MB/C6527/15298

Prospere Learning Trust,
C/O Drees & Sommer UK Limited
Jackson House
Sibson Road
Manchester
M33 7RR

10th March 2026

For the Attention of India Rogers

Dear India,

Re: Prospect House School, Manchester – Asbestos Letter Report

This report describes a Factual asbestos assessment carried out by Brownfield Solutions Limited (BSL) for Drees & Sommer UK Limited on a site off Bank House Road, Manchester and has been completed in general accordance with the following guidance:

- Environment Agency guidance - Land Contamination: Risk Management (LCRM).
- BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites.
- BS5930: 2015+A1:2020 Code of Practice for Ground Investigations.

Background

Proposed Development
The proposed development comprises 2 No. 6m x 3m wooden shelters within an existing artificial grass playground area of the school grounds, as shown on the Creative Play Drawing No. 323-08 Rev-1 provided to BSL by the client.

Current Site Description
The site is within Prospect House school grounds and the proposed shelters will be constructed on areas of artificial grass within a playground area.

There is anecdotal evidence that asbestos has been identified previously at the site, and that it remains at depth beneath the playground area. The area was subsequently installed with artificial turf which includes a barrier membrane and 50mm compacted Grano stone sub-base as part of the make-up of turf installation. The make-up of the existing ground conditions is shown on the appended Creative Play 'Existing Ground Detail' drawing.

Aims and Objectives

The objectives of this report are to determine the risks for groundworks contractors who will be installing the wooden shelters in terms of asbestos exposure.

Site Works

Brownfield Solutions attended site on 19th February 2026 and undertook 9 No. hand excavated pits (HP01 to HP09) to depths up to 0.70m bgl utilising hand pitting tools within areas of the proposed shelter pillars.

Asbestos PPE, including RPE, and a decontamination area were utilised for BSL staff during the site investigation works.

The exploratory holes were logged by an experienced geo-environmental engineer in general accordance with the following guidance:

- BS 5930:2015+A1:2020 Code of Practice for Site Investigations.
- BS EN 14688-1:2018 Geotechnical Investigation and Testing – Identification and classification of soil.

Details are provided in the Exploratory Hole Logs enclosed and the individual strata are described in the sections below.

All samples were stored and were transported in general accordance with BS 10175:2011+A2:2017.

Laboratory Testing

Selected samples were scheduled for testing at an approved laboratory in accordance with BS 1377 'Method of Test for Soils for Civil Engineering Purposes'.

Samples were taken within the made ground strata beneath both the artificial turf membrane and the orange membrane encountered as detailed below. Samples were screened for the following general suite of determinands at a UKAS approved laboratory:

Description	No. of samples
Asbestos Screen.	9

The Chemical Testing Results are enclosed.

Ground Conditions

A brief summary of the ground conditions encountered is presented in the table below:

Stratum	Range Depths - Top (m bgl)	Range Depths - Base (m bgl)	Brief Description
Made Ground	0.00	0.02	Astroturf
	0.02	0.05	Sandy gravel
	0.05	-	Grey geotextile membrane
	0.05	0.13 – 0.20	Relic topsoil
	0.13 – 0.20	0.20 – 0.45	Slightly gravelly slightly clayey sand
	0.20 – 0.45	-	Orange geotextile membrane
	0.20 – 0.45	0.37 – 0.70	Slightly gravelly sandy clay

Artificial Turf
Astroturf was present at all of the locations from the surface to 0.02m bgl, however this had been removed prior to BSL visit. The astroturf is underlain with a grey slightly sandy gravel with fine gravels of granite to depths of 0.05m bgl in which a grey geotextile membrane is encountered beneath this at 0.05m bgl. This is consistent with the anticipated make-up of the artificial turn installation.

Made Ground
Made ground topsoil (relic topsoil) was encountered within all of the locations beneath the grey geotextile membrane, comprising a dark brown slightly gravelly slightly clayey sand with fine gravels of mudstone to depths of between 0.13m to 0.20m bgl.

This was underlain by an orangish brown slightly gravelly slightly clayey sand with fine to coarse gravels of mudstone to depths of between 0.20m to 0.45m bgl.

An orange geotextile membrane was encountered beneath the sand within all exploratory hole locations. Given the history of the site and the anecdotal information provided about asbestos contamination in this area, it is likely that this is an asbestos membrane installed as part of a clean cover system to address human health risks during construction of the school.

Underlying the orange geotextile membrane made ground was encountered to depths of between 0.37m and 0.70m bgl consisting of brown slightly gravelly sandy clay with low cobble content; with gravels of brick, sandstone, concrete and mudstone. Cobbles were sub-angular of brick and concrete. Numerous cobble obstructions were encountered across the exploratory hole locations.

Hand dug pits were undertaken to target depths, however due to obstructions within the made ground this resulted in refusals within HP02, HP03, HP04, HP05, HP06, HP08 and HP09.

Solid Geology
Bedrock was not encountered during the investigation.

Groundwater
Groundwater was not encountered during the investigation.

Soils Test Results and Risk Assessment – Human Health

Asbestos

No asbestos has been detected in any of the nine samples screened and no visual ACM were encountered during the investigation.

Summary – Human Health Risk Assessment

Based on the testing and assessment undertaken, no further action is required in respect to human health risks from soils contamination, based on the intended end use.

We trust the above meets your requirements. If you have any queries, then please do not hesitate to contact the undersigned.

Yours sincerely

Brownfield Solutions Ltd

Produced by:

[redacted]

M Buckley

BSc (Hons) AMIEnvSc
Geo-Environmental Consultant
m.buckley@brownfield-solutions.co.uk

Checked and approved by:

[redacted]

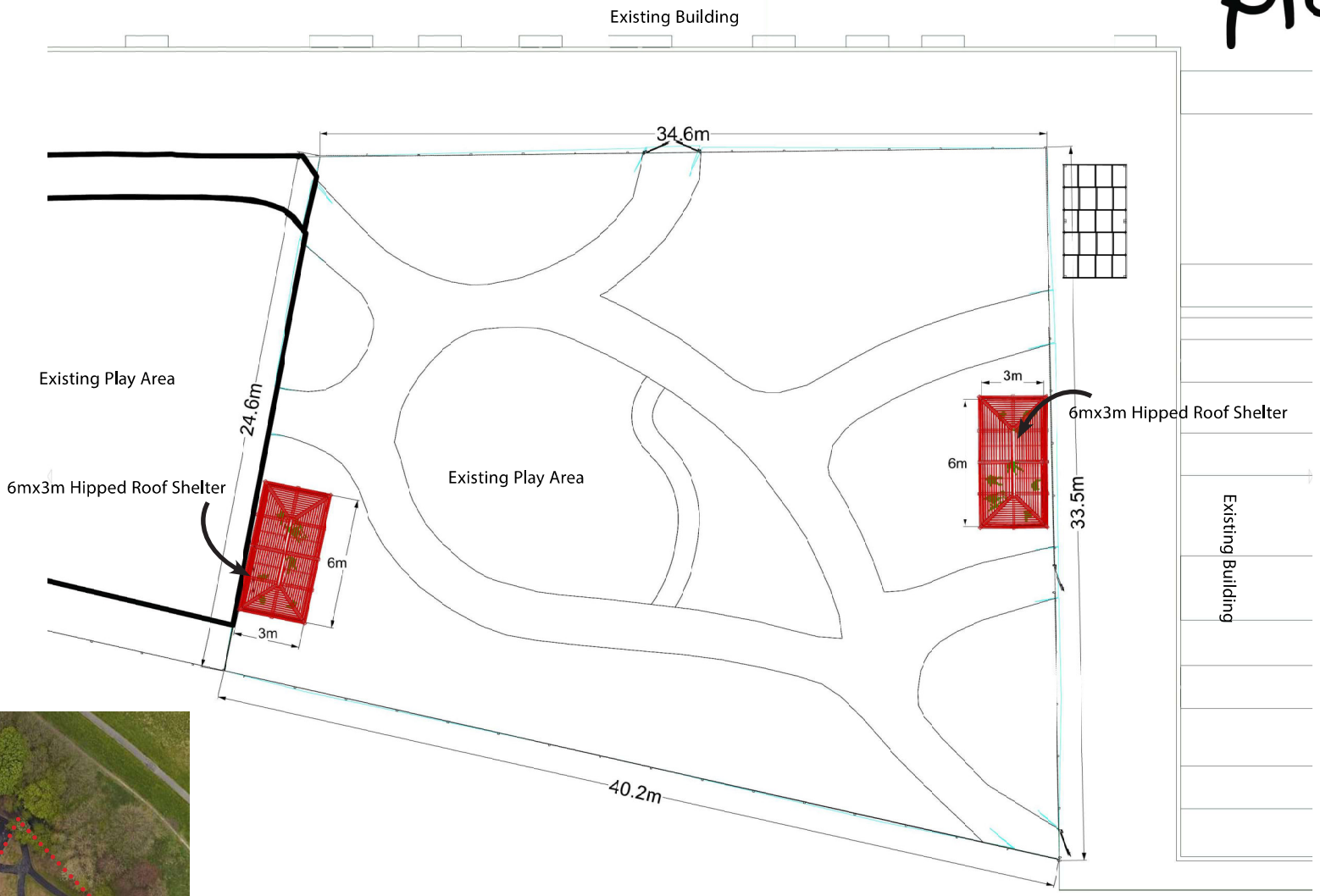
L Cookson

BSc Ind (Hons) CSci MIEnvSc FGS
Senior Geo-Environmental Consultant
l.cookson@brownfield-solutions.co.uk

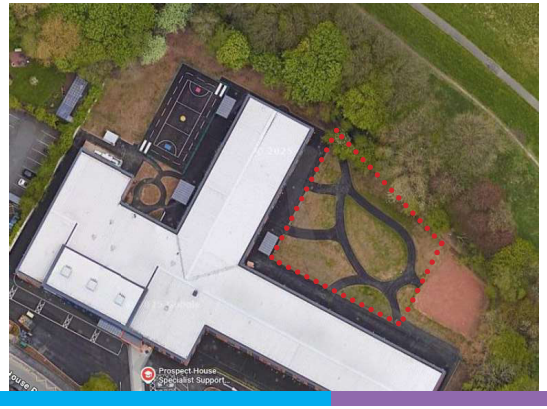
Enc Drawings
Photoboards
Exploratory Hole Logs
Chemical Testing Results (Chemtech ref. 26-02079-01)

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Drawing Scale 1:200 @ A3



Location Plan

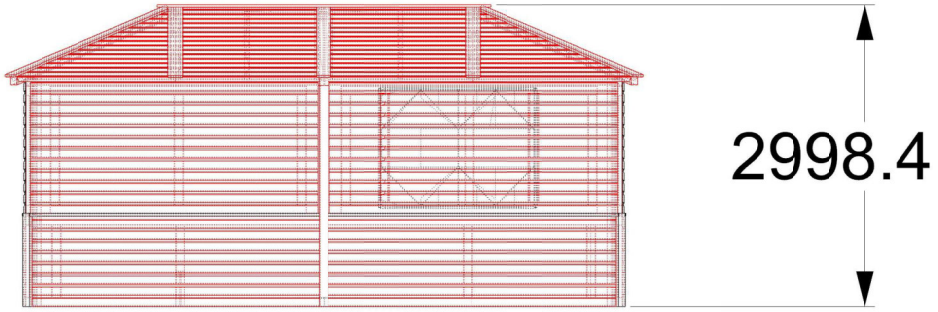


creative play

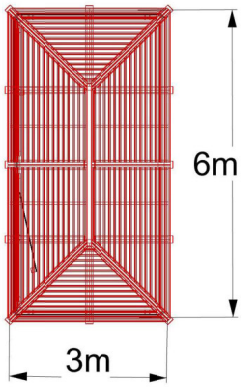
Drawing Scale 1:50 @ A3

x2 of the same shelters to be

installed as per location plan



Drawing Scale 1:100 @ A3

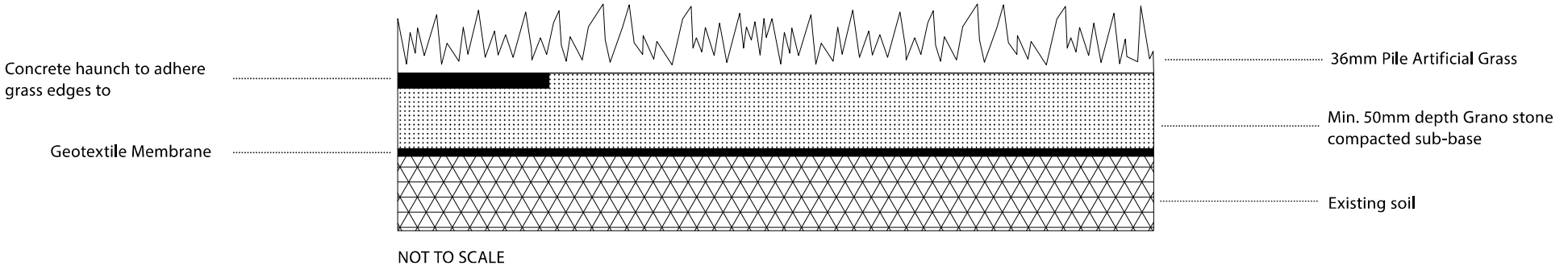


x2 of the same shelters to be

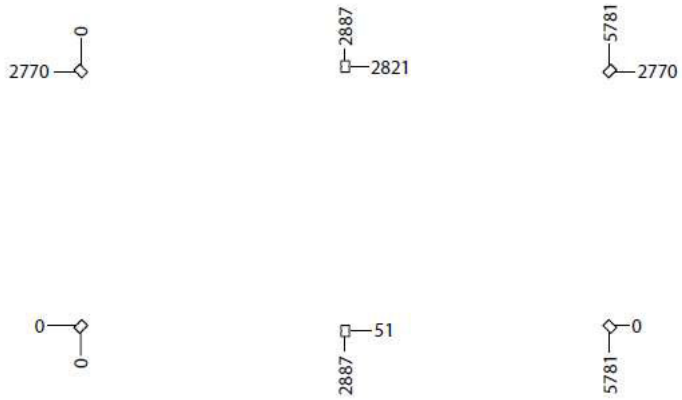
installed as per location plan

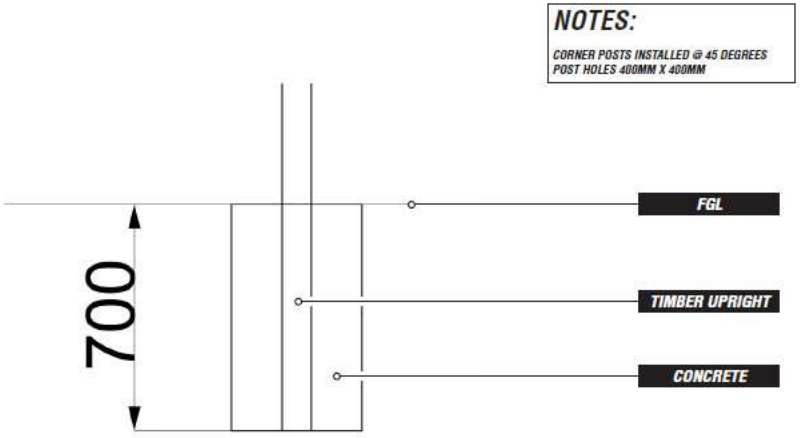
**Existing ground detail

Artificial Grass & Sub-Base - Section Drawing

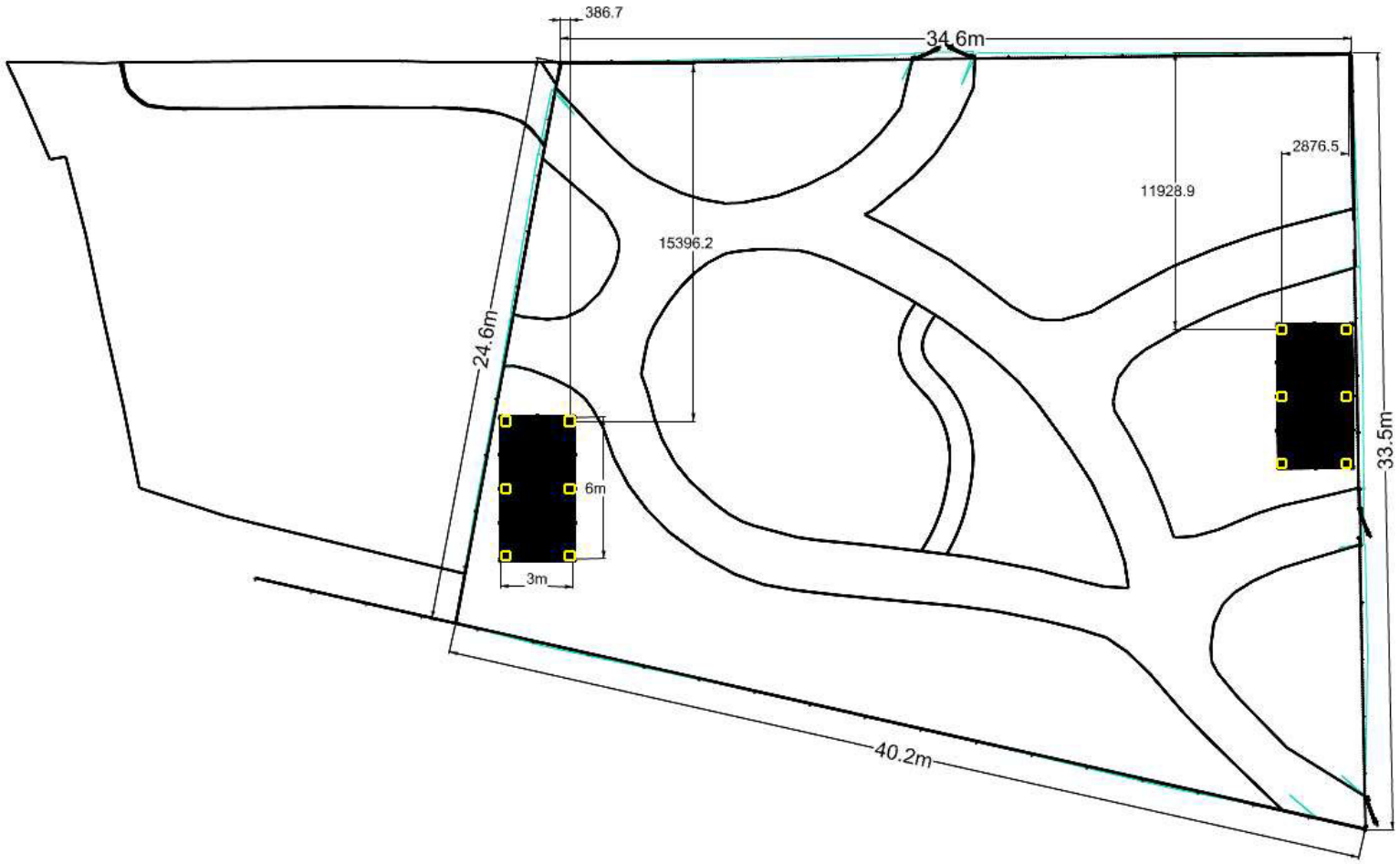


FOUNDATION DETAILS





Post Hole Locations (not to scale)



Dimensions in millimetres

HP01



PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:

REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD
GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DREES & SOMMER UK LIMITED

PROJECT TITLE
PROSPECT HOUSE

TITLE
HAND PIT PHOTOBOARD

Associated Document Ref No.	PAGE
C6527	1 OF 9
COMPLIED BY	CHECKED BY
MB	LC

HP02



PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:

REV	DATE	DESCRIPTION	BY	CKD

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GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DREES & SOMMER UK LIMITED

PROJECT TITLE
PROSPECT HOUSE

TITLE
HAND PIT PHOTOBOARD

Associated Document Ref No.	PAGE
C6527	2 OF 9
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MB	LC

HP03



PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:

REV	DATE	DESCRIPTION	BY	CKD

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GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DREES & SOMMER UK LIMITED

PROJECT TITLE
PROSPECT HOUSE

TITLE
HAND PIT PHOTOBOARD

Associated Document Ref No.	PAGE
C6527	3 OF 9
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MB	LC

HP04



PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:

REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD
GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DREES & SOMMER UK LIMITED

PROJECT TITLE
PROSPECT HOUSE

TITLE
HAND PIT PHOTOBOARD

Associated Document Ref No.	PAGE
C6527	4 OF 9
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MB	LC

HP05



PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:

REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD
GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DREES & SOMMER UK LIMITED

PROJECT TITLE
PROSPECT HOUSE

TITLE
HAND PIT PHOTOBOARD

Associated Document Ref No.	PAGE
C6527	5 OF 9
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MB	LC

HP06



PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:

REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD
GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DREES & SOMMER UK LIMITED

PROJECT TITLE
PROSPECT HOUSE

TITLE
HAND PIT PHOTOBOARD

Associated Document Ref No.	PAGE
C6527	6 OF 9
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MB	LC

HP07



PHOTO 1:



PHOTO 2:



PHOTO 3:

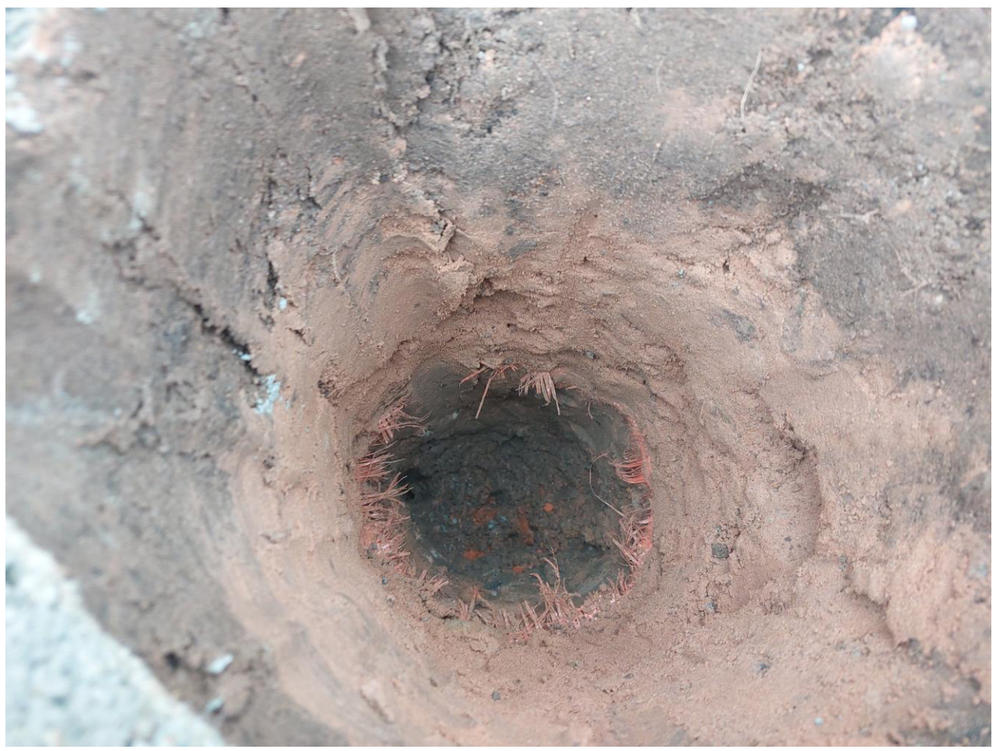


PHOTO 4:

REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD
GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DREES & SOMMER UK LIMITED

PROJECT TITLE
PROSPECT HOUSE

TITLE
HAND PIT PHOTOBOARD

Associated Document Ref No.	PAGE
C6527	7 OF 9
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MB	LC

HP08



PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:

REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD
GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DREES & SOMMER UK LIMITED

PROJECT TITLE
PROSPECT HOUSE

TITLE
HAND PIT PHOTOBOARD

Associated Document Ref No.	PAGE
C6527	8 OF 9
COMPLIED BY	CHECKED BY
MB	LC

HP09



PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:

REV	DATE	DESCRIPTION	BY	CKD

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GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DREES & SOMMER UK LIMITED

PROJECT TITLE
PROSPECT HOUSE

TITLE
HAND PIT PHOTOBOARD

Associated Document Ref No.	PAGE
C6527	9 OF 9
COMPLIED BY	CHECKED BY
MB	LC

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
HP01
Sheet 1 of 1

PROJECT NO:	C6527	**CO-ORDS:**	**Hole Type** TP
PROJECT NAME:	PROSPECT HOUSE	**LEVEL:**	**Scale** 1:10
CLIENT:	DREES & SOMMER UK LIMITED	**DATES:** 19/02/26	**Logged** MB / **Checked** LC

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.02			MADE GROUND: Astroturf.
				0.05			MADE GROUND: Grey slightly sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of granite.
				0.13			*at 0.05m bgl grey geotextile membrane encountered.*
							TOPSOIL: Dark brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of mudstone.
				0.30			Orangish brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone.
							at 0.30m bgl orange geotextile membrane encountered.
	0.50-0.70						MADE GROUND: Brown slightly clayey sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of brick, sandstone, glass and mudsone.
				0.70			End of Trial Pit at 0.70m

1.0

2.0

Remarks

1. Clearance of services by BSL engineer using CAT and Genny.
2. No groundwater encountered.
3. Handpit completed at 0.70m bgl.
4. Handpit backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
HP02
Sheet 1 of 1

PROJECT NO:	C6527	**CO-ORDS:**	**Hole Type** TP
PROJECT NAME:	PROSPECT HOUSE	**LEVEL:**	**Scale** 1:10
CLIENT:	DREES & SOMMER UK LIMITED	**DATES:** 19/02/26	**Logged** MB / **Checked** LC

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.02			MADE GROUND: Astroturf.
				0.05			MADE GROUND: Grey slightly sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of granite.
							at 0.05m bgl grey geotextile membrane encountered.
				0.20			TOPSOIL: Dark brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of mudstone.
	0.30-0.50						*at 0.20m bgl orange geotextile membrane encountered.*
							MADE GROUND: Brown slightly clayey sandy gravel with low cobble content. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of brick, sandstone, concrete and mudsone. Cobbles are sub-angular of brick and concrete up to 200mm in diameter.
				0.50			End of Trial Pit at 0.50m

1.0

2.0

Remarks

1. Clearance of services by BSL engineer using CAT and Genny.
2. No groundwater encountered.
3. Handpit refused at 0.50m bgl on cobbles.
4. Handpit backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
HP03
Sheet 1 of 1

PROJECT NO:	C6527	**CO-ORDS:**	**Hole Type**: TP
PROJECT NAME:	PROSPECT HOUSE	**LEVEL:**	**Scale**: 1:10
CLIENT:	DREES & SOMMER UK LIMITED	**DATES:**	19/02/26

Logged	Checked
MB	LC

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.02			MADE GROUND: Astroturf.
				0.05			MADE GROUND: Grey slightly sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of granite.
							at 0.05m bgl grey geotextile membrane encountered.
				0.17			TOPSOIL: Dark brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of mudstone.
				0.33			Orangish brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone.
	0.40-0.60						*at 0.33m bgl orange geotextile membrane encountered.*
							MADE GROUND: Brown slightly clayey sandy gravel with low cobble content. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of brick, sandstone, concrete and mudsone. Cobbles are sub-angular of brick and concrete up to 200mm in diameter.
				0.66			End of Trial Pit at 0.66m

1.0

2.0

Remarks

1. Clearance of services by BSL engineer using CAT and Genny.
2. No groundwater encountered.
3. Handpit refused at 0.66m bgl on cobbles.
4. Handpit backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
HP04
Sheet 1 of 1

PROJECT NO:	C6527	**CO-ORDS:**	**Hole Type** TP
PROJECT NAME:	PROSPECT HOUSE	**LEVEL:**	**Scale** 1:10
CLIENT:	DREES & SOMMER UK LIMITED	**DATES:** 19/02/26	**Logged** MB / **Checked** LC

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.02			MADE GROUND: Astroturf.
				0.05			MADE GROUND: Grey slightly sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of granite.
				0.15			*at 0.05m bgl grey geotextile membrane encountered.*
				0.20			TOPSOIL: Dark brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of mudstone.
	0.40-0.60						Orangish brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone.
							at 0.20m bgl orange geotextile membrane encountered.
							MADE GROUND: Brown slightly clayey sandy gravel with low cobble content. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of brick, sandstone, concrete and mudsone. Cobbles are sub-angular of brick and concrete up to 200mm in diameter.
				0.60			End of Trial Pit at 0.60m
							1.0
							2.0

Remarks

1. Clearance of services by BSL engineer using CAT and Genny.
2. No groundwater encountered.
3. Handpit refused at 0.60m bgl on cobbles.
4. Handpit backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
HP05
Sheet 1 of 1

PROJECT NO:	C6527	**CO-ORDS:**	**Hole Type**: TP
PROJECT NAME:	PROSPECT HOUSE	**LEVEL:**	**Scale**: 1:10
CLIENT:	DREES & SOMMER UK LIMITED	**DATES:**	19/02/26

Logged	Checked
MB	LC

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.02			MADE GROUND: Astroturf.
				0.05			MADE GROUND: Grey slightly sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of granite.
				0.13			*at 0.05m bgl grey geotextile membrane encountered.*
							TOPSOIL: Dark brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of mudstone.
	0.37-0.41			0.37			Orangish brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone.
				0.41			*at 0.37m bgl orange geotextile membrane encountered.*
							MADE GROUND: Brown slightly gravelly sandy clay with low cobble content. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of brick, sandstone, concrete and mudsone. Cobbles are sub-angular of brick and concrete up to 200mm in diameter.
							End of Trial Pit at 0.41m

1.0

2.0

Remarks

1. Clearance of services by BSL engineer using CAT and Genny.
2. No groundwater encountered.
3. Handpit refused at 0.41m bgl on cobbles.
4. Handpit backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
HP06
Sheet 1 of 1

PROJECT NO:	C6527	**CO-ORDS:**	**Hole Type** TP
PROJECT NAME:	PROSPECT HOUSE	**LEVEL:**	**Scale** 1:10
CLIENT:	DREES & SOMMER UK LIMITED	**DATES:** 19/02/26	**Logged** MB / **Checked** LC

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.02			MADE GROUND: Astroturf.
				0.05			MADE GROUND: Grey slightly sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of granite.
				0.13			*at 0.05m bgl grey geotextile membrane encountered.*
							TOPSOIL: Dark brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of mudstone.
	0.33-0.37			0.33			Orangish brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone.
				0.37			*at 0.33m bgl orange geotextile membrane encountered.*
							MADE GROUND: Brown slightly gravelly sandy clay with low cobble content. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of brick, sandstone, concrete and mudsone. Cobbles are sub-angular of brick and concrete up to 200mm in diameter.
							End of Trial Pit at 0.37m

1.0

2.0

Remarks

1. Clearance of services by BSL engineer using CAT and Genny.
2. No groundwater encountered.
3. Handpit refused at 0.37m bgl on cobbles.
4. Handpit backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
HP07
Sheet 1 of 1

PROJECT NO:	C6527	**CO-ORDS:**	**Hole Type** TP
PROJECT NAME:	PROSPECT HOUSE	**LEVEL:**	**Scale** 1:10
CLIENT:	DREES & SOMMER UK LIMITED	**DATES:**	19/02/26

Logged	Checked
MB	LC

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.02			MADE GROUND: Astroturf.
				0.05			MADE GROUND: Grey slightly sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of granite.
							at 0.05m bgl grey geotextile membrane encountered.
				0.15			TOPSOIL: Dark brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of mudstone.
							Orangish brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone.
				0.37			*at 0.37m bgl orange geotextile membrane encountered.*
	0.50-0.70						MADE GROUND: Brown slightly gravelly sandy clay with low cobble content. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of brick, sandstone, concrete and mudsone. Cobbles are sub-angular of brick and concrete up to 200mm in diameter.
				0.70			End of Trial Pit at 0.70m

1.0

2.0

Remarks

1. Clearance of services by BSL engineer using CAT and Genny.
2. No groundwater encountered.
3. Handpit completed at 0.70m bgl.
4. Handpit backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
HP08
Sheet 1 of 1

PROJECT NO:	C6527	**CO-ORDS:**	**Hole Type** TP
PROJECT NAME:	PROSPECT HOUSE	**LEVEL:**	**Scale** 1:10
CLIENT:	DREES & SOMMER UK LIMITED	**DATES:**	19/02/26

Logged	Checked
MB	LC

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.02			MADE GROUND: Astroturf.
				0.05			MADE GROUND: Grey slightly sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of granite.
				0.14			*at 0.05m bgl grey geotextile membrane encountered.*
							TOPSOIL: Dark brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of mudstone.
							Orangish brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone.
							at 0.45m bgl orange geotextile membrane encountered.
				0.45			MADE GROUND: Brown slightly gravelly sandy clay with low cobble content. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of brick, sandstone, concrete and mudsone. Cobbles are sub-angular of brick and concrete up to 200mm in diameter.
	0.55-0.65						
				0.65			End of Trial Pit at 0.65m

1.0

2.0

Remarks

1. Clearance of services by BSL engineer using CAT and Genny.
2. No groundwater encountered.
3. Handpit refused at 0.65m bgl on cobbles.
4. Handpit backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
HP09
Sheet 1 of 1

PROJECT NO:	C6527	**CO-ORDS:**	**Hole Type** TP
PROJECT NAME:	PROSPECT HOUSE	**LEVEL:**	**Scale** 1:10
CLIENT:	DREES & SOMMER UK LIMITED	**DATES:** 19/02/26	**Logged** MB / **Checked** LC

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.02			MADE GROUND: Astroturf.
				0.05			MADE GROUND: Grey slightly sandy gravel. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of granite.
							at 0.05m bgl grey geotextile membrane encountered.
				0.16			TOPSOIL: Dark brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine of mudstone.
				0.27			Orangish brown slightly gravelly slightly clayey sand. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone.
							at 0.27m bgl orange geotextile membrane encountered.
	0.50-0.60						MADE GROUND: Brown slightly gravelly sandy clay with low cobble content. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of brick, sandstone, concrete and mudsone. Cobbles are sub-angular of brick and concrete up to 200mm in diameter.
				0.60			End of Trial Pit at 0.60m

1.0

2.0

Remarks

1. Clearance of services by BSL engineer using CAT and Genny.
2. No groundwater encountered.
3. Handpit refused at 0.60m bgl on cobbles.
4. Handpit backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

ANALYTICAL TEST REPORT

Report Number	26-02079, issue number 1
Contract name:	C6527 Prospect House
Client reference:	C6527\7396\MB
Clients name:	Brownfield Solutions Ltd
Clients address:	Brownfield Solutions Ltd 173-183 Witton Street Northwich Cheshire CW9 5LP
Samples received:	24/02/2026
Analysis started:	24/02/2026
Analysis completed:	03/03/2026
Report issued:	03/03/2026

Key	U UKAS accredited test M MCERTS & UKAS accredited test (B) Analysis performed at Southampton Site I/S Insufficient sample to carry out test U/S Sample not suitable for testing NAD No Asbestos Detected Full key available on Information page
Approved by:	[redacted] Georgia Hunter Senior Reporting Administrator

SAMPLE INFORMATION

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
90947	HP01	0.50 - 0.70	Red Clayey Sand with Gravel and Vegetation.	-	-	10.7
90948	HP02	0.30 - 0.50	Red Clayey Sand with Gravel and Vegetation.	-	-	6.8
90949	HP03	0.40 - 0.60	Red Clayey Sand with Gravel and Vegetation.	-	-	8.0
90950	HP04	0.40 - 0.60	Red Clayey Sand with Gravel and Vegetation.	-	-	10.3
90951	HP05	0.37 - 0.41	Red Clayey Sand with Gravel and Vegetation.	-	-	13.3
90952	HP06	0.33 - 0.37	Red Clayey Sand with Gravel and Vegetation.	-	-	13.6
90953	HP07	0.50 - 0.70	Red Clayey Sand with Gravel and Vegetation.	-	-	11.4
90954	HP08	0.55 - 0.65	Red Clayey Sand with Gravel and Vegetation.	-	-	10.8
90955	HP09	0.50 - 0.60	Red Clayey Sand with Gravel and Vegetation.	-	-	10.8

SOILS

Lab Number					90947	90948	90949	90950	90951
Sample ID					HP01	HP02	HP03	HP04	HP05
Depth (m)					0.50 - 0.70	0.30 - 0.50	0.40 - 0.60	0.40 - 0.60	0.37 - 0.41
Sampling Date					19/02/2026	19/02/2026	19/02/2026	19/02/2026	19/02/2026
Test	**Method**	**Accred**	**LoD**	**Units**					
Asbestos									
Asbestos Identification	SUBCON	SU	0	-	NAD	NAD	NAD	NAD	NAD
Asbestos sample description	SUBCON	SN	0	-	-	-	-	-	-
Soil sample preparation parameters									
Stones Content	CE001	N	0.1	%	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Combustion									
Moisture Content	CE001	N	0.1	%	10.7	6.8	8.0	10.3	13.3

SOILS

Lab Number					90952	90953	90954	90955
Sample ID					HP06	HP07	HP08	HP09
Depth (m)					0.33 - 0.37	0.50 - 0.70	0.55 - 0.65	0.50 - 0.60
Sampling Date					19/02/2026	19/02/2026	19/02/2026	19/02/2026
Test	**Method**	**Accred**	**LoD**	**Units**				
Asbestos								
Asbestos Identification	SUBCON	SU	0	-	NAD	NAD	NAD	NAD
Asbestos sample description	SUBCON	SN	0	-	-	-	-	-
Soil sample preparation parameters								
Stones Content	CE001	N	0.1	%	< 0.1	< 0.1	< 0.1	< 0.1
Combustion								
Moisture Content	CE001	N	0.1	%	13.6	11.4	10.8	10.8

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
SUBCON	Asbestos Soil	HSG248	Air Dried Sample

DEVIATING SAMPLE INFORMATION

Comments
Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.
For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.
Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

a	Sampling date not provided
b	Sampling time not provided (waters only)
c	Sample not received in appropriate containers
d	Storage Temperature
e	Headspace present in sample container
f	Sample exceeded sampling to receipt
g	Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
90947	HP01	0.50 - 0.70	N	
90948	HP02	0.30 - 0.50	N	
90949	HP03	0.40 - 0.60	N	
90950	HP04	0.40 - 0.60	N	
90951	HP05	0.37 - 0.41	N	
90952	HP06	0.33 - 0.37	N	
90953	HP07	0.50 - 0.70	N	
90954	HP08	0.55 - 0.65	N	
90955	HP09	0.50 - 0.60	N	

REPORT INFORMATION

Report No.:26-02079, issue number 1

Key	
U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site

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