



**APPENDIX 2**

Historical Plans

Site Details

DEVELOPMENT SITE AT  
FORMER 81 TO 88,  
BERESFORD STREET,  
WOOLWICH, SE18 6BG

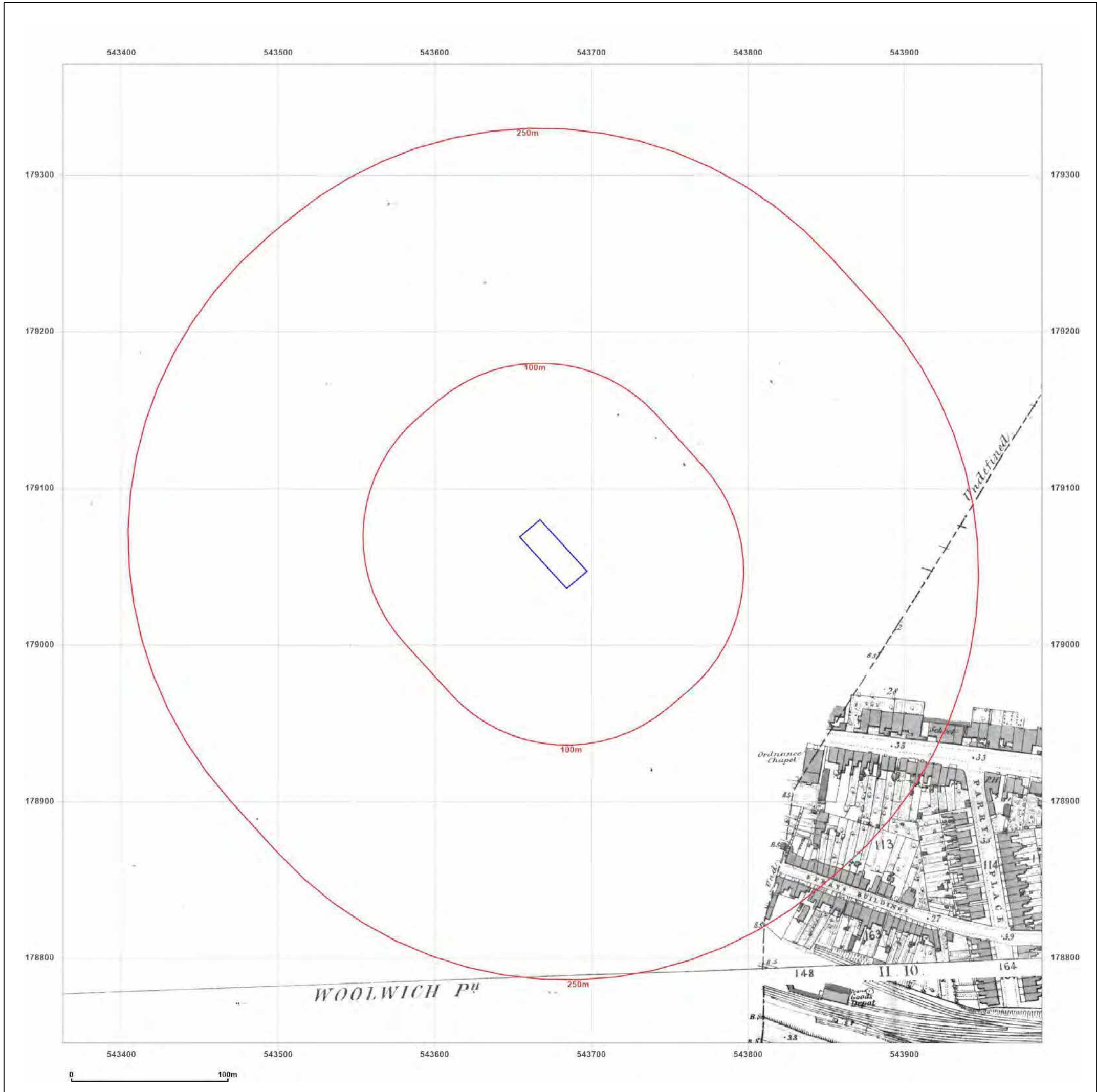
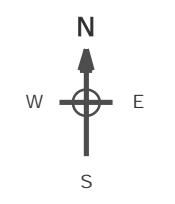
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Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: County Series

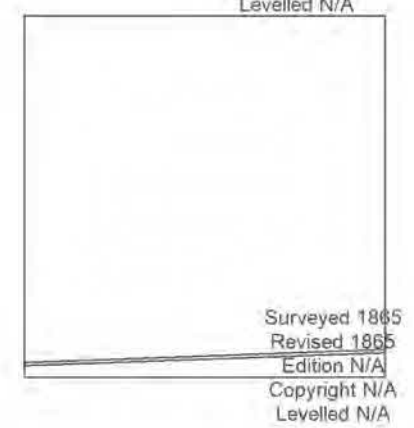
Map date: 1865

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1865  
Revised 1865  
Edition N/A  
Copyright N/A  
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Surveyed 1865  
Revised 1865  
Edition N/A  
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Production date: 12 March 2021

Map legend available at:  
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Site Details

DEVELOPMENT SITE AT  
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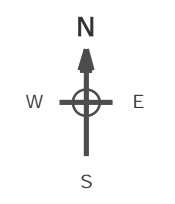
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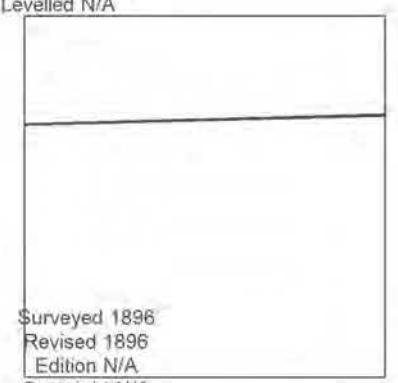
Map date: 1869

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1867  
Revised N/A  
Edition 1869  
Copyright N/A  
Levelled N/A



Surveyed 1896  
Revised 1896  
Edition N/A  
Copyright N/A  
Levelled N/A

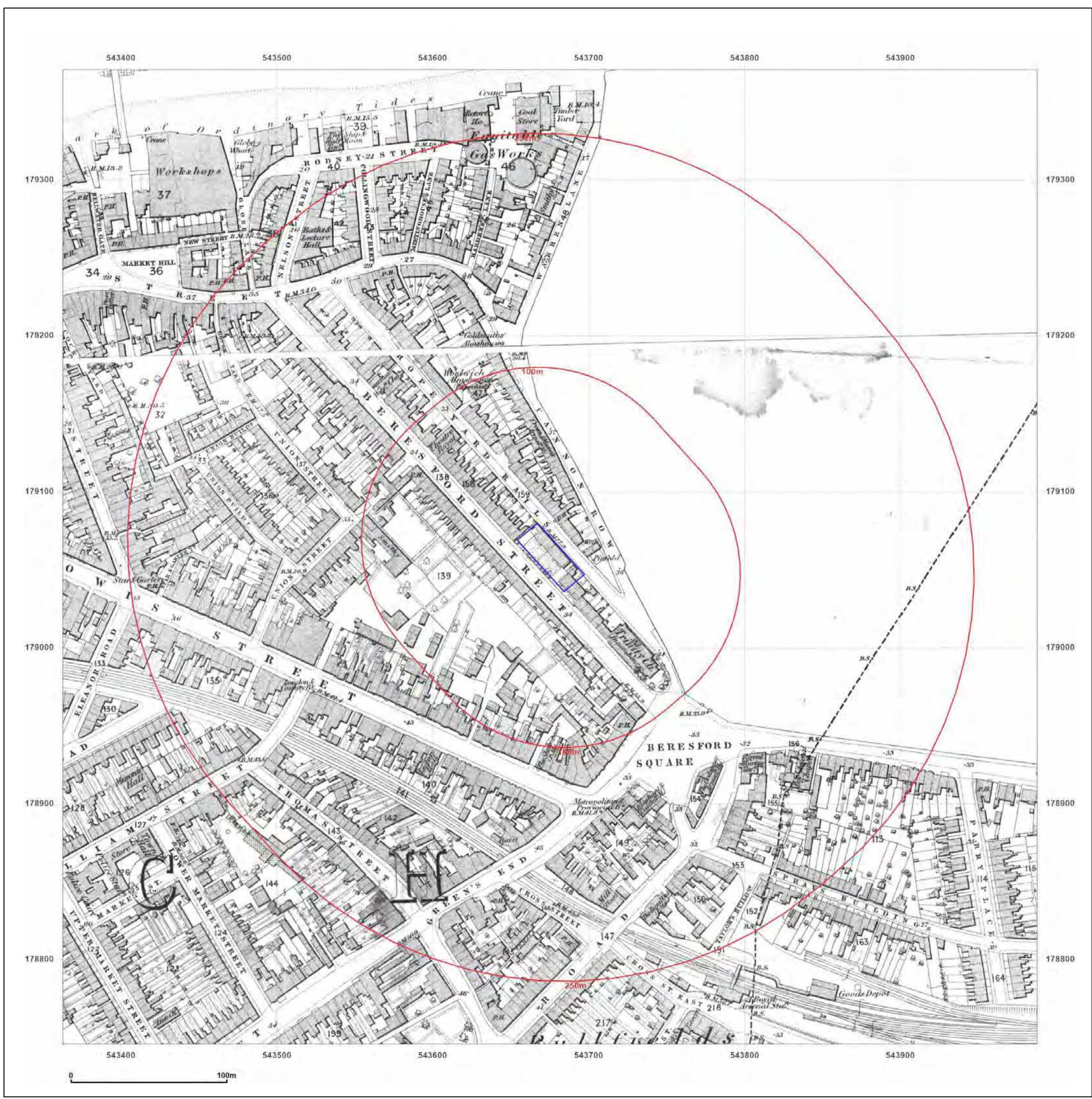


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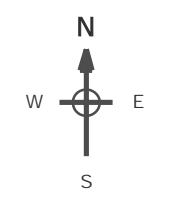
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Grid Ref: 543675, 179058

Map Name: County Series

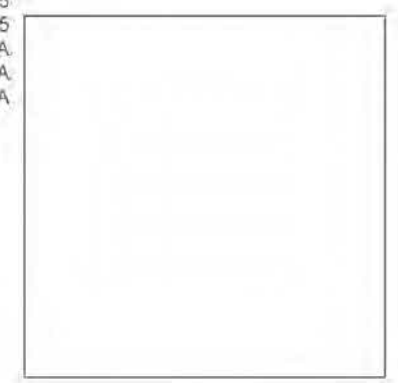
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Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1875  
Revised 1875  
Edition N/A  
Copyright N/A  
Levelled N/A

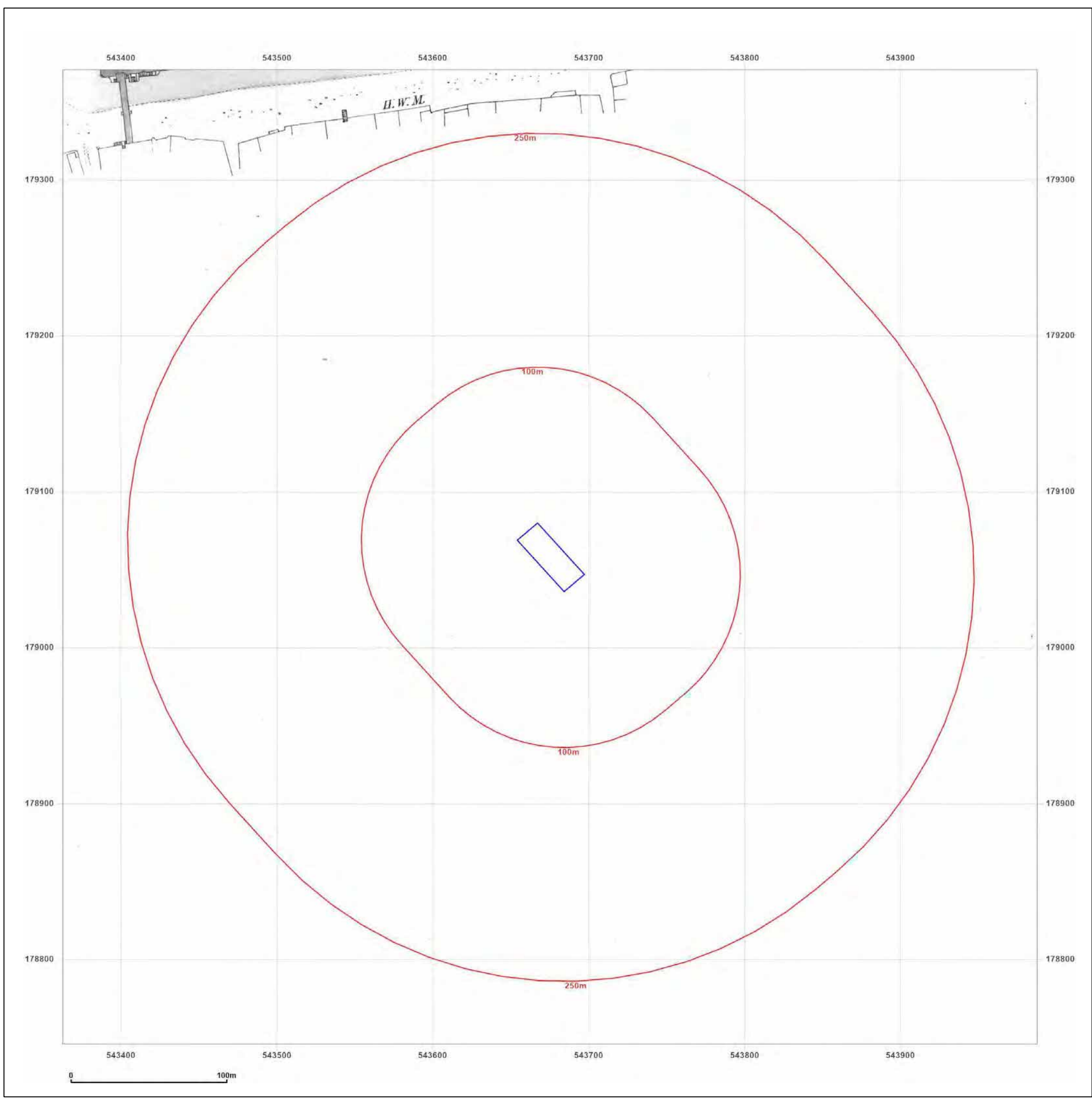


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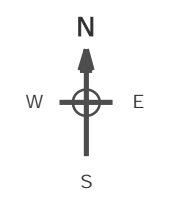
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Map Name: 1056 Scale Town Plan

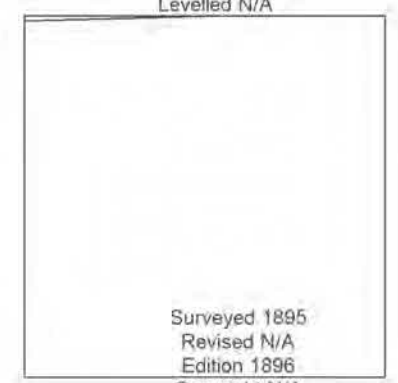
Map date: 1896

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1893  
Revised N/A  
Edition 1896  
Copyright N/A  
Levelled N/A



Surveyed 1895  
Revised N/A  
Edition 1896  
Copyright N/A  
Levelled N/A

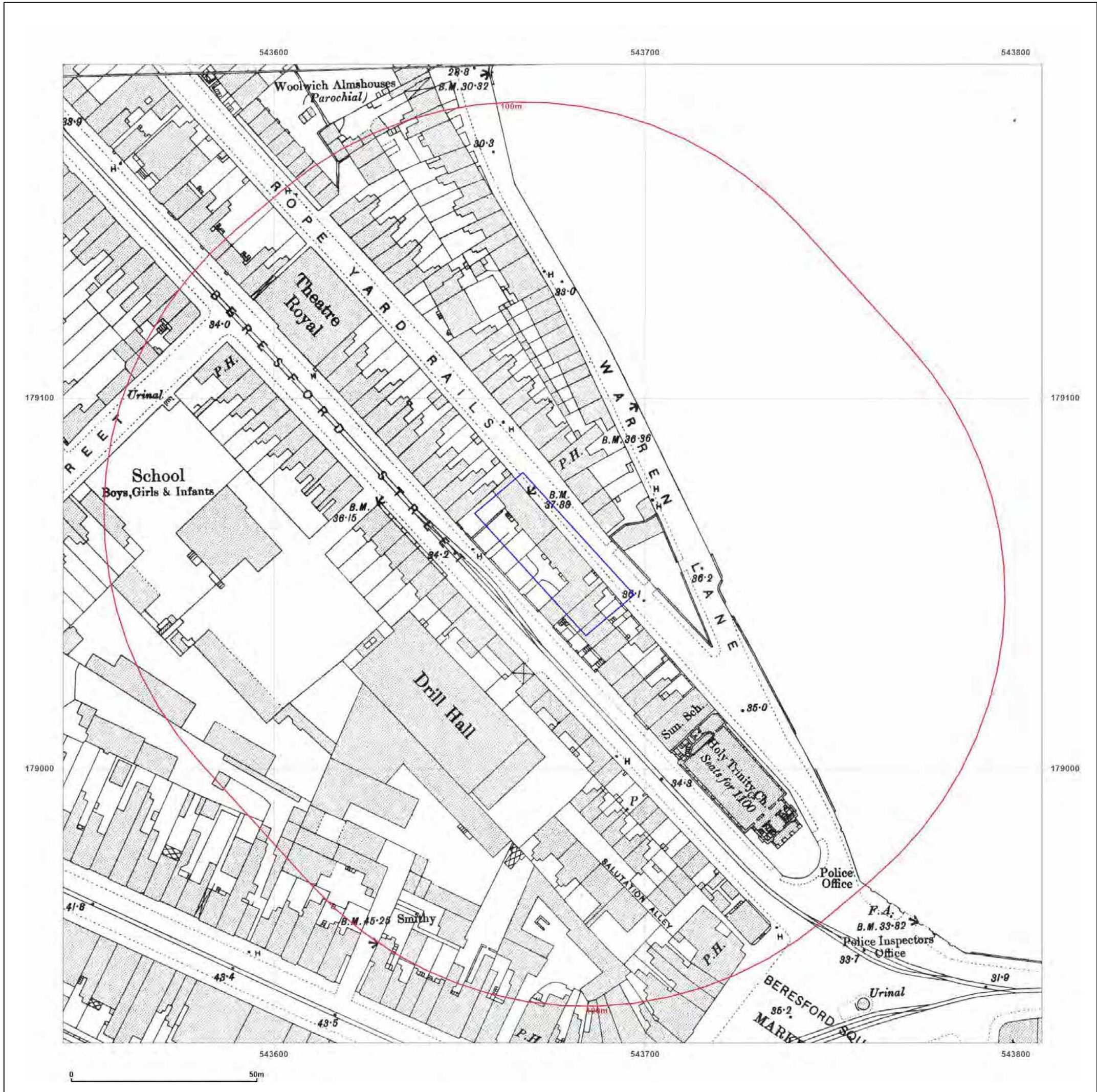


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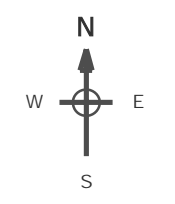
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Map Name: County Series

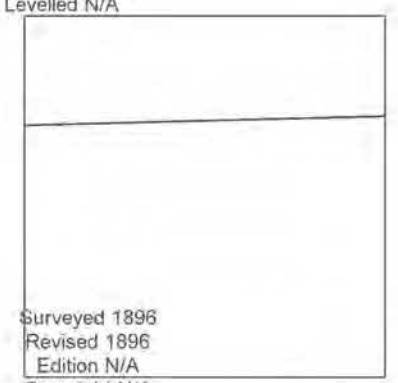
Map date: 1896-1897

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A  
Revised 1896  
Edition 1897  
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Surveyed 1896  
Revised 1896  
Edition N/A  
Copyright N/A  
Levelled N/A

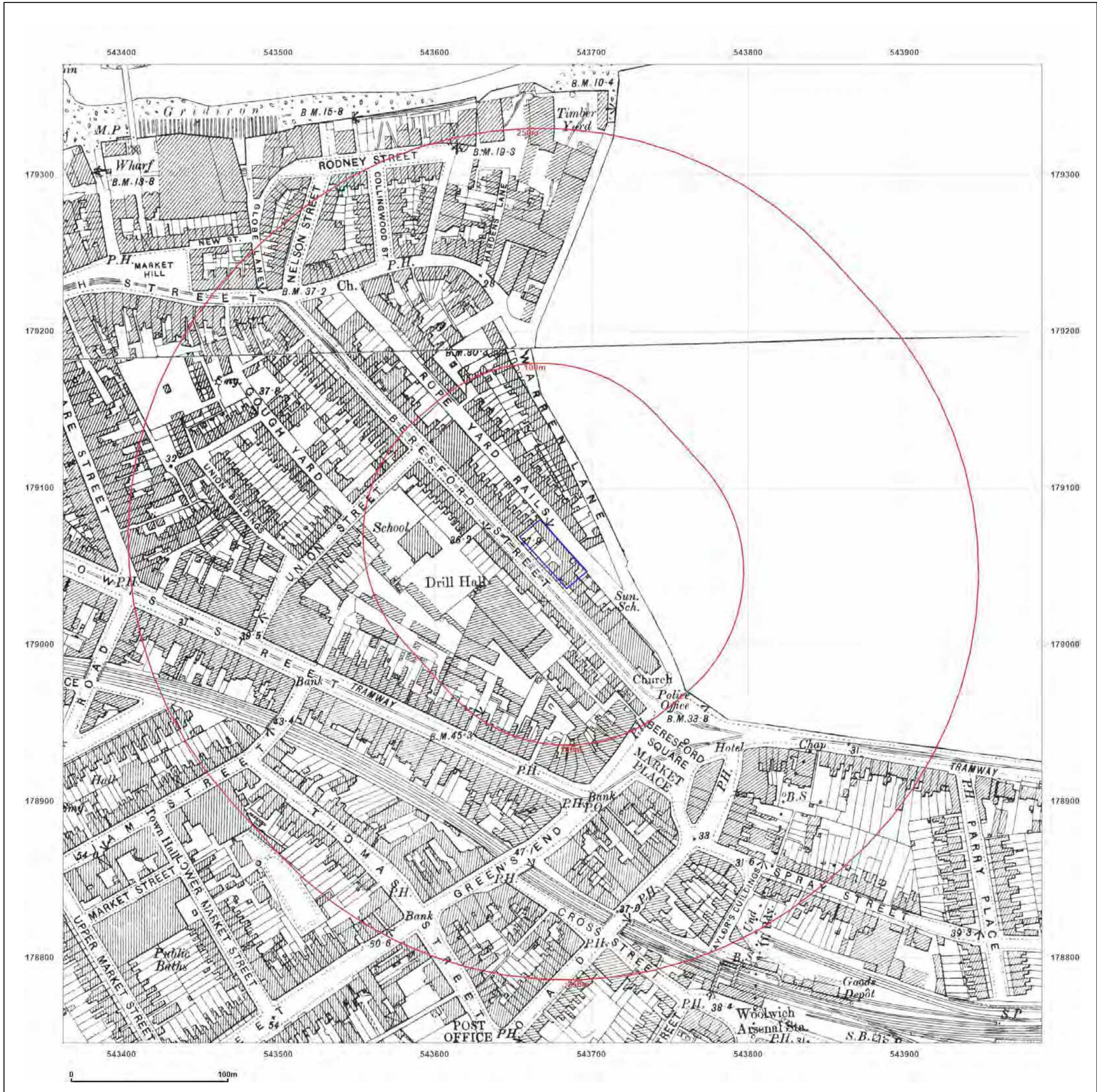


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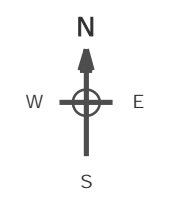
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Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: County Series

Map date: 1916

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1916  
Edition N/A  
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Revised 1916  
Edition N/A  
Copyright N/A  
Levelled N/A

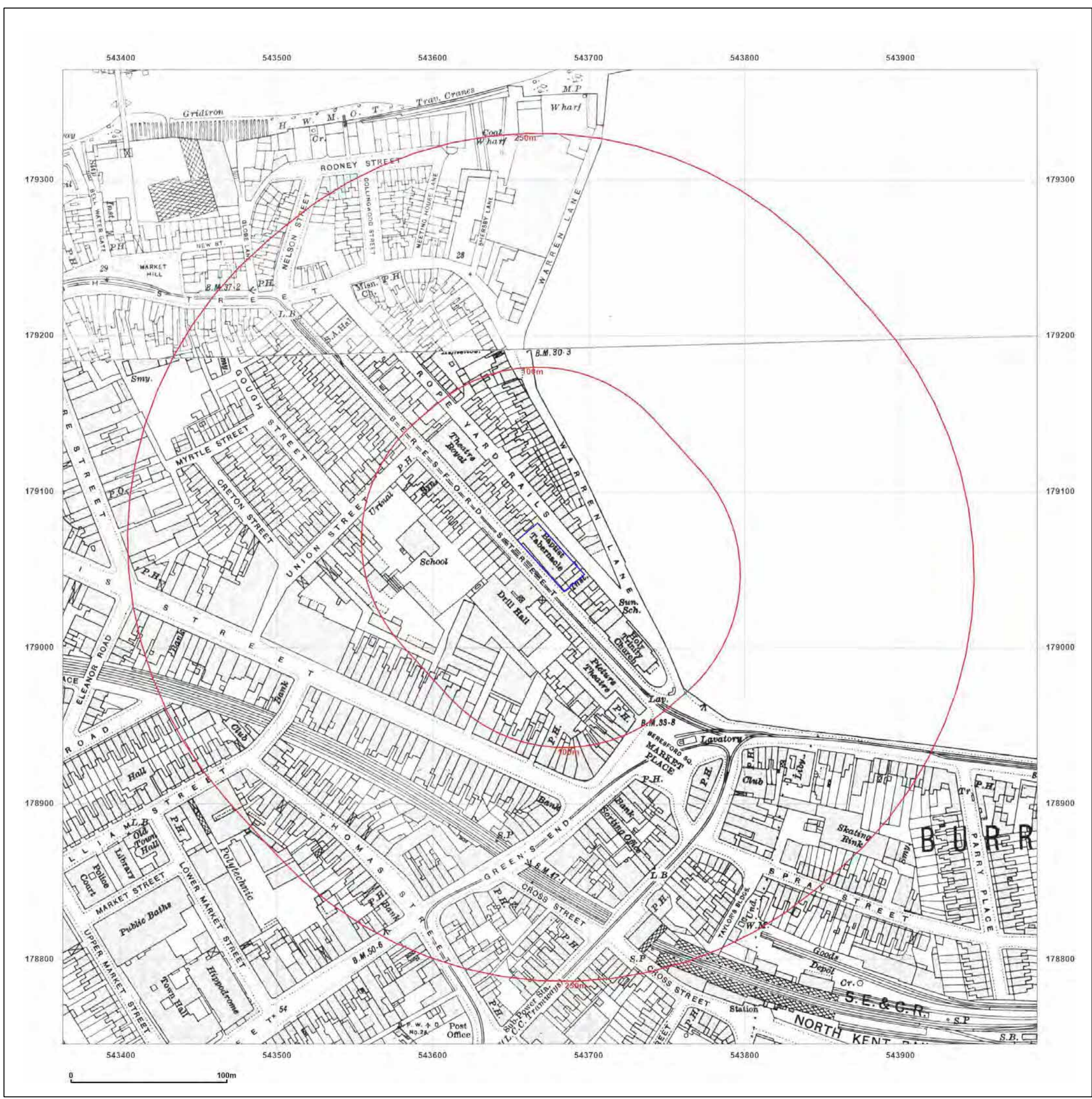


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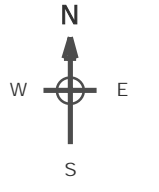
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Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1952	Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1952

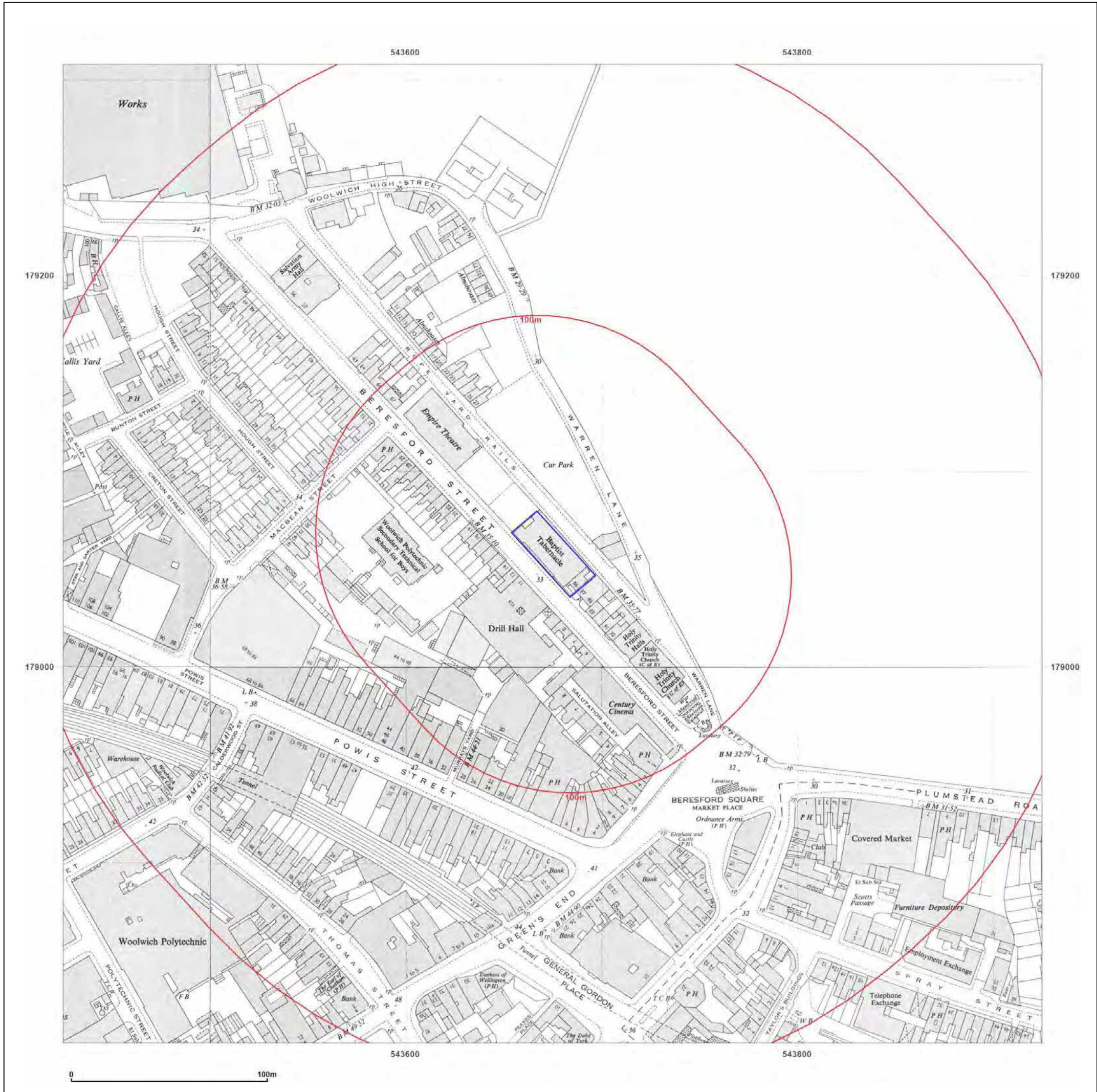


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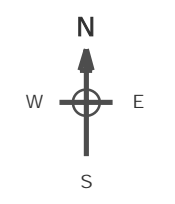
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Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1956-1957

Scale: 1:1,250

Printed at: 1:2,000



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Surveved 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1952	Surveved N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

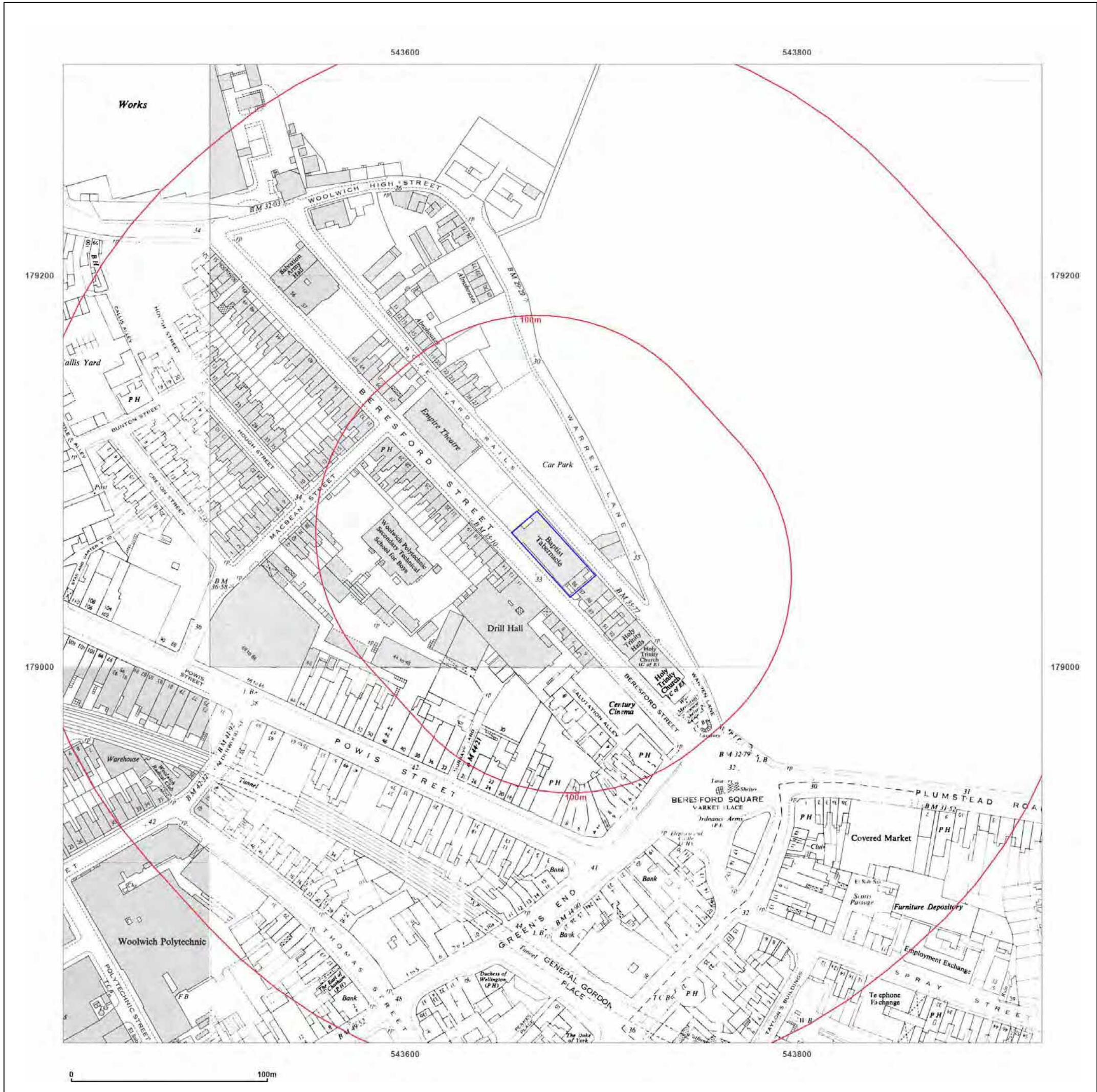


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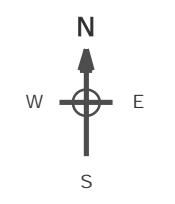
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Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1957

Scale: 1:1,250

Printed at: 1:2,000



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

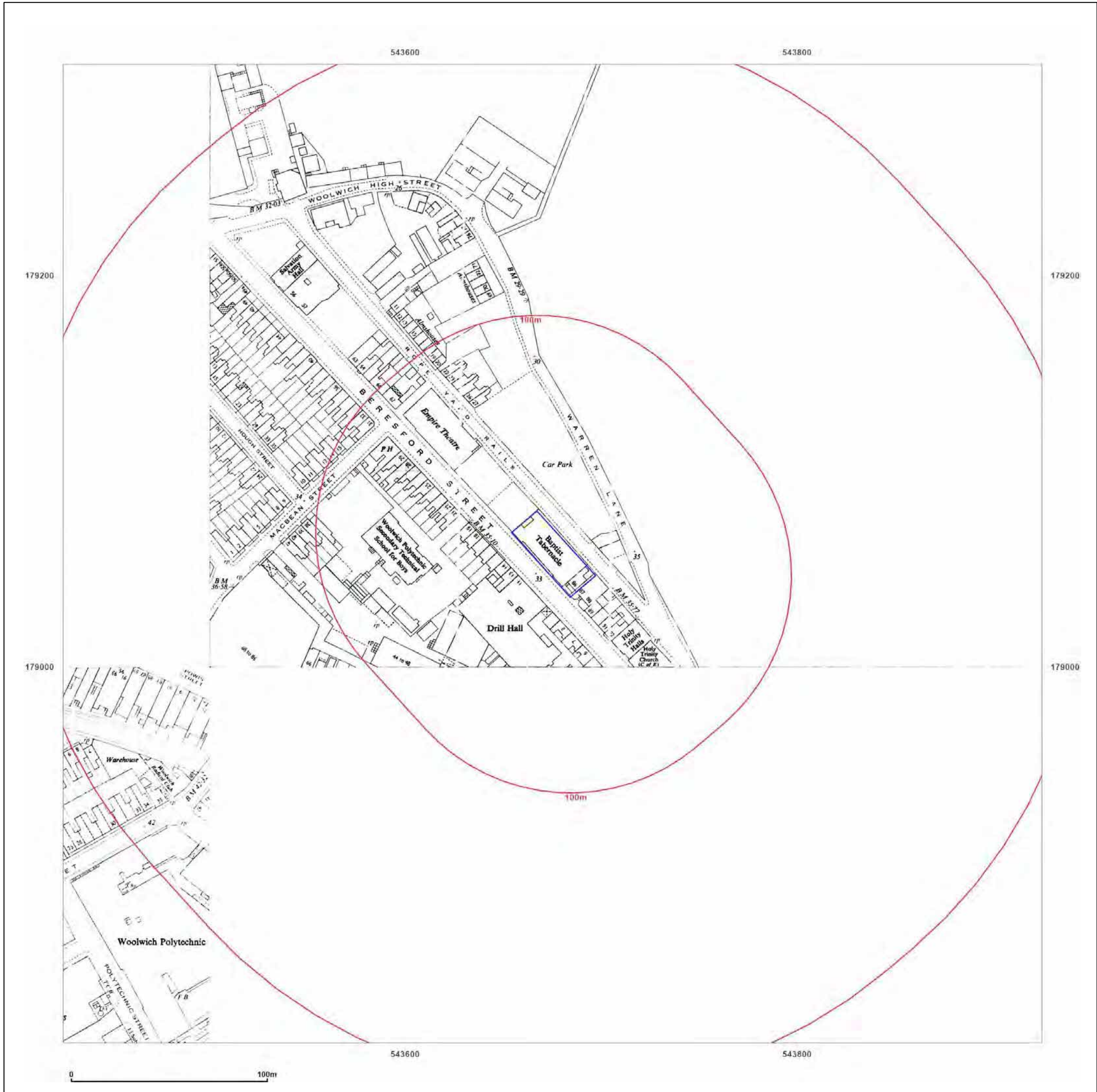


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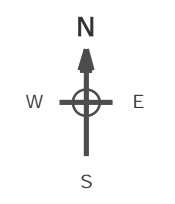
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Grid Ref: 543675, 179058

Map Name: National Grid

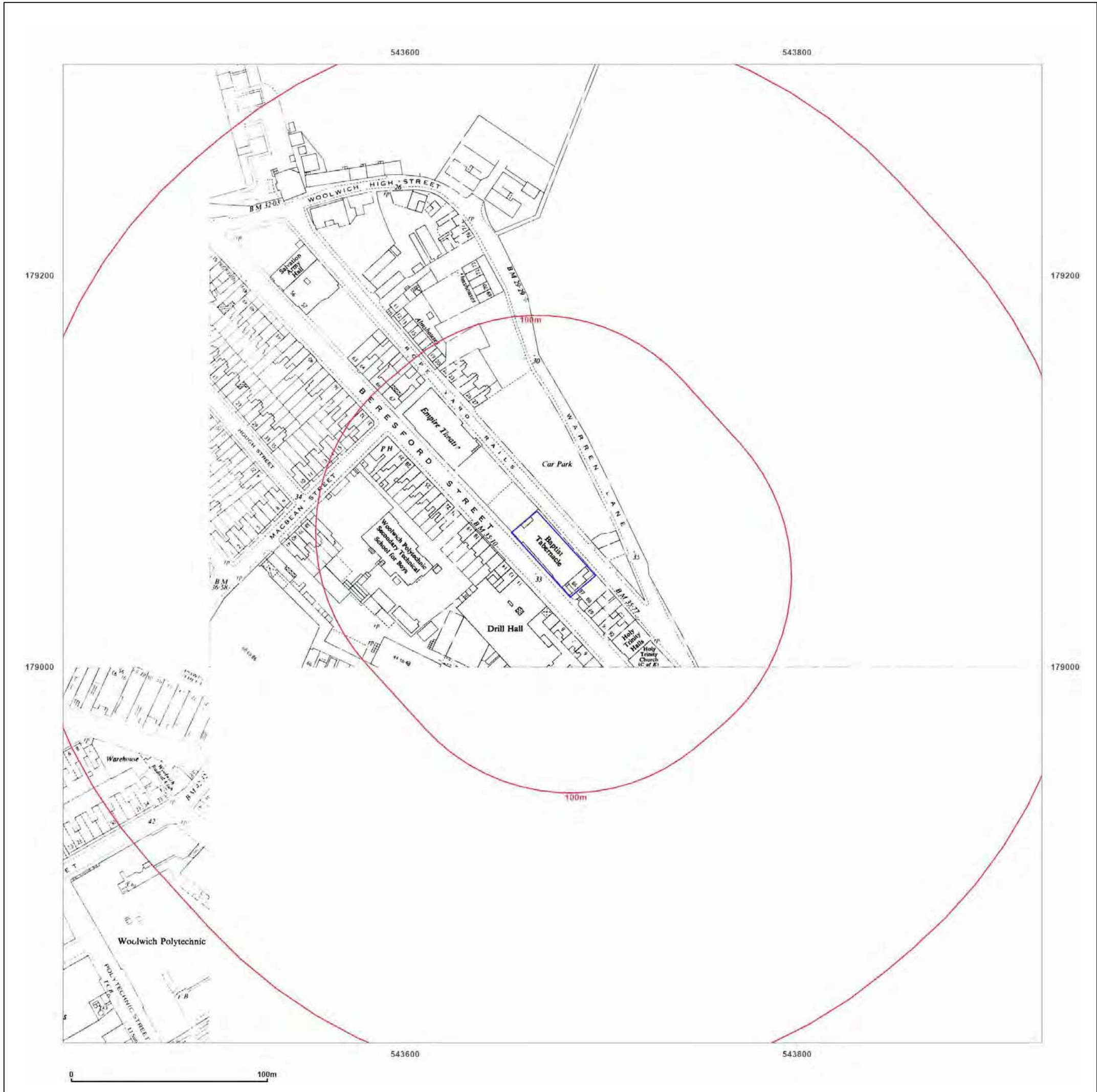
Map date: 1957

Scale: 1:1,250

Printed at: 1:2,000



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



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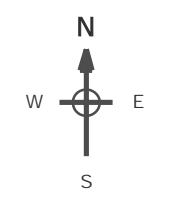
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Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1958

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1956  
Revised 1956  
Edition 1958  
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Levelled 1953

Surveyed 1956  
Revised 1956  
Edition 1958  
Copyright N/A  
Levelled 1952

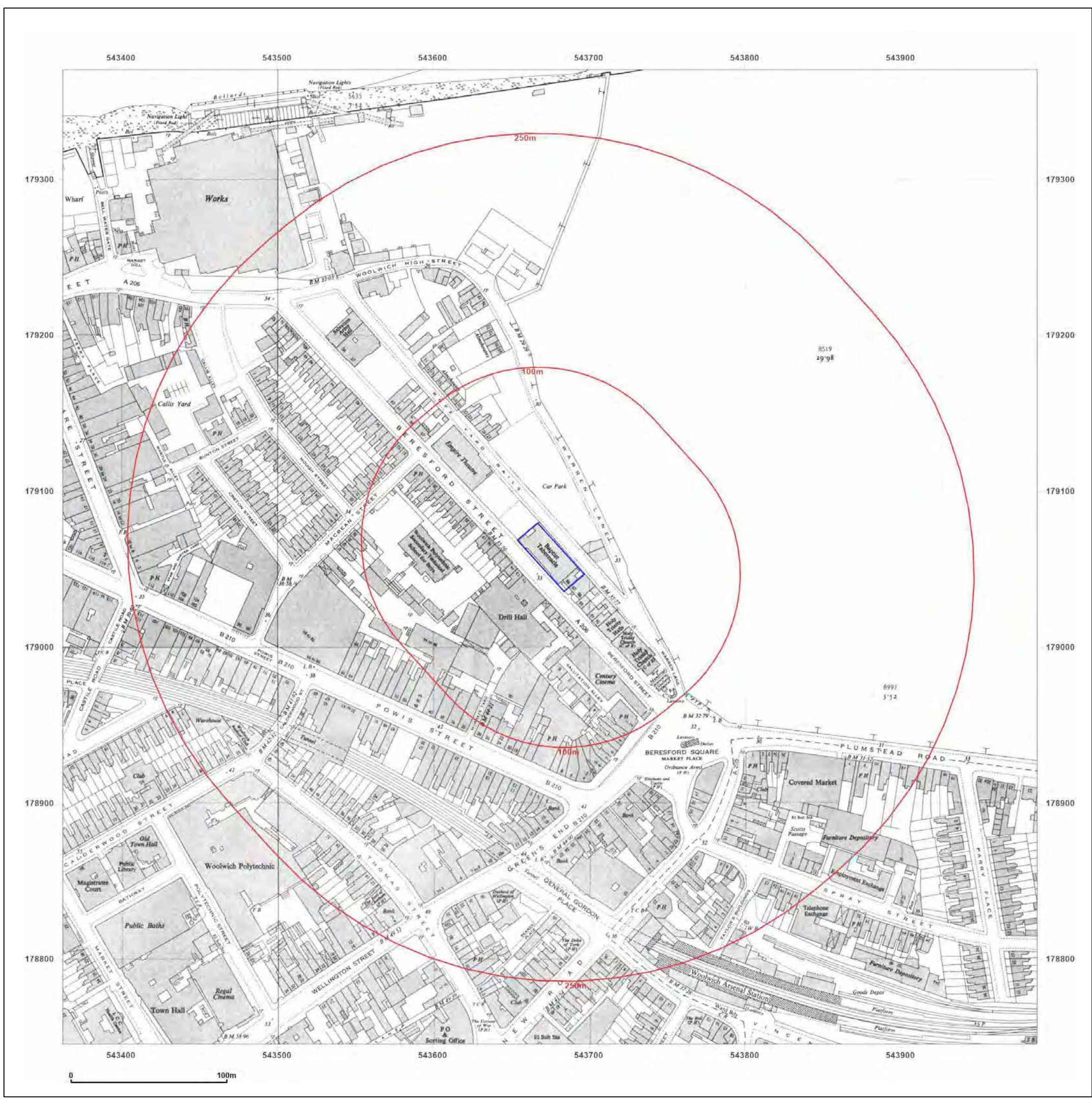


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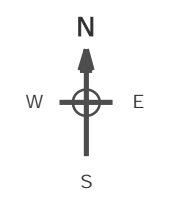
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Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1970-1971

Scale: 1:1,250

Printed at: 1:2,000



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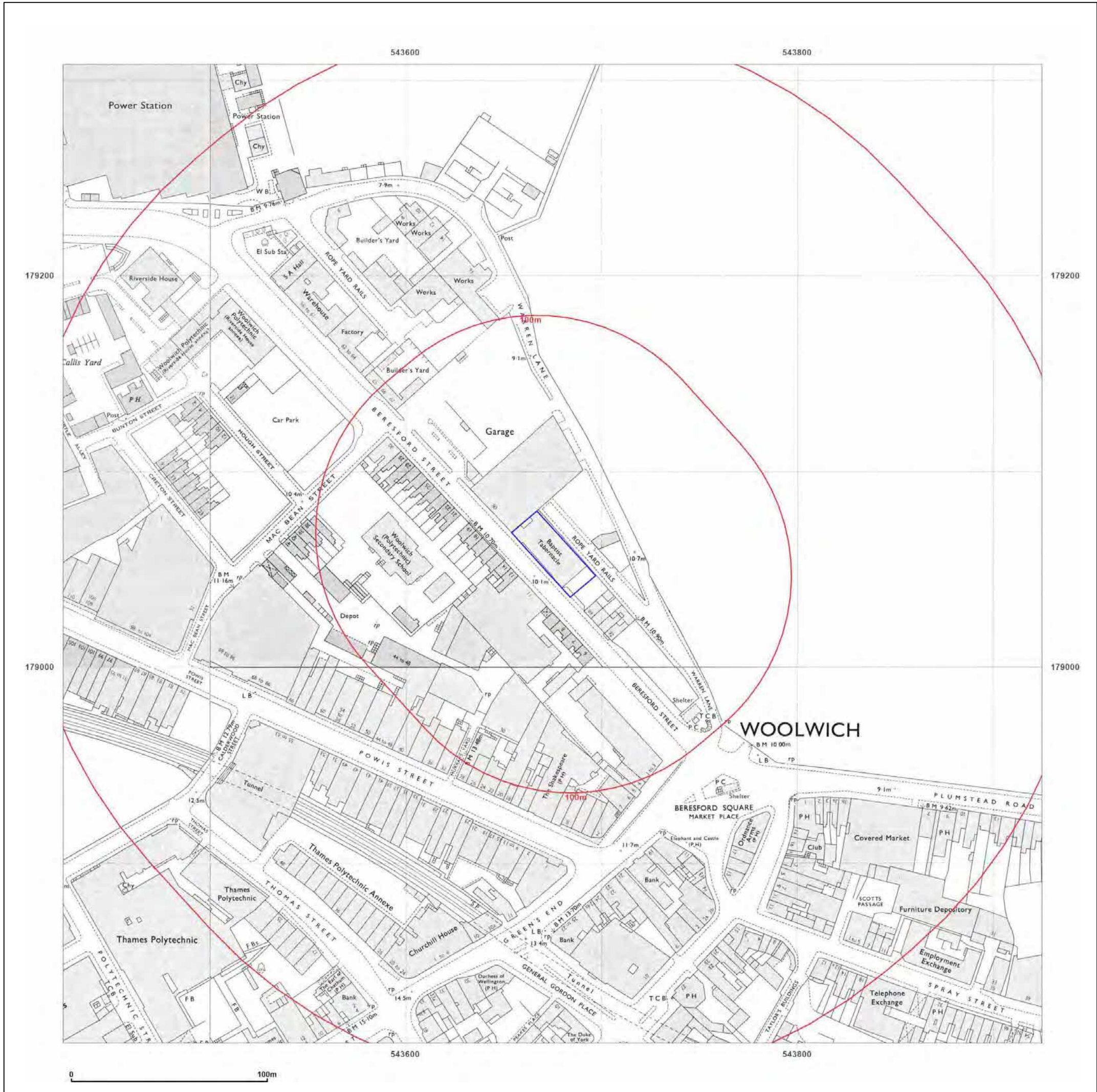


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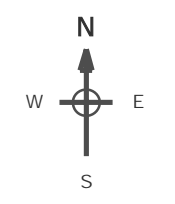
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Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1973-1977

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright 1977
Levelled N/A	Levelled N/A

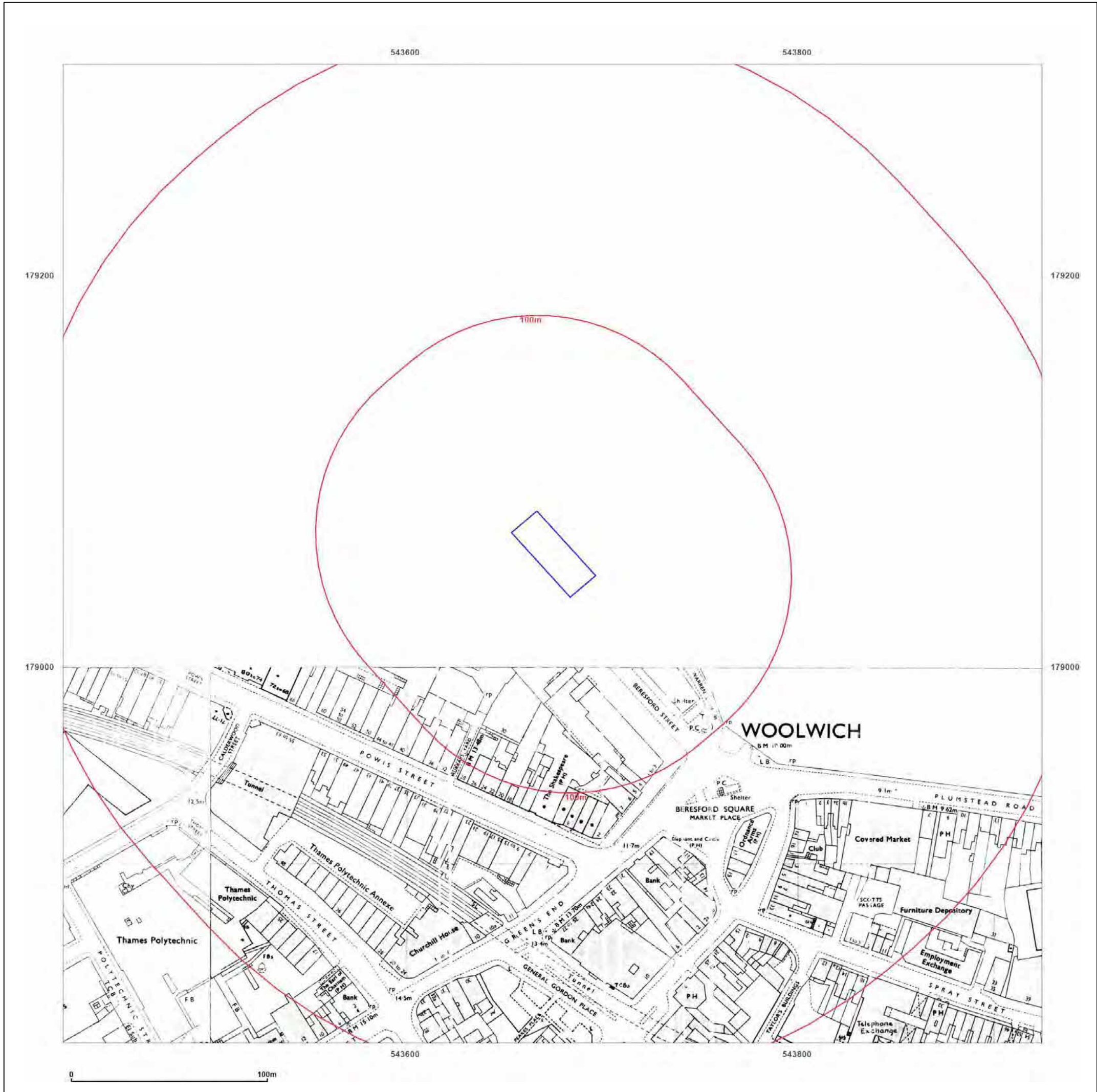


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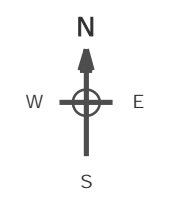
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Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1977-1982

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1977 Levelled N/A	Surveyed 1969 Revised 1982 Edition N/A Copyright 1982 Levelled 1969
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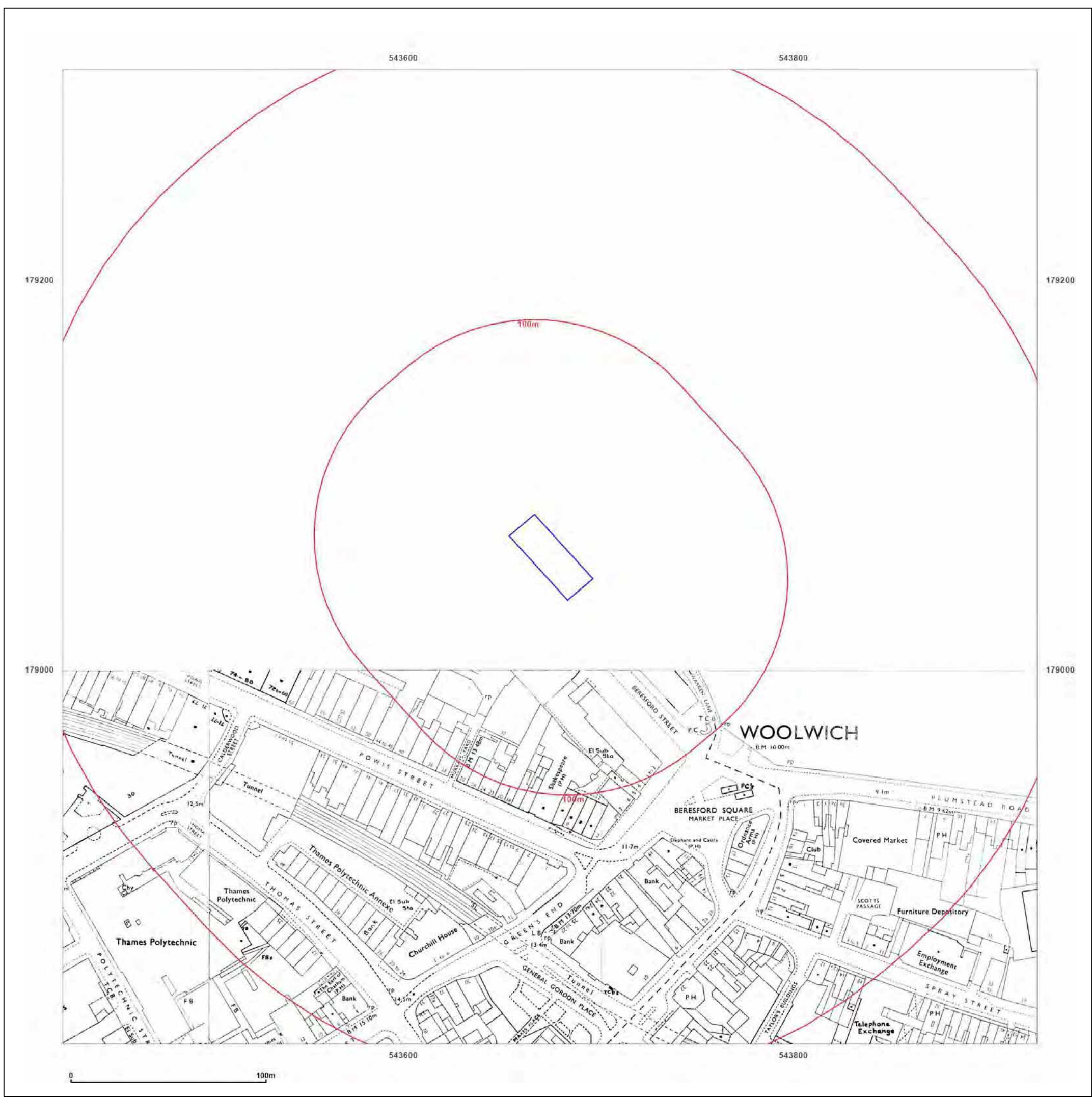


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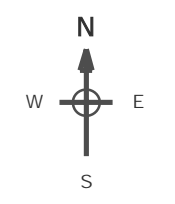
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Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1986-1988

Scale: 1:1,250

Printed at: 1:2,000



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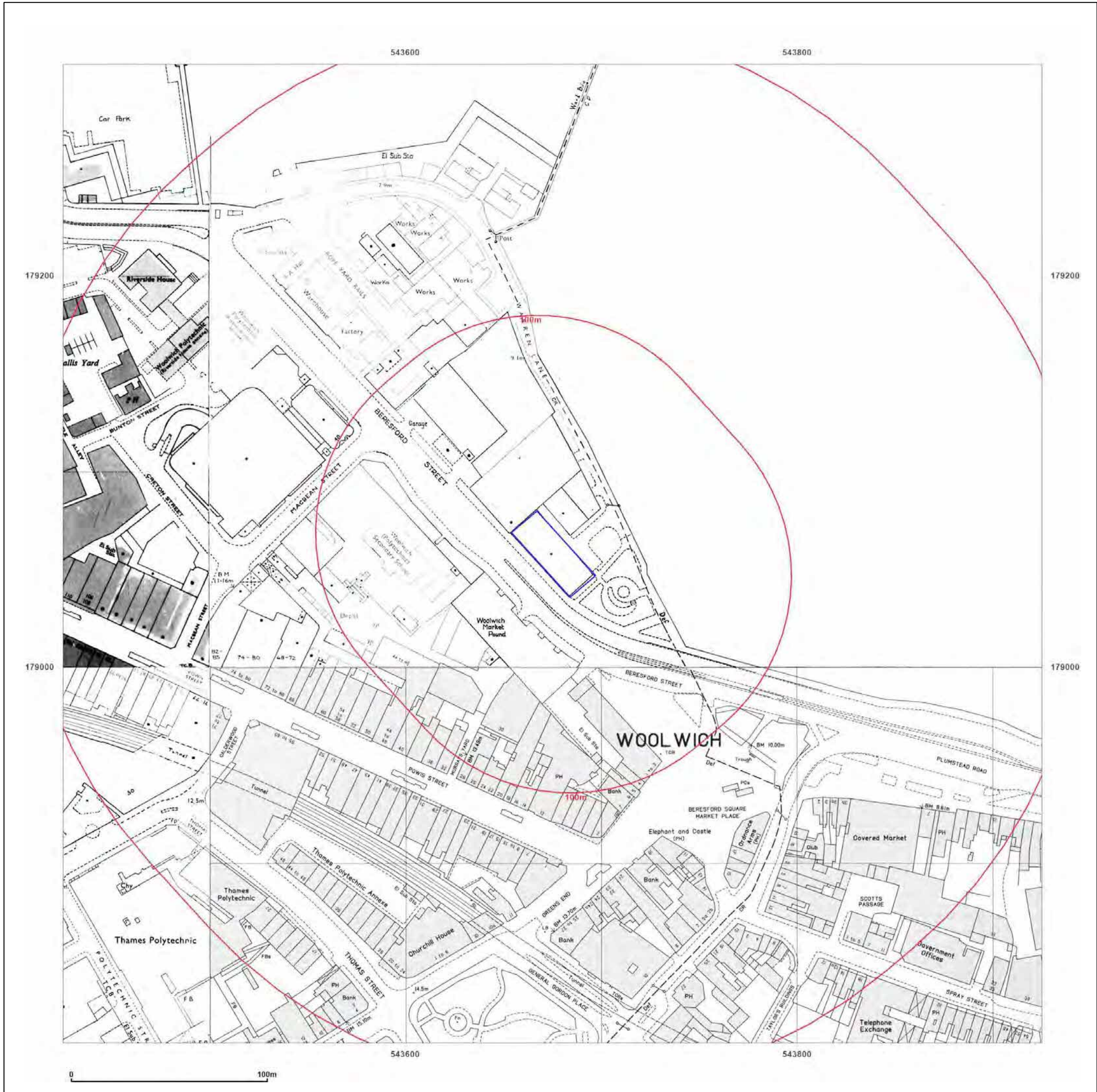


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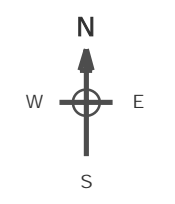
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Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1987-1991

Scale: 1:1,250

Printed at: 1:2,000



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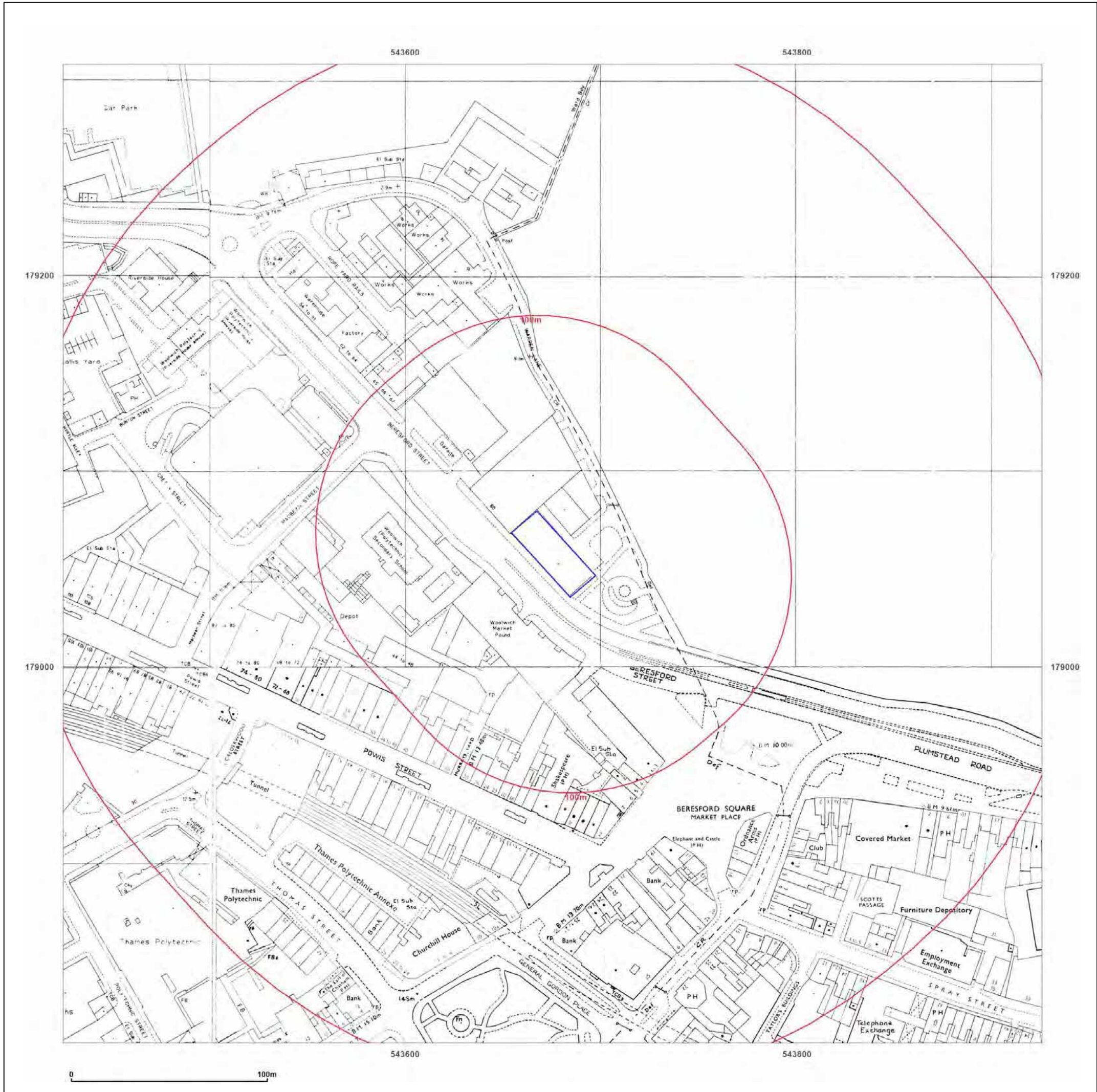


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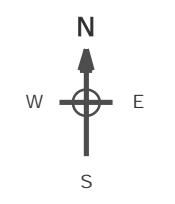
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Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1989-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
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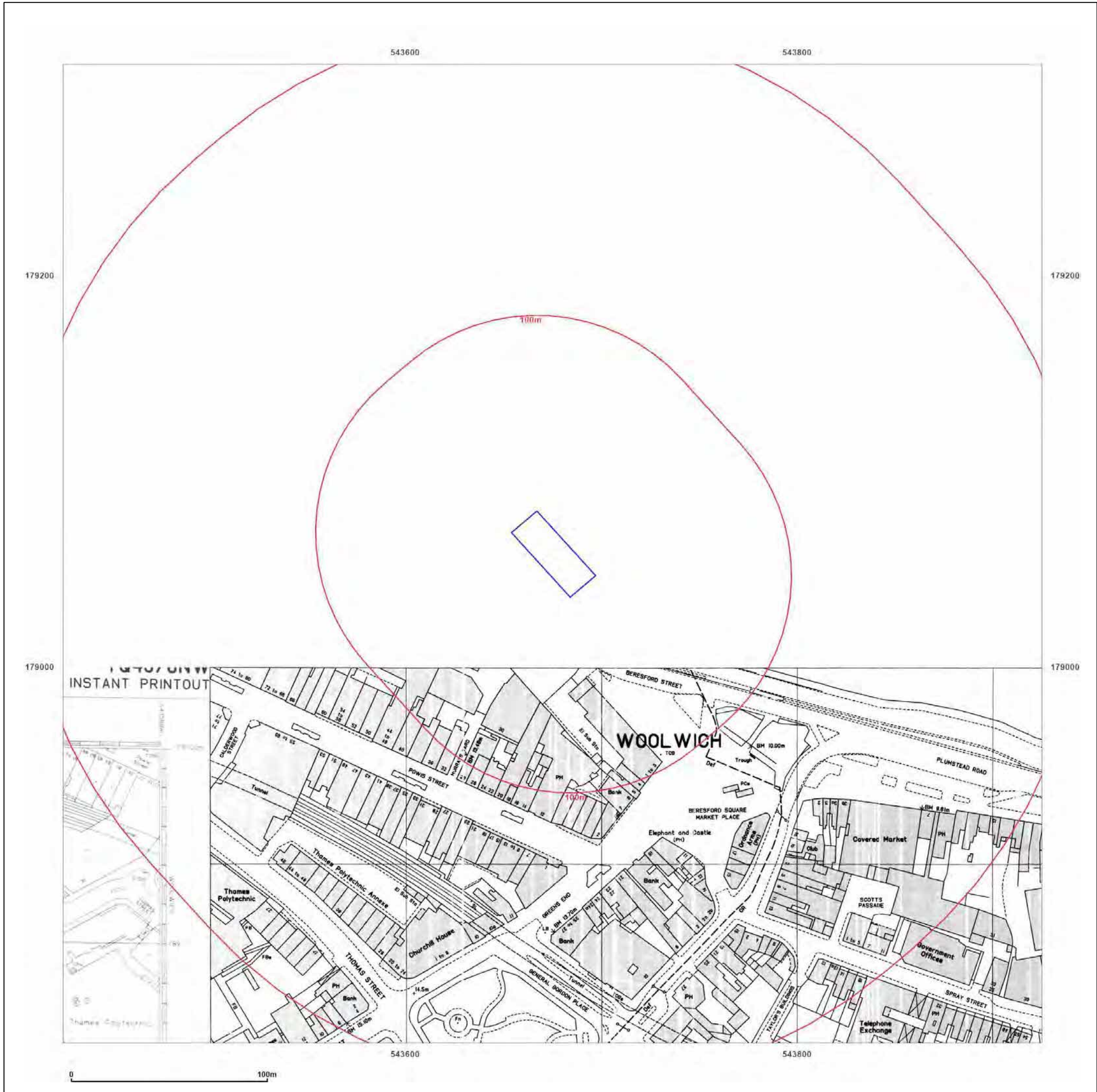


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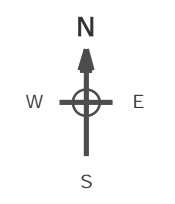
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Grid Ref: 543675, 179058

Map Name: National Grid

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Printed at: 1:2,000



Surveyed N/A  
Revised N/A  
Edition N/A  
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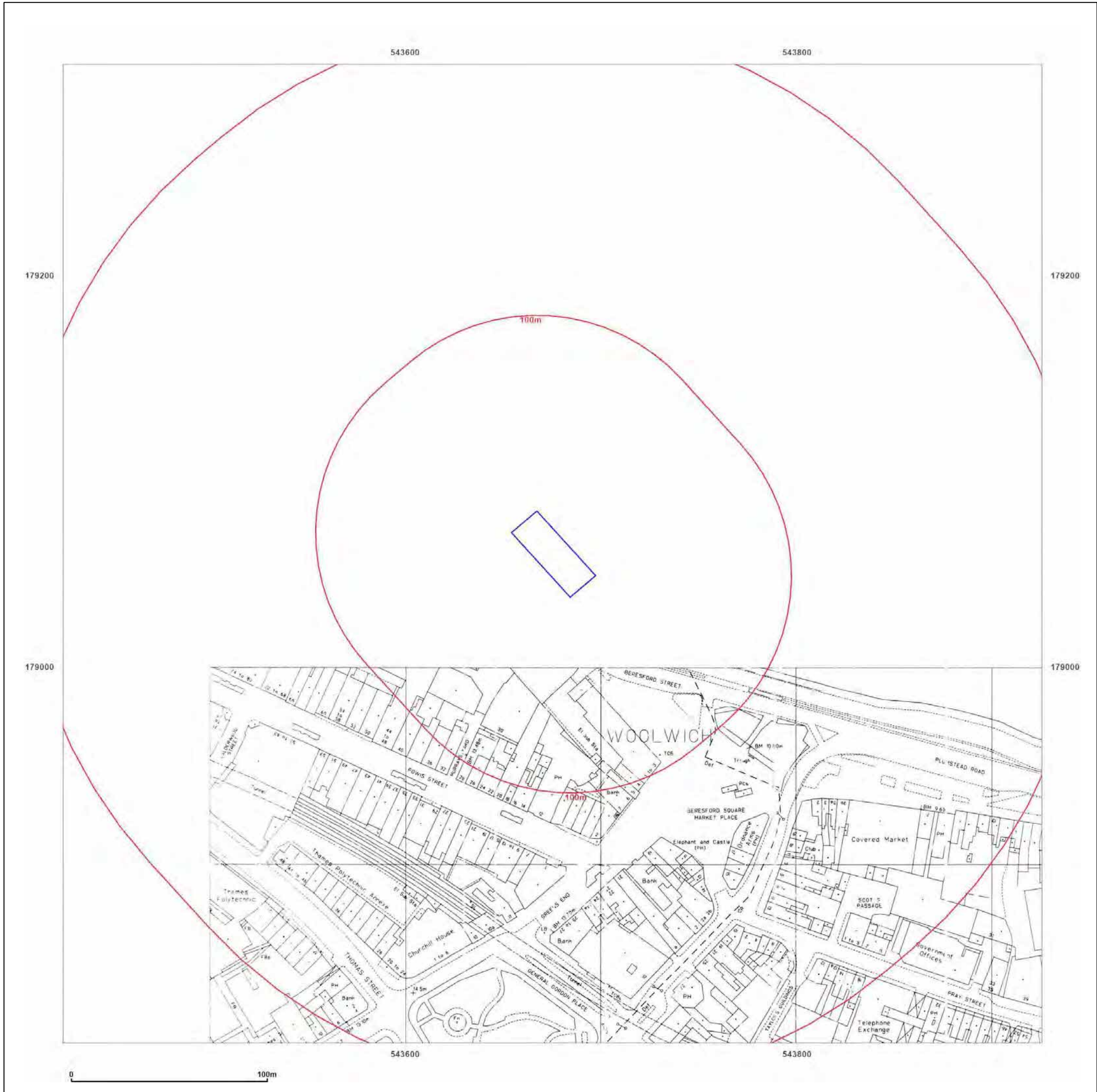


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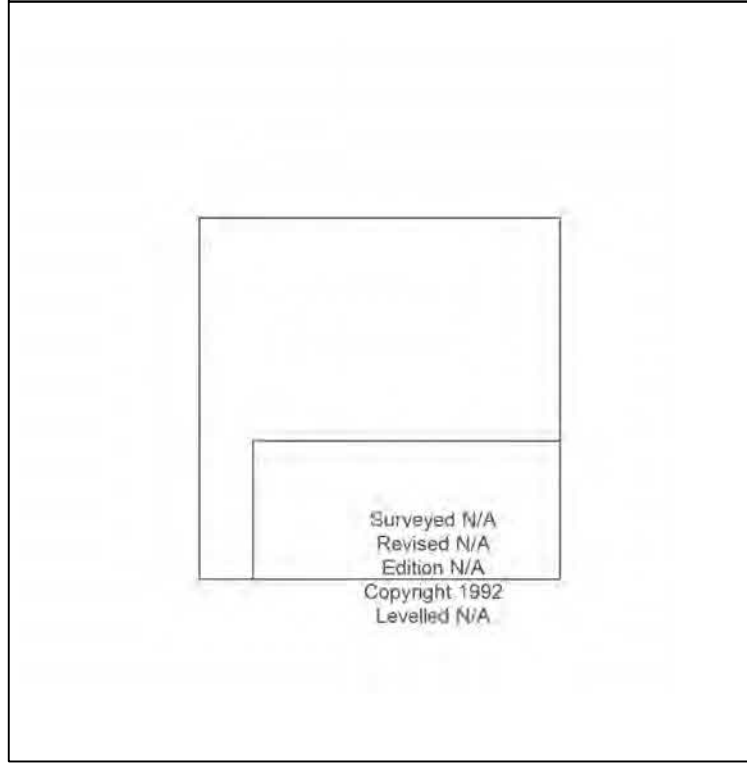
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Map Name: National Grid

Map date: 1992

Scale: 1:1,250

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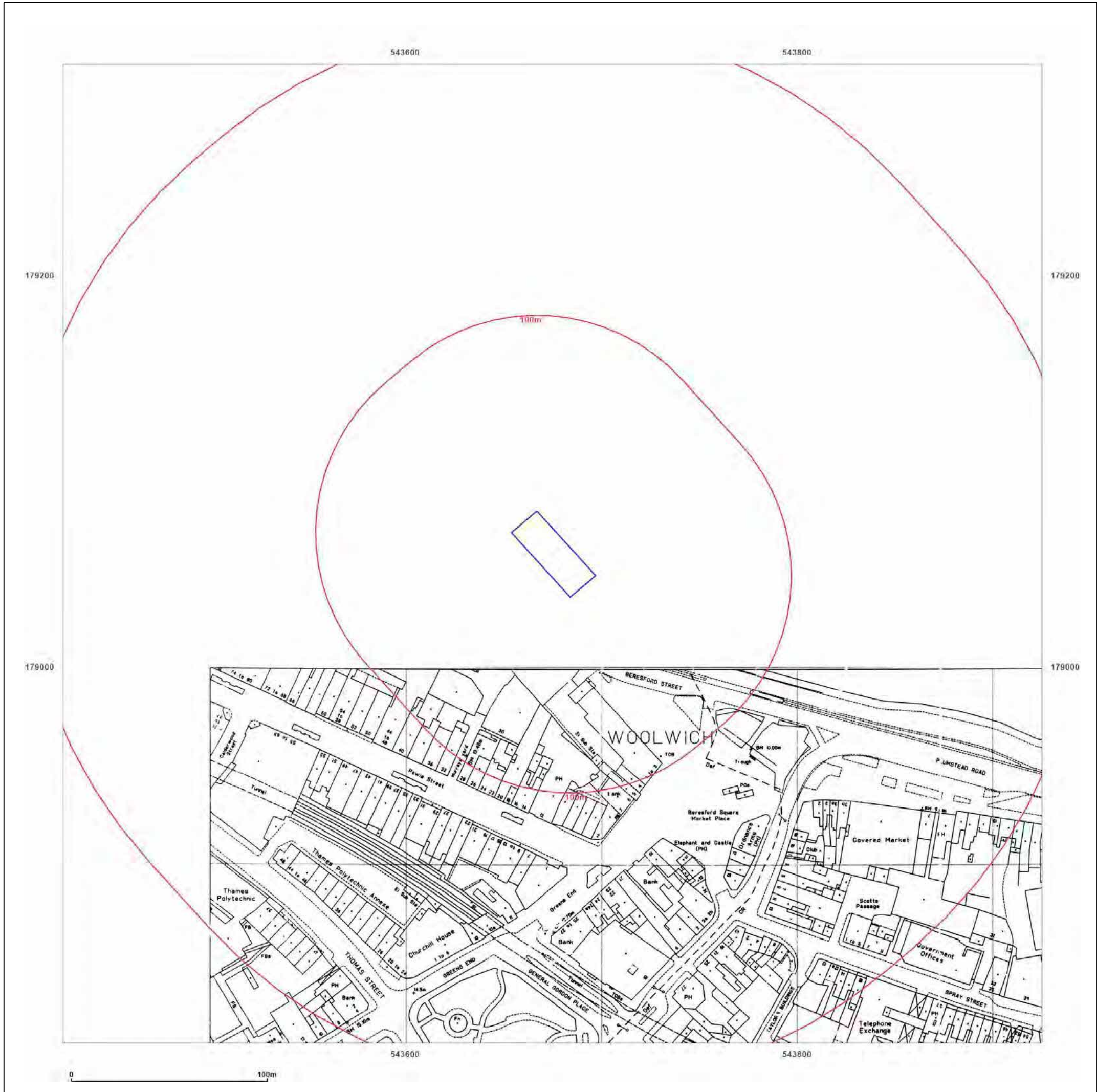


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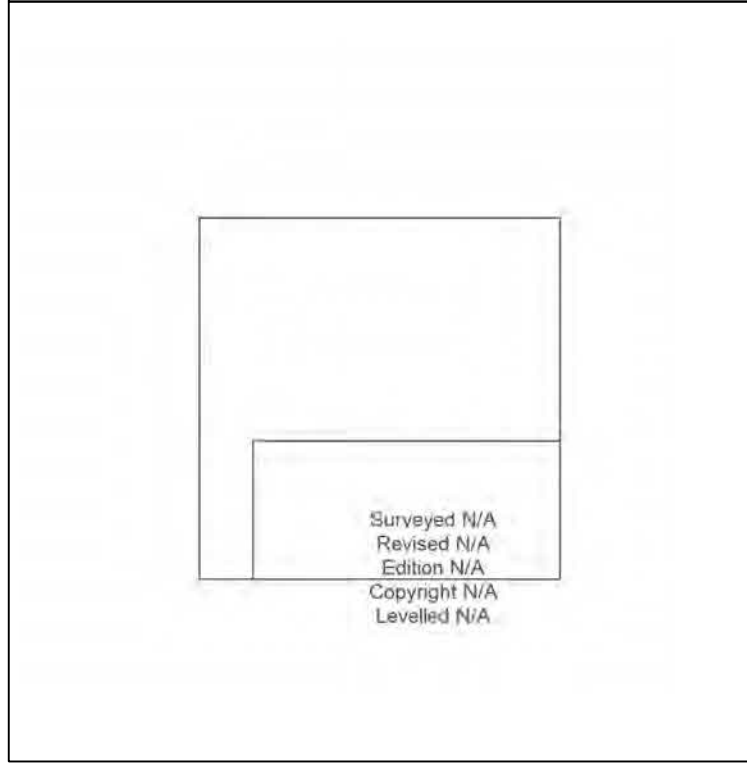
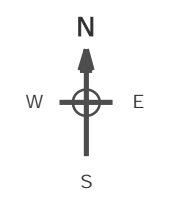
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Map Name: National Grid

Map date: 1992

Scale: 1:1,250

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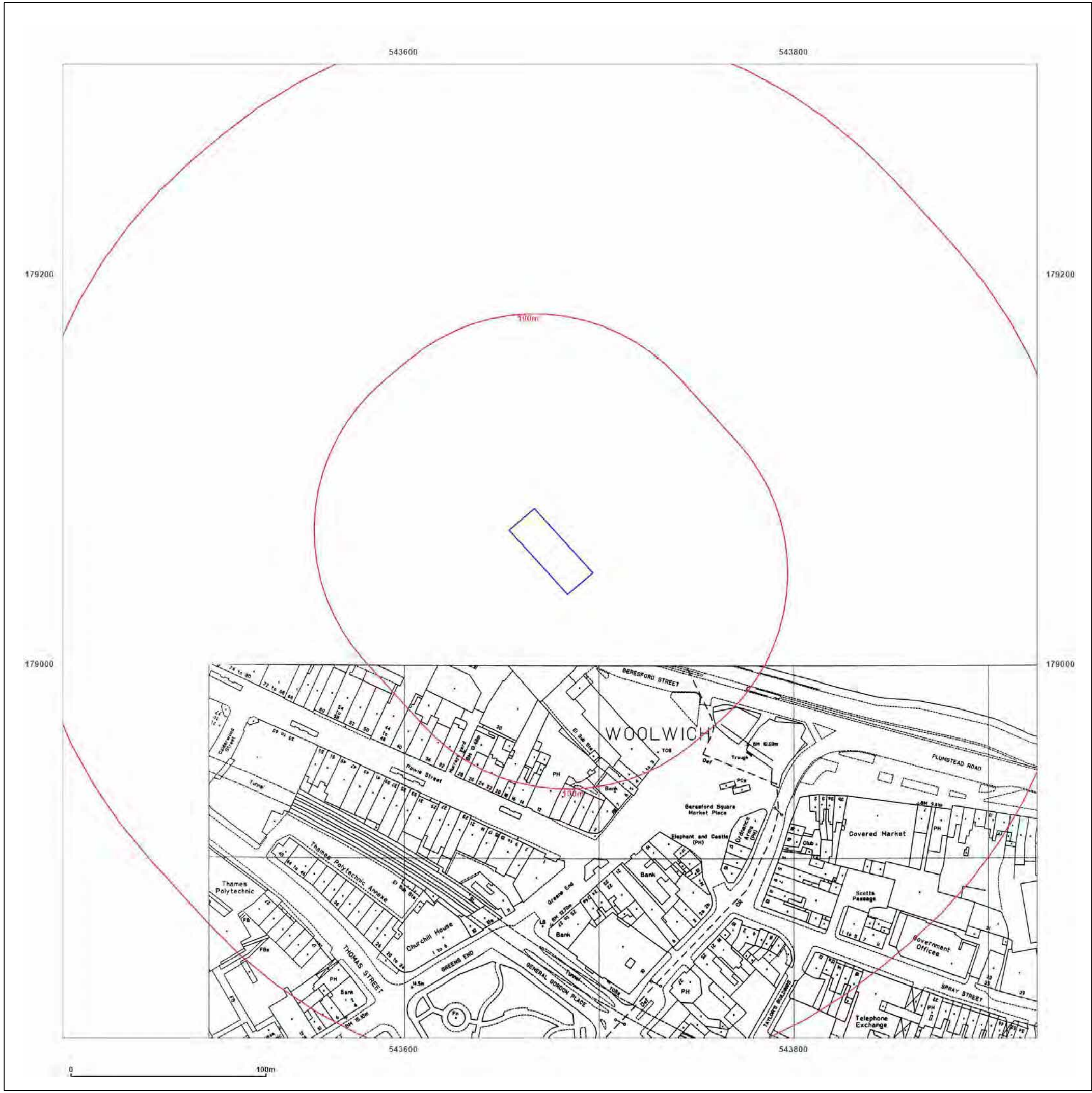


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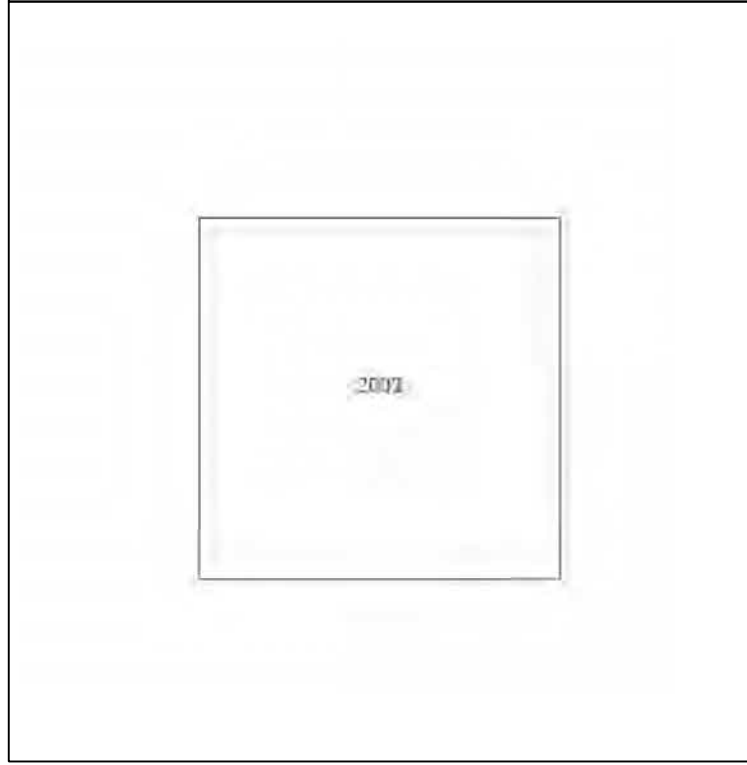
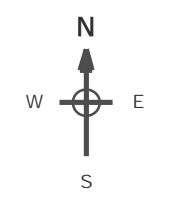


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Grid Ref: 543675, 179058

Map Name: LandLine  
Map date: 2003  
Scale: 1:1,250  
Printed at: 1:1,250

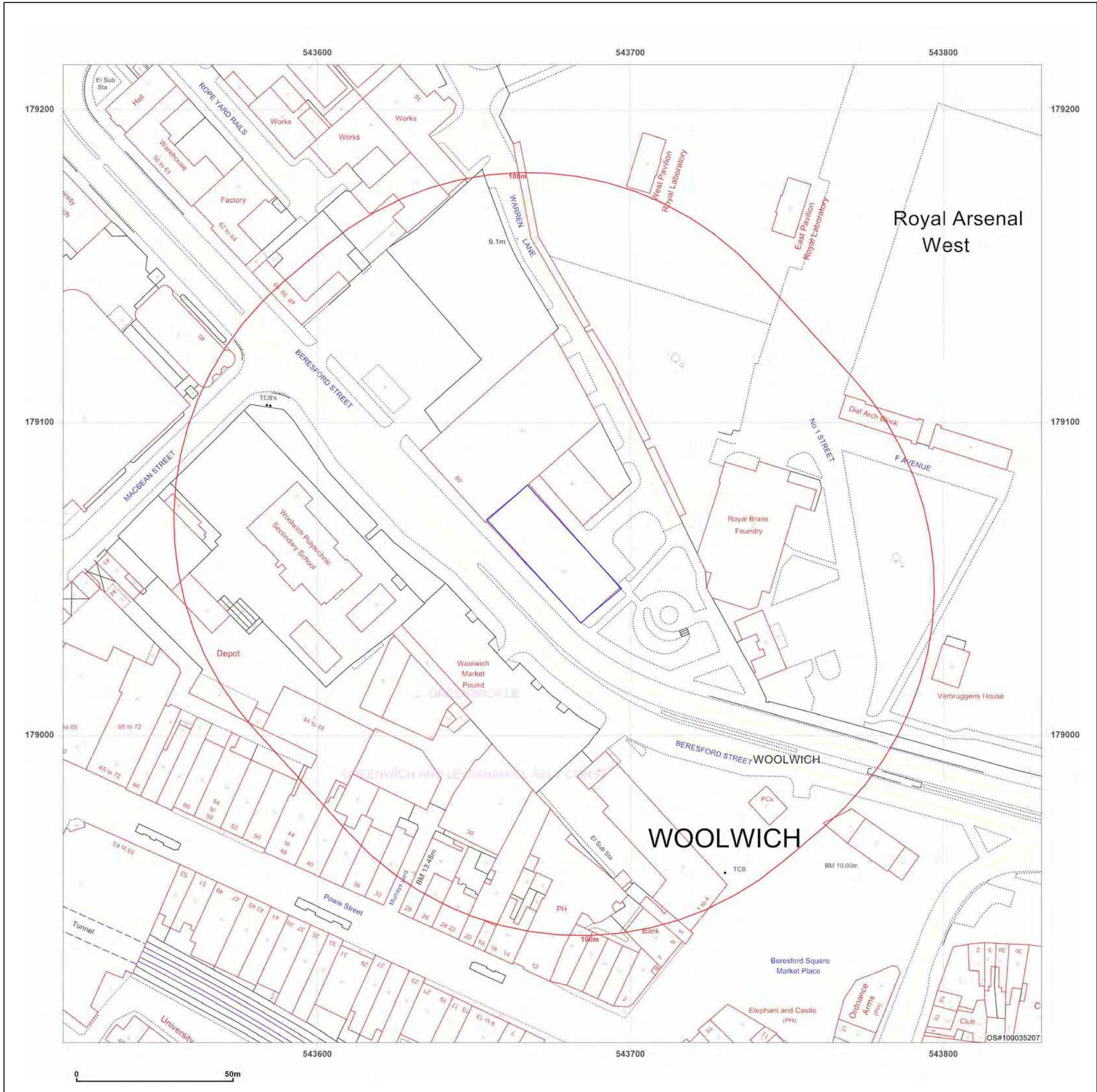


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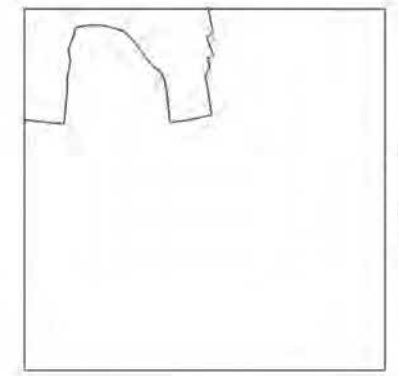
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Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: County Series

Map date: 1866

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1866  
Revised 1866  
Edition N/A  
Copyright N/A  
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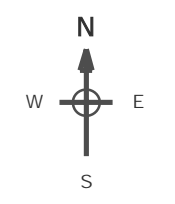
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Map Name: County Series

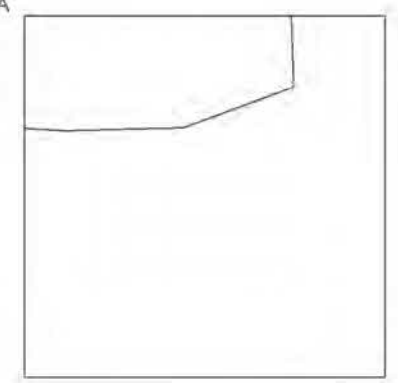
Map date: 1867

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867  
Revised 1867  
Edition N/A  
Copyright N/A  
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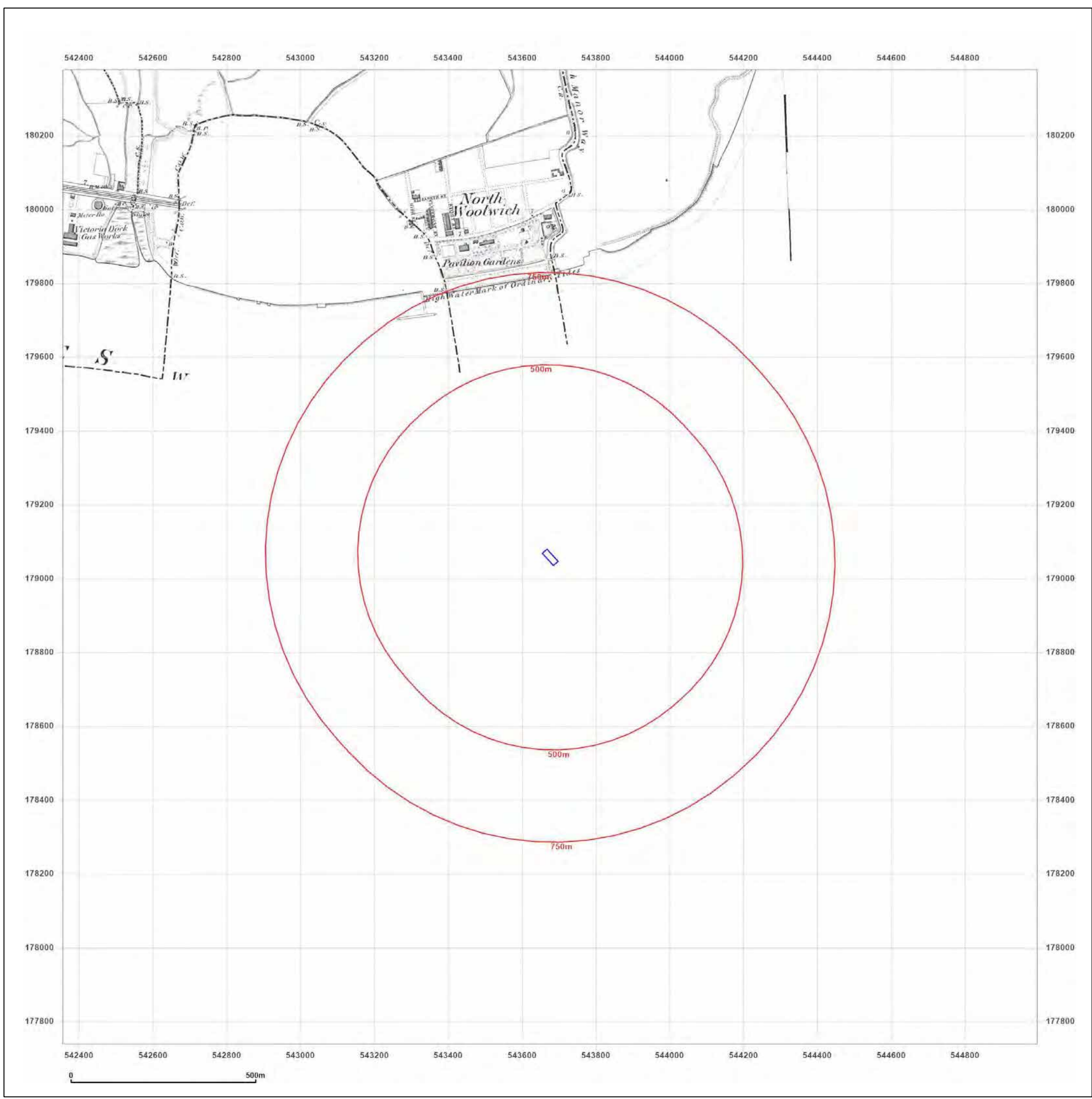


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Client Ref: 21-237-FDO-22277  
Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: County Series

Map date: 1882

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1882  
Revised 1882  
Edition N/A  
Copyright N/A  
Levelled N/A

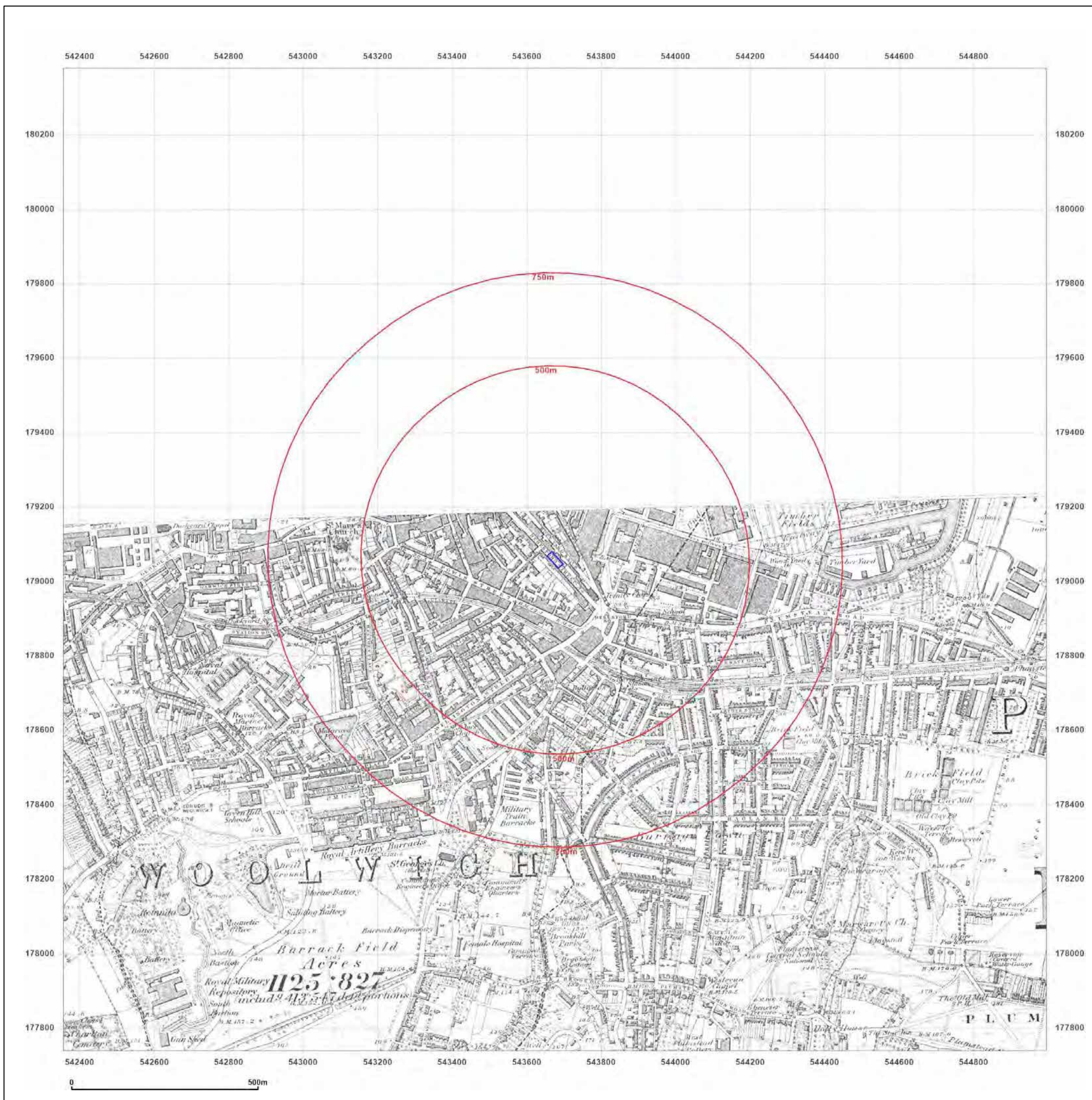


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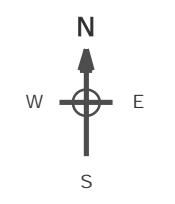
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Map Name: County Series

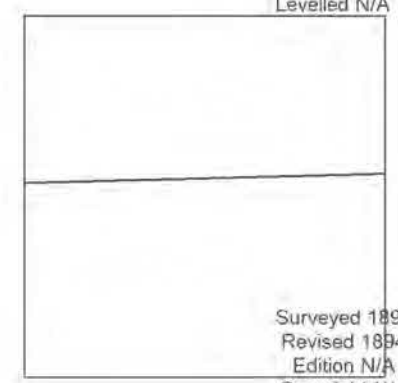
Map date: 1894

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1894  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1894  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

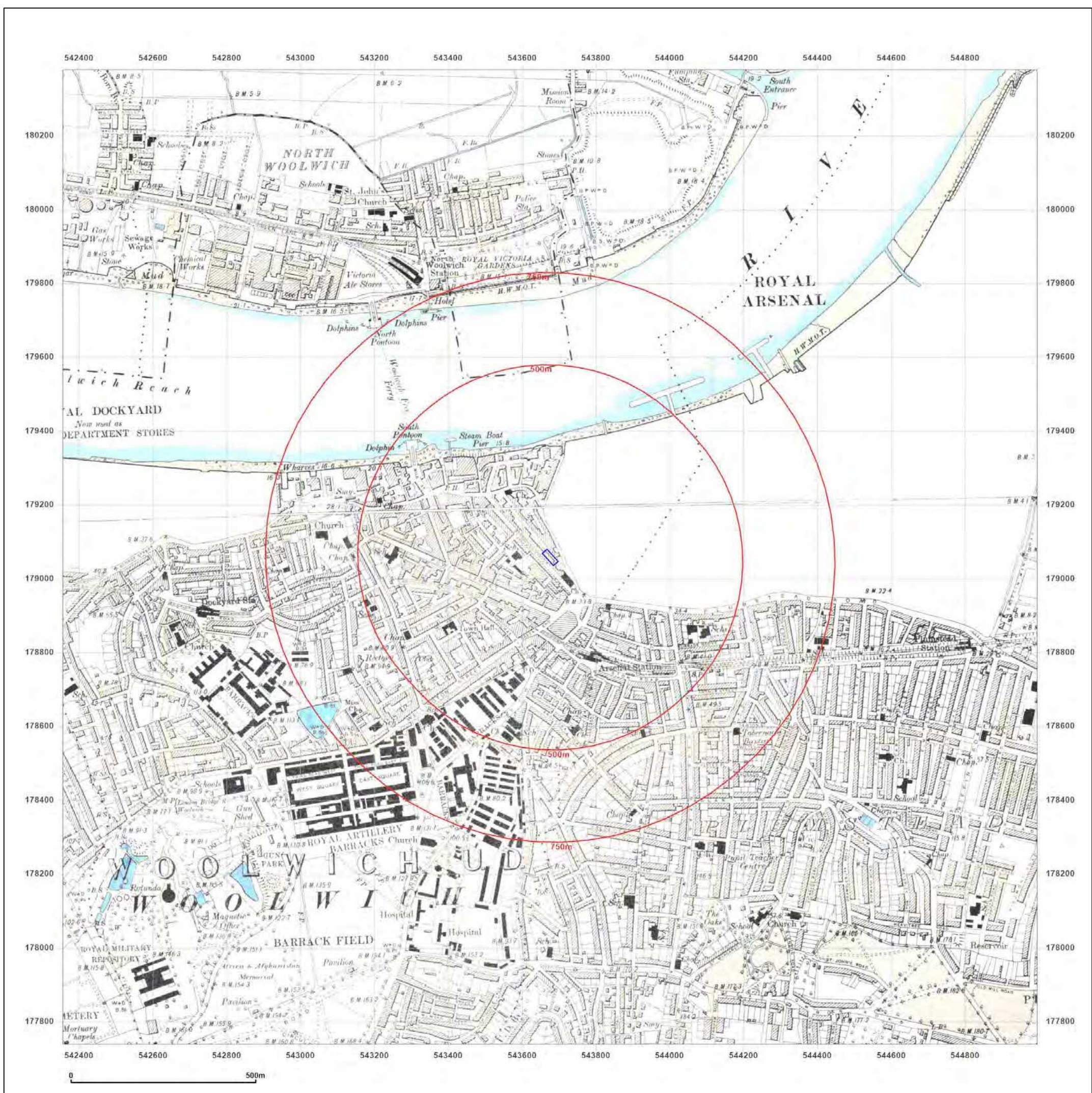


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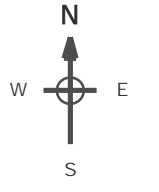
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Grid Ref: 543675, 179058

Map Name: County Series

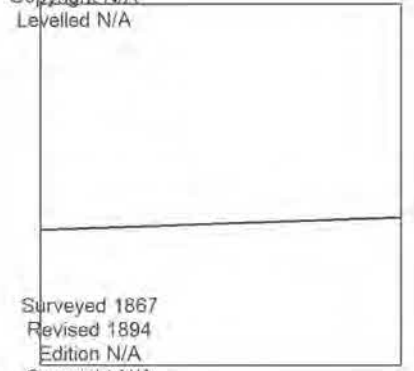
Map date: 1894-1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1866  
Revised 1894  
Edition 1899  
Copyright N/A  
Levelled N/A



Surveyed 1867  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

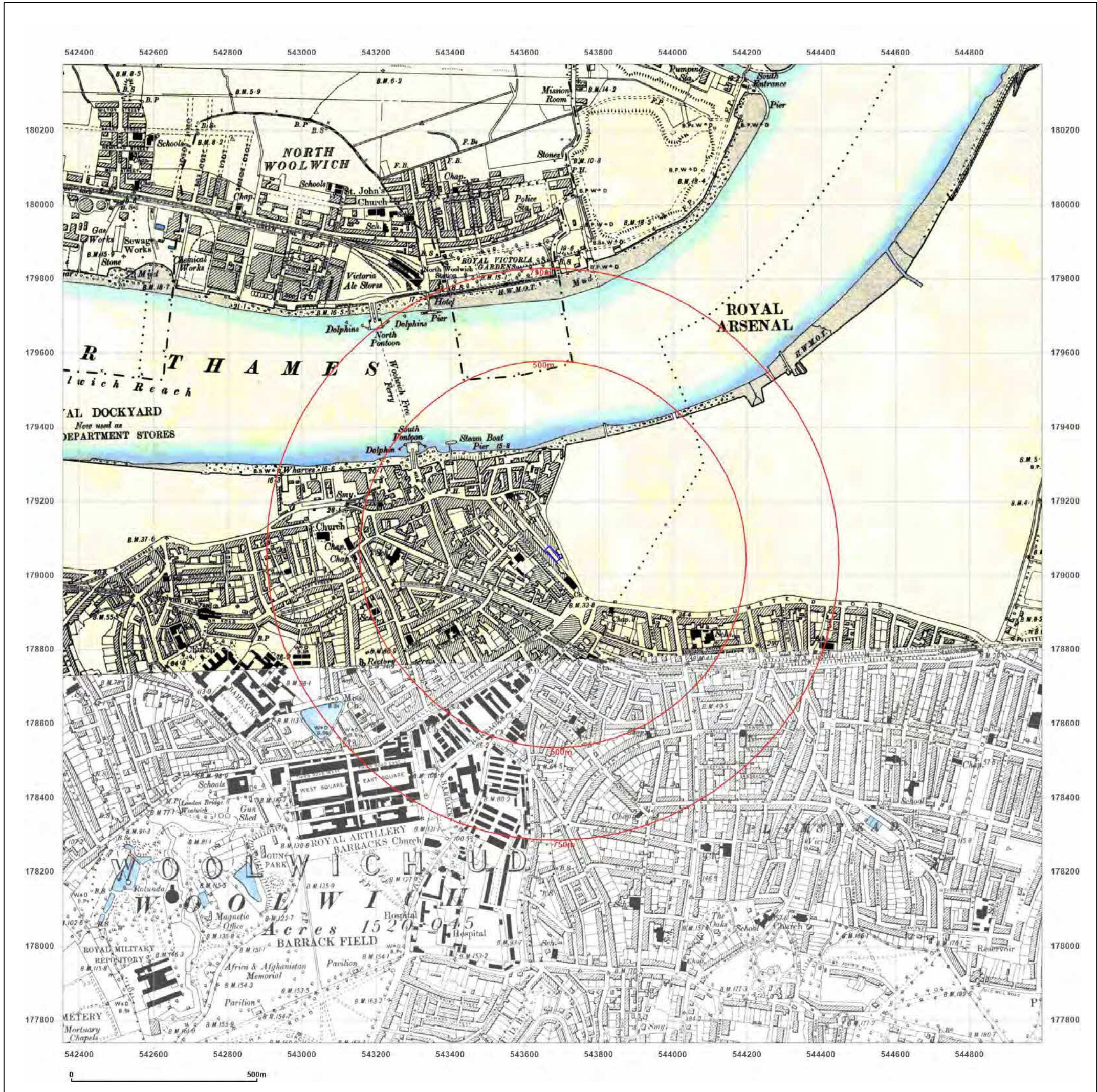


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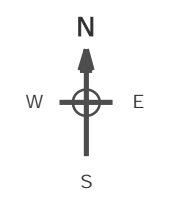
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Grid Ref: 543675, 179058

Map Name: County Series

Map date: 1894-1899

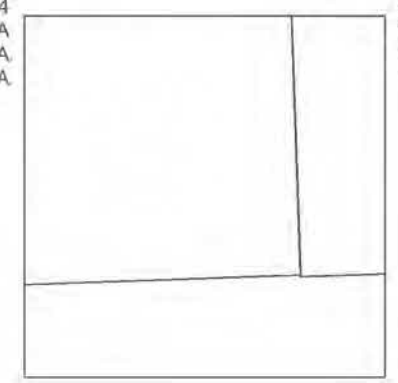
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Printed at: 1:10,560



Surveyed 1866  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1866  
Revised 1895  
Edition N/A  
Copyright N/A  
Levelled N/A

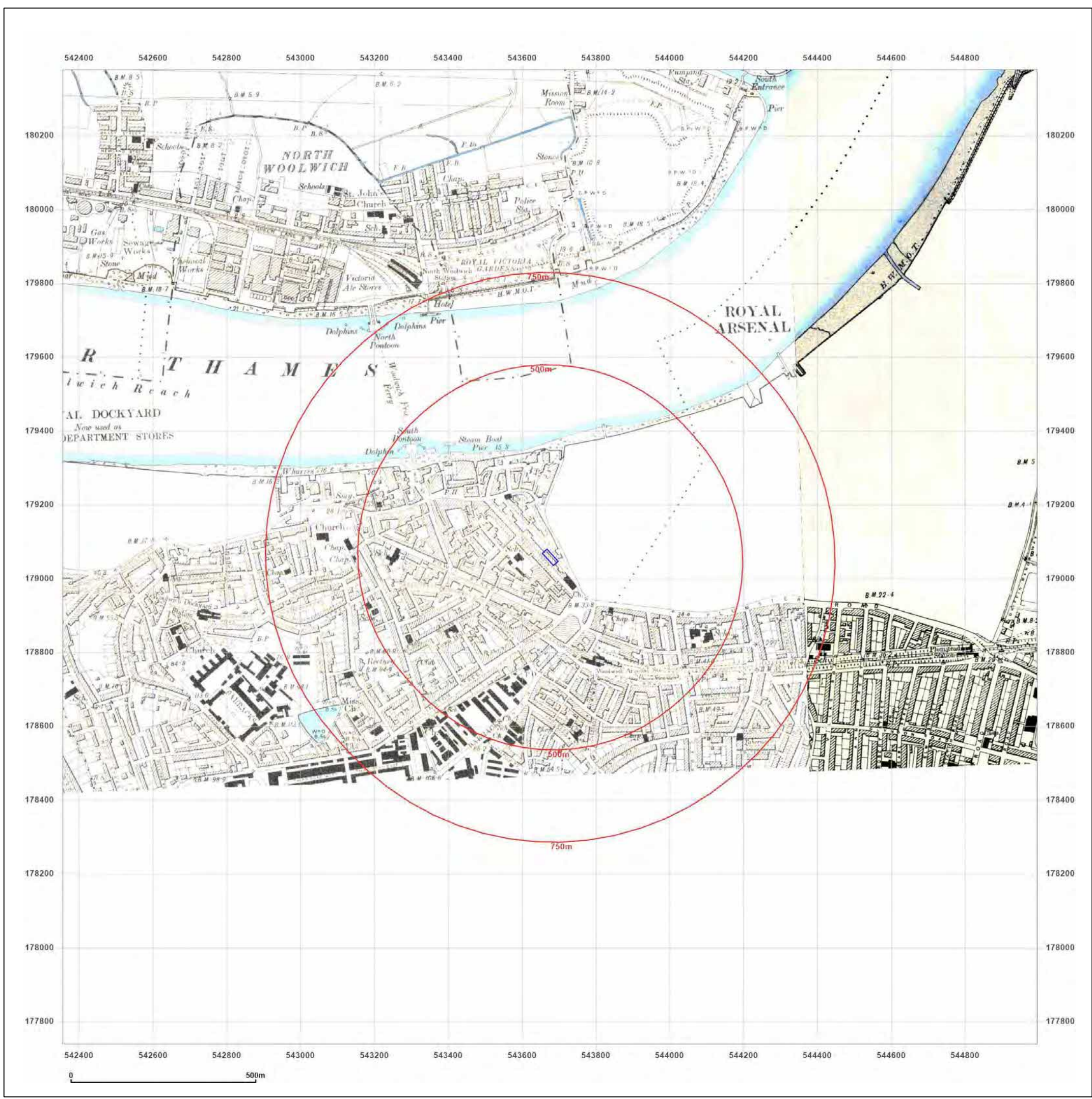


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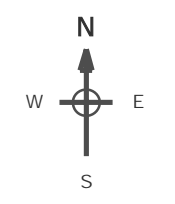
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Map Name: County Series

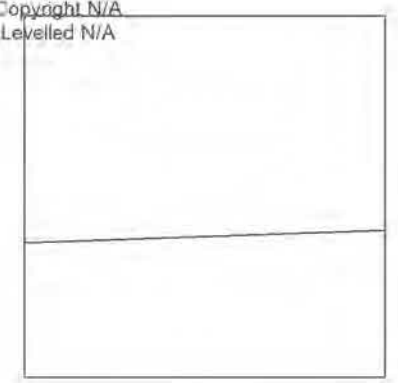
Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867  
Revised 1899  
Edition N/A  
Copyright N/A  
Levelled N/A

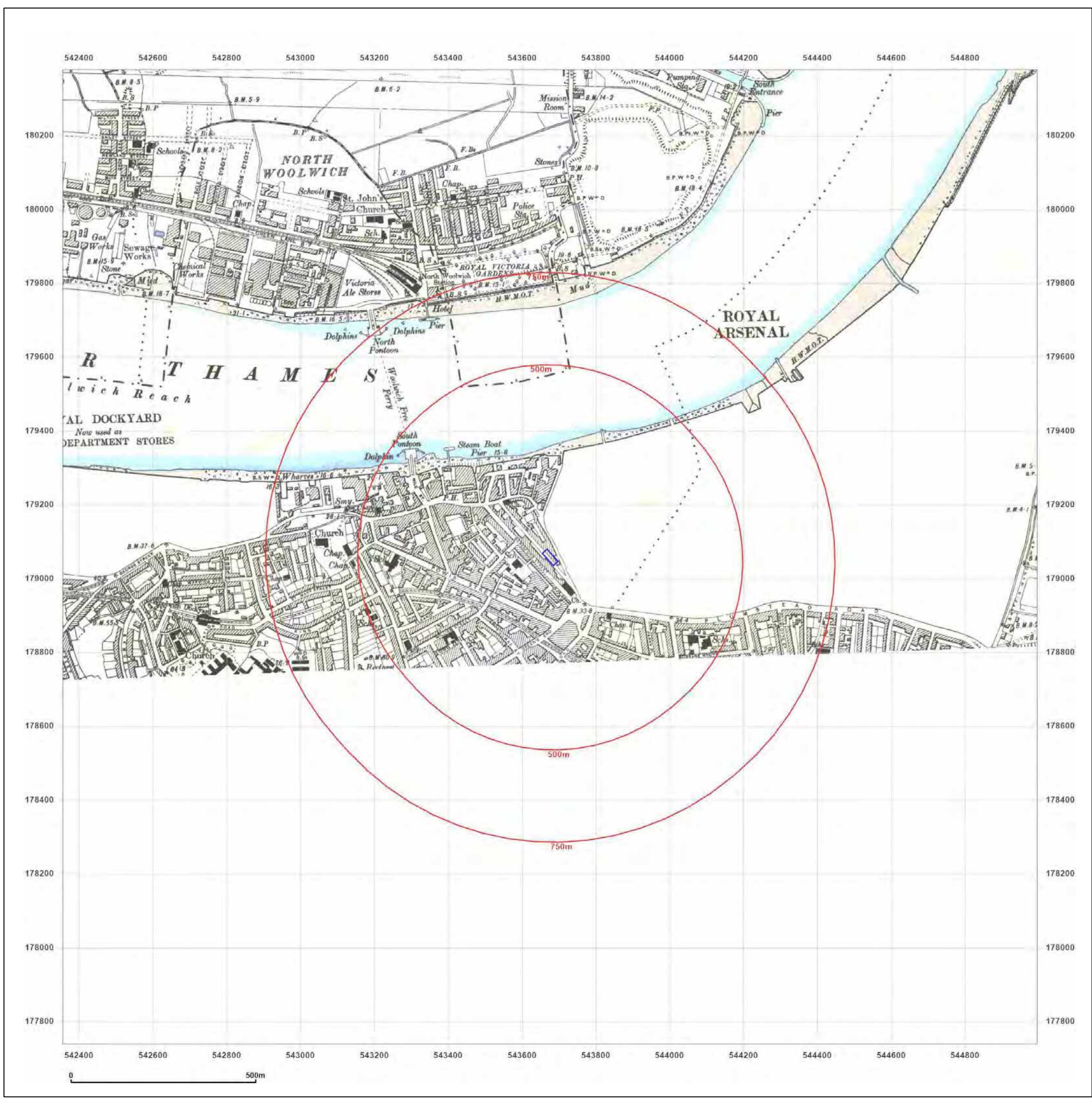


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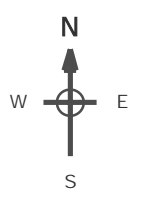
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Map Name: County Series

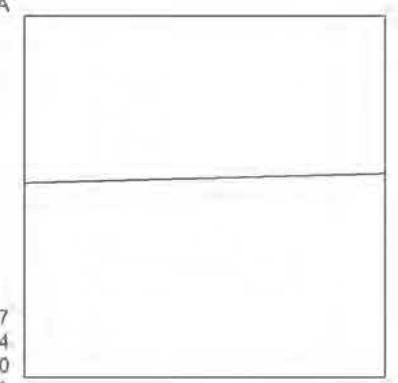
Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872  
Revised 1919  
Edition 1920  
Copyright N/A  
Levelled N/A



Surveyed 1867  
Revised 1914  
Edition 1920  
Copyright N/A  
Levelled N/A

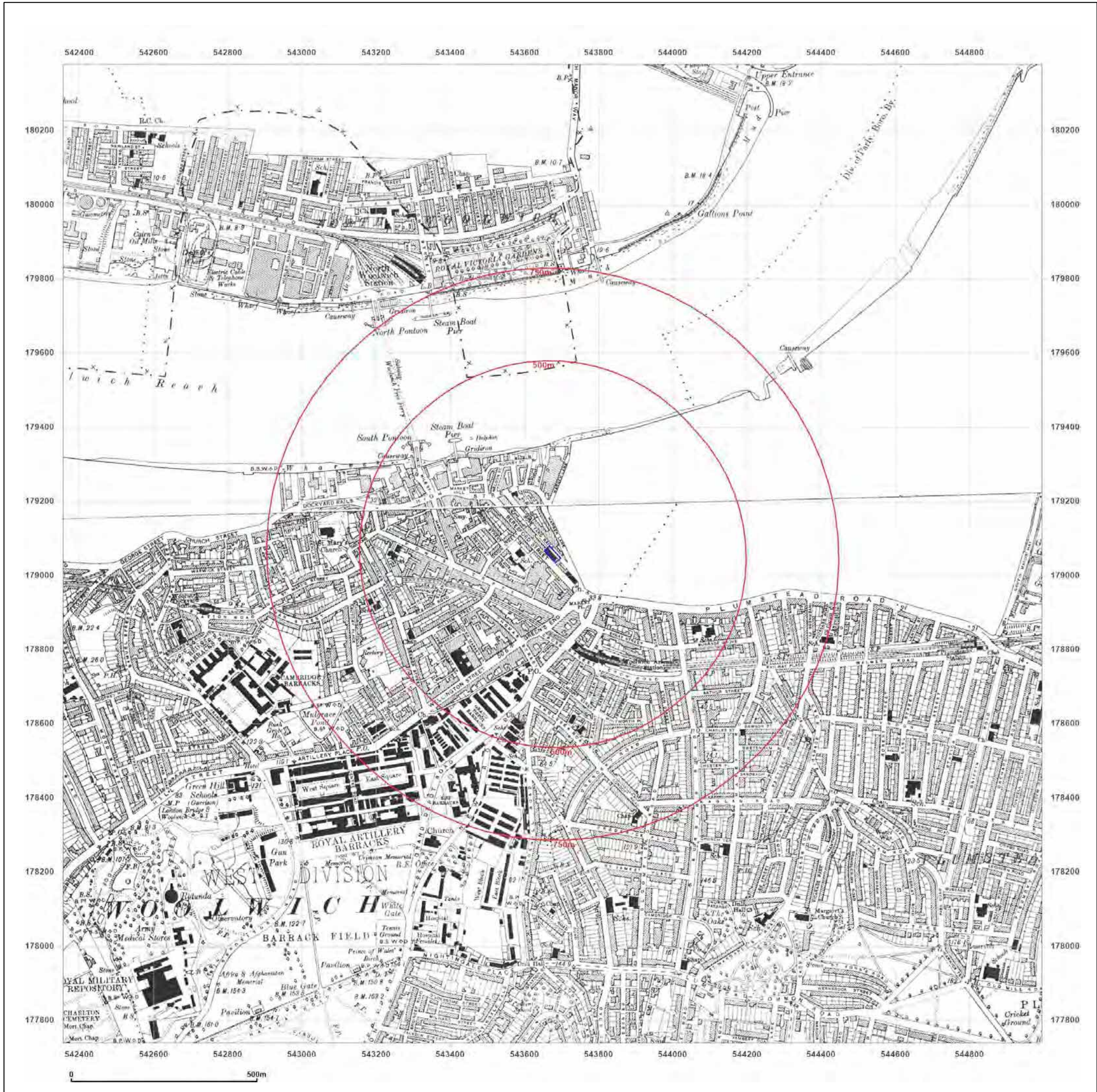


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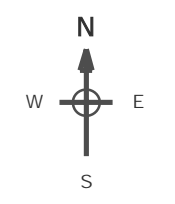
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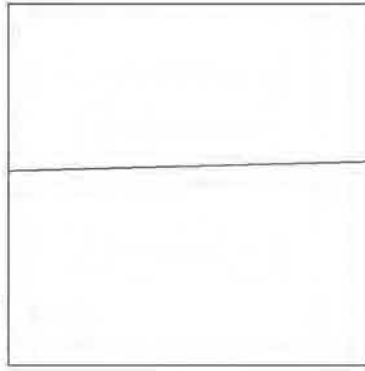
Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560





Surveyed 1867  
Revised 1938  
Edition N/A  
Copyright N/A  
Levelled N/A

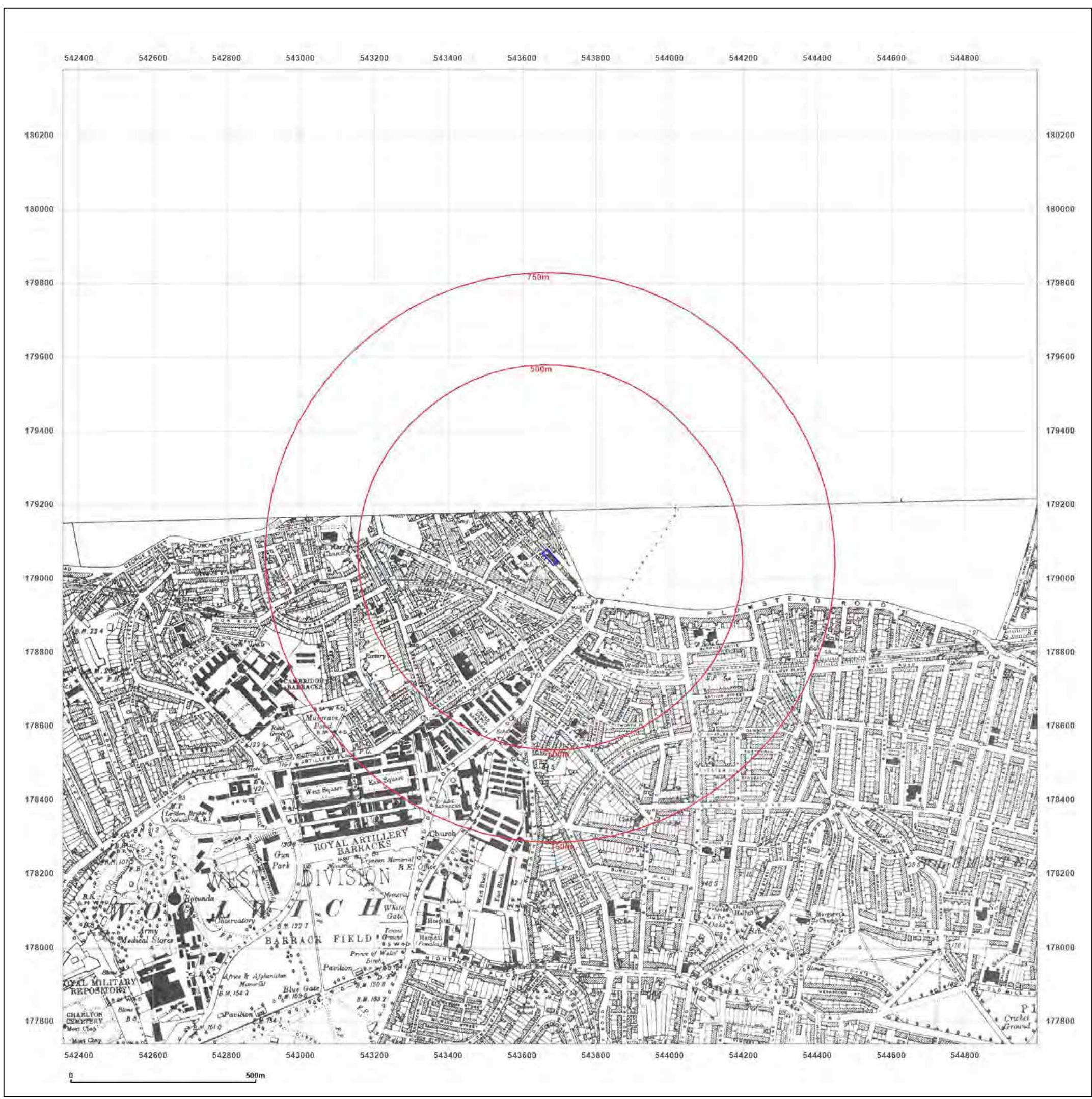


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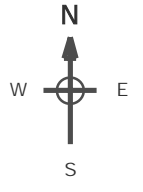
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Map Name: Provisional

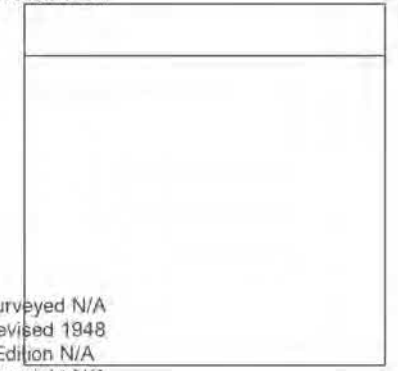
Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A  
Revised 1948  
Edition N/A  
Copyright N/A  
Levelled 1934



Surveyed N/A  
Revised 1948  
Edition N/A  
Copyright N/A  
Levelled N/A

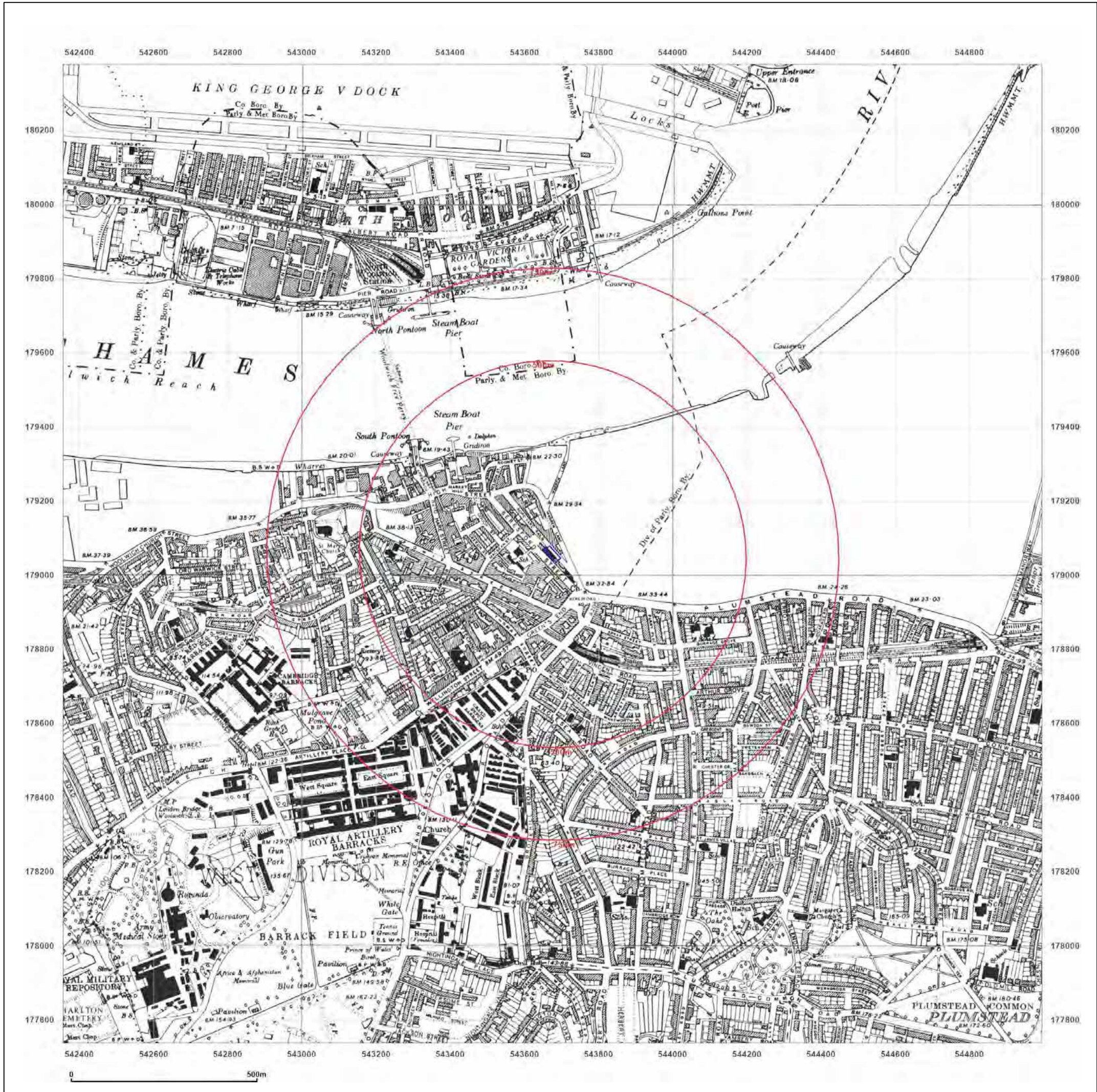


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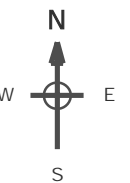
Client Ref: 21-237-FDO-22277  
Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: Provisional

Map date: 1962-1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1966  
Revised 1966  
Edition N/A  
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Levelled N/A

Surveyed 1962  
Revised 1962  
Edition N/A  
Copyright N/A  
Levelled N/A

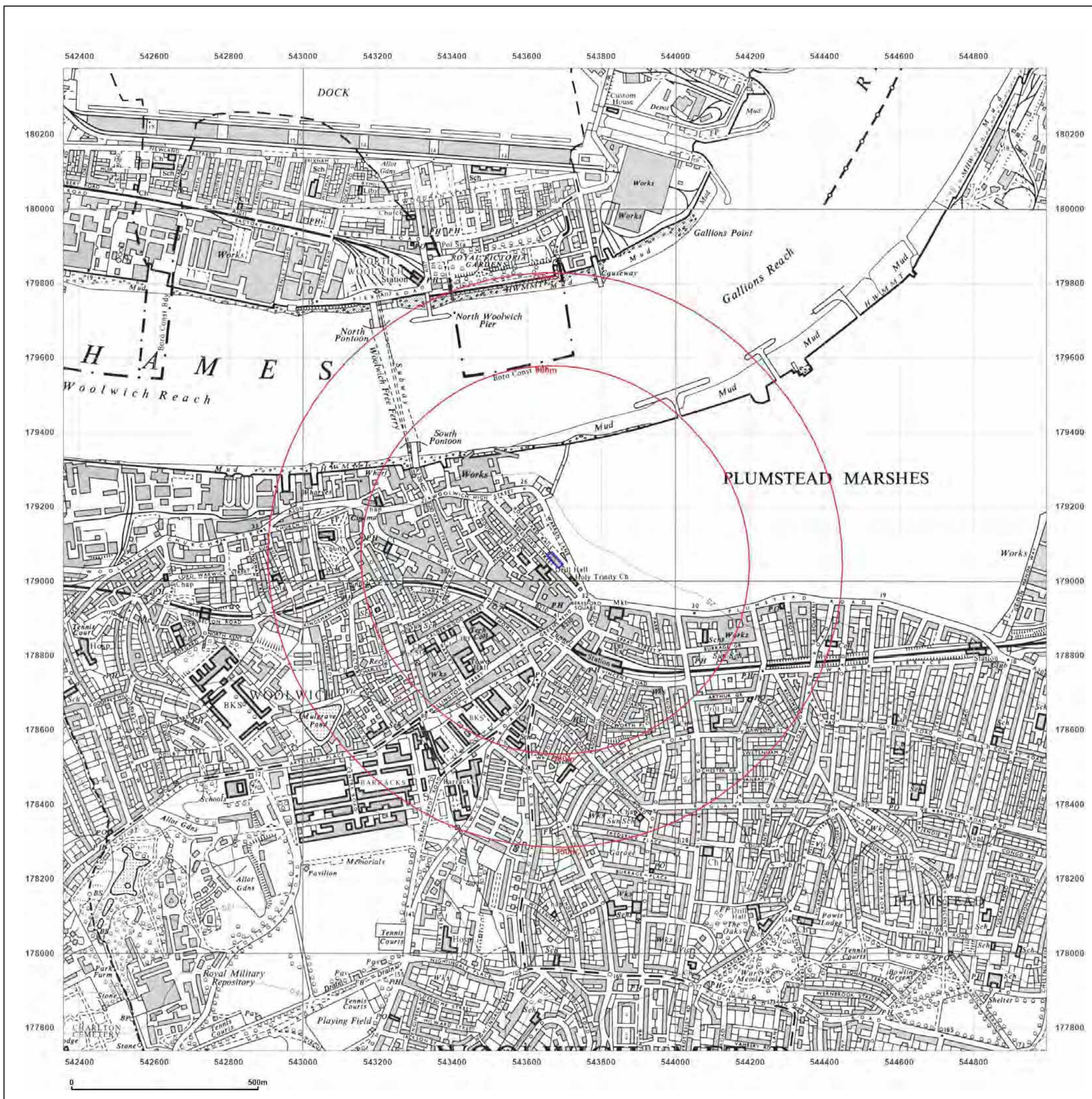


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Site Details

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WOOLWICH, SE18 6BG

Client Ref: 21-237-FDO-22277  
Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

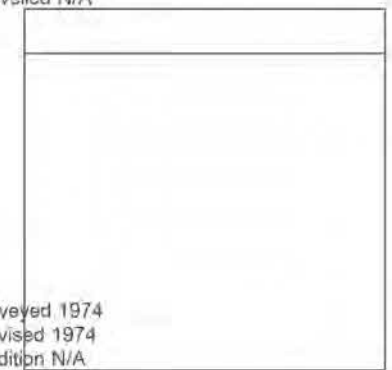
Map date: 1974

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973  
Revised 1974  
Edition N/A  
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Levelled N/A



Surveyed 1974  
Revised 1974  
Edition N/A  
Copyright N/A  
Levelled N/A

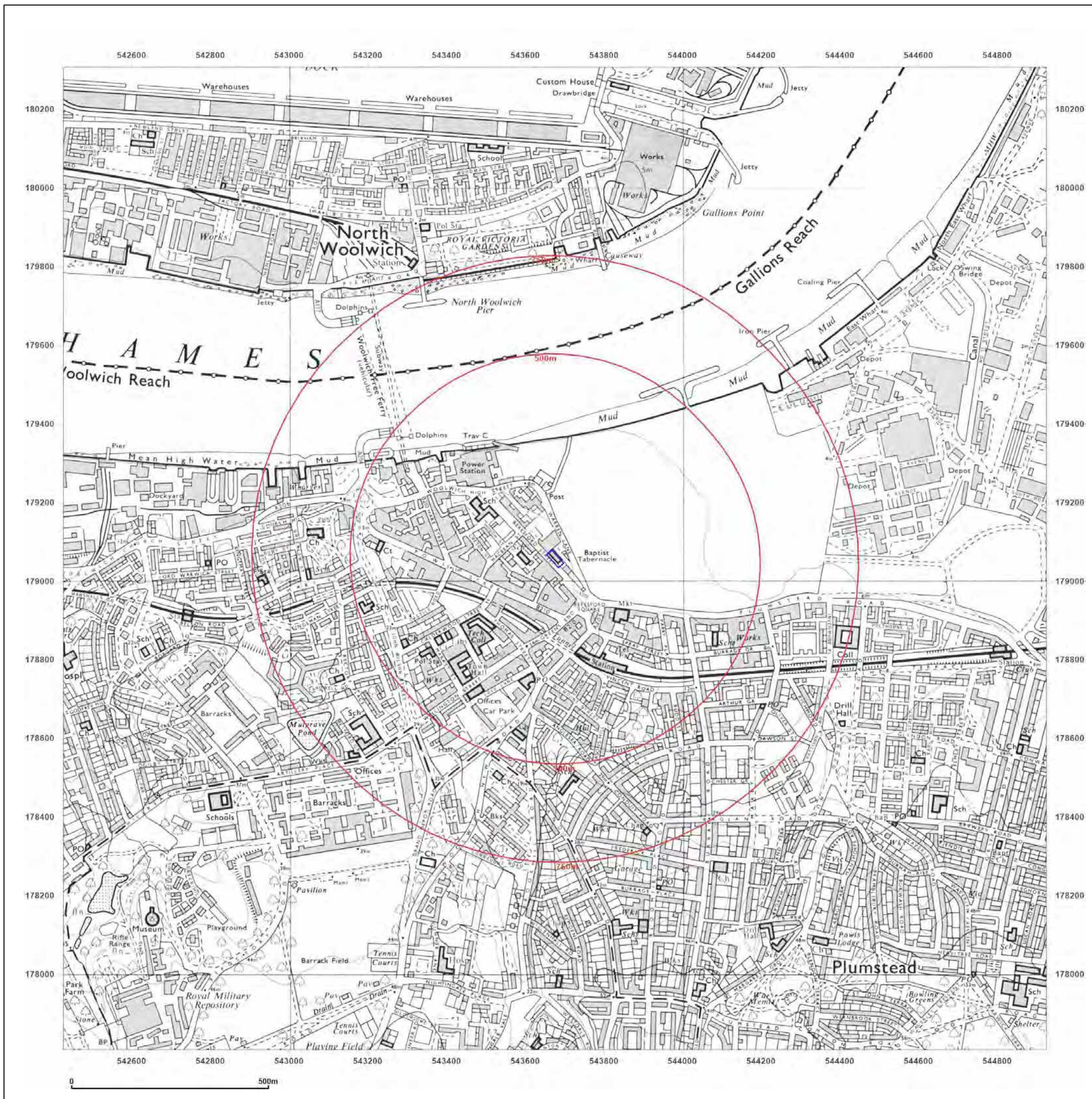


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Site Details

DEVELOPMENT SITE AT  
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WOOLWICH, SE18 6BG

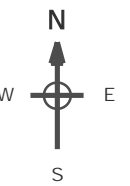
Client Ref: 21-237-FDO-22277  
Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 1981-1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1981  
Revised 1982  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1980  
Revised 1981  
Edition N/A  
Copyright N/A  
Levelled N/A

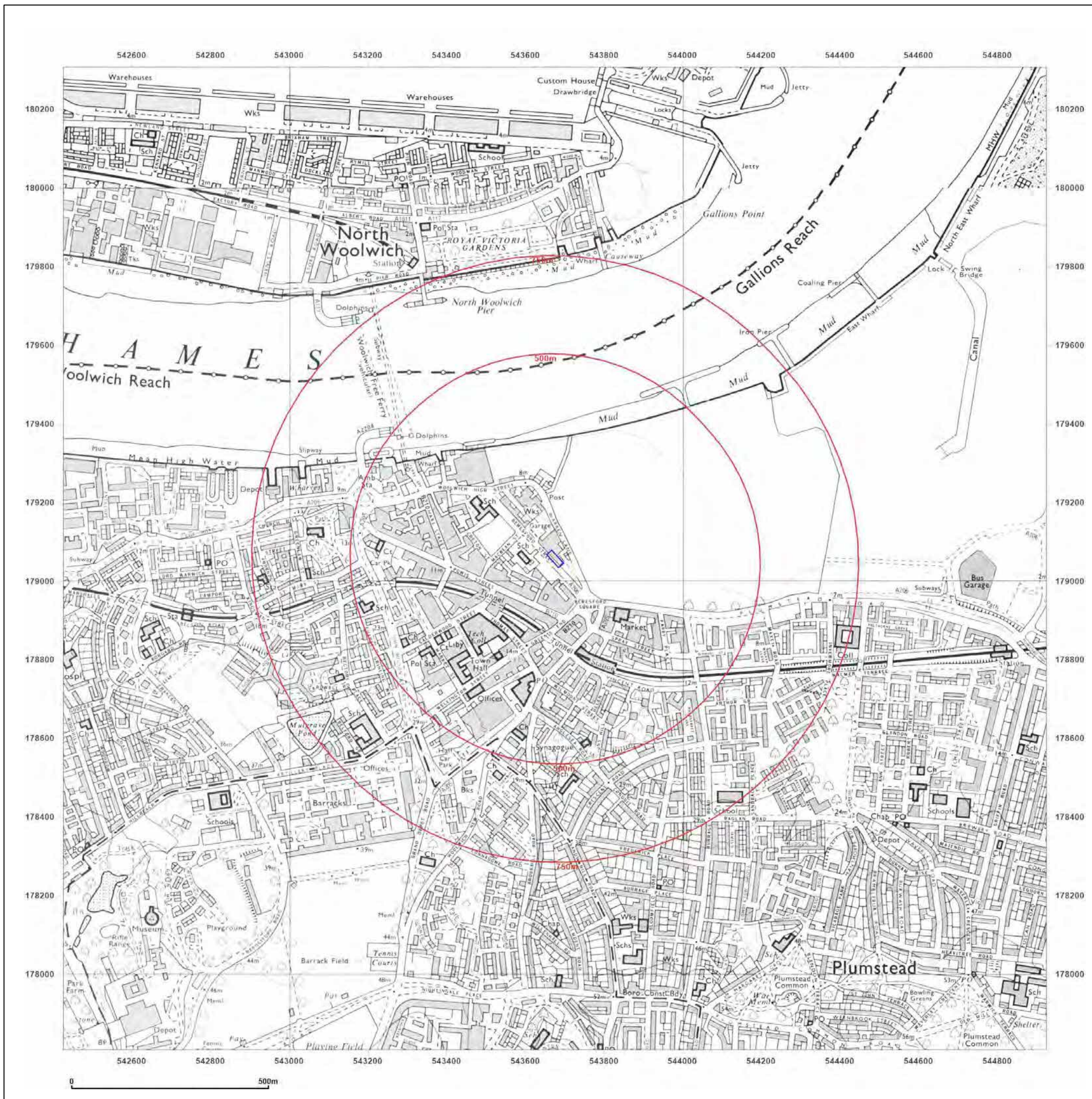


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Site Details

DEVELOPMENT SITE AT  
FORMER 81 TO 88,  
BERESFORD STREET,  
WOOLWICH, SE18 6BG

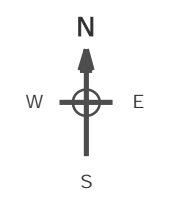
Client Ref: 21-237-FDO-22277  
Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

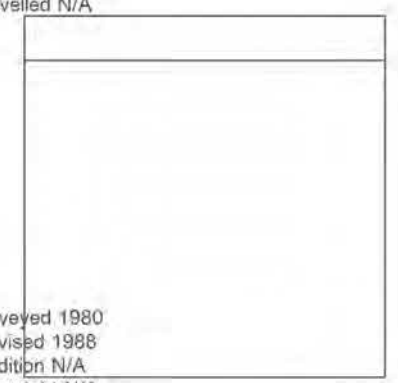
Map date: 1988-1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989  
Revised 1990  
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Revised 1988  
Edition N/A  
Copyright N/A  
Levelled N/A

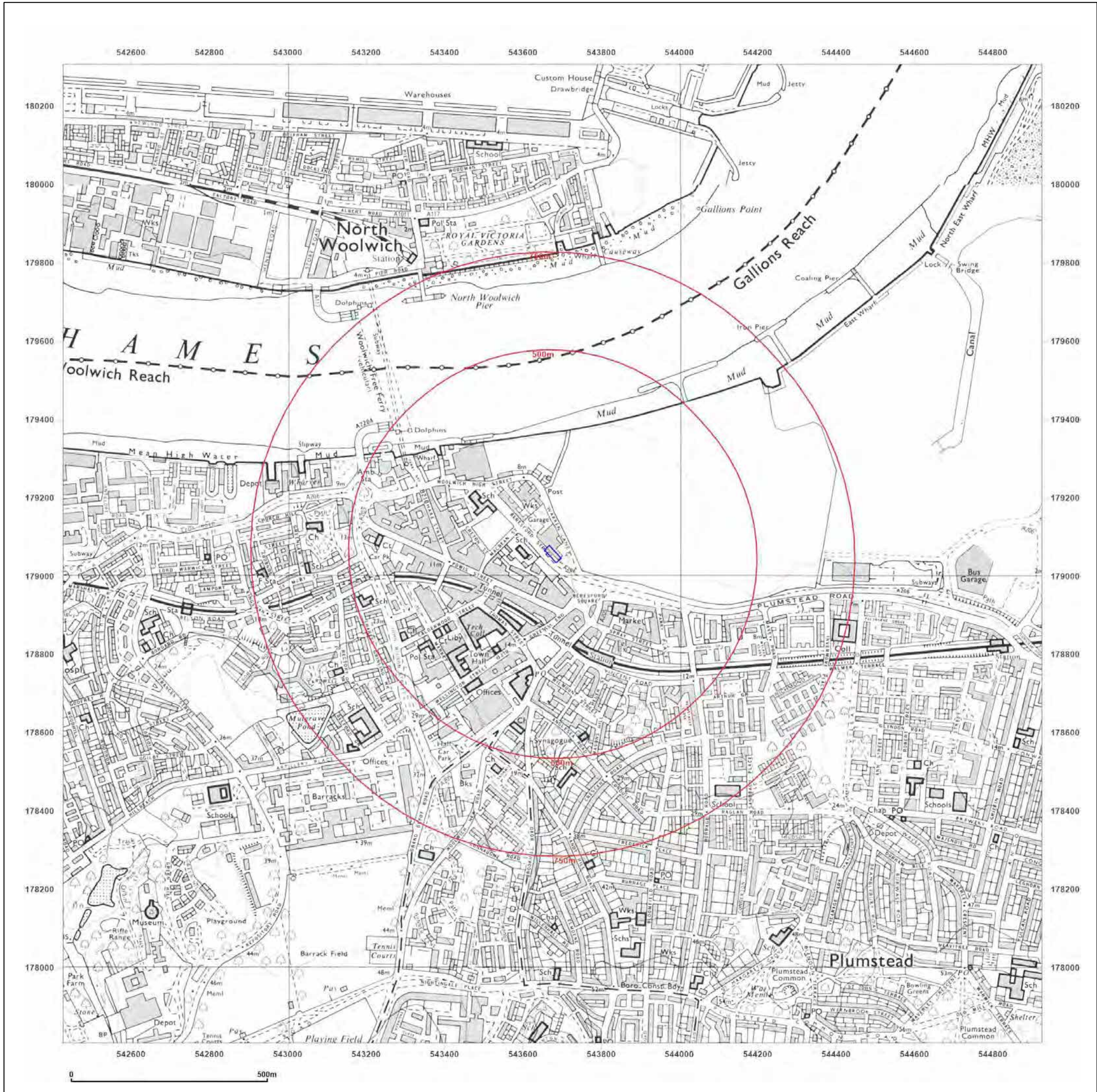


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Site Details

DEVELOPMENT SITE AT  
FORMER 81 TO 88,  
BERESFORD STREET,  
WOOLWICH, SE18 6BG

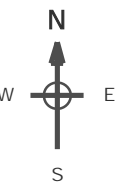
Client Ref: 21-237-FDO-22277  
Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

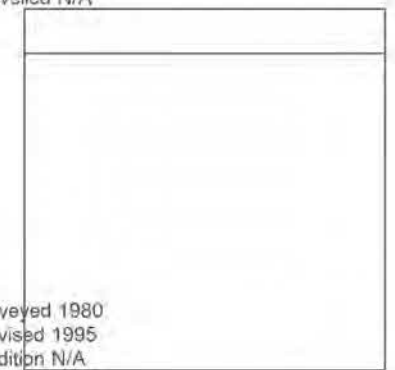
Map date: 1995

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989  
Revised 1995  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1980  
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Edition N/A  
Copyright N/A  
Levelled N/A

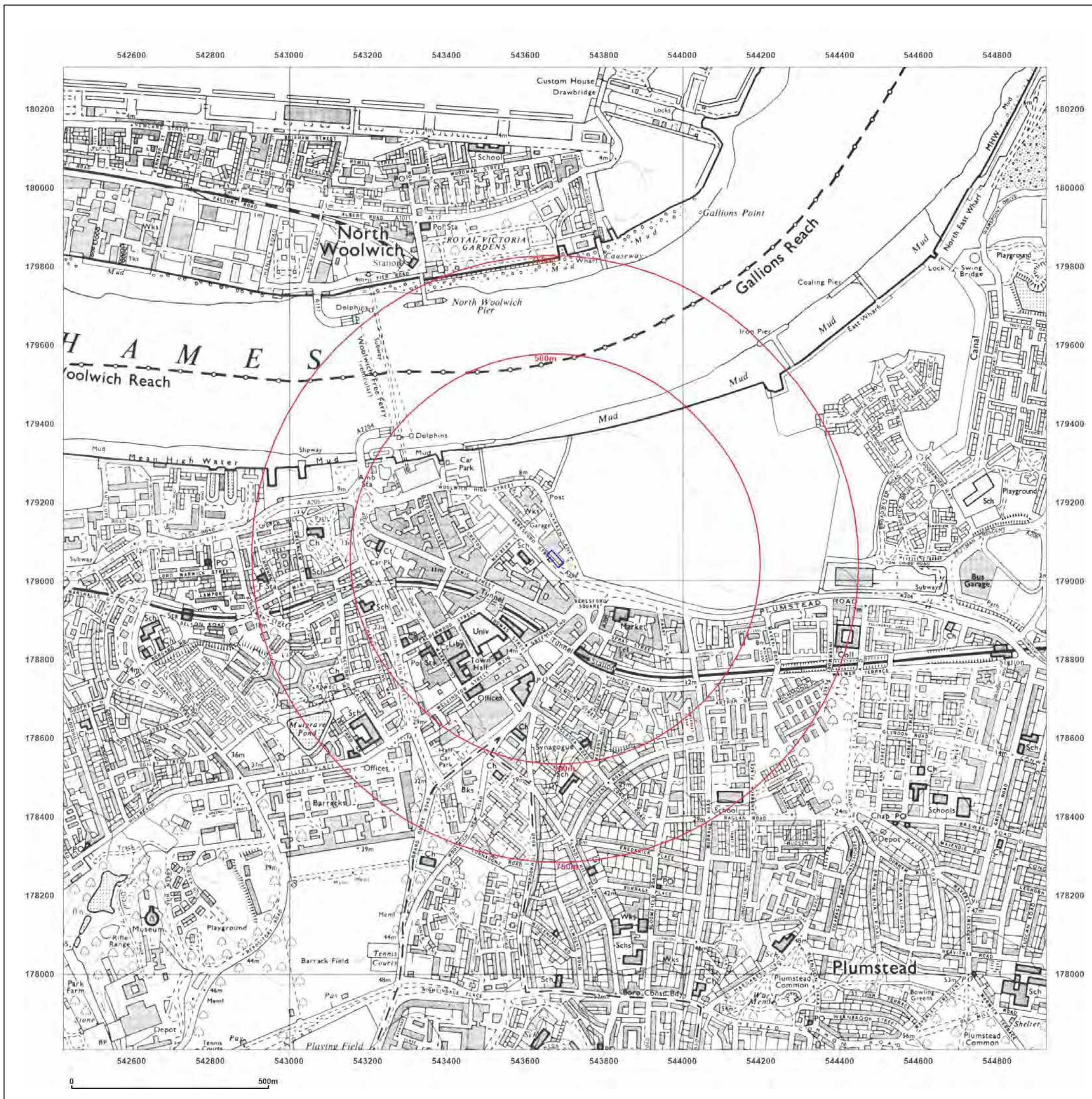


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Site Details

DEVELOPMENT SITE AT  
FORMER 81 TO 88,  
BERESFORD STREET,  
WOOLWICH, SE18 6BG

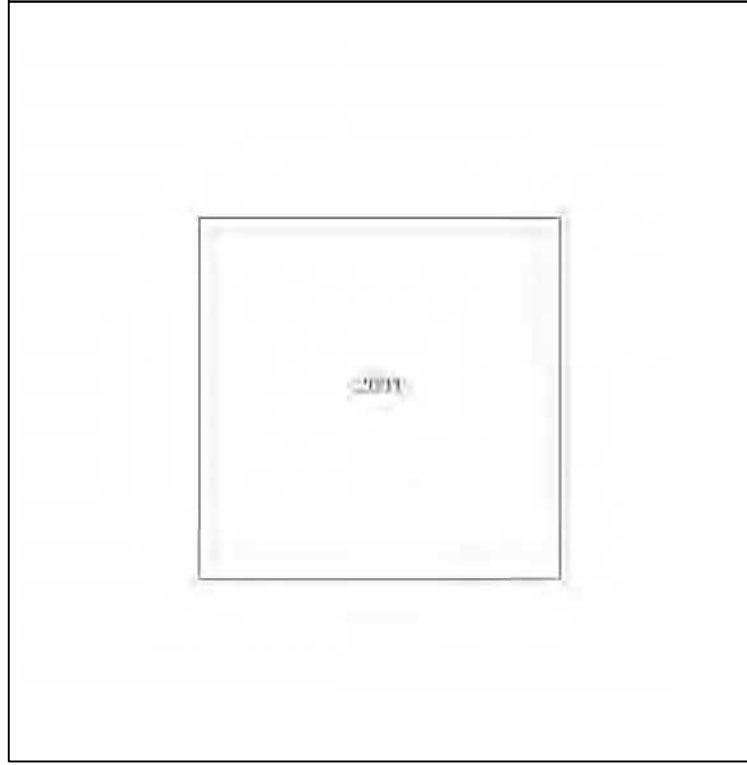
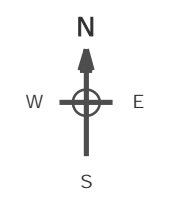
Client Ref: 21-237-FDO-22277  
Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details

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FORMER 81 TO 88,  
BERESFORD STREET,  
WOOLWICH, SE18 6BG

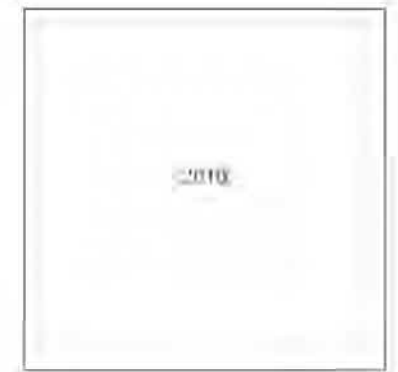
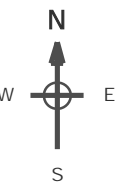
Client Ref: 21-237-FDO-22277  
Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

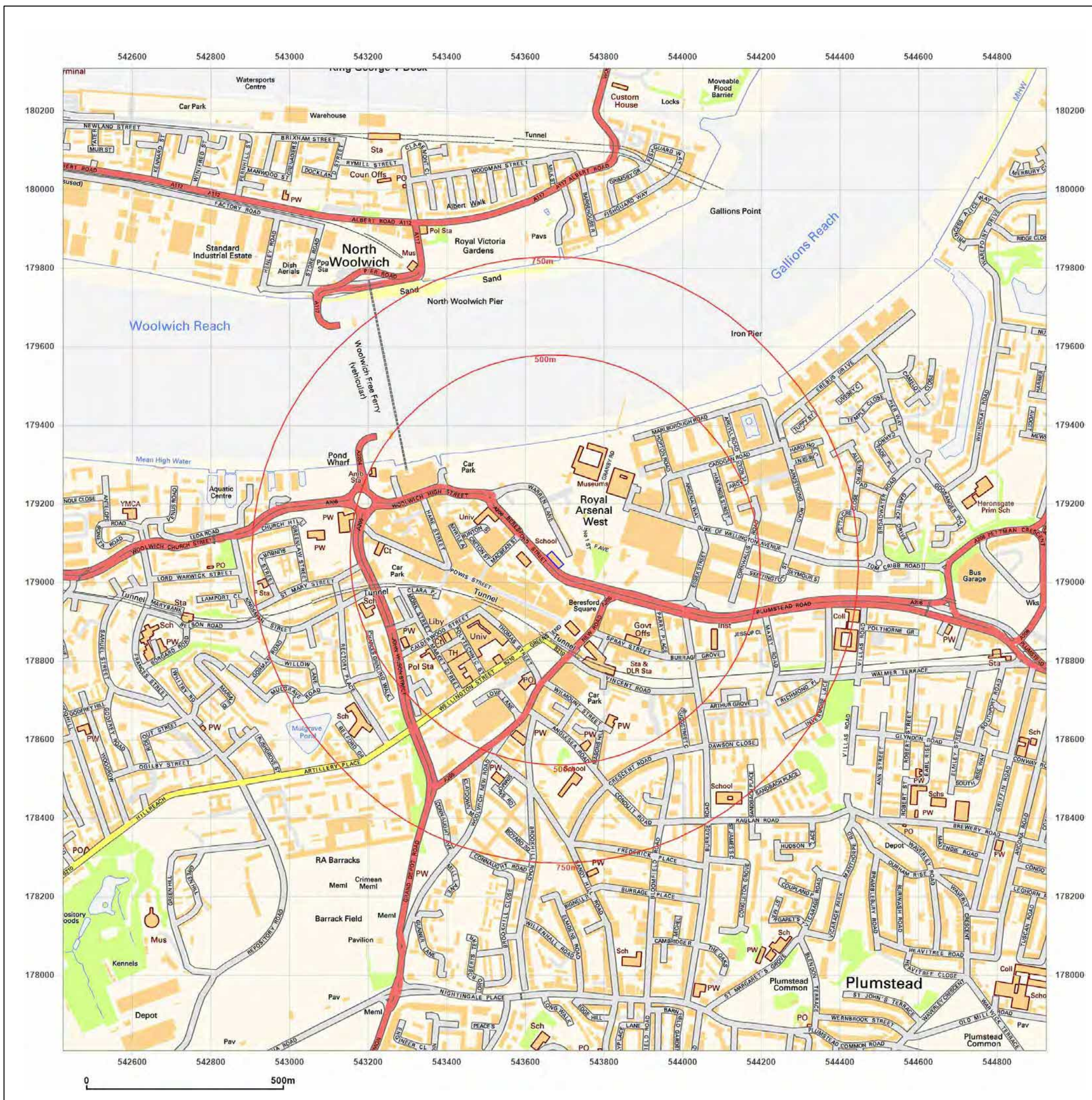


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Site Details

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WOOLWICH, SE18 6BG

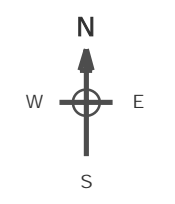
Client Ref: 21-237-FDO-22277  
Report Ref: HMD-154-7652360  
Grid Ref: 543675, 179058

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000



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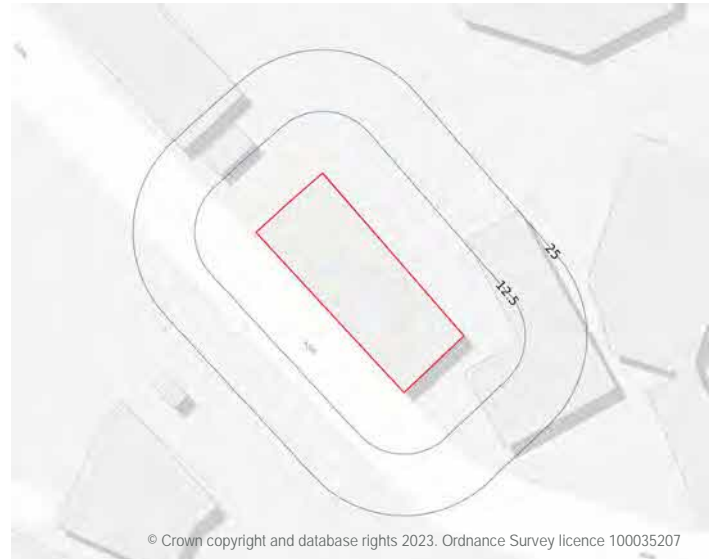
**APPENDIX 3**

Radon Potential Dataset Mapping

92 ROYAL SOVEREIGN HOUSE, BERESFORD STREET, WOOLWICH, SE18 6BF

## Professional opinion

## Site plan



## Search results

### Not in a radon affected area

Local levels of radon are considered normal.

However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

# Radon Check

92 ROYAL SOVEREIGN HOUSE,  
BERESFORD STREET, WOOLWICH, SE18  
6BF

Ref: HMD-154-9441605  
Your ref: 23-288-LGS-22277  
Grid ref: 543657 179064

## Useful contacts

UK Health Security Agency (UKHSA) / UKRadon  
Radon Survey  
Chemical, Radiation and Environmental Hazards  
Chilton, Didcot  
Oxon  
OX11 0RQ  
<https://www.ukradon.org/>

UK Radon Association  
<http://www.radonassociation.co.uk/>

## Overview of findings and recommendations

### Radon

No further action is recommended based on the identified local levels of radon.

However, all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status.

It should be noted that although this report uses the best available data this assessment is an estimation and is not based upon measurements. It is possible to find high radon levels in properties anywhere in the country, even in lower risk areas, as radon is everywhere in varying concentrations.

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- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com) If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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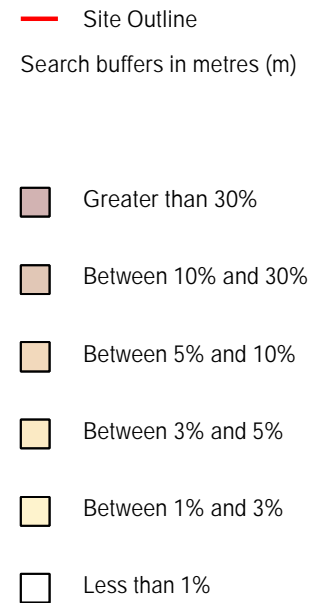
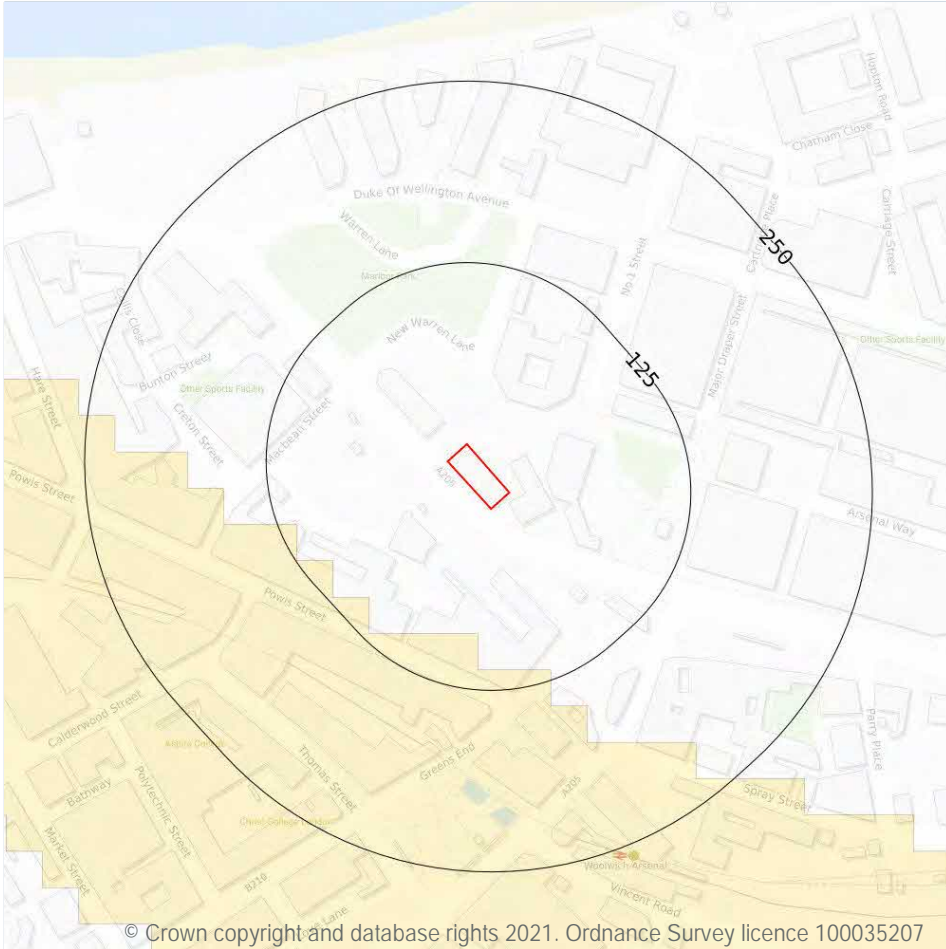
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## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Radon Check report. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

## 19 Radon



### 19.1 Radon

#### Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on [page 113](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

*This data is sourced from the British Geological Survey and Public Health England.*



**APPENDIX 4**

Exploratory Hole Logs  
BGS Borehole Logs

Well





Well

Well

Well

Well

Well

Well

Well

Well



Well

Well

Well

Well

Well

## Windowless Sample Log

Borehole No.

**MWS103b**

Sheet 2 of 2

Project Name: Beresford Street

Project No.  
22277

Co-ords: 543665E - 179088N

Scale  
1:25

Location: Woolwich

Level (m): 10.80

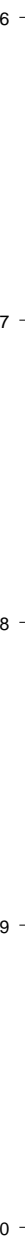
Logged By  
JB

Equipment: Archway Competitor Dart

Dates: 08/01/2024

Checked By  
CMM

Well	Wtr Strk	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		5.00	SPT()	N=50 (8,9/50 for 275mm)				Dense light yellowish brown fine to medium SAND. [THANET SAND FORMATION] <i>Very dense at 5.00 m bgl.</i> End of Borehole at 5.00m



D = small disturbed sample (tub)  
 J = organic sample (amber glass jar)  
 V = volatile sample (amber glass vial)  
 B = bulk bag sample

SPT(C) = Standard Penetration Test (Cone)  
 SPT(S) = Standard Penetration Test (Split Spoon)  
 HSV = hand shear vane (kPa)  
 PP = pocket penetrometer (kg.cm2)  
 PID = photoionisation detector (ppm)

**Remarks**

Coordinates and levels, where indicated, must not be used for design purposes. The designer is responsible for verifying all site and setting out dimensions.

1) Borehole terminated at target depth. 2) Groundwater not encountered.



**APPENDIX 5**

Soil Chemistry

Summary Spreadsheet

Laboratory Analysis Certificates



**Callum Moller**  
Merebrook  
Cromford Mills  
Mill Lane  
Cromford  
Derbyshire  
DE4 3RQ

e: cmoller@idom.com

i2 Analytical Ltd.  
7 Woodshots Meadow,  
Croxley Green  
Business Park,  
Watford,  
Herts,  
WD18 8YS

t: 01923 225404  
f: 01923 237404  
e: reception@i2analytical.com

## **Analytical Report Number : 23-43372**

<b>Project / Site name:</b>	Beresford Street	<b>Samples received on:</b>	05/07/2023
<b>Your job number:</b>	22277	<b>Samples instructed on/ Analysis started on:</b>	06/07/2023
<b>Your order number:</b>	23 2 FDO LABS	<b>Analysis completed by:</b>	14/07/2023
<b>Report Issue Number:</b>	1	<b>Report issued on:</b>	14/07/2023
<b>Samples Analysed:</b>	1 soil sample		

**Signed:** 

Joanna Wawrzeczko  
Reporting Specialist  
**For & on behalf of i2 Analytical Ltd.**

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting

Excel copies of reports are only valid when accompanied by this PDF certificate.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement. Application of uncertainty of measurement would provide a range within which the true result lies. An estimate of measurement uncertainty can be provided on request.





4041



Analytical Report Number : 24-78055  
Project / Site name: Beresford Street

Water matrix abbreviations:  
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
D.O. for Gravimetric Quant if Screen/ID positive	Dependent option for Gravimetric Quant if Screen/ID positive scheduled.	In house asbestos methods A001 & A006.	A006-PL	D	NONE

For method numbers ending in 'UK or A' analysis have been carried out in our laboratory in the United Kingdom (WATFORD).  
 For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).  
 For method numbers ending in 'PL or B' analysis have been carried out in our laboratory in Poland.  
 Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.  
 Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.



**APPENDIX 6**

Geotechnical Laboratory Certificates



4041

# TEST CERTIFICATE

## DETERMINATION OF PARTICLE SIZE DISTRIBUTION

Tested in Accordance with: BS 1377-2: 1990

i2 Analytical Ltd  
 Unit 8 Harrowden Road  
 Brackmills Industrial Estate  
 Northampton NN4 7EB



Environmental Science

Client: Merebrook  
 Client Address: Cromford Mills, Mill Lane,  
 Cromford, Derbyshire,  
 DE4 3RQ  
 Contact: Callum Moller  
 Site Address: Beresford Street

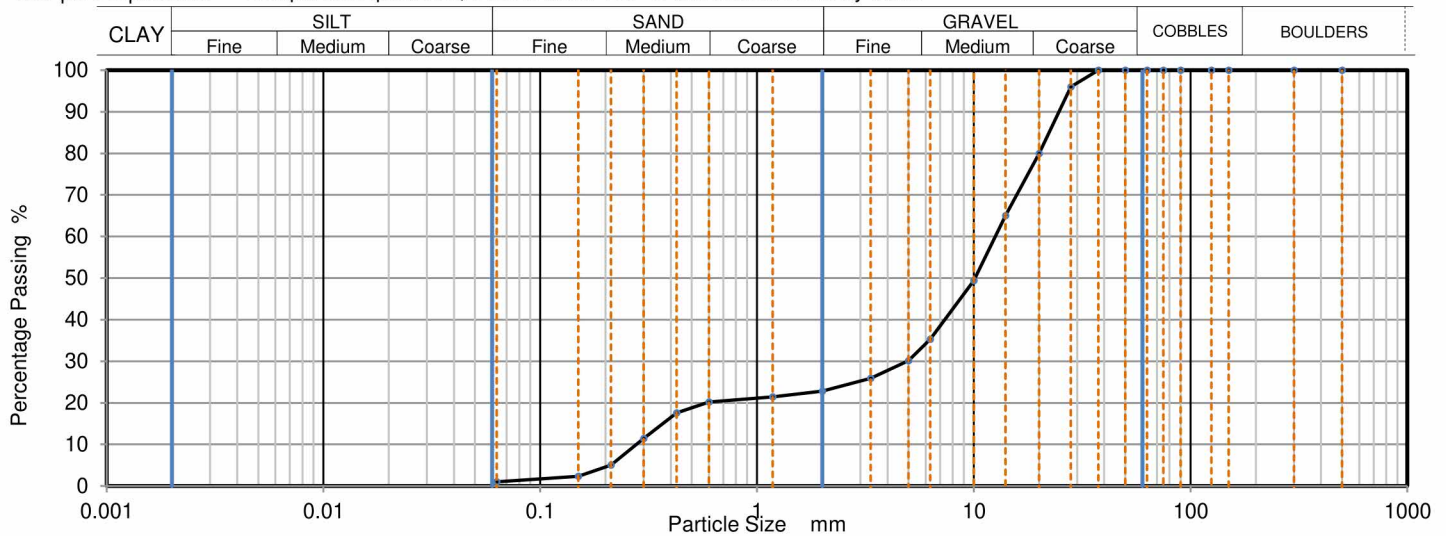
Client Reference: 22277  
 Job Number: 23-44215-1  
 Date Sampled: Not Given  
 Date Received: 07/07/2023  
 Date Tested: 18/07/2023  
 Sampled By: Client- Callum Moller

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

### Test Results:

Laboratory Reference: 2743419  
 Hole No.: MBH01  
 Sample Reference: Not Given  
 Sample Description: Yellowish brown sandy GRAVEL  
 Sample Preparation: Sample was quartered, oven dried at 106 °C and broken down by hand.

Depth Top [m]: 2.50  
 Depth Base [m]: 2.95  
 Sample Type: B



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	96		
20	80		
14	65		
10	49		
6.3	35		
5	30		
3.35	26		
2	23		
1.18	21		
0.6	20		
0.425	18		
0.3	11		
0.212	5		
0.15	2		
0.063	1		

Sample Proportions	% dry mass
Very coarse	0
Gravel	77
Sand	22
Fines <0.063mm	1

Grading Analysis		
D100	mm	37.5
D60	mm	12.6
D30	mm	4.93
D10	mm	0.278
Uniformity Coefficient		45
Curvature Coefficient		7

Uniformity and Curvature Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with BS1377:Part 2:1990, clause 9.2

Remarks:

Signed:

Katarzyna Koziel  
 Reporting Specialist  
 for and on behalf of i2 Analytical Ltd

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation. This report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing.



# TEST CERTIFICATE

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i2 Analytical Ltd  
Unit 8 Harrowden Road  
Brackmills Industrial Estate  
Northampton NN4 7EB



4041

Client: Merebrook  
Client Address: Cromford Mills, Mill Lane,  
Cromford, Derbyshire,  
DE4 3RQ  
Contact: Callum Moller  
Site Address: Beresford Street

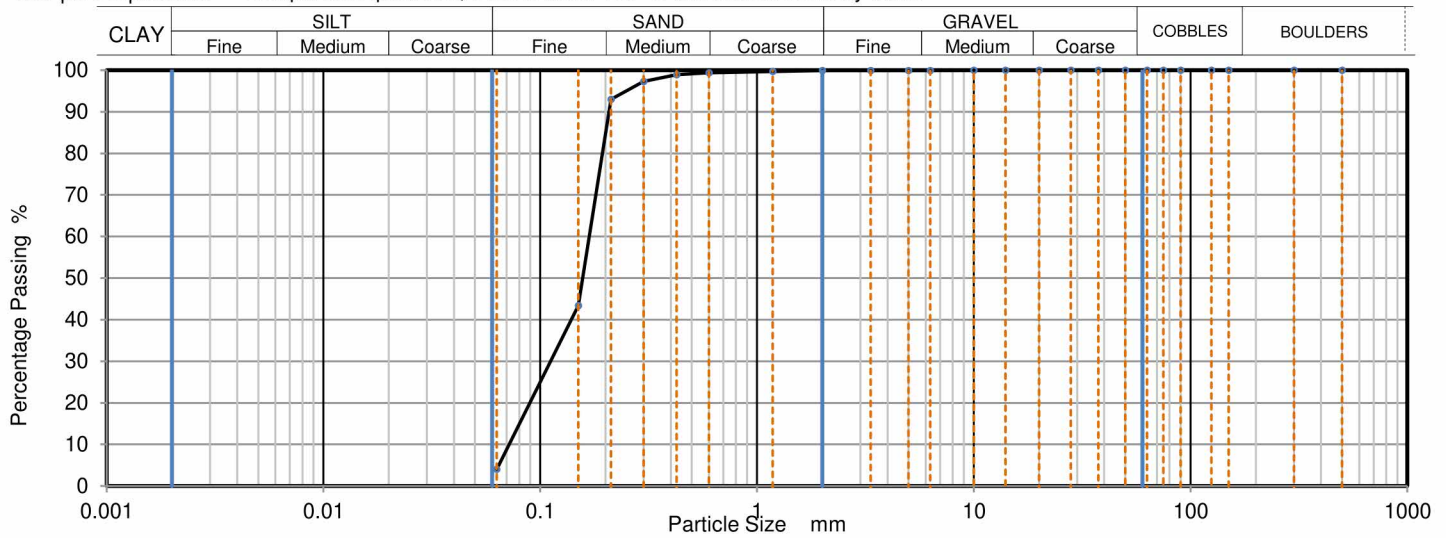
Client Reference: 22277  
Job Number: 23-44215-1  
Date Sampled: Not Given  
Date Received: 07/07/2023  
Date Tested: 18/07/2023  
Sampled By: Client- Callum Moller

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

### Test Results:

Laboratory Reference: 2743420  
Hole No.: MBH01  
Sample Reference: Not Given  
Sample Description: Light brown SAND  
Sample Preparation: Sample was quartered, oven dried at 106 °C and broken down by hand.

Depth Top [m]: 4.50  
Depth Base [m]: 4.77  
Sample Type: B



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	100		
6.3	100		
5	100		
3.35	100		
2	100		
1.18	100		
0.6	99		
0.425	99		
0.3	97		
0.212	93		
0.15	43		
0.063	5		

Sample Proportions	% dry mass
Very coarse	0
Gravel	0
Sand	95
Fines <0.063mm	5

Grading Analysis		
D100	mm	10
D60	mm	0.168
D30	mm	0.111
D10	mm	0.0709
Uniformity Coefficient		2.4
Curvature Coefficient		1

Uniformity and Curvature Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with BS1377:Part 2:1990, clause 9.2

Remarks:

Signed: Katarzyna Koziel  
Reporting Specialist  
for and on behalf of i2 Analytical Ltd

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation. This report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing.



# SUMMARY REPORT

## METHOD FOR SATURATION MOISTURE CONTENT OF CHALK

Tested in Accordance with: BS 1377-2: 1990: Clause 3.3

i2 Analytical Ltd  
Unit 8 Harrowden Road  
Brackmills Industrial Estate  
Northampton NN4 7EB



Environmental Science

4041

Client: Merebrook  
Client Address: Cromford Mills, Mill Lane,  
Cromford, Derbyshire,  
DE4 3RQ

Contact: Callum Moller

Site Address: Beresford Street

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: 22277

Job Number: 23-44215-1

Date Sampled: Not Given

Date Received: 07/07/2023

Date Tested: 20/07/2023

Sampled By: Client- Callum Moller

### Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	SMC	Bulk density	Dry density	MC	Preparation
		Reference	Depth Top	Depth Base	Type							
			m	m			%	Mg/m3	Mg/m3	%		
2743421	MBH01	Not Given	24.00	24.65	B	White CHALK	Supplied lump of chalk fails to comply with volume requirements as per BS1377:2 Clause 3.3.5.1	33	1.89	1.43	33	
2743422	MBH01	Not Given	27.00	27.65	B	White CHALK	Supplied lump of chalk fails to comply with volume requirements as per BS1377:2 Clause 3.3.5.1	30	1.93	1.50	28	
2743423	MBH01	Not Given	30.00	40.65	B	White CHALK	Supplied lump of chalk fails to comply with volume requirements as per BS1377:2 Clause 3.3.5.1	27	1.97	1.56	26	

Note: SMC - Saturation Moisture Content; MC - Moisture Content

Comments:

Signed:

Katarzyna Koziel  
Reporting Specialist  
for and on behalf of i2 Analytical Ltd

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**Callum Moller**  
Merebrook  
Cromford Mills  
Mill Lane  
Cromford  
Derbyshire  
DE4 3RQ

e: cmoller@idom.com

i2 Analytical Ltd.  
7 Woodshots Meadow,  
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Herts,  
WD18 8YS

t: 01923 225404  
f: 01923 237404  
e: reception@i2analytical.com

## **Analytical Report Number : 23-44216**

<b>Project / Site name:</b>	Beresford Street	<b>Samples received on:</b>	07/07/2023
<b>Your job number:</b>	22277	<b>Samples instructed on/ Analysis started on:</b>	10/07/2023
<b>Your order number:</b>	23-2-FDO-LABS	<b>Analysis completed by:</b>	21/07/2023
<b>Report Issue Number:</b>	1	<b>Report issued on:</b>	21/07/2023
<b>Samples Analysed:</b>	10 soil samples		

**Signed:** 

Dominika Warjan  
Reporting Specialist  
**For & on behalf of i2 Analytical Ltd.**

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting

Excel copies of reports are only valid when accompanied by this PDF certificate.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement. Application of uncertainty of measurement would provide a range within which the true result lies. An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 23-44216  
 Project / Site name: Beresford Street  
 Your Order No: 23-2-FDO-LABS

Lab Sample Number	2743424			2743425			2743426			2743427			2743428		
Sample Reference	MBH01			MBH01			MBH01			MBH01			MBH01		
Sample Number	None Supplied			None Supplied			None Supplied			None Supplied			None Supplied		
Depth (m)	1.95			2.25			3.50-3.95			4.25			8.50		
Date Sampled	Deviating			Deviating			Deviating			Deviating			Deviating		
Time Taken	None Supplied			None Supplied			None Supplied			None Supplied			None Supplied		
Analytical Parameter (Soil Analysis)															
Stone Content	%	0.1	NONE	< 0.1	97	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	
Moisture Content	%	0.01	NONE	12	0.38	14	18	21							
Total mass of sample received	kg	0.001	NONE	0.3	0.3	0.3	0.3	0.3							

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	8.3	8.7	8.6	8.7	8.8
Total Sulphate as SO <sub>4</sub>	%	0.005	MCERTS	0.072	0.017	0.166	0.117	0.069
Water Soluble SO <sub>4</sub> 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.076	0.0042	0.017	0.0098	0.0074
Water Soluble Chloride (2:1) (leachate equivalent)	mg/l	0.5	MCERTS	7.3	< 0.5	5.9	4.9	11
Total Sulphur	%	0.005	MCERTS	0.091	0.01	0.076	0.048	0.029
Water Soluble Nitrate (2:1) as N (leachate equivalent)	mg/l	2	NONE	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0

Heavy Metals / Metalloids

Magnesium (water soluble)	mg/kg	5	NONE	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Magnesium (leachate equivalent)	mg/l	2.5	NONE	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 23-44216  
 Project / Site name: Beresford Street  
 Your Order No: 23-2-FDO-LABS

Lab Sample Number	2743429			2743430			2743431			2743432			2743433		
Sample Reference	MBH01			MBH01			MBH01			MBH01			MBH01		
Sample Number	None Supplied			None Supplied			None Supplied			None Supplied			None Supplied		
Depth (m)	11.50			16.50-16.95			19.50-19.95			23.50			28.00		
Date Sampled	Deviating			Deviating			Deviating			Deviating			Deviating		
Time Taken	None Supplied			None Supplied			None Supplied			None Supplied			None Supplied		
Analytical Parameter (Soil Analysis)															
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	
Moisture Content	%	0.01	NONE	20	19	28	13	17							
Total mass of sample received	kg	0.001	NONE	0.3	0.2	0.2	1	1							

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	8.8	8.7	8.8	8.8	8.8
Total Sulphate as SO <sub>4</sub>	%	0.005	MCERTS	0.069	0.016	0.063	0.046	0.054
Water Soluble SO <sub>4</sub> 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.011	0.02	0.075	0.036	0.056
Water Soluble Chloride (2:1) (leachate equivalent)	mg/l	0.5	MCERTS	23	12	11	6.5	21
Total Sulphur	%	0.005	MCERTS	0.029	0.005	0.037	0.018	0.023
Water Soluble Nitrate (2:1) as N (leachate equivalent)	mg/l	2	NONE	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0

Heavy Metals / Metalloids

Magnesium (water soluble)	mg/kg	5	NONE	< 5.0	< 5.0	7.9	< 5.0	9.3
Magnesium (leachate equivalent)	mg/l	2.5	NONE	< 2.5	< 2.5	3.9	< 2.5	4.6

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected



Analytical Report Number : 23-44216  
Project / Site name: Beresford Street

\* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
2743424	MBH01	None Supplied	1.95	Brown clay and sand.
2743425	MBH01	None Supplied	2.25	Non Soil^^
2743426	MBH01	None Supplied	3.50-3.95	Brown sand.
2743427	MBH01	None Supplied	4.25	Brown sand.
2743428	MBH01	None Supplied	8.5	Brown sand.
2743429	MBH01	None Supplied	11.5	Brown sand.
2743430	MBH01	None Supplied	16.50-16.95	Brown sandy clay with gravel.
2743431	MBH01	None Supplied	19.50-19.95	White chalk.^^
2743432	MBH01	None Supplied	23.5	White chalk.^^
2743433	MBH01	None Supplied	28	White chalk.^^

Analytical Report Number : 23-44216  
 Project / Site name: Beresford Street

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In house method.	L038-PL	D	MCERTS
Magnesium, water soluble, in soil	Determination of water soluble magnesium by extraction with water followed by ICP-OES.	In-house method based on TRL 447	L038-PL	D	NONE
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In house method.	L099-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Total Sulphate in soil as %	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Total Sulphur in soil as %	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Water Soluble Nitrate (2:1) as N in soil	Determination of nitrate by reaction with sodium salicylate and colorimetry.	In-house method based on Examination of Water and Wastewater & Polish Standard Method PN-82/C-04579.08, 2:1 extraction.	L078-PL	W	NONE
Chloride, water soluble, in soil	Determination of Chloride colorimetrically by discrete analyser.	In house method.	L082-PL	D	MCERTS

For method numbers ending in 'UK or A' analysis have been carried out in our laboratory in the United Kingdom (WATFORD).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL or B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

^^unaccredited sample matrix



**APPENDIX 7**

Field Monitoring Records  
Groundwater Level Data  
Hazardous Soil Gas Data

# GAS MONITORING RECORD ROUND 1

Location Reference	Time	Flow and Pressure Measurements				Gas Measurements								VOC Measurements		Dip Measurements		Comments	
		Flow		Atmospheric Pressure	Differential Pressure	Methane Max	Methane Steady	Methane LEL	Carbon Dioxide Max	Carbon Dioxide Steady	Oxygen	Carbon Monoxide	Hydrogen Sulphide	Time Taken to Reach Steady State	Hexane	PID	Depth to Water		Depth to Base
		max	steady																
l hr <sup>-1</sup>		mb	Pa	%	%	%	%	%	%	ppm	ppm	s	%	ppm	m bgl	m bgl			
MBH01	12:00	0.3	0	1019	0	0	0	0	4.7	4.7	17.3	0	0	-	0.003	nr	Dry	9.85	-
MBH201	-	-	-	-	-	-	-	-	-	-	-	-	nr	-	-	nr	-	-	-
MWS101	-	-	-	-	-	-	-	-	-	-	-	-	nr	-	-	nr	-	-	-
MWS102	-	-	-	-	-	-	-	-	-	-	-	-	nr	-	-	nr	-	-	-
MWS103b	-	-	-	-	-	-	-	-	-	-	-	-	nr	-	-	nr	-	-	-
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Weather:	Overcast	nr = not recorded							Gas Analyser		PID		Site:				81-88 Beresford Street, Woolwich		
		Model:											Project Number:				22277		
		Serial Number:											Monitored By:				Matthew Baylis		
		Date of Last Calibration:											Date:				27/07/2023		





# GAS MONITORING RECORD ROUND 4

Location Reference	Time	Flow and Pressure Measurements				Gas Measurements								VOC Measurements		Dip Measurements		Comments	
		Flow		Atmospheric Pressure	Differential Pressure	Methane Max	Methane Steady	Methane LEL	Carbon Dioxide Max	Carbon Dioxide Steady	Oxygen	Carbon Monoxide	Hydrogen Sulphide	Time Taken to Reach Steady State	Hexane	PID	Depth to Water		Depth to Base
		max	steady																
l hr <sup>-1</sup>		mb	Pa	%	%	%	%	%	%	ppm	ppm	s	%	ppm	m	m			
MBH01	09:30	0	0	1031	0	0	0	0	0.8	0.8	19.4	0	0	0	nr	9.82	9.89	-	
MBH201	-	-	-	-	-	-	-	-	-	-	-	-	nr	-	nr	-	-	-	
MWS101	09:45	0	0	1032	0	0	0	0	0.1	0.1	19.5	0	0	0	nr	Dry	1.85	-	
MWS102	10:00	0	0	1032	0	0	0	0	0.4	0.4	19.5	0	0	0	nr	Dry	0.74	-	
MWS103b	10:15	0	0	1032	0	0	0	0	0.2	0.2	18.3	0	0	0	nr	Dry	4.86	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Weather:	Sunny with light cloud coverage. Cold temperature. Atmospheric pressure rising				nr = not recorded				Gas Analyser		PID		Site:		81-88 Beresford Street, Woolwich				
					Model:		-		-		Project Number:		22277						
					Serial Number:		-		-		Monitored By:		Joe Bertram						
					Date of Last Calibration:		-		-		Date:		09/01/2024						

# GAS MONITORING RECORD ROUND 5

Location Reference	Time	Flow and Pressure Measurements				Gas Measurements								VOC Measurements		Dip Measurements		Comments		
		Flow		Atmospheric Pressure	Differential Pressure	Methane Max	Methane Steady	Methane LEL	Carbon Dioxide Max	Carbon Dioxide Steady	Oxygen	Carbon Monoxide	Hydrogen Sulphide	Time Taken to Reach Steady State	Hexane	PID	Depth to Water		Depth to Base	
		max	steady																	
l hr <sup>-1</sup>		mb	Pa	%	%	%	%	%	%	ppm	ppm	s	%	ppm	m	m				
MBH01	15:00	0	0	1008	0	0	0	0	1.2	0	0	0	17.1	0	0	0	nr	9.7	9.9	-
MBH02	15:15	0	0	1006	0	0	0	0	1.7	0	0	0	16.2	0	0	0	nr	9.5	10.4	-
MWS101	15:30	0	0	1005	0	0	0	0	0.2	0	0	0	16.9	0	0	0	nr	Dry	1.8	-
MWS102	15:40	0	0	1002	0	0	0	0	0.7	0	0	0	17.2	0	0	0	nr	Dry	0.7	-
MWS103b	-	-	-	-	-	-	-	-	-	-	-	nr	-	-	nr	-	nr	-	-	Unable to access due to metal skip placed over borehole
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Weather:	Sunny with light cloud coverage. Cold temperature. Atmospheric pressure fallin					nr = not recorded				Gas Analyser		PID		Site: 81-88 Beresford Street, Woolwich						
						Model:				GFM series		-		Project Number: 22277						
						Serial Number:				12228		-		Monitored By: Finn Leahy						
						Date of Last Calibration:				17/10/2023		-		Date: 16/01/2024						



# GAS MONITORING RECORD ROUND 6

Location Reference	Time	Flow and Pressure Measurements				Gas Measurements								VOC Measurements		Dip Measurements		Comments		
		Flow		Atmospheric Pressure	Differential Pressure	Methane Max	Methane Steady	Methane LEL	Carbon Dioxide Max	Carbon Dioxide Steady	Oxygen	Carbon Monoxide	Hydrogen Sulphide	Time Taken to Reach Steady State	Hexane	PID	Depth to Water		Depth to Base	
		max	steady																	
l hr <sup>-1</sup>		mb	Pa	%	%	%	%	%	%	ppm	ppm	s	%	ppm	m	m				
MBH01	14:05	0	0	1029	0	0	0	0	0.9	0.9	19.1	0	0		0	nr	9.4	9.9	Light brown thick clay at base	
MBH02	14:12	0.9	0	1029	0	0	0	0	1.3	1.3	18.3	0	0		0	nr	9.4	10.4	-	
MWS101	-	-	-	-	-	-	-	-	-	-	-	-	nr		-	nr	-	-	-	
MWS102	-	-	-	-	-	-	-	-	-	-	-	-	nr		-	nr	-	-	-	
MWS103b	-	-	-	-	-	-	-	-	-	-	-	-	nr		-	nr	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
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Weather:	Overcast and cold with slight breeze	nr = not recorded							Gas Analyser		PID		Site:		81-88 Beresford Street, Woolwich					
		Model:							GFM 435		-		Project Number:		22277					
		Serial Number:							13702		-		Monitored By:		Sophie Newitt					
		Date of Last Calibration:							27/07/2023		-		Date:		30/01/2024					



**APPENDIX 8**

Gas Risk Assessment

MODIFIED WILSON AND CARD GAS CHARACTERISTIC SITUATION

SITE: 81-88 Beresford Street, Woolwich

JOB NUMBER: 22277

15/02/2024

Modified Wilson and Card Classification

					BS 8485:2015+A1:2019 Gas Protection Scores - refer to standard for full guidance			
					Minimum Gas Protection Score Required			
Characteristic Situation	Risk Classification	Gas Screening Value Threshold (L hr <sup>-1</sup> )	Additional Factors	Typical Source of Generation	Type A Building	Type B Building	Type C Building	Type D Building
1	very low risk	<0.07	typically methane not to exceed 1% and/or carbon dioxide 5% otherwise consider increase to situation 2	natural soils with low organic content; 'typical' made ground	0	0	0	0
2	low risk	0.07 to <0.7	borehole air flow rate not to exceed 70 L hr <sup>-1</sup> otherwise consider increase to situation 3	natural soils with high peat/organic content; 'typical' made ground	3.5	3.5	2.5	1.5
3	moderate risk	0.7 to <3.5		old landfill, inert waste, mineworking flooded	4.5	4	3	2.5
4	moderate to high risk	3.5 to <15	quantitative risk assessment required to evaluate scope of protective measures	mineworking susceptible to flooding, completed landfill	6.5 <sup>A)</sup>	5.5 <sup>A)</sup>	4.5	3.5
5	high risk	15 to <70		mineworking unflooded inactive with shallow workings near surface	hazard too high for this method to define protection measures	6 <sup>A)</sup>	5.5	4.5
6	very high risk	>70		recent landfill site	hazard too high for this method to define protection measures	hazard too high for this method to define protection measures	hazard too high for this method to define protection measures	6

BS 8485:2015+A1:2019 Gas Protection Measures - refer to standard for full guidance							
Select two or more elements from the following three types of protection to achieve score (only one element per type permitted)							
Structural Barrier	Score <sup>A)</sup>	Ventilation Measures	Score	Gas Resistant Membrane	Score		
Precast suspended segmental subfloor (i.e. beam and block)	0	Pressure relief pathway (usually formed of low fines gravel or with a thin geocomposite blanket or strips terminating in a gravel trench external to the building)	0.5	Gas resistant membrane meeting all of the following criteria: 1. sufficiently impervious, both in the sheet material and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane. A membrane with a methane gas transmission rate <40.0 ml/day/m <sup>2</sup> /atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious. 2. sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions 3. sufficiently strong* to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc) and to withstand in-service stresses (e.g. settlement if placed below a floor slab) 5. capable, after installation, of providing a complete barrier to the entry of the relevant gas 6. verified in accordance with CIRIA C735  * For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m <sup>2</sup> and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also C.3). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs	2		
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5	Passive sub floor dispersal layer	Very good performance <sup>E)</sup>			2.5	
			Good performance <sup>E)</sup>			1.5	
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 <sup>B)</sup>	Active dispersal layer, usually comprising fans with active abstraction (suction) from a subfloor dilution layer, with roof level vents. The dilution layer may comprise a clear void or be formed of geocomposite or polystyrene void formers <sup>E)</sup>	1.5 to 2.5				
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing <sup>C),D)</sup>	2	Active positive pressurization by the creation of a blanket of external fresh air beneath the building floor slab by pumps supplying air to points across the central footprint of the building into a permeable layer, usually formed of a thin geocomposite blanket <sup>E)</sup>	1.5 to 2.5				
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing <sup>C),D)</sup>	2.5	Ventilated car park (floor slab of occupied part of the building under consideration is underlain by a basement or undercroft car park) <sup>F)</sup>	4				

Notes

A) The scores are conditional on breaches of floor slabs, etc., being effectively sealed

B) To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in

C) The score is conditional on the waterproofing being provided by a suitable structural barrier with the design and detailing of the walls and floor meeting the requirements for Type B protection. The score cannot be assigned for Type A (waterproof membrane) or Type C (drained cavity wall).

D) If a membrane is installed beneath and around the basement to provide Type A waterproofing (BS 8102:2009), it can be assigned a gas protection score in accordance with Table 7, if it meets all the criteria for a gas resistant membrane in that table

E) Refer to BS 8485:2015 Annex B to determine performance and assign score

F) Assumes that the car park is vented to deal with car exhaust fumes, designed to Buildings Regulations 2000, Approved Document F

Building Types

Type A

Private ownership with no building management controls on alterations to the internal structure, the use of rooms, the ventilation of rooms or the structural fabric of the building. Some small rooms present. Probably conventional building construction (rather than civil engineering). Examples include private housing and some retail premises.

FOR TYPE A BUILDINGS ACTIVE VENTILATION MEASURES ARE INAPPROPRIATE

Type B

Private or commercial property with central building management control of any alterations to the building or its uses but limited or no central building management control of the maintenance of the building, including the gas protection measures. Multiple occupancy. Small to medium size rooms with passive ventilation of rooms and other internal spaces throughout ground floor and basement areas. May be conventional building or civil engineering construction. Examples include managed apartments, multiple occupancy offices, some retail premises and parts of some public buildings (such as schools, hospitals, leisure centres) and parts of hotels.

Type C

Commercial building with central building management control of any alterations to the building or its uses and central building management control of the maintenance of the building, including the gas protection measures. Single occupancy of ground floor and basement areas. Small to large size rooms with active ventilation or good passive ventilation of all rooms and other internal spaces throughout ground floor and basement areas. Probably civil engineering construction. Examples include offices, some retail premises, and parts of some public buildings (such as schools, hospitals, leisure centres and parts of hotels).

Type D

Industrial style building having large volume internal space(s) that are well ventilated. Corporate ownership with building management controls on alterations to the ground floor and basement areas of the building and on maintenance of ground gas protective measures. Probably civil engineering construction. Examples are retail park sales buildings, factory shop floor areas, warehouses. (Small rooms within these style buildings should be separately categorized as Type B or Type C).

**IDOM**

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