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Fennell, Green & Bates

MINING ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS

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**PHASE I CONTAMINATION AUDIT FOR THE SITE AT 243 BURTON ROAD,
MONK BRETTON, BARNSLEY, SOUTH YORKSHIRE**

**ON BEHALF OF
MR W CONWAY**

NOVEMBER 2008

Produced By:

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PHASE I CONTAMINATION AUDIT FOR 243 BURTON ROAD, MONK BRETTON

1 EXECUTIVE SUMMARY

- 1.1 Fennell, Green and Bates have been instructed by the owner and applicant of the site, Mr Wilf Conway, to undertake a Phase I Contamination Audit for the redevelopment of the site at 243 Burton Road, Monk Bretton, South Yorkshire which is proposed for the development of four detached residential dwellings and associated hardstanding and soft landscaping.
- 1.2 The purpose of the audit is to assess and identify any possible contamination issues, assess the impact on the environment and the risk to future users of the site and surrounding area when the site is redeveloped.
- 1.3 The audit has a purpose to review the sites historical data from a range of years and geological information.
- 1.4 In order to complete the audit, Fennell, Green and Bates undertook a site visit in November 2007 and a data collection exercise. The file notes and archives of FGB have been considered also.

2 SITE LOCATION

- 2.1 The site under investigation is of a medium size at approximately 1260m² and located directly south of Burton Road and located in Monk Bretton which is an area within the Barnsley district, South Yorkshire. The National Grid Reference is SE 3673, 0807.
- 2.2 The site is located on Burton Road and adjacent to the existing property is a fuel station. The location of the site is in the west of Monk Bretton and is on the junction of a large roundabout, which leads to town of Barnsley from Royston and Carlton.
- 2.3 Monk Bretton is predominantly a residential village with local amenities such as garage services, shops, glassworks and a junior and infant school. There is a mix of houses throughout the village.
- 2.4 Monk Bretton itself is bounded by agricultural fields to the east, as the farming industry in this particular area of the country is common and the land use is arable and livestock.
- 2.5 Previously the site was agricultural land and remained like this until approximately 60 years ago. Since that time, the site has been the location and use of its existing state which is a detached bungalow and associated landscaped gardens used for residential purposes.
- 2.6 Within the site's proximity are a number of villages, these are Lundwood (SE), Athersley (NW) and Cudworth (NE). These are all within 2km of Monk Bretton. Barnsley town centre is 2km to the south west Monk Bretton.

- 2.7 A location plan and an aerial photograph of the site can be found in Appendix A of this report.

3 TOPOGRAPHY

- 3.1 The topography of the site and the surrounding area is relatively flat. The site is at 90m Above Ordnance Datum (AOD). From the site, the land to the east slopes down to the nearby village of Lundwood and the land slopes to the lowest point of land throughout the area to 40m AOD and in this particular location is a Church and a Post Office (PO), which are to the south west of Lundwood. The highest point of land throughout the proximity of the site is to the west of Monk Bretton and the land at this point is 122m AOD which is currently a housing estate. To the north of the subject site, the land has a slight gradient and slopes down to 65m AOD where the land is used for agricultural purposes.

4 GEOLOGY

- 4.1 The following information for geological information has been obtained from an 1872 geological plan which can be found in Appendix A of this report. Please refer to plan number WC/BR/GEO 04.
- 4.2 The underlying solid geology of the site is part of the Middle Coal Measures Formation which is of the Westphalian age. The Westphalian age is a stratigraphic stage name for European strata of the Upper Carboniferous period.
- 4.3 The strata underlying the site is Oaks Rock which is predominantly a sandstone. The Oaks Rock is a younger rock associated with the Swinton Pottery Coal and extends eastwards and the direction of younger rock suggests a north east dip direction. The Oaks Rock is a small to medium grained moderately to strong yellow sandstone and can be up to 8m thick. Minor mudstone will be present as this is associated with the Carboniferous period and it has impermeable characteristics.
- 4.4 As is typical with the Carboniferous Period, the area has been subjected to much faulting, all apparently from one period of tectonic activity. Within 1000m of the sites proximity, there are a number of faults evident. Although the nearest fault lies to the north of the site, this strikes in a west to north eastern direction at approximately a 20° angle. Although there are many faults close to the site, there is no evidence of the faults running through the site.

5 HYDROLOGY AND HYDROGEOLOGY

Hydrology

- 5.1** Plans demonstrating the nearest watercourses can be found in Appendix A and an Environment Agency Flood Risk plan can also be found within Appendix A of this report.
- 5.2** The nearest surface water bodies to the site are small dikes and are known as Cudworth Dike and Small Bridge Dike and there is one unnamed watercourse to the south of the subject site.
- 5.3** Cudworth Dike and Small Bridge Dike are approximately 1000m east of the site. Cudworth Dike flows in a north to southern direction and then adjoins Small Bridge Beck. Once these two watercourses are combined, this watercourse then flows from the south west of Cudworth to the south east towards Grimethorpe. The watercourses adjoin easily and are able to flow continually due to the flat topography.
- 5.4** The unnamed watercourse to the south of the site is located approximately 1km from Monk Bretton. This watercourse is a small beck and flows in a west to eastern direction from an area known as 'Old Mill'. The watercourse flows continuously and bypasses the south of Lundwood.
- 5.5** Slurry lagoons and sludge beds are located to the south east of Lundwood. These are associated with the local sewage works near Sunny Bank Wood.

Hydrogeology

- 5.6** The sandstones found within the coal measures are normally fine grained and well cemented, this then means that they show low levels of porosity and permeability, which is normally seen in sandstones of this age. Ground water in the area is most likely to flow along faults and fractures between planes with less permeable mudstone.
- 5.7** The Environment Agency classifies all Coal Measures sandstone as minor aquifers where water may be obtained from boreholes in the sandstone. The aquifers may have been affected by mining subsidence which could have increased the flow patterns but will have lowered the water tables. Whilst there is sandstone on site, it is dry and the development will not pose a risk to groundwater.
- 5.8** Carboniferous rocks are very faulted and they have little lateral continuity. This means that any water that does pass into the minor aquifer through the upper strata is unlikely to travel much distance. There is a low risk to the aquifer from the house.

6 ENVIRONMENTAL INFORMATION

- 6.1 The area and site is free from the risk of radon, but radon protective measures are considered during new developments on site, depending on a radon survey.
- 6.2 As there are no major waterways within close proximity of the site, the area does not have any major flood risk issues. As there will be buildings on site, it is likely water from the property could go to the combined sewer. Storm water could be collected or run to a soakaway once development has been completed if it is in excess of the existing use.
- 6.3 The site has a 0.1% chance of flooding in a year this is equivalent to a one in 1000 chance or less. It is outside the food risk zone.

7 HISTORY OF THE SITE

- 7.1 The history of the site has been obtained from Ordnance Survey (OS) maps. Please find these plans in Appendix A of this report. The following plans that have been used are the only plans which show any relevant changes to the site or the surrounding area.
- 7.2 On a scale of 1:10,560 maps are as follows; 1872, 1932 and 1965. An additional plan is on a scale of 1:2500, this is dated as 1931, and on a scale of 1:19,000 a 2002 edition of a local street map is available.
- 7.3 1872 – At this point in time, the subject site is currently agricultural land and labelled as part of 'Burton Fields' which are adjacent to Burton Lane. To the east and south of the site is predominantly agricultural land. Monk Bretton is quite undeveloped at this time, apart from in the west and south west of the site. Within the town is a Methodist Chapel and associated Sunday School, these are approximately 470m from the site itself. Further west of the town, are what appear to be residential dwellings, a burial ground and 450m south west of the site is St Peter's Church. To the north west of Monk Bretton, it is also undeveloped as Smithy's Wood and Athersley are evident with no other activity evident.
- 7.4 1931 –The site remains the same as beforehand, used for agricultural purposes. Over the past 60 years, the area immediately surrounding the site has not changed dramatically. 100m north east of the site, adjacent to Burton Lane, are rows of housing in terrace form. To the south east of the site, the lines of a railway system are evident, this shows the growth in transportation over the past 60 years or so. To the west of the site are more residential dwellings and a Local Board Room is now apparent. To the south west of the site, parallel to Church Street is Osborne House. This site has a number of unnamed dwellings evident but are presumably use for housing and associated buildings.

- 7.5 1932 – The site has not changed at all over the past year. From studying this particular plan, the extent of expansion is evident with Monk Bretton and the surrounding area. To the north of the site, it still remains as pasture and no activity has taken place here in recent years. To the south of Monk Bretton, adjacent to Barnsley Road, residential dwellings have been constructed. The main change within the surrounding area of the town is the railway network. The London Midland Scottish Railway (L.M.S.R) has been constructed and has a branch to the south east of the site. This is the Cudworth & Barnsley branch and Barnsley town centre has the main railway station. On this particular plan, the north of Barnsley is evident. Barnsley comprises of a mix of residential dwellings associated with industrial buildings. To the east of Barnsley, an area known as 'Old Mill' has industrial buildings used as a Glass Works, Saw Mills and a Paper Works. This indicates the local industry at this point in time.
- 7.6 1965 – By 1965, the site has one building on site, this is currently unnamed but presumably used for residential purposes. Monk Bretton has not changed dramatically apart from the expansion to the north east of the town. This is due to a large housing estate being constructed and some industrial units and warehouses labelled as 'works'. The aforementioned L.M.S.R railway system is still evident and to the east of Monk Bretton as part of the existing railway is now a mineral railway as a small mine is evident. The aforementioned Athersley Wood has now been replaced by a rather large housing estate.
- 7.7 2002 – At this point in time, the site remains the same as beforehand. Monk Bretton is predominantly used for residential use but also the industrial businesses within the area have expanded over the past forty years. To the north of the site is where the expansion of industrial units has expanded. On this particular plan the units are labelled as 'works'. From general knowledge of the area, these units are currently used for blind manufacturing, double glazing manufacturers and a timber merchant. The north of Barnsley has also expanded slightly as factories and Barnsley Metrodome Leisure Centre has been constructed.

8 CONCEPTUAL MODEL THEORY

- 8.1 The Environment Agency and DEFRA use a risk based assessment in the reclamation and redevelopment of brown field land. The guidance, issued in the Contaminated Land Report No.10 (CLR 10), uses the CLEA (contaminated land exposure assessment) programme to model possible pathways and effects of land contaminants. It takes into account levels and lengths of exposure and of all possible pathways from contaminant to receptor.
- 8.2 The redevelopment of any site should therefore take into account all possible sources of contamination and their effects in accordance with CLR 10. Further to this, a solution to any possible problems should then be provided so that the pathway from contaminant to receptor is effectively severed. The receptor is defined as any person/ persons working at or inhabiting the building during construction or after.

- 8.3 The model estimates the average daily exposure (ADE) of each particular contaminant, over the exposure period. Exposure is assumed to be via ingestion, inhalation and absorption of all possible contaminant carriers i.e. water, soil, dust and vapour.
- 8.4 The model also takes into account the various pathways possible from contaminant to receptor i.e. the pathways for exposures such as:
- ❖ Airborne dust from soft landscaping
 - ❖ Surface run-off from the site
 - ❖ Ground water pollution and issues of water from the springs down flow gradient that have been recharged via water flowing through the strata.
 - ❖ Ingestion if the residual contaminants through the soil or food grown on the land. Can occur directly through the vegetation or indirectly via fauna fed on the vegetation. This data can then be used to obtain the total estimated daily intake (TEDI).
- 8.5 Comparisons between the TEDI and known acceptable levels of contaminants can then be made. Contaminants that are considered minimal risk have the index dose for referral (ID). For more harmful substances with a threshold "harm" level, the tolerable daily intake (TDI) is used. This takes into account the back ground levels of contaminant from land around the site.
- 8.6 If the TDI is exceeded by the TEDI then further action must then be taken to reduce the risk of contamination to below the TDI.
- 8.7 The system is tailored to each specific site by the collection of data on each contaminant and the use of equations to arrive at a solution where by the TEDI is equal to or less than the TDI this is seen as a more robust system than the ICRCL Guidance as that guidance was a more general approach to contamination.
- 8.8 The remediation and development of a site should incorporate a programme of works through good management techniques and encapsulating waste or contaminating materials to sever any pathways between contaminants and the surface, both off and on site, or to groundwater on the surface or via drains or spring lines.
- 8.9 The contamination pathways are the air, water and underlying strata.
- 8.10 The receptors are the people who will work or live in the development once complete. Children playing on the ground and possible cultivation of the land must also be considered

9 CONCEPTUAL MODEL FOR THE SITE

- 9.1 A conceptual model for any contamination and how that may affect future users of the site can be ascertained from a thorough study of the site from a site walkover, aerial photographs, historical maps and a general knowledge of the area.
- 9.2 The contaminants and sources to be considered for this risk assessment are those that would occur from past use of the site or the industries in the surrounding area. The sources are likely to be from the vehicles parked on or within proximity of the existing dwelling.
- 9.3 Vehicles parked on or nearby the site may produce risk of hydrocarbons and pollution as they could spill oil or diesel fuel into the ground from leaks or accidents.
- 9.4 The strata underneath the site is sandstone with some minor mudstone present which is impermeable and hence groundwater is not susceptible. The area is sealed and drained so contamination would run to the combined sewer.
- 9.5 The receptors for the site are the construction workers, who will develop the site and the people who will be living or maintaining the site, once completed. Due to the relatively flat topography and the distance to the nearest watercourses, the pollution of the local surface water is unlikely, unless there was a large uncontrollable accidental spillage. Any spillage is likely to run into the surface water drain which runs to the sewerage works.
- 9.6 The receptors are the homeowners and their children who may play in the garden and the children who may ingest soil that contains contaminants above the recommended daily intake.

Other receptors are usually:

- 9.7 Surface Water – When the site walkover was undertaken, there was no standing water present across the site but puddling can take place to the front of the existing property as the topography slopes to a gentle gradient. The area is drained, as there were drains evident on Burton Road and it is likely any water would have been drained to the combined sewer.
- 9.8 Soil – Soil still has to be considered as a possible receptor, due to the workers on site. Construction workers could be exposed to contaminated soils whilst laying down any concrete foundations, as these lie in the soil where contaminants may be present. The pathways are through ingestion or inhalation of the soil particles (from landscaping) if these are not severed.
- 9.9 Groundwater - The main aquifer beneath the site is labelled as a minor aquifer. As the strata underneath the site is minor mudstone, this means the sandstone aquifer at depth is protected by the mudstone as there is no other strata underlying the site that could provide a pathway to groundwater. The mudstone is a cap preventing downward migration of water and maintaining the surface water regime.

- 9.10 The pathways will be reduced following development of the site as the concrete building foundations and hard surfaced driveways and paths will intercept the flow of water to the ground below. Concrete/tarmac areas will have to be maintained regularly to ensure that no contaminant sources pass through as a result of cracking.

10 PHOTOGRAPHS

- 10.1 The photographs from the site walkover can be found within Appendix B of this report.
- 10.2 From possible viewpoints of the site, photographs have been taken and will be described in detail within the Appendix.
- 10.3 The photographs show the existing property on site and the areas for the proposed redevelopment of the site.
- 10.4 An aerial photograph of the site is also found in Appendix A of this report.

11 WALKOVER OF THE SITE

- 11.1 A site investigation was undertaken on 21st November 2007 by A. Hanson of Fennell, Green and Bates. The walkover was to assess the contamination on site and the immediate surrounding area. The weather on this occasion was warm and dry. The details of the walkover are summarised below.
- 11.2 The site currently consists of a stone built one storey-detached bungalow with associated landscaped gardens and parking facilities on site. The existing property and garden areas are proposed for demolition if Planning Permission is granted for the redevelopment of the site for the construction of four detached residential dwellings with associated hardstanding and soft landscaping.
- 11.3 The site is currently accessed from Burton Road, through some large electronic metal gates. The access is to the west of the site and leads straight onto a large sealed and drained concrete driveway which continues towards the existing property. The existing property is situated to the east of the site and the site is bound by a 2-metre high stonewall.
- 11.4 Upon accessing the site, as said previously the surface of the driveway is sealed and drained concrete. To the left hand side of the access gate is a small resurfaced concrete area which could also be used for additional parking and adjacent to this is a conifer hedging with shale and pebble on the topsoil.
- 11.5 To the front elevation of the existing property is a landscaped area which has a predominately shaded area with a water feature, plant pots and some rocks for decorative garden effects. A small footpath runs adjacent to this particular area which leads to the main access door to the existing property.

- 11.6 Both of the side elevations of the existing property is some soft landscaping which is bound by a conifers and shrubbery. To the south east corner of the site is a small storage shed and garage. This is where the aforementioned driveway leads.
- 11.7 The southern boundary of the site is again a stone wall boundary with hedging evident.
- 11.8 As mentioned beforehand the site is adjacent to Burton Road. The neighbouring property to the north of the site is an active petrol station which was taken into consideration during the site inspection. The petrol station has a sealed and drained concrete surface. The location of the fuel pumps were visible and are currently in use. Breather pipes were also visible to the north of this site which are used in conjunction with the petrol station. On the forecourt of the petrol station, manholes were present and also they were evident on Burton Road and surrounding the subject site to the northern boundary on the footpath.

12 RISK ASSESSMENT

- 12.1 The site is free from the risk of radon, although radon protective measures are considered during new developments on site.
- 12.2 The area is free from flood risk issues, as there are no major watercourses in close proximity large enough to pose a risk to the subject site.
- 12.3 From the Phase I Audit the risk has been assessed in the accompanying table:

Table 1 Contamination Risk Assessment	
<i>Risk Description</i>	<i>Risk Category</i>
On-Site Contamination	L
Contamination to be present in Significant Quantities of Concentrations	L
Potential for harm to human health	L
Potential for Off-Site Migration of Contaminants	L
Potential for Contamination of Controlled Waters	L
OVERALL RISK	L
Key:- L - Low Risk M - Medium Risk H - High Risk	

Table 1 – Contamination Risk Assessment

- 12.4 The table above shows there is a low risk of contamination on site as historical plans show that the site has been agricultural land and then as time has passed the site was developed to its current state, which is a detached bungalow on site with associated landscaped gardens.

12.5 Gas readings have not been taken on site, as the past use would suggest there are no gas emissions on the site or surrounding area.

12.6 Water samples have not been taken on site, as there was not enough sufficient surface water at the time of the walkover.

13 RECOMMENDATIONS

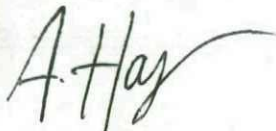
13.1 To summarise the report, no samples were taken on the site as no contaminants were found that could cause harm to human health or the groundwater. The site should not be contaminated due the ground surface and structure of the building. The surface will have reduced the downward movement of contaminants to a very low risk.

13.2 There are no reasons why the site cannot be used for residential development on grounds of contamination or flood risk.

13.3 As the site is underlain by the Oaks Rock the site is suitable for a SUDS storm water disposal plan. Roof and hardstanding water can be disposed off via soakaways to recharge the perched groundwater table in the Rock.

14 LIMITS AND LIABILITY

Fennell, Green and Bates have produced this report on the Burton Road site solely for the use of the client and his professional advisor on matters appertaining to the application for Building Regulation approval for the redevelopment of the aforementioned site. Both the findings and opinions expressed within the report are relevant to the period of site visit and data supplied; they therefore should not be relied upon at a later date. No part of the report may be reproduced or relied upon by any third party who may subsequently advise of the client or undertake his own investigation without the prior written consent of Fennell, Green and Bates. It is recommended that any other potential developer consult with the writer of this report prior to undertaking any site investigation work as the contents of this report cannot be relied upon for the design of a site investigation.



A L Hanson
Environmental Engineer



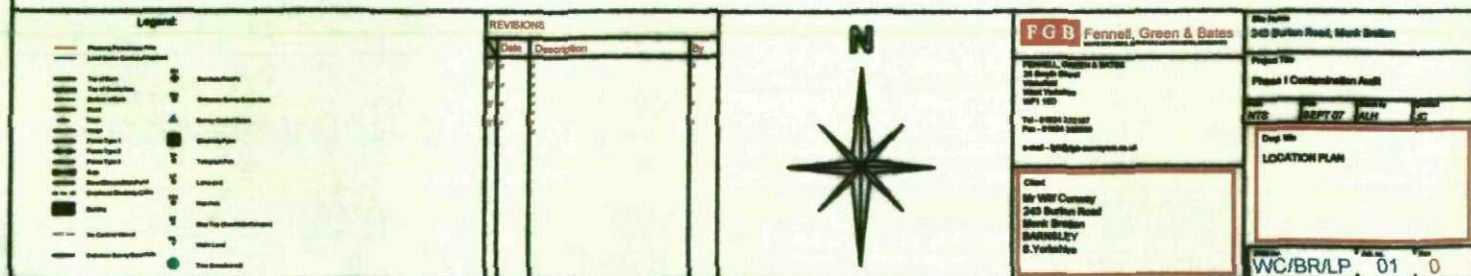
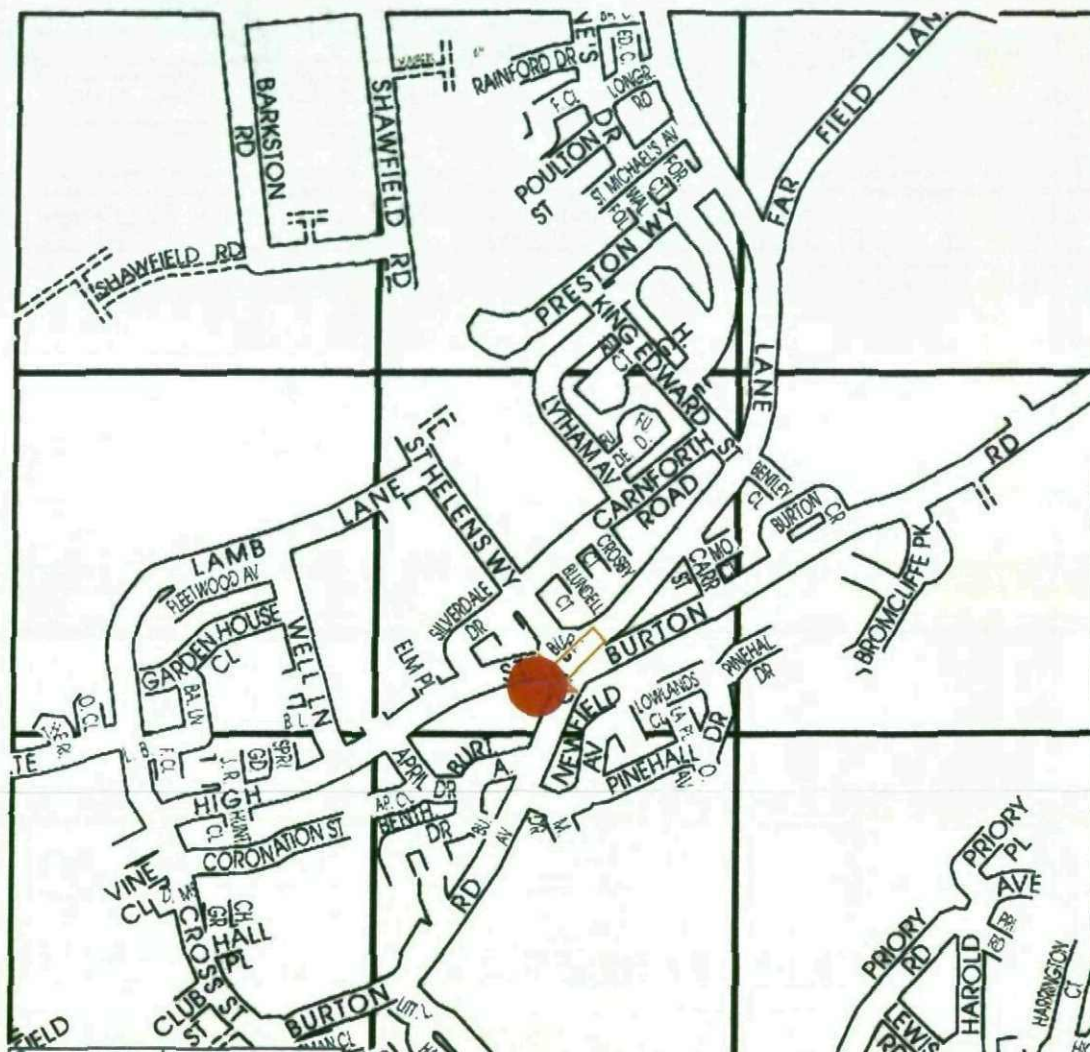
Eur Ing J Carlon (Hons) C.Eng, CEnv, MIMM MRICS MIQ MCIWM
Principal Consulting Engineer

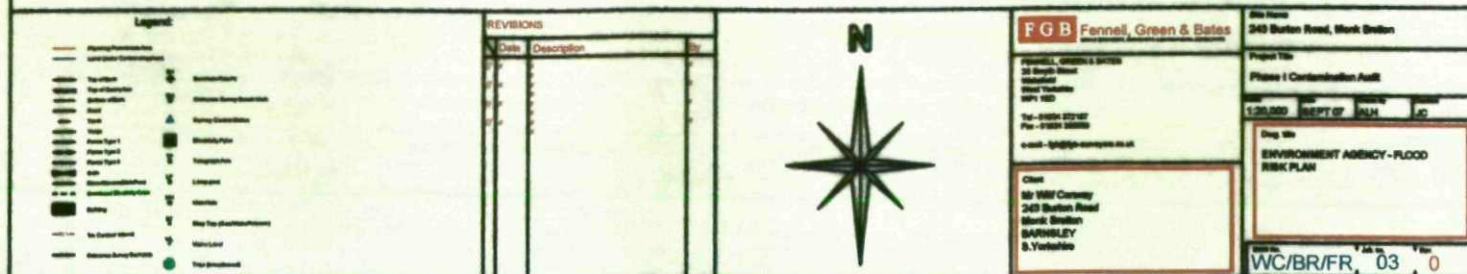
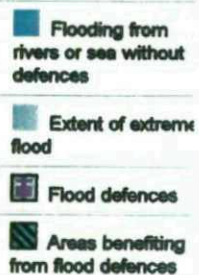
Date: November 2008

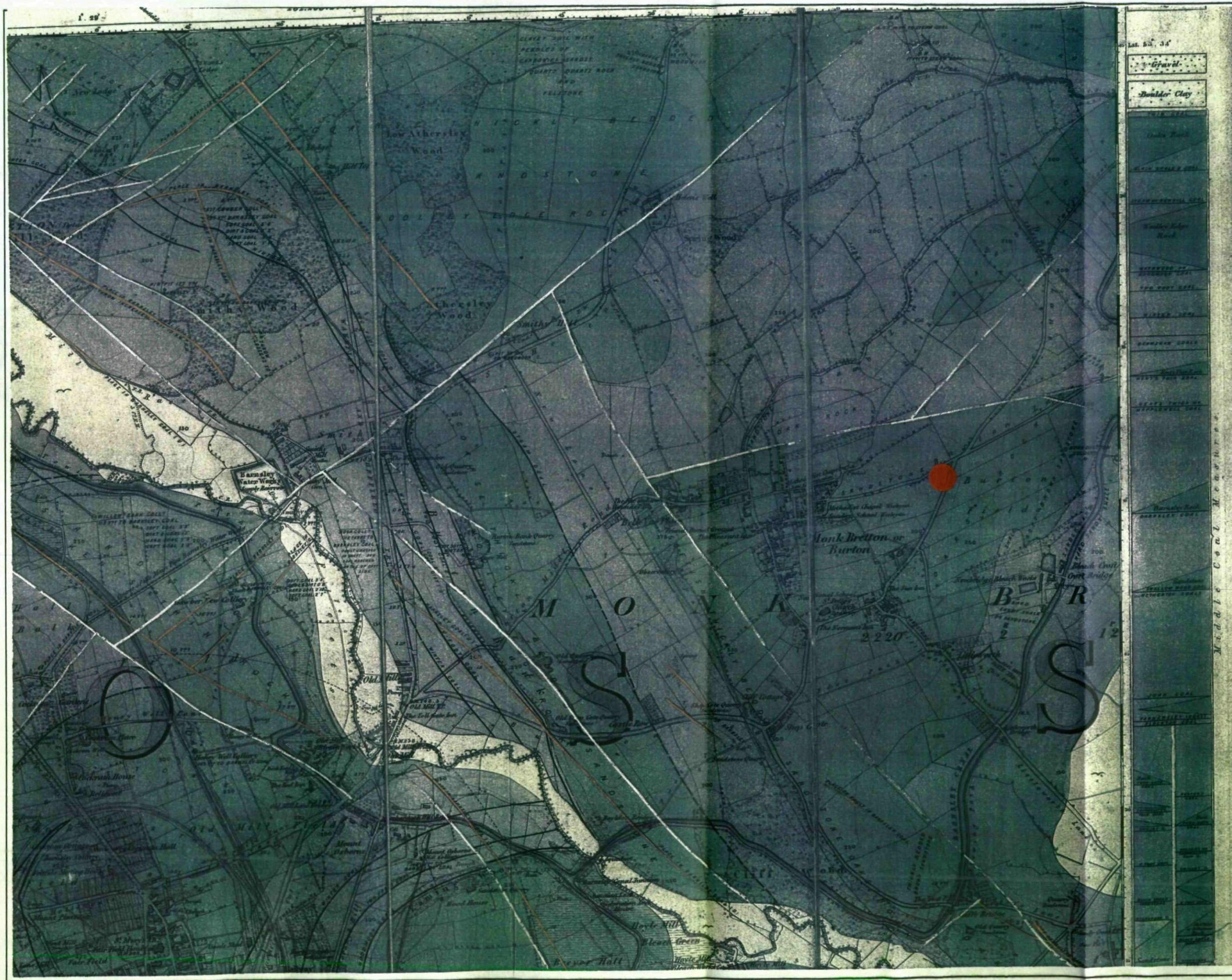
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Appendix A

Plans







REVISIONS

Date	Description	By

Legend

Planning Permission Area

Land Under Control of Applicant

Top of Bank

Top of Embankment

Bottom of Bank

Road

Trench

Village

Fence Type 1

Fence Type 2

Fence Type 3

Gate

Overhead Electricity Cable

Siding

1st Contour Island

Colours Survey Boundary

Boundary/Tier 1

Colours Survey Boundary

Survey Control Station

Electricity Pylon

Telegraph Pole

Lamp-post

Man Hole

Stop Top (Slope/Height)

Water Level

Tide Streambed

N

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Client

MR WILF CONWAY

Site Name

243 Burton Road, Monk Bretton

Project Title

Phase I Contamination Audit

Scale

1:10000

Date

JAN 2008

Drawn by

ALH

Checked by

JC

Drawn by

1872 GEOLOGICAL PLAN

DWG No.

WC/BR/GEO

Job No.

04

Rev

00



REVISIONS		
Date	Description	By

Legend

Flashing Perimeter Line	Top of Bank	Boundary/Title Pt
Land Under Control of Applicant	Top of Quarry Bank	Distance Survey Bench Mark
	Bottom of Bank	
	Road	Survey Control Station
	Village	Electricity Pylon
	Fence Type 1	Telegraph Pole
	Fence Type 2	Lamp-post
	Fence Type 3	Man Hole
	Gate	Blue Top Street/Highway
	Playground/Clubhouse	
	Overhead Electricity Cable	Water Land
	Building	Tree (indicated)
	1st Contour Mark	
	Distance Survey Boundary	



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Client
MR WILF CONWAY

Site Name
243 Burton Road, Monk Bretton

Project Title
Phase I Contamination Audit

Scale
1:10000
Date
JAN 2006
Drawn by
ALH
Checked by
JC

Dwg. No.
1832 HISTORICAL PLAN

DWG No.
WC/BR/HP
Job No.
06
Rev.
00



REVISIONS			
	Date	Description	By
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#

Legend:

	Planning Permissions Area		Sanitary Fill Pit
	Land Under Control of Applicant		Ordinance Survey Bench Mark
	Top of Bank		Survey Control Station
	Top of Cover Box		Electricity Pylon
	Bottom of Bank		Telephone Pole
	Road		Lamp-post
	Track		Man Hole
	Fence		Stop Tap (Gas/Water/Power)
	Vegetation Type 1		Water Level
	Vegetation Type 2		Tree (Greenwood)
	Vegetation Type 3		
	Gully		
	Watercourse/Culvert		
	Overhead Electricity Cable		
	Building		
	1m Contour Interval		
	Ordinance Survey Bench Mark		



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MR WILF CONWAY

Site Name
243 Burton Road, Monk Bretton

Project Title
Phase I Contamination Audit

Scale	Date	Drawn by	Checked
1:10560	JAN 2008	ALH	JC

1965 HISTORICAL PLAN

DWG No.	Job. no.	Rev.
WC/BR/HP	07	00



REVISIONS		
Date	Description	By

Legend:	
Planning Application Area	Boundary/Track
Land Under Control of Applicant	Obstacle Survey Bench Mark
Top of Bank	Survey Control Station
Top of Grassy Bank	Electricity Pylon
Bottom of Bank	Telephone Pole
Road	Lamp-post
Town	Man Hole
Village	Blue Top Street/Highway
Fence Type 1	Water Land
Fence Type 2	Tree Groundwater
Fence Type 3	
Gate	
Overhead Electricity Cable	
Building	
1m Contour Interval	
Obstacle Survey Bench Mark	



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Client
MR WILF CONWAY

Site Name
243 Burton Road, Monk Bretton

Project Title
Phase I Contamination Audit

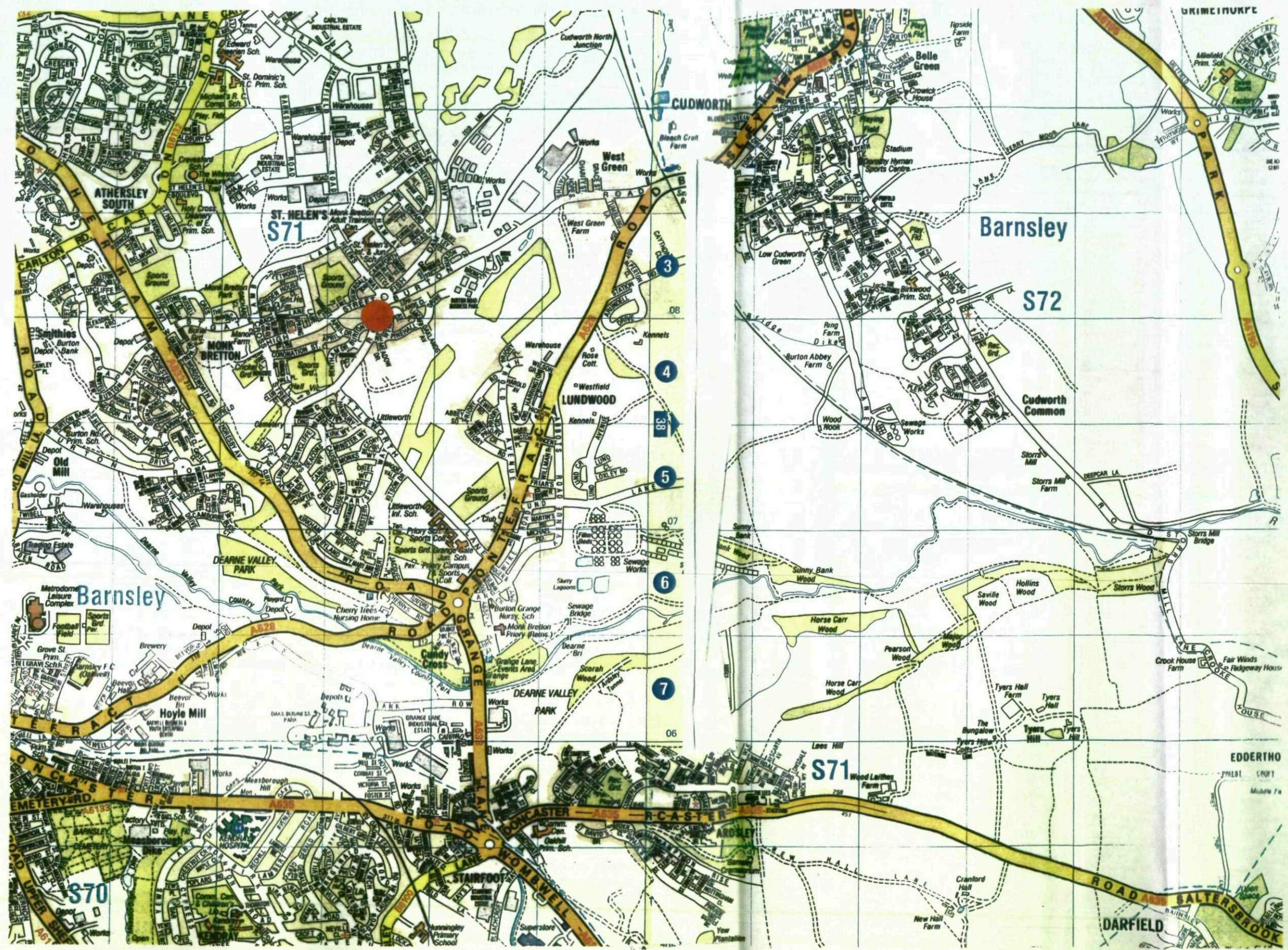
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Date
JAN 2008
Drawn by
ALH
Checked by
JC

Drawn by
1985 SURFACE WATER PLAN

Drawn by
WC/BR/SW

Job No
08

Rev
00



REVISIONS		
Date	Description	By

Legend	
Planning Permission Area	Boundary Type 1
Land Under Control of Applicant	Boundary Type 2
Top of Bank	Boundary Type 3
Top of Valley Side	Boundary Type 4
Bottom of Bank	Boundary Type 5
Road	Boundary Type 6
Track	Boundary Type 7
Verge	Boundary Type 8
Fence Type 1	Boundary Type 9
Fence Type 2	Boundary Type 10
Fence Type 3	Boundary Type 11
Gate	Boundary Type 12
Roadside Drainage	Boundary Type 13
Overhead Electricity Cable	Boundary Type 14
Building	Boundary Type 15
1m Contour Interval	Boundary Type 16
Ordnance Survey Boundary	Boundary Type 17
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Client

MR WILF CONWAY

Site Name

243 Burton Road, Monk Bretton

Project Title

Phase 1 Contamination Audit

Scale	Date	Drawn	Checked
1:10000	JAN 2008	ALH	JC

Drawn By

2002 EDITION OF A LOCAL STREETMAP

DWG No.	Job No.	Rev
WC/BR/SW	09	00

Appendix B

Photographs

243 BURTON ROAD, MONK BRETTON –***SITE PHOTOGRAPHS NOVEMBER 2007***

Photograph 1 – The above shows Burton Road in the foreground and part of the boundary wall to the existing property.



Photograph 2 – Again, the photograph shows the boundary of the site in the foreground and in the background what can be seen of the existing property.



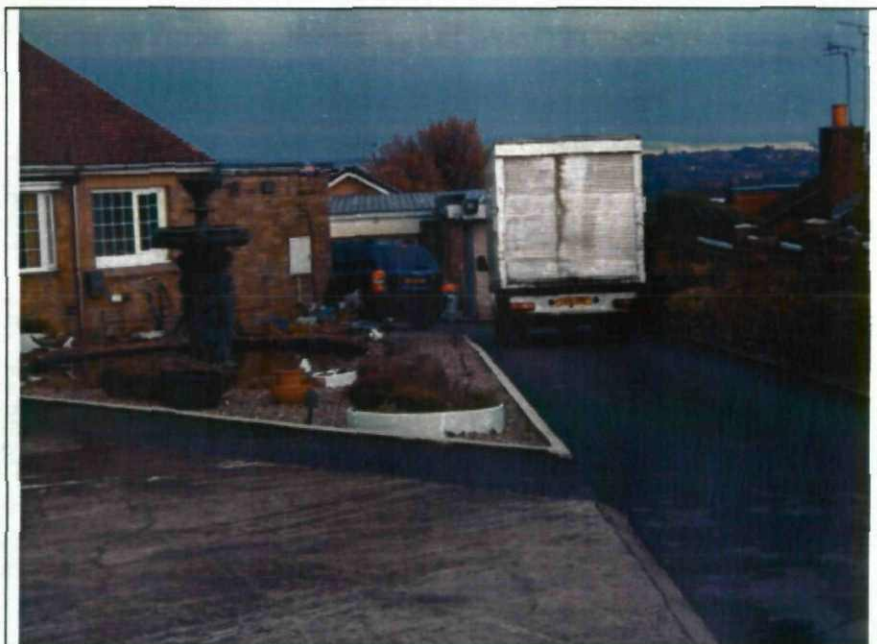
Photograph 3 – The above shows the existing tarmacadam driveway which leads to the house from the gates.



Photograph 4 – The boundary wall to the right hand side of the entrance upon entering the site.



Photograph 5 – The boundary wall to the left hand side of the entrance upon entering the site. This boundary is adjacent to Burton Road.



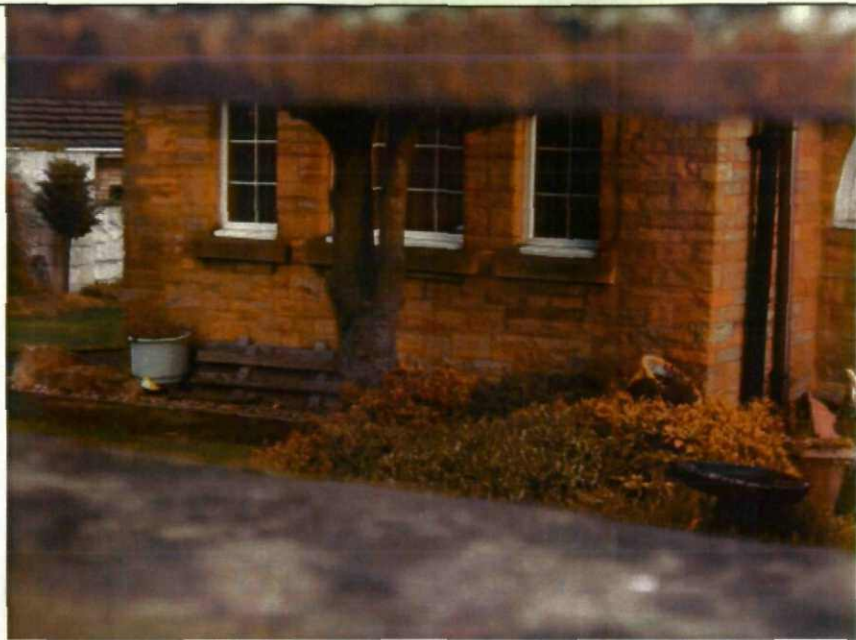
Photograph 6 – The above shows the driveway and a small-concreted area to the left hand side of the driveway.



Photograph 7 – Above is the existing property which is on site, which is proposed for demolition once redevelopment takes place.



Photograph 8 – Showing a more detailed view of the small-concreted area on site to the left of the access.



Photograph 9 – The above shows the side elevation and existing landscaped gardens on site.



Photograph 10 – Burton Road looking in a southern direction.



Photograph 11 – Burton Road looking in a northern direction.



Photograph 12 – The above shows a fuel station adjacent to the existing site located on Burton Road.



Photograph 13 – Outside the north west boundary of the site on Burton Road was a manhole which indicates existing drainage channels.



Photograph 14 – Again, outside the north west boundary of the site on the pavement adjacent to Burton Road was another manhole.