



PHASE I GEO-ENVIRONMENTAL ASSESSMENT

KINGSLEY ROAD, NORTHENDEN

REC REFERENCE: 106065P1R1.

REPORT PREPARED FOR: KINGSLEY ROAD LTD

DATE: NOVEMBER 2018

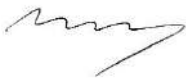


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EXECUTIVE SUMMARY	
Site Address	Land off Kingsley Road, Northenden, M22 4NL
Grid Reference	E: 382903 N: 389946
Site Area	0.16 Ha.
Current Site Use	The site is currently occupied by three companies for vehicle repair, testing and servicing: A Laundrette, Rudy's Autotek a fitness and dance studio, various storage and warehouse units and T R S Tyres.
Adjacent Site Uses	North: Residential Properties East: Kingsley Road South: Residential Properties West: Residential Properties
Environmental Setting	Geology: Drift – Glacio Fluvial Sheet Deposits (Sand and Gravel) Bedrock – Tarporley Siltstone Formation (Siltstone, Mudstone and Sandstone) Hydrogeology: Drift – Secondary 'A' aquifer Bedrock – Secondary 'B' aquifer Hydrology: Closest surface water feature is the Gatley Brook 1113m south east of site. Sensitive Land Uses: 3 records of green belt and 4 records of local nature reserves within 2km of site with residential properties in close proximity.
Site History	The subject site was made up of various parcels of agricultural land until pre-1910, thereafter a steam laundry building occupied most of the northern section of the site with two smaller buildings in the south western corner. From 1934 an additional two buildings are located in the south of site, changing in size and shape through to 1981. From 1992, the buildings on site are now unspecified.
Landfill Sites & Ground Gases	There are 6 no. EA historic landfill sites within 1500m of the site. The closest of which is 807m north of site taking inert, industrial, commercial, household and liquid sludge waste between 1950 and 1965.
Radon	The UK Radon website indicates the site is situated in an area where less than 1% of properties are above the Action Level. No radon protective measures are considered necessary.
Coal Mining / Land Stability	The site is in an area which is not affected by coal mining and therefore no Coal Authority Coal Mining Report was obtained for the purposes of this report.
Recommendations	
A detailed Phase II intrusive Geo-Environmental ground investigation should be undertaken in order to confirm the findings of the initial conceptual site model and to assess the depths of Made Ground.	





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1.0 INTRODUCTION

1.1 Background

Resource and Environmental Consultants (REC) Ltd has been commissioned by Kingsley Road Ltd to undertake a Phase I Desk Study at the Site located off Kingsley Road, Northenden.

The purpose of this report is to provide information to progress an outline planning application for the proposed development of the site. The report has been designed to provide an initial assessment of potential abnormal geotechnical and geo-environmental development constraints and general ground conditions.

A site location plan is presented as drawing No 106065-001 in Appendix II.

1.2 Proposed Development

Conversion an industrial site into a site for residential use.

1.3 Objectives

The objectives of the geo-environmental and geotechnical desk study are to:

- ▶ Review historical plans, geology, hydrogeology, site sensitivity, flood-plain issues, mining records and any local authority information available in order to complete a Desk Study in line with Environment Agency (EA) document Model Procedures for the Management of Contaminated Land (Contaminated Land Report 11 (CLR11));
- ▶ Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and in relation to off-site receptors; and,
- ▶ Provide recommendations regarding future works required.

1.4 Sources of Information

Background information was sought from the following sources:

- ▶ Environmental Database Search (Groundsure, GS-5470292, September 2018);
- ▶ Historical mapping dated 1847 to 2014 (Extracts from a selection of historical maps are included in Appendix III);
- ▶ On-line planning records held by Manchester City Council;
- ▶ Consultations with representatives of Manchester City Council;
- ▶ Environment Agency Groundwater Vulnerability Map (www.environment-agency.gov.uk/wiyby);
- ▶ Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2015); and,
- ▶ British Geological Survey Map (Sheet 98, 1:50,000, Stockport, Solid & Drift edition).

1.5 Limitations of the Study

The limitations of this report are presented in Appendix I.

1.6 Confidentiality

REC has prepared this report 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. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from REC; a charge may be levied against such approval.





2.0 SITE SETTING

2.1 Site Details

Table 2.1 Summary of Site Details

Site Address	Land off Kingsley Road, Northenden, M22 4NL
National Grid Reference	E: 382903 N: 389946
Site Area	0.16 Ha

A site location plan drawing No 106065-001 is presented in Appendix II.

2.2 Current Site Use

Site Walkover

A site walkover was undertaken on 1st November 2018 and the following site description comprises the site's current layout / features based on the REC Engineer's observations at the time of the site walkover. The walkover is primarily used to identify potential sources of soil and water contamination present at the site. The walkover is not a professional assessment of any potential future remedial, demolition or decommissioning works required and advice on such matters should be sought by the appropriate specialist contractors.

Selected photographs from the site walkover are presented in Appendix III.

Site Description

The subject site is a roughly rectangular shaped parcel of land located directly off Kingsley Road to the west. The site is made up the Kingsley Trading Centre of multiple commercial properties including a Laundrette, Rudy's Autotek, T R S Tyres a fitness and dance studio and warehouse and storage units

The site is surfaced in concrete hardstanding in a decent condition with no areas soft landscaping.

The topography of the site is relatively level with a slight slope from south to north and parts of uneven hardstanding.

Hazardous Materials Storage

No above ground storage tanks (AST) or Underground Storage Tanks (USTs) were observed at the site.

Polychlorinated Biphenyls (PCBs)

No polychlorinated biphenyl containing materials were observed on site.

Asbestos Containing Material (ACM)

Although no ACMs were identified during the site walkover, given the age of the building, the presence of ACM cannot be entirely discounted. The contractor undertaking the demolition works should undertake a Type 3 Asbestos Survey on the building and implement an asbestos management plan to comply with the Control of Asbestos Regulations 2012.

Waste Storage

Due to the nature of the commercial properties on site, there is possible for waste streams to be generated on site





2.3 Surrounding Area

Table 2.2 Surrounding Land Uses

Direction	Land Use
North	Residential housing
East	Kingsley Road
South	Residential housing
West	Residential housing





3.0 SITE HISTORY

3.1 On-Site Historical Development

A review of historical maps pertinent to the site is summarised in Table 3.1 below.

Table 3.1 Summary of Potentially Contaminative Historical Land Uses

Map Edition	Historical Land Use
Pre 1876 (1:2,500)	The subject site is made up of part of multiple parcels of agricultural land.
Pre 1910 (1:2,500)	A steam laundry building is located on site, covering most of the northern area of site. Two small unspecified buildings are located adjacent to the laundry building and in the south west corner of site.
Pre 1934 (1:2,500)	An additional two buildings are located in the south west corner of site, with the existing small building no longer located.
Pre 1981 (1:1,250)	The buildings in the south-west corner of site have changed in size and shape to make up one building.
Pre 1992 (1:1,250)	The building located on site is no longer noted as a laundry building and is unspecified.

3.2 Off-Site Historical Development

A review of potentially contaminative land uses identified on historical Ordnance Survey maps within a 250m radius of the site is summarised below in Table 3.2:

Table 3.2 Summary of Potentially Contaminative Off-Site Historical Land Uses

Surrounding Feature	Distance	Dates	Direction
Pond <i>Then Potentially Infilled</i>	5m	Pre 1876 to Pre 1910	East
Laundry <i>Then No Longer Present</i>	41m	Pre 1908 to Pre 1911	East
Garage <i>Then Expanded in Size</i>	97-120m	Pre 1956 to Pre 1992	North
Electricity Substation	141m	Pre 1959 to Present Day	North
Police Station <i>Then 'Kingdom Hall'</i>	145m	Pre 1898 to Pre 1956 Pre 1956 to Pre 1984	West
Multiple Ponds <i>Then Unspecified Pit</i>	187m	Pre 1876 to Pre 1992 Pre 1992 to Present Day	West
Electricity Substation	207m	Pre 1992 to Present Day	West
Smithy <i>Then Unspecified Building</i>	211m	Pre 1876 to Pre 1910	West





3.3 Planning History

REC has undertaken a review of on-line planning records held by Manchester City Council. There were no environmentally pertinent applications noted.





4.0 ENVIRONMENTAL SETTING

4.1 Geology & Hydrogeology

The British Geological Survey (BGS) map for the site, (Sheet 85, 1:50,000, Manchester, Solid & Drift edition) indicates that the site is underlain by the following geological sequence.

Table 4.1 Summary of Geology and Hydrology

Geological Unit	Classification	Description	Aquifer Classification	Sensitivity
Drift	Glacio Fluvial Sheet Deposits	Sand and Gravel	Secondary 'A'	High
Solid	Tarporley Siltstone Formation	Siltstone, Mudstone and Sandstone	Secondary 'B'	Low-Moderate

The Groundsure report indicates there is one active and two historical Groundwater Abstraction Licences within 2km of the study site. The active license is located at Didsbury Golf Club, Northenden 1148m north east of site, used for spray irrigation and originally started on the 22nd February 1966 with an annual abstraction volume of 9092m³. The two historical licenses are located 1,259m south east and 1,918m south east used for laundry use and spray irrigation.

The Groundsure report indicates there is one historical surface water abstraction license within 2km of the study site, located 1,071m north of site from the River Mersey for dust suppression and general/process washing.

The site is not located within 500m of a source protection zone.

4.2 Geotechnical Data

Geotechnical Data presented within the Groundsure report identifies the following ground conditions.

Hazard	Designation
Shrink-Swell Clay	Negligible
Landslides	Very Low
Ground Dissolution	Negligible
Compressible Ground	Negligible
Collapsible Deposits	Very Low
Running Sand	Very Low

4.3 Coal Mining

The site is in an area which is not affected by coal mining and therefore no Coal Authority Coal Mining Report was obtained for the purposes of this report.





4.4 Hydrology

Surface water features in the vicinity of the subject site are as follows:

Surface Water Feature	Quality*	Distance (m)	Direction
Gatley Brook	B	1113m	South East
River Mersey	C	1141m	North

*Chemical water quality as classified under the EA's General Quality Assessment (GQA) Scheme

4.5 Radon Risk Potential

The UK Radon website indicates the site is situated in an area where less than 1% of properties are above the Action Level. No radon protective measures are considered necessary.

4.6 Industrial Land Uses

There are 14 recorded entries for potentially contaminative industrial sited within 250m of the subject area. On site there are three various vehicle repair, testing and servicing companies. Off-site there is one furniture company located 51m north, two electronic equipment entries 71m north west and 155m west of site. Two vehicle parts and accessories entries are located 131m north west of site and three electricity sub stations are located 149m north, 203m west and 248m south east of site. There are 3 further entries of published goods, electrical equipment repair and vehicle hire and rental companies 212m south east, 223m north east and 226m west of site.

4.7 Sensitive Land Uses

The following sensitive land uses have been identified within close proximity to the site:

- ▶ 3 records of Green Belt land within 2km of the subject site, the closest of which is located 349m north east of the site listed as Liverpool, Manchester and West Yorks Greenbelt;
- ▶ 4 records of Local Nature Reserves within 2000m of the subject site, the closest of which is located 617m west of the site listed as Wythenshawe Park; and
- ▶ Residential properties located within close proximity to site.

4.8 Site Sensitivity Assessment

The site is considered to be located within a moderate sensitivity setting for the following reasons:

- ▶ The underlying permeable Glacio Fluvial Sheet Deposits, classified as a secondary A aquifer;
- ▶ The underlying solid geology is classified as a Secondary B Aquifer;
- ▶ Residential properties are located immediately adjacent to and surrounding the site.

4.9 Geotechnical Assessment

The following potential geotechnical constraints have been identified:

- ▶ Unknown depth of Made Ground generated during the construction of the current building / hardstanding areas.





5.0 CONSULTATIONS

5.1 Contaminated Land Officer

The Environmental Protection Officer (EPO) at Manchester City Council has been contacted and a request for information made. No response has been received at the time of the issuing this report.

5.2 Landfill Sites and Waste Treatment Sites

The Environment Agency/Natural Resources Wales holds records no landfill record within 1000m of the site.

There are 6 recorded entries of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the subject site. The closest is located 807m north of the subject site at Former Northenden Sewage Works, Princess Parkway first recorded in December 1950 and last recorded in October 1965 as inert, industrial, commercial, household and liquid sludge waste.

There are two records of Landfills from Local Authority and Historical Mapping Records within 1500m of the subject site. Both are refuse tips located 1163m and 1411m east of the subject site, sourced from 1976 and 1988 historical mapping.

There are 6 records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the subject site. Four of these sites are located less than 1000m from the subject site, the closest of which is located 380m south east of the site located at the old railway station, Longley Lane, Sharston Industrial Estate, Manchester, M22 4SS as a landfill taking household, commercial and industrial waste.

5.3 Regulatory Database

The following information has been obtained from a commercially available environmental database. The summary table only includes records not otherwise detailed in the report.

Table 5.1 Summary of Groundsure Data

Activity	0-249m	250-500m	Details
Contaminated Land Register Entries and Notices	0	0	Not Applicable (N/A).
Authorised industrial processes (IPC/IPPC/LAPPC).	0	0	N/A.
Fuel Stations Entries	0	0	N/A.
Licensed radioactive substances	0	0	N/A.
Enforcements, prohibitions or prosecutions	1	3	On site Northenden Laundry Services have a dry cleaning part B permit.
Discharge Consents	0	0	N/A
Pollution Incidents	0	1	Located 42m north east of site on the 18 th November 2001 regarding oils and fuel causing minor impact to the water.
Consents issued under the Planning (Hazardous Substances) Act 1990	0	0	N/A.
Control of Major Accident Hazard (COMAH) sites	0	0	N/A.





6.0 INITIAL CONCEPTUAL SITE MODEL

6.1 Risk Classification

REC has utilised the available data to classify the site on the basis of its likely contaminated land liability and potential for geotechnical constraints in relation to the property development. The risk classification definitions are summarised below:

CIRIA 552: Contaminated Land Risk Assessment 'A Guide to Good Practice' provides guidance on risk assessment taking into account factors such as severity of the potential harm that may arise from a successful pollutant linkage, potential magnitude of the hazard, and the sensitivity of the target receptor. Risk assessment is initially assessed by determining the severity of the potential hazard, which takes into account receptor sensitivity and the magnitude of the potential impact as detailed in Tables 6.1 and 6.2 below.

6.1.1 Severity

Table 6.1 Receptor Sensitivity

Category	Example Human sensitivity	Example Environmental sensitivity
Very Low	Ground workers	Non-sensitive water course
Low	Commercial / Industrial	Secondary Aquifer
Moderate	Residential without plant uptake	Principal Aquifer / Sensitive Watercourse / Groundwater protection Zone 2/3
High	Residential with plant uptake	Groundwater Source Protection Zone 1

Table 6.2 Magnitude of Impact

Category	Example
No Impact	No identified or potential pollutants present / Greenfield site
Slight Impact	Minor leaks and spills from fuel infrastructure, inert landfills / Residential, retail or Offices / made ground of natural origin
Moderate Impact	Major leaks and spills from fuel infrastructure / Railways, Collieries, Scrapyards / non-hazardous landfill sites
Gross Impact	Heavily contaminated industrial sites, hazardous landfills / Gas works, Chemical Works / known fuel or chemical leaks

Magnitude of impact is ultimately assessment on site-specific basis hence does not always follow what is indicated in the table above.

Severity is subsequently assessed considering the potential receptor and magnitude of impact as outlined within Table 6.3.





Table 6.3 Determination of level of severity for potential hazards

	Receptor Sensitivity			
	Very Low	Low	Moderate	High
No Impact	Negligible	Minor	Minor	Medium
Slight Impact	Minor	Minor	Mild	Medium
Moderate Impact	Minor	Mild	Mild	Medium
Gross Impact	Mild	Medium	Medium/Severe	Severe

6.1.2 Likelihood

The likelihood of an event is assessed while considering the potential for presence of a contaminant, presence of receptor, and the substantiality of the pollutant pathway. Likelihood is broken down into four separate categories within the conceptual site model (CSM) as shown in Table 6.4 below:

Table 6.4 Definitions of likelihood categories

Category	Definition
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable.
Low Likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so.
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term.
High Likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor.

6.1.3 Risk Rating

Table 6.5 demonstrates the methodology used to provide an overall risk rating within the preliminary CSM with respect to any potential sources of contamination that may affect the site. An overall risk rating is assigned to each potential contaminant considering the assessed likelihood and severity as determined using the methodologies within Tables 6.1 to 6.4.

Table 6.5 Level of risk rating for hazard definition

Probability	Consequence			
	Minor	Mild	Medium	Severe
Unlikely	Very Low risk	Very Low risk	Low risk	Low / Moderate risk
Low Likelihood	Very Low risk	Low risk	Low / Moderate risk	Moderate risk
Likely	Low risk	Low / Moderate risk	Moderate risk	High risk
High Likelihood	Low / Moderate risk	Moderate risk	High risk	Very High risk

A site specific CSM has been created using the information and methodology detailed within the above sections and is provided on the following page.

:





Table 6.6 Conceptual Site Model (CSM) Table

Source	Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Severity	Overall Risk Rating	Comments
On-Site							
Made Ground associated with former and current buildings on site including various vehicle works: leachates deriving from historical buildings	Heavy Metals (As, Cd, Cr, Pb, Hg, Se, Ni)	Ingestion of contaminated soils, dermal contact with contaminated soils	Future Site Users	Low Likelihood	Medium	Low / Moderate	Potentially Active – Further Investigation Required
		Vertical and lateral migration within soil and groundwater	Drift and bedrock aquifers	Likely	Low	Low	
	Total Petroleum Hydrocarbons (TPH) including TPH derived vapours	Ingestion of contaminated soils, dermal contact with contaminated soils	Future Site Users	Low Likelihood	Medium	Low / Moderate	Potentially Active – Further Investigation Required
		Vertical and lateral migration within soil and groundwater	Drift and bedrock aquifers	Likely	Low	Low	
		Accumulation of vapours (e.g. within a proposed or existing basement) or migration within aquifer and subsequent volatilisation	Future Site Users and adjacent residents	Low Likelihood	Low	Very Low	
	Asbestos Fibres in Soil	Ingestion of contaminated soils or inhalation of dusts generated through groundworks	Construction Workers and adjacent residents during redevelopment	Likely	Medium	Moderate	Potentially Active – Further Investigation Required



	Polycyclic Aromatic Hydrocarbons (PAHs) and PAH derived vapours	Ingestion of contaminated soils, dermal contact with contaminated soils	Future Site Users	Low Likelihood	Medium	Low / Moderate	Potentially Active – Further Investigation Required
		Vertical and lateral migration within soil and groundwater	Drift and bedrock aquifers	Likely	Low	Low	
		Accumulation of vapours (e.g. within a proposed or existing basement) or migration within aquifer and subsequent volatilisation	Future Site Users and adjacent residents	Low Likelihood	Low	Very Low	
Contaminants associated with the historical use of the Laundry and Dry Cleaners on site	Multiple Solvents, Polychlorinated Biphenyls (PCBs) and petroleum hydrocarbons (TPH) including TPH derived vapours	Ingestion of contaminated soils, dermal contact with contaminated soils	Future Site Users	Low Likelihood	Medium	Low / Moderate	Potentially Active – Further Investigation Required
		Vertical and lateral migration within soil and groundwater	Drift and bedrock aquifers	Likely	Low	Low	Potentially Active – Further Investigation Required
		Accumulation of vapours (e.g. within a proposed or existing basement) or migration within aquifer and subsequent volatilisation	Future Site Users and adjacent residents	Low Likelihood	Low	Very Low	Potentially Active – Further Investigation Required



Source	Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Severity	Overall Risk Rating	Comments
Off-Site							
Historical Infilled Pond (5m east dated 1876 to 1910)	Heavy Metals, PAHs, TPHs and Ground Gas	Vertical and lateral migration within the soil and groundwater	Drift and bedrock aquifers	Low Likelihood	Medium	Low / Moderate	Potentially Active – Further Investigation Required
			Future Site Users	Likely	Low	Low	
Garage (97-120m north dated 1956 to 1992)	Heavy Metals, PAHs, TPHs and Ground Gas	Vertical and lateral migration within soil and groundwater	Drift and bedrock aquifers	Low Likelihood	Medium	Low / Moderate	Inactive – Given the distance and direction from the site, the pollutant linkage is not considered likely to be affected by the proposed development.
			Future Site Users	Low Likelihood	Low	Low	
Electricity Substation (141-201m dated 1959 & 1992 to Present Day)	PCBs and TPHs	Vertical and lateral migration within soil and groundwater	Drift and bedrock aquifers	Low Likelihood	Medium	Low / Moderate	Inactive – Given the distance and direction from the site, the pollutant linkage is not considered likely to be affected by the proposed development.
			Future Site Users	Low Likelihood	Low	Low	



7.0 CONCLUSIONS & RECOMMENDATIONS

Based on the findings of this report, REC recommends the following further works;

- ▶ A detailed Phase II intrusive Geo-Environmental ground investigation to confirm the findings of the initial conceptual site model and to assess the anticipated depths of Made Ground. It will confirm any potentially active pollutant linkages provided in the Table 6.6 and make recommendations for any remedial measures as required based on the proposed redevelopment.

A summary of key findings is provided below.

Current Environmental Risk
Risk is considered low to moderate based on the number of possible contamination sources in close proximity, and the sensitive land areas within close proximity of the site.
Likelihood of Historical Contamination
Likelihood of historical contamination is low to moderate .
Likelihood of Regulatory Action
As yet a response has not been received from the Contaminated Land Officer (CLO) at Manchester City Council.
Radon Risk
No Radon protective measures are considered necessary.
Preliminary Geotechnical Assessment
Ground Conditions Unknown depth of Made Ground due to current development
Initial Conceptual Site Model (CSM)
Human Health On-site – Made ground associated with current and former buildings on site is thought to pose a Low / Moderate risk to the future users of site. Contaminants associated with the historical dry cleaners/ laundry on site is thought to pose a Low / Moderate risk to the future users of site. These risks are both potentially active and will require further investigation. Off-site – The historical infilled pond is thought to pose a low / moderate risk to the secondary B aquifers underlying the site and a low risk to the future users of site. These risks are potentially active and will need further investigation.





The historical garage and electricity substations are not thought to pose a risk due to the distance from the subject site.

Controlled Waters

Made ground associated with current and former buildings on site is thought to pose a **Low** risk to drift and bedrock aquifers.

Contaminants associated with the historical dry cleaners/ laundry on site is thought to pose a **Low** risk to drift and bedrock aquifers.

Further Works

A detailed Phase II intrusive Geo-Environmental ground investigation should be undertaken in order to confirm the findings of the initial conceptual site model and to assess the anticipated depths of Made Ground.

END OF REPORT





APPENDIX I

LIMITATIONS





1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between REC Ltd and the Client.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. 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.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
5. 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 do not constitute or replace full and proper surveys.
6. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
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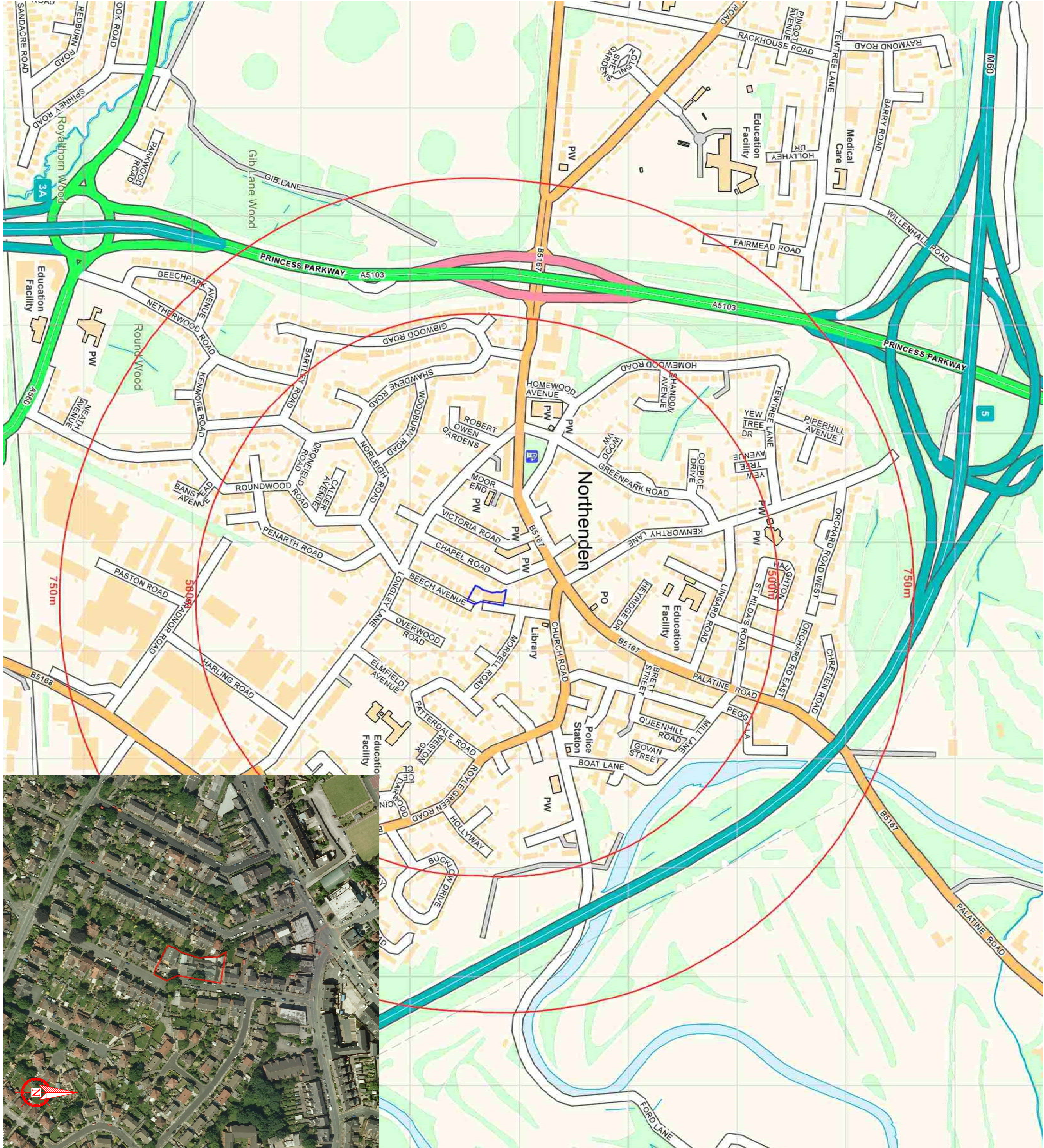




APPENDIX II

DRAWINGS





Key:

Site Boundary

Notes:

P1	R0	10-10-2018	Revision	CD	GS
Phase	Revision	Date	Issue	Drawn	Authorised

Client:	Studio Agora Architects	Job No:	106065	Date:	10-10-2018
		Drawing No:	001	Scale:	N.T.S

Job Title:	Kingsley Road	Drawing Title:	Site Location Plan
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