard Gauge Single Track Siding, Tramway or Mineral Line
+	+ + + + + +	 	+ Narrow Gauge
	Geographical Cou	unty	
	Administrative Co		orough
	Municipal Boroug Burgh or District		al District,
	Borough, Burgh of Shown only when no	or County Const	
	Civil Parish Shown alternately w	hen coincidence of	boundaries occurs
BP, BS Ch CH F E Sta FB Fn	Boundary Post or Stone Church Club House Fire Engine Station Foot Bridge Fountain	PO P PC P PH P SB S	olice Station ost Office ublic Convenience ublic House ignal Box pring
GP MD	Guide Post		elephone Call Box

Mile Post

Telephone Call Post

1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle	Mud	Mud
Sand	Sand		Sand Pit
mmi	Slopes		Top of cliff
	General detail		Underground detail
	- Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)	• • • • • •	Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
۵ ⁰	Area of wooded vegetation	۵ ^۵	Non-coniferous trees
۵ ۵	Non-coniferous trees (scattered)	**	Coniferous trees
*	Coniferous trees (scattered)	Ö̈	Positioned tree
ф ф ф ф	Orchard	* *	Coppice or Osiers
ωTr,	Rough Grassland	www.	Heath
On_	Scrub	<u>→</u> <u>\</u> \/∟	Marsh, Salt Marsh or Reeds
6	Water feature	←	Flow arrows
MHW(S)	Water feature Mean high water (springs)	MLW(S)	Flow arrows Mean low water (springs)
MHW(S)	Mean high	MLW(S)	Mean low
MHW(S) ← ← ← BM 123.45 m	Mean high water (springs) Telephone line	← ← ← ← ← ← ← ← ← ← ← ← ← ← ← ← ← ← ←	Mean low water (springs) Electricity transmission line
-• •-	Mean high water (springs) Telephone line (where shown) Bench mark		Mean low water (springs) Electricity transmission line (with poles) Triangulation
-• •-	Mean high water (springs) Telephone line (where shown) Bench mark (where shown) Point feature (e.g. Guide Post	→ - → -	Mean low water (springs) Electricity transmission line (with poles) Triangulation station Pylon, flare stack

Building

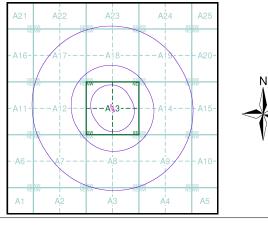
Envirocheck®

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hertfordshire	1:10,560	1884	2
Hertfordshire	1:10,560	1899	3
Hertfordshire	1:10,560	1924 - 1925	4
Hertfordshire	1:10,560	1924 - 1925	5
Hertfordshire	1:10,560	1946	6
Hertfordshire	1:10,560	1947 - 1950	7
Ordnance Survey Plan	1:10,000	1960	8
Ordnance Survey Plan	1:10,000	1964	9
Ordnance Survey Plan	1:10,000	1970 - 1976	10
Ordnance Survey Plan	1:10,000	1975	11
Ordnance Survey Plan	1:10,000	1981 - 1987	12
10K Raster Mapping	1:10,000	1999	13
Street View	Variable		14

Historical Map - Slice A



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Customer Ref: 3355

National Grid Reference: 523070, 225490

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Search Buffer (m): 0.2

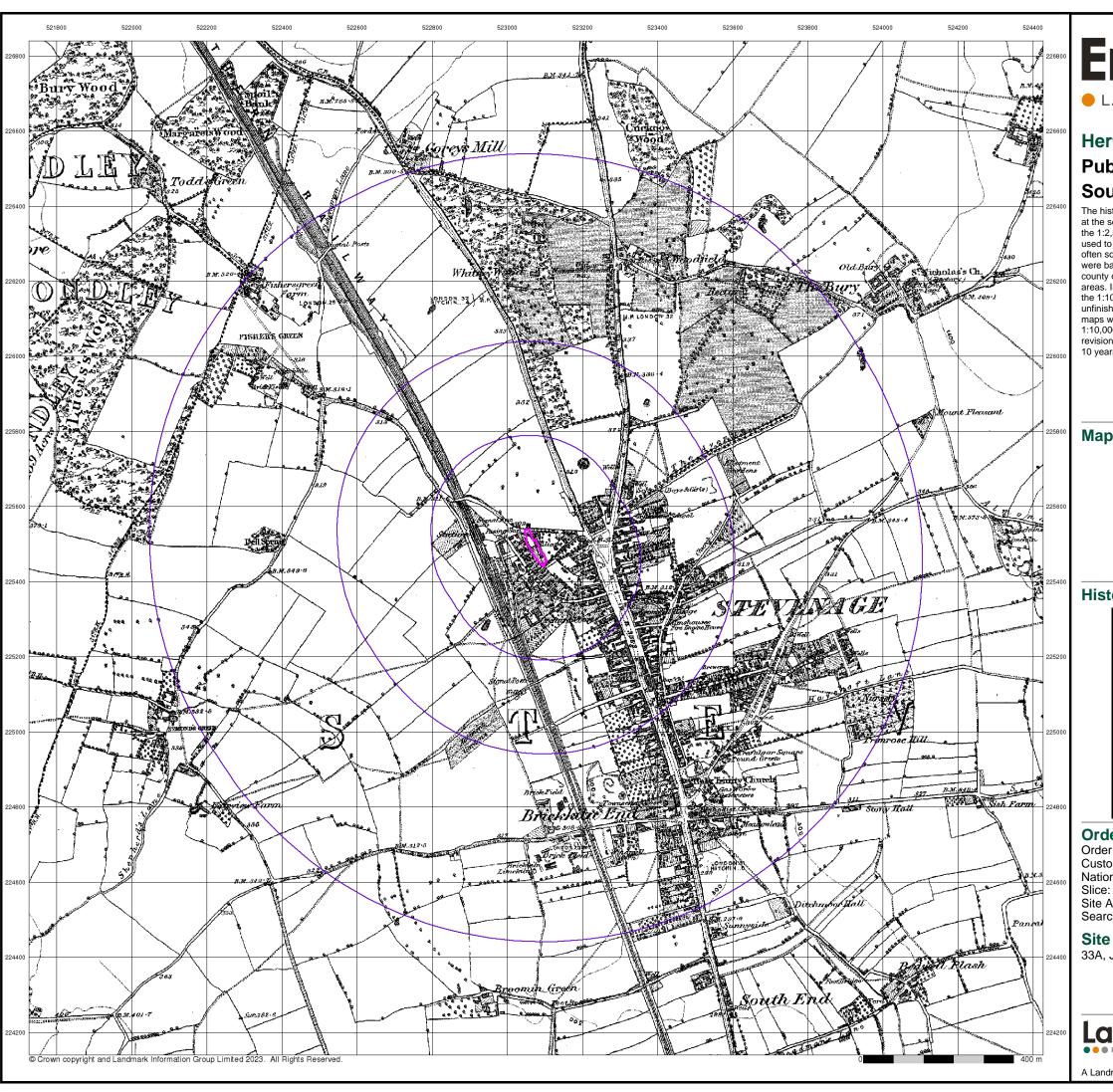
Site Details

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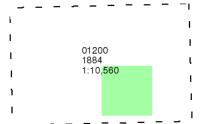
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Hertfordshire

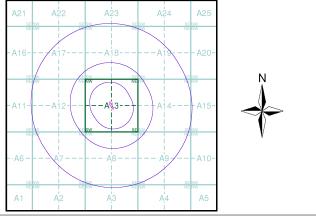
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



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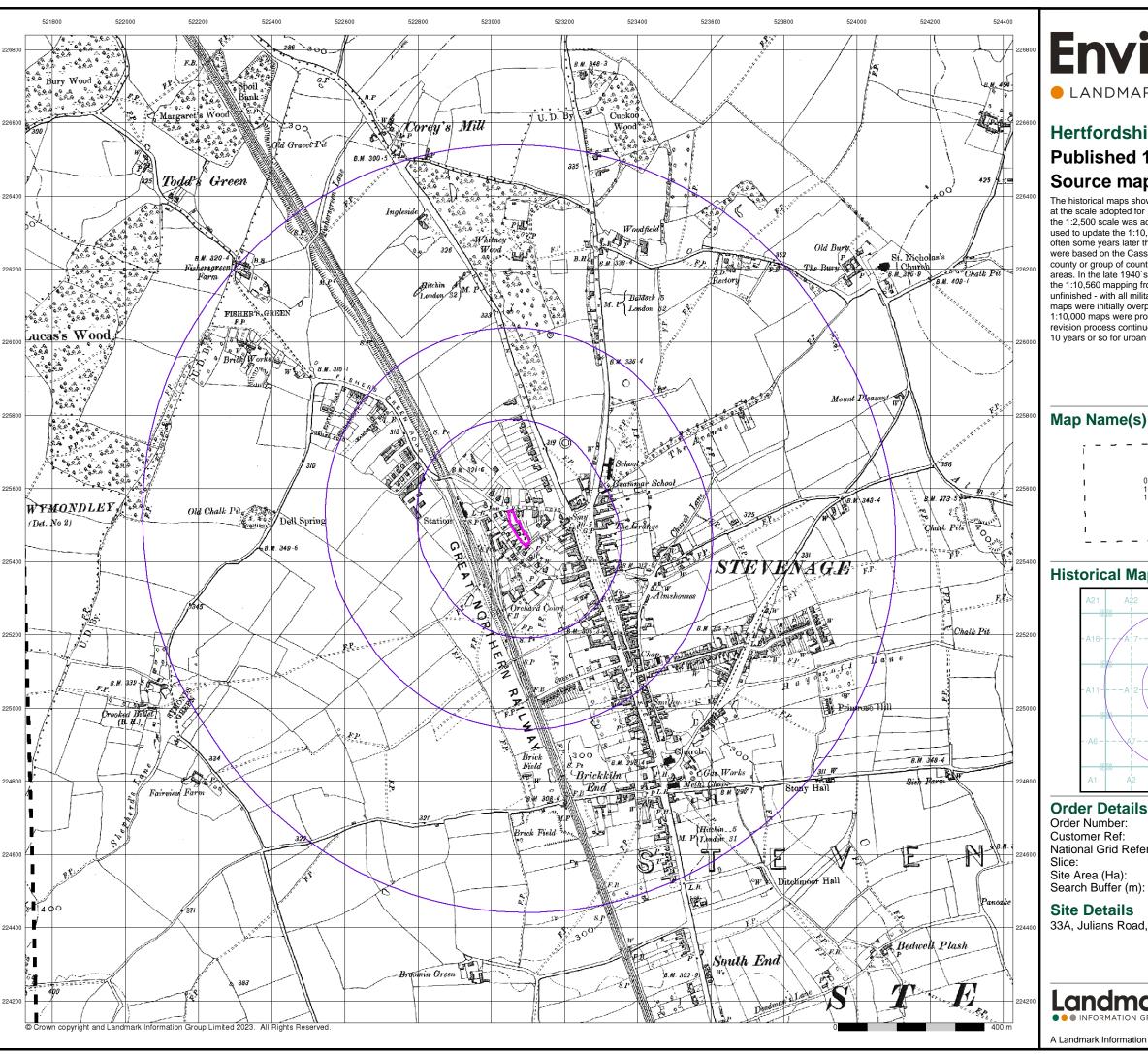
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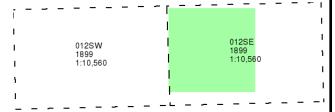
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Published 1899

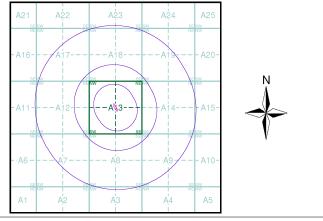
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Historical Map - Slice A



Order Details

Order Number: 315150256_1_1

Customer Ref:

National Grid Reference: 523070, 225490

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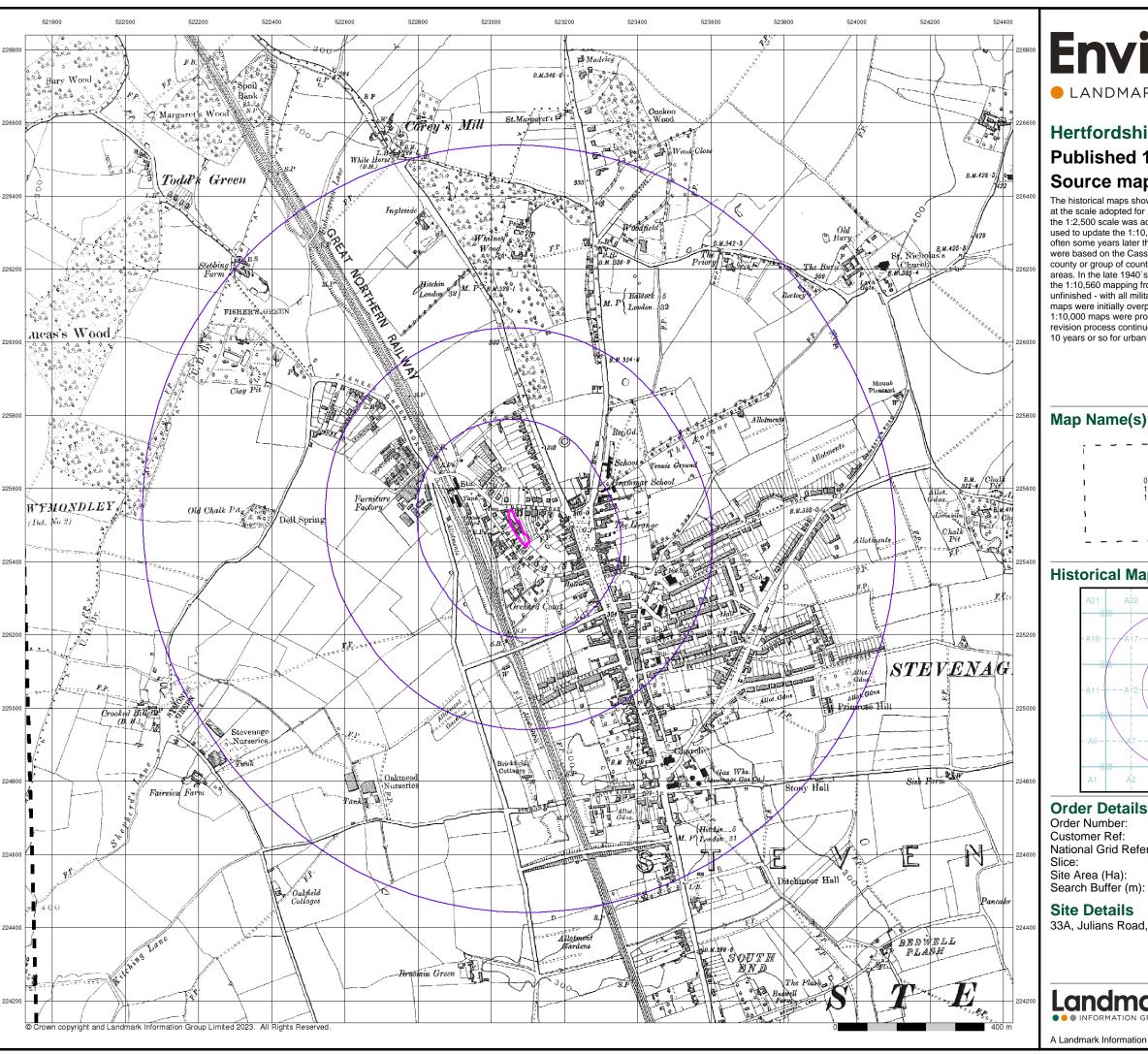
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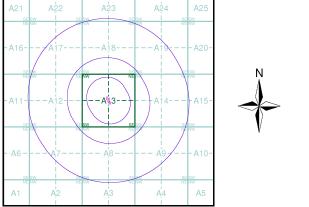
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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Customer Ref:

National Grid Reference: 523070, 225490

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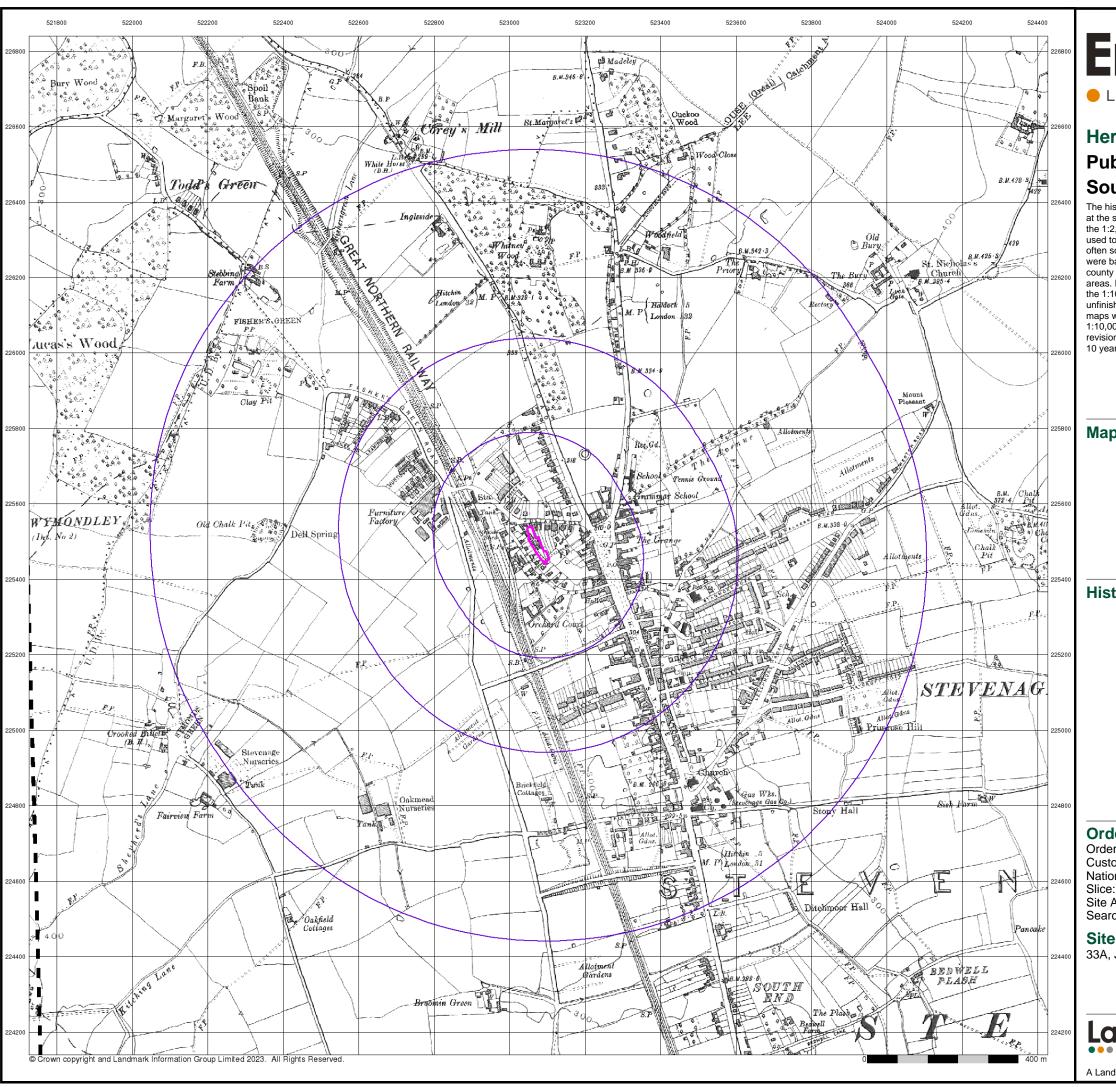
Site Details

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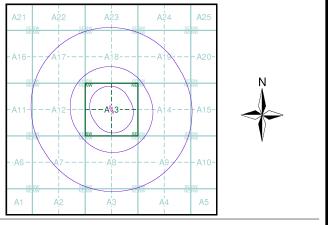
Published 1924 - 1925 Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 315150256_1_1

Customer Ref: 3355

National Grid Reference: 523070, 225490

Slice: A Site Area (Ha): 0

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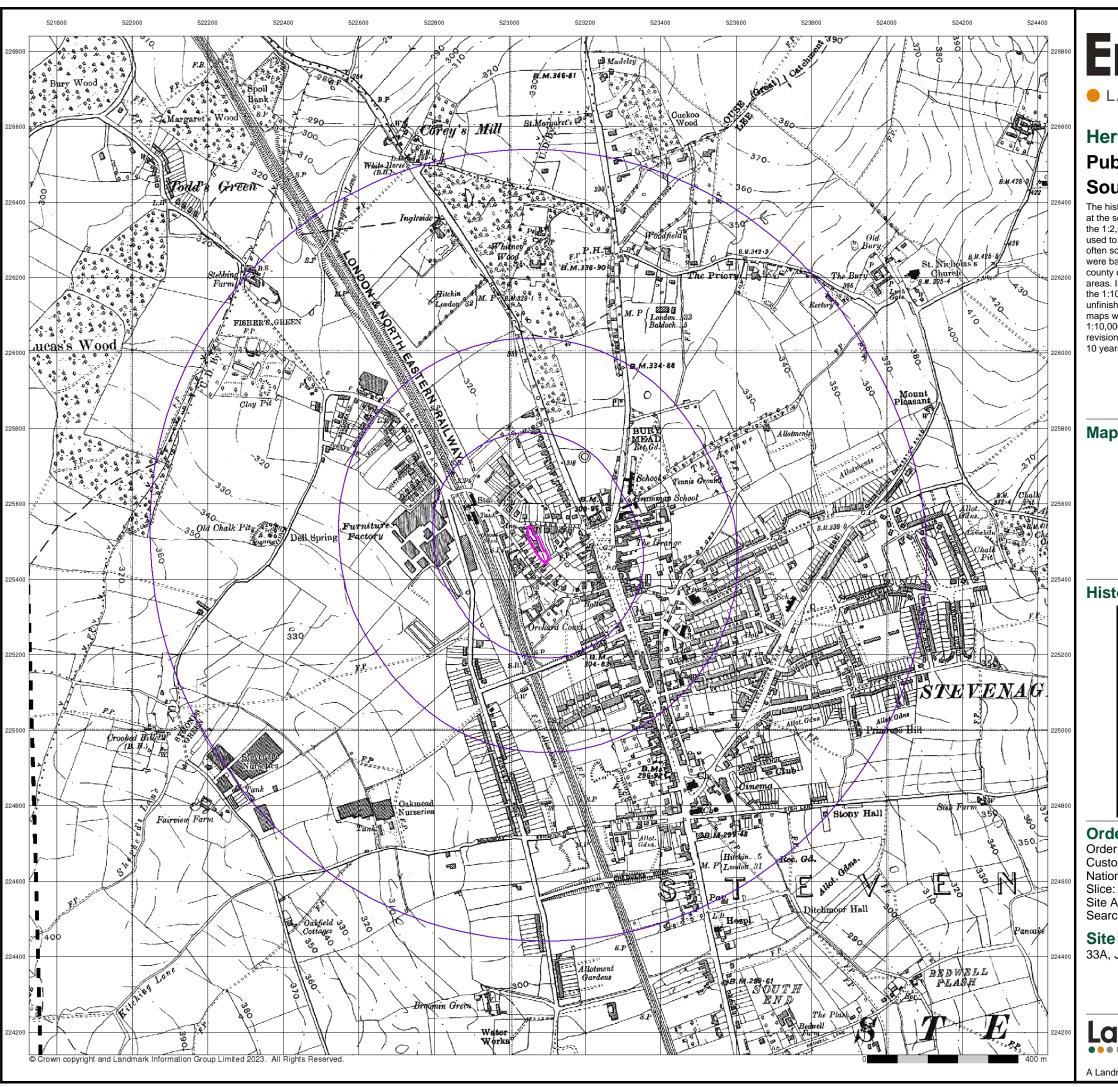
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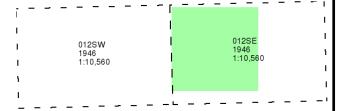
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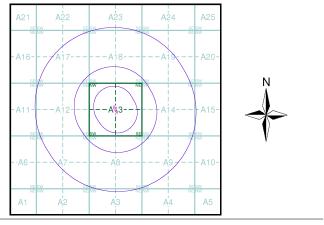
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 315150256_1_1 **Customer Ref:**

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Site Area (Ha): Search Buffer (m): 1000

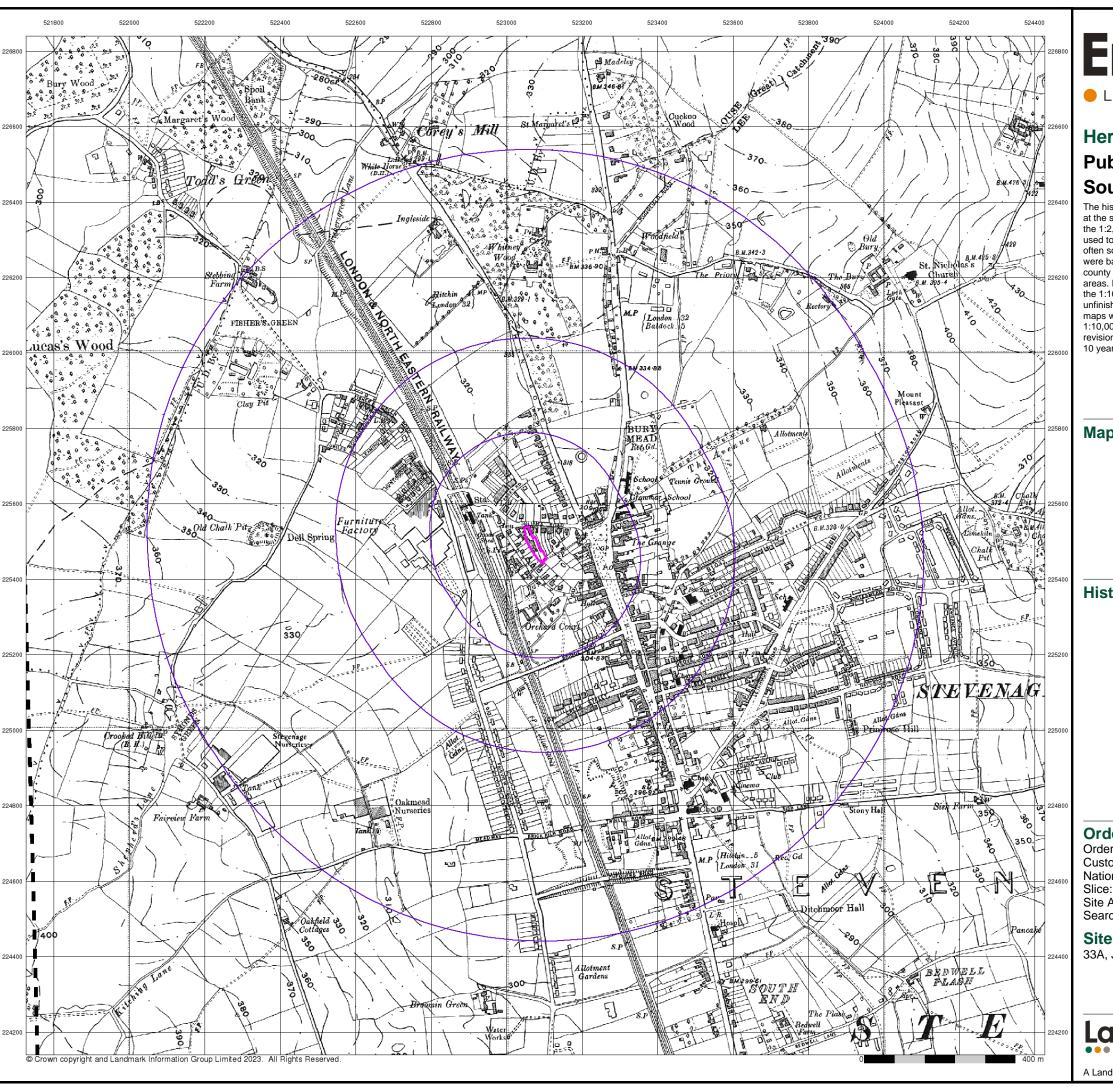
Site Details

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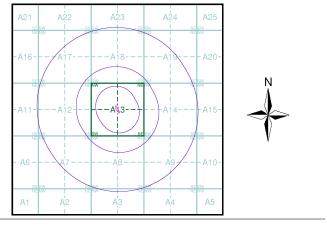
Published 1947 - 1950 Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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Customer Ref: 3355

National Grid Reference: 523070, 225490

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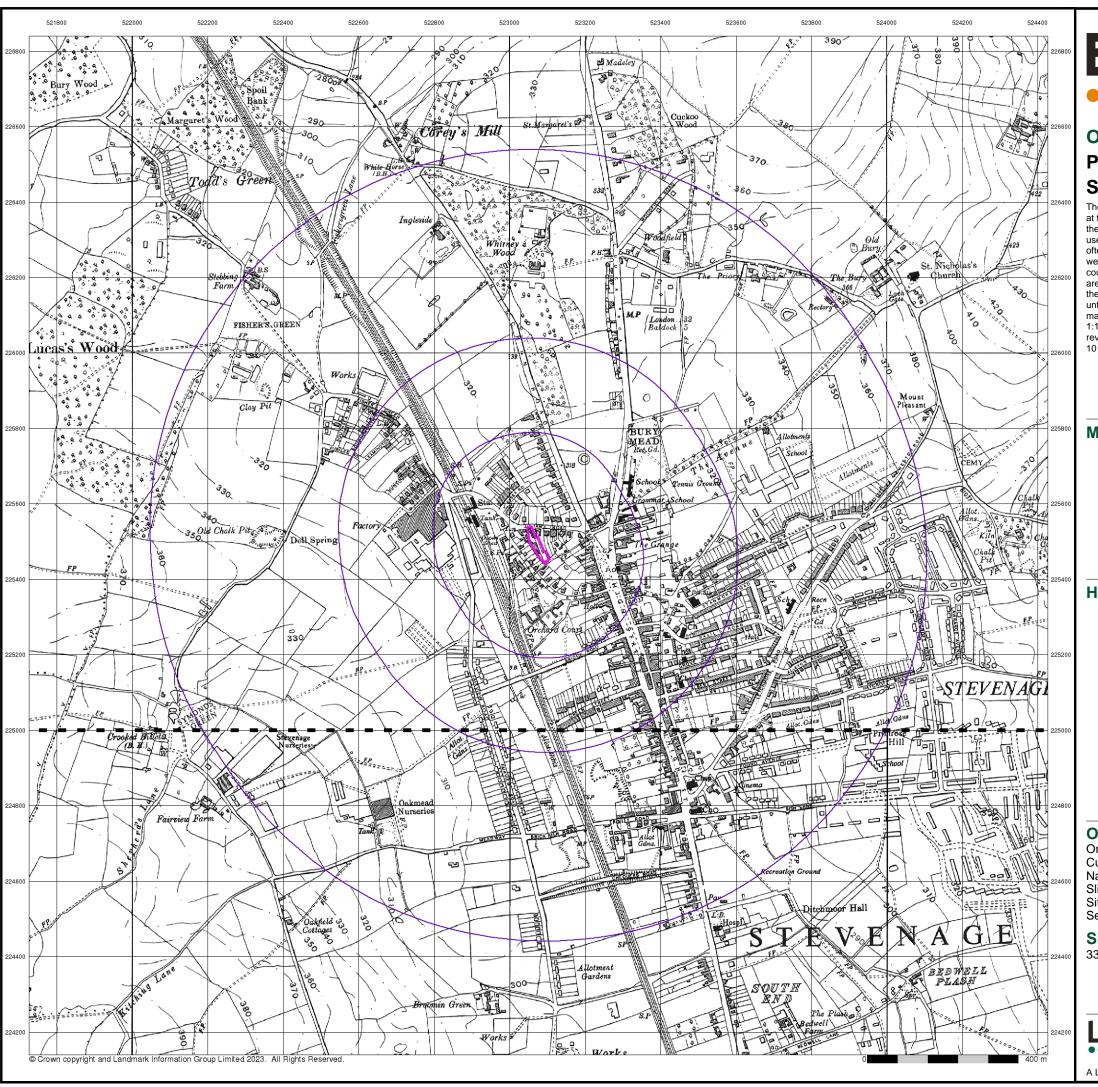
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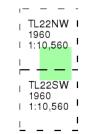


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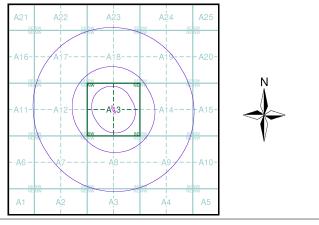
Ordnance Survey Plan Published 1960 Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 315150256_1_1 Customer Ref: 3355

National Grid Reference: 523070, 225490

Slice: A Site Area (Ha): 0.2

Site Area (Ha): 0.2 Search Buffer (m): 1000

Site Details

33A, Julians Road, STEVENAGE, SG1 3ES



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