

GENERAL NOTES

- A) The assessment made in this report is based on the site terrain and ground conditions revealed by the various field investigations undertaken and also any other relevant data for the site including previous site investigation reports (if available) and desk study data. There may be special conditions appertaining to the site, however, which have not been revealed by the investigation and which have not, therefore, been taken into account in the report. The assessment may be subject to amendment in the light of additional information becoming available. It must be recognised that many of the Environmental Searches obtained during the course of the desk study are often lengthy. Applied Geology have, where appropriate and in the interests of simplicity, only reproduced the summary of the searches within the report. A full copy of all the search data is held at the Applied Geology office and is available for inspection if required.
- B) The services provided are defined within our proposal and are carried out in line with the terms of appointment between Applied Geology and the Client.
- C) Where any data supplied by the Client or other external source, including that from previous site investigations, has been used it has been assumed that the information is correct. No responsibility can be accepted by Applied Geology for inaccuracies within this data.
- D) Whilst the report may express an opinion on possible configurations of strata between or beyond the exploratory locations, or on the possible presence of features based on either visual, verbal or published evidence this is for guidance only and no liability can be accepted for the accuracy.
- E) Comments on groundwater (and landfill gas) conditions are based on observations made during the course of the present and past investigations or with reference to published data unless otherwise stated. It should be noted, however, that groundwater (and landfill gas) levels vary due to seasonal (or atmospheric conditions) or other effects.
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- G) This report is prepared and written in the context of the proposals stated in the introduction to the report and should not be used in a differing context. Furthermore, new information, improved practices and legislation may necessitate an alteration to the report in whole or in part after its submission. Therefore with any change in circumstances or after the expiry of one year from the date of the report, the report should be referred to Applied Geology for re-assessment and if necessary, re-appraisal.
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- I) Ground conditions should be monitored during the construction of the works and the recommendations of the report re-evaluated in the light of this data by the supervising geotechnical or geo-environmental engineers.
- J) Unless specifically stated, the investigation has not taken into account the possible effects of mineral extraction.
- K) The works performed are not a comprehensive site characterisation and should not be construed as being such.
- L) The findings of the geo-environmental risk assessment are based on information obtained from a variety of sources which Applied Geology believe to be correct. Applied Geology cannot and does not guarantee the authenticity or reliability of the information it has relied upon.
- M) The report represents the findings and opinions of experienced geo-environmental consultants. Applied Geology does not provide legal advice and the advice of lawyers may be required.
- N) Conditions at the site are subject to change from the time of the site inspection.
- O) It is possible that researches carried out by Applied Geology, whilst fully appropriate for a phase 1 desk study, failed to indicate the existence of important information sources. Assuming such indicators actually exist, their information could not have been considered in the formulation of Applied Geology findings and opinions.
- P) The economic viability of the proposals referred to in the report, or of the solutions put forward to any problems encountered, depends on very many factors in addition to geotechnical considerations and hence its evaluation is outside the scope of this report.
- Q) Applied Geology operates as a Consultancy and does not operate its own laboratory for soil testing, this work being sub contracted to known and respected, generally UKAS accredited, laboratories. Applied Geology can therefore not be held responsible for the testing carried out.

LIST OF REFERENCES COMMONLY USED BY APPLIED GEOLOGY IN REPORTS

SECTION/TITLE	AUTHOR/PUBLICATION
LABORATORY TESTING	
BS 1377 Methods of Test for Soils for Civil Engineering Purposes.	BSI
BS 17892 Geotechnical Investigation and testing. Laboratory testing of soil.	BSI
SITE WORK	
Guidelines for Combined Geoenvironmental and Geotechnical Investigations. Issue 2. March 2006.	AGS
BS 5930:2015. Code of Practice for Ground Investigations	BSI
BS 10175:2011 + A2:2017 Code of Practice for the Investigation of Potentially Contaminated Sites	BSI
GEOTECHNICAL DESIGN	
BS EN 1997-1 + A1:2013 Eurocode 7 – Geotechnical Design, Part 1. 2004.	BSI
BS EN 1997-2 Eurocode 7 – Geotechnical Design, Part 2. 2007.	BSI
BS EN 16907:2018 Earthworks, Part 1 & 2.	BSI
BS 6031:2009 Code of Practice for Earthworks.	BSI
BS 8004:2015 Code of Practice for Foundations.	BSI
Paper by M. A. Stroud 'The Standard Penetration Test – its Application and Interpretation' within Thomas Telford/ICE book 'Penetration Testing in the UK'. 1989.	Stroud
BRE Special Digest 1: 2005 Third Edition. Concrete in Aggressive Ground	BRE
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C570 Engineering in Mercia Mudstone. 2001.	CIRIA
C504 Engineering in Glacial Till. 1999.	CIRIA
Foundation Design and Construction, 7th Edition.	MJ Tomlinson
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BS 8485:2015 + A1:2019 Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings.	BSI
Guidance on Evaluation of Development Proposals on Sites Where Methane and Carbon Dioxide are Present. 4 th Ed, 2007	NHBC & RSK Group
Assessing Risks Posed by Hazardous Ground Gases to Buildings. C665. 2007.	CIRIA
Research Bulletin 17. 2012.	CLAIRE
BS 8576:2013 Guidance on Investigations for Ground Gas. Permanent Gases and Volatile Organic Compounds (VOCs)	BSI
C748 Guidance on the Use of Plastic Membranes as VOC Vapour Barriers. 2014.	CIRIA
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BR211:2023 Radon: Guidance on Protective Measure for New Buildings (including supplementary advice for extensions, conversions and refurbishment projects).	BRE
BR212:1991 Construction of New Buildings on Gas-Contaminated Land.	BRE
BR414:2001 Protective Measures for Housing on Gas-Contaminated Land.	BRE
RB13 The Utility of Continuous Monitoring in Detection and Prediction of 'Worst-Case' Ground-Gas Concentration. 2011	CL:AIRE
TB17 Ground Gas Monitoring and 'Worst-Case' Conditions. 2019.	CL:AIRE
GROUNDWATER	
BRE DG 365: Soakaway Design. 2016.	BRE
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CONTAMINATION ASPECTS (Soil & Groundwater)	
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Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination - SP1010. 2014.	DEFRA
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Guidance for the Safe Development of Housing on Land Affected by Contamination. R&D Publication 66. 2008.	NHBC
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Code of Practice for the Investigation & Mitigation of Possible Petroleum-Based Land Contamination. 1993.	The Institute of Petroleum
www.gov.uk/contaminated land	Environment Agency
Guidance for the Selection of Water Supply Pipes to be Used in Brownfield Sites. (10/WM/03/21). 2011.	UK Water Industries Research
DISPOSAL OF SOIL	
Guidance on the Classification and Assessment of Waste. Technical Guidance WM3. 1 st Ed. Version 1.2.GB. 2021.	SEPA, NIEA, Natural Resources Wales & Environment Agency
Disposal of Waste to Landfill. 2021.	Environment Agency
PAVEMENT DESIGN	
Interim Advice Note 73/06 Rev 1, 2009. Design Guidance for Road Pavement Foundations (Draft HD25) (withdrawn).	Highways Agency
CD 622 Managing Geotechnical Risk, Rev 1, 2020.	Highways England, Transport Scotland, Welsh Government & Department for Infrastructure
CD 225 Design for New Pavement Foundations, Rev 1, 2020.	Highways England, Transport Scotland, Welsh Government & Department for Infrastructure
CD 226 Design for New Pavement Construction, Rev 1, 2021.	Highways England, Transport Scotland, Welsh Government & Department for Infrastructure
PLANNING	
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HEALTH & SAFETY ASPECTS	
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Construction (Design & Management) Regulations 2015 (CDM)	Health & Safety Executive
Control of Substances Hazardous to Health Regulations 2002	Health & Safety Executive
Workplace Exposure Limits. EH40/2005	Health & Safety Executive
Trenching Practice. Guidance on Groundwater Control (Report 97). 2 nd Ed. 2001.	CIRIA
Control of Groundwater for Temporary Works (Report 113). 1986.	CIRIA
C733 Asbestos in Soil and Made Ground: A Guide to Understanding and Managing Risks. 2014.	CIRIA
C765 Asbestos in Soil and Made Ground Good Practice Site Guide. 2017.	CIRIA
C681 Unexploded Ordnance (USO) – A Guide for the Construction Industry. 2009.	CIRIA
HSG47 Avoiding Danger from Underground Services. 3 rd Ed. 2014.	Health & Safety Executive

APPENDIX A



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APPLIED GEOLOGY

The Old Barn, Church Farm
Fulbrook Lane
Sherbourne
Warwick
CV35 8AR
Tel: 02476 511822
email: admin@appliedgeology.co.uk

Client:

SIMPLY DEVELOP (UK) LTD

Project:

COLDHARBOUR ROAD, NORTHFLEET,
GRAVESEND

Drawn By:

KM

Checked By:

TL

Paper Size:

A4

Scale:

NTS

Date:

18.01.2024

NGR:

563646 172297

Title:

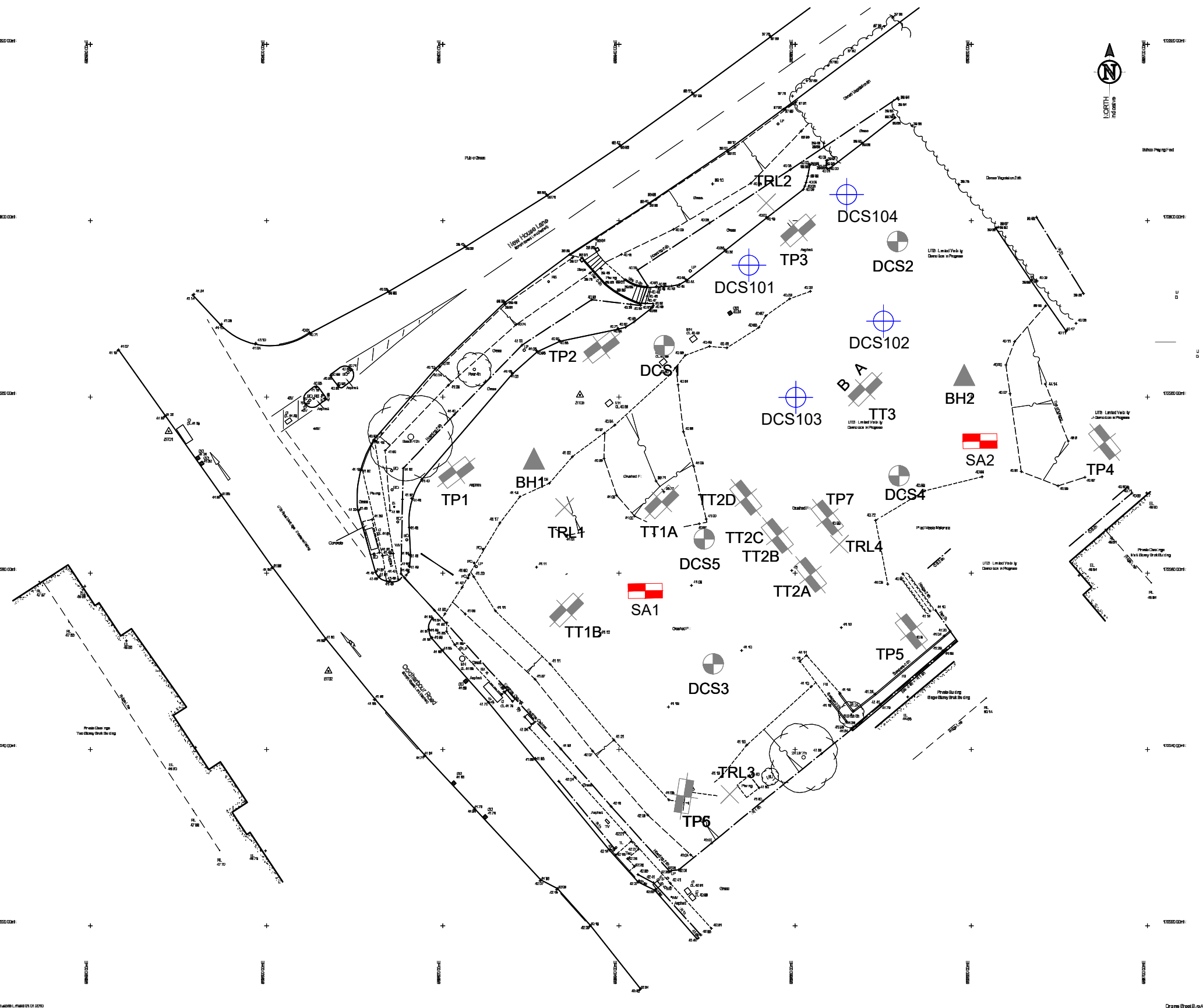
SITE LOCATION PLAN

Drawing No:

AG3571-23-01

Revision:

0



Key:

Investigation by Applied Geology 2024:

Driven Continuous Sampling Borehole

DCS101

Historical Investigation by Applied Geology 2022:

Trial Pit Soakaway

SA1

Historical Investigation by Applied Geology 2021:

Trial Pit

TP1

Driven Continuous Sampling Borehole

DCS1

Cone Penetration Test

BH1

Transport Research Laboratory

TRL1

Trial Trenches

A B

TT1

Drawing based on Survey Solutions drawing No: 18496se01 dated 26/10/2016.

APPLIED GEOLOGY

The Old Barn

Church Farm

Fulbrook Lane

Sherbourne

Warwick

CV34 8AR

Tel: 02476 511822

email: admin@appliedgeology.co.uk

Client:

SIMPLY DEVELOP (UK) LTD

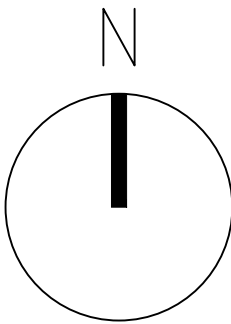
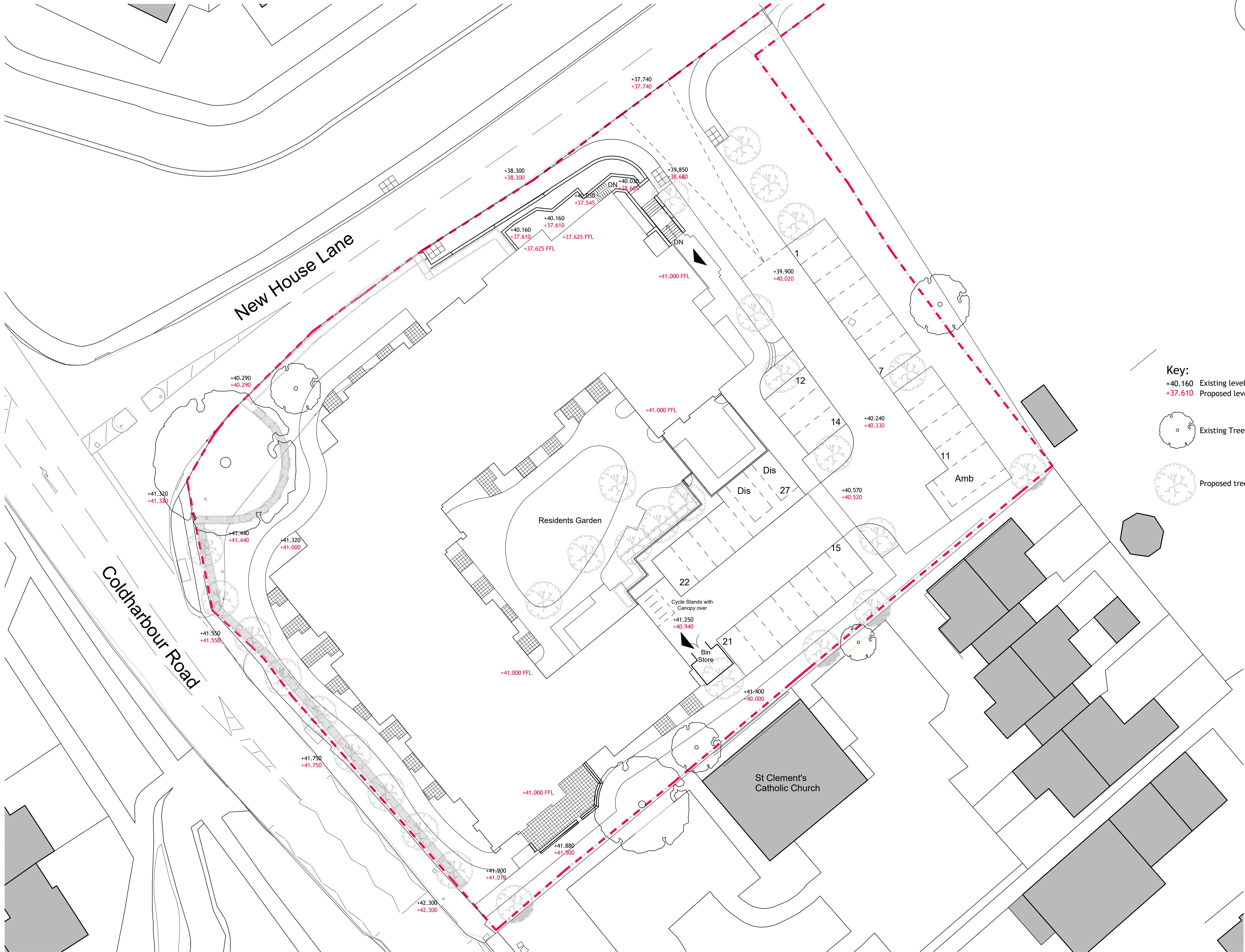
Project:

COLDHARBOUR ROAD, NORTHFLEET, GRAVESEND

Title:

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Drawing No:		Revision:
AG3571-23-02		0



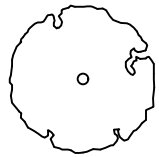
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Revision	Initials	Date
A	WG	30.10.23
1. Sub station added. 2. Service route added from loading bay.		
B	WG	13.11.23
1. Sub station removed. 2. Terraces to south elevation bedrooms amended.		
C	WG	16.11.23
1. Sub station removed. 2. Terraces to south elevation bedrooms amended.		
D	WG	2011.23
1. Existing & Proposed levels added. 2. Landscaping updated to suit latest planting proposals.		

Key:

+40.160 Existing level
+37.610 Proposed level



Existing Tree



Proposed tree



SCALE 1:200 @ A1

PLANNING

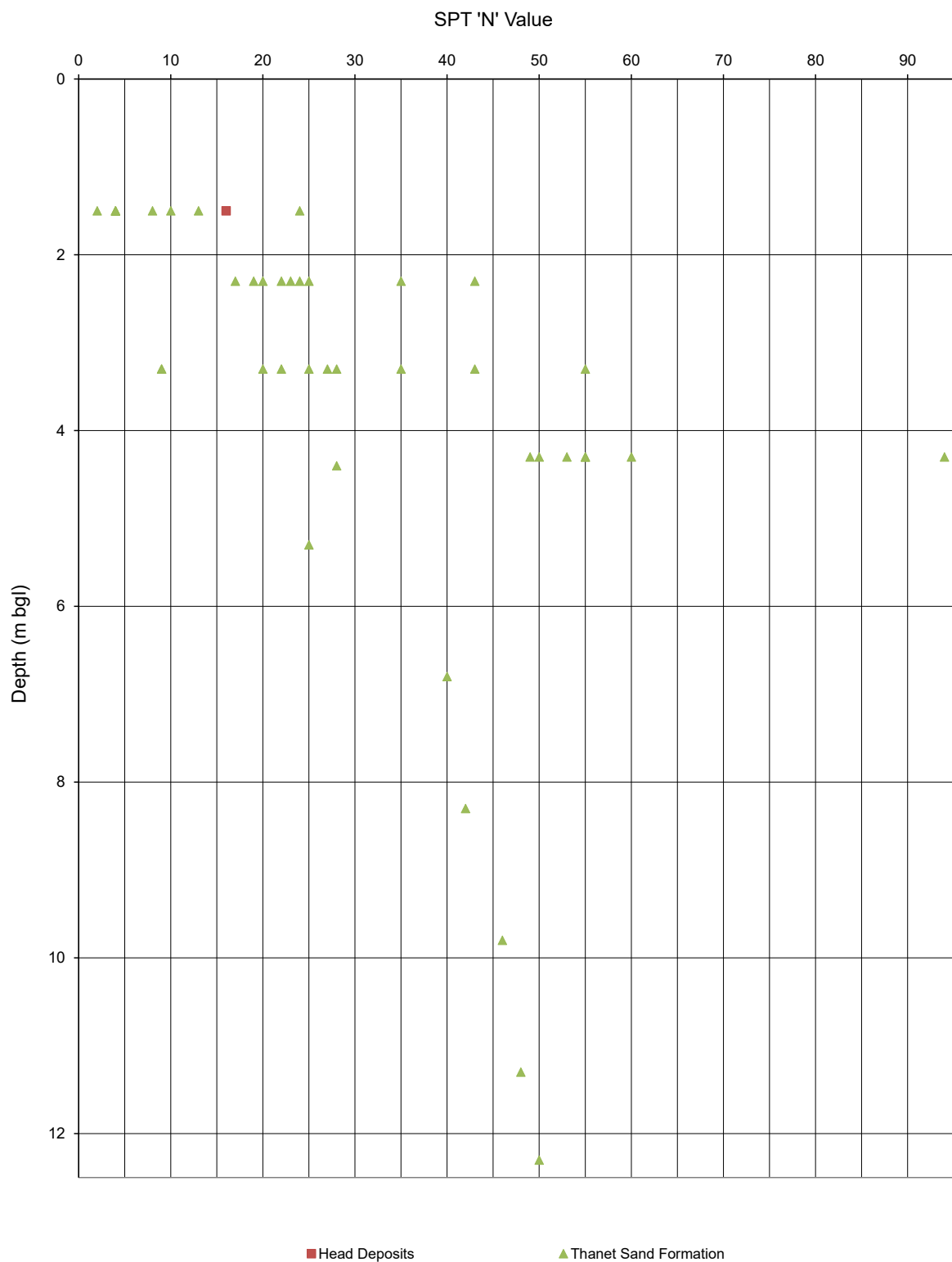
ConveryPrentlyShields
ARCHITECTS

141 West George Street, Glasgow, G2 2HG www.cpsarchitects.co.uk 0141 258 3100

CLIENT Simply Construct Ltd
PROJECT Proposed Care Home
Former Battle of Britain Site,
Coldharbour Road,
Northfleet, Gravesend,
DA11 8NT
DRAWING Site Plan as proposed

PAPER SIZE	SCALE	DATE
A1	1:200	26.10.23
DRAWING NUMBER	REVISION	
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Uncorrected SPT 'N' Value versus depth

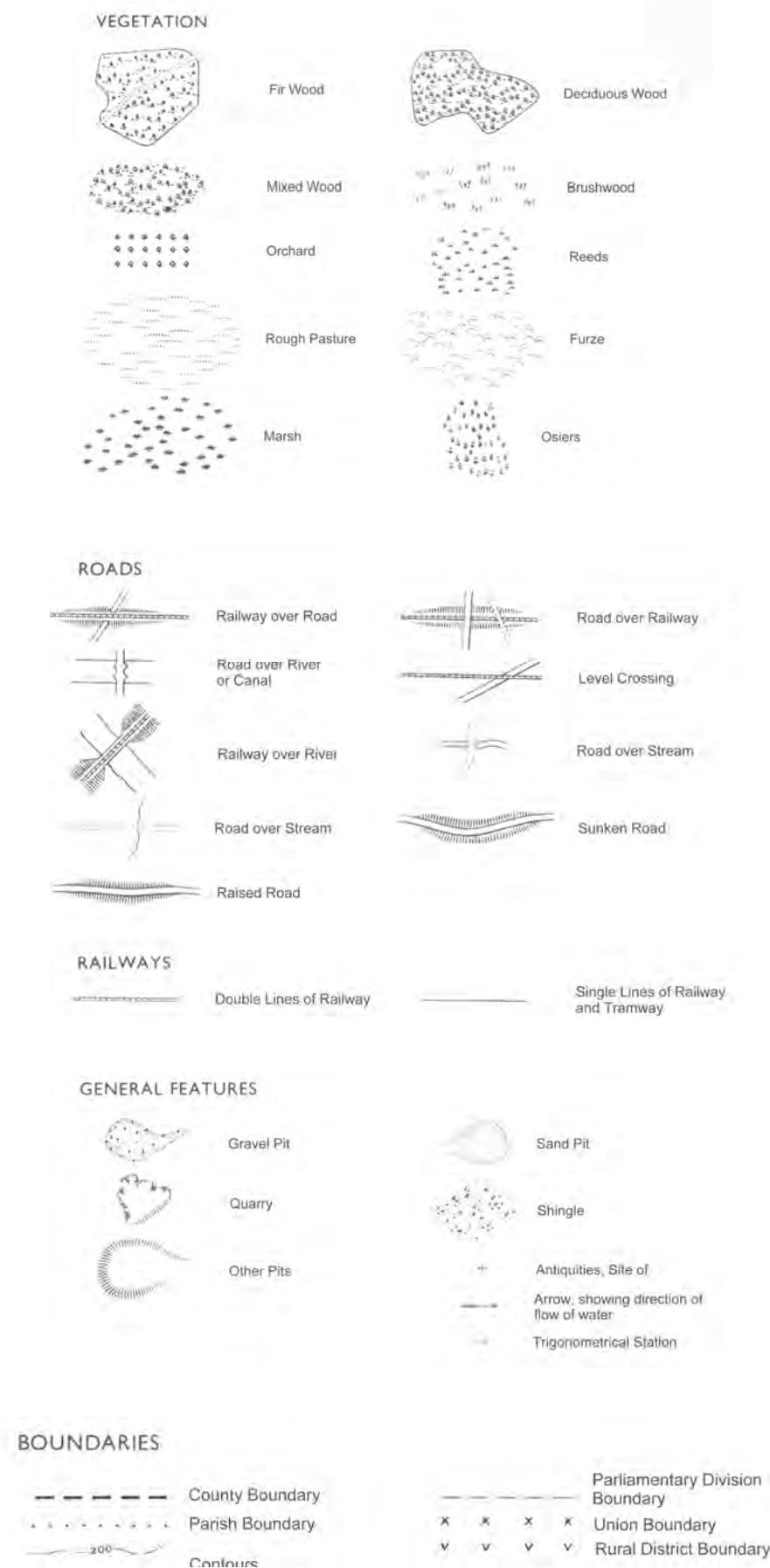


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2. SPT N values limited at 100

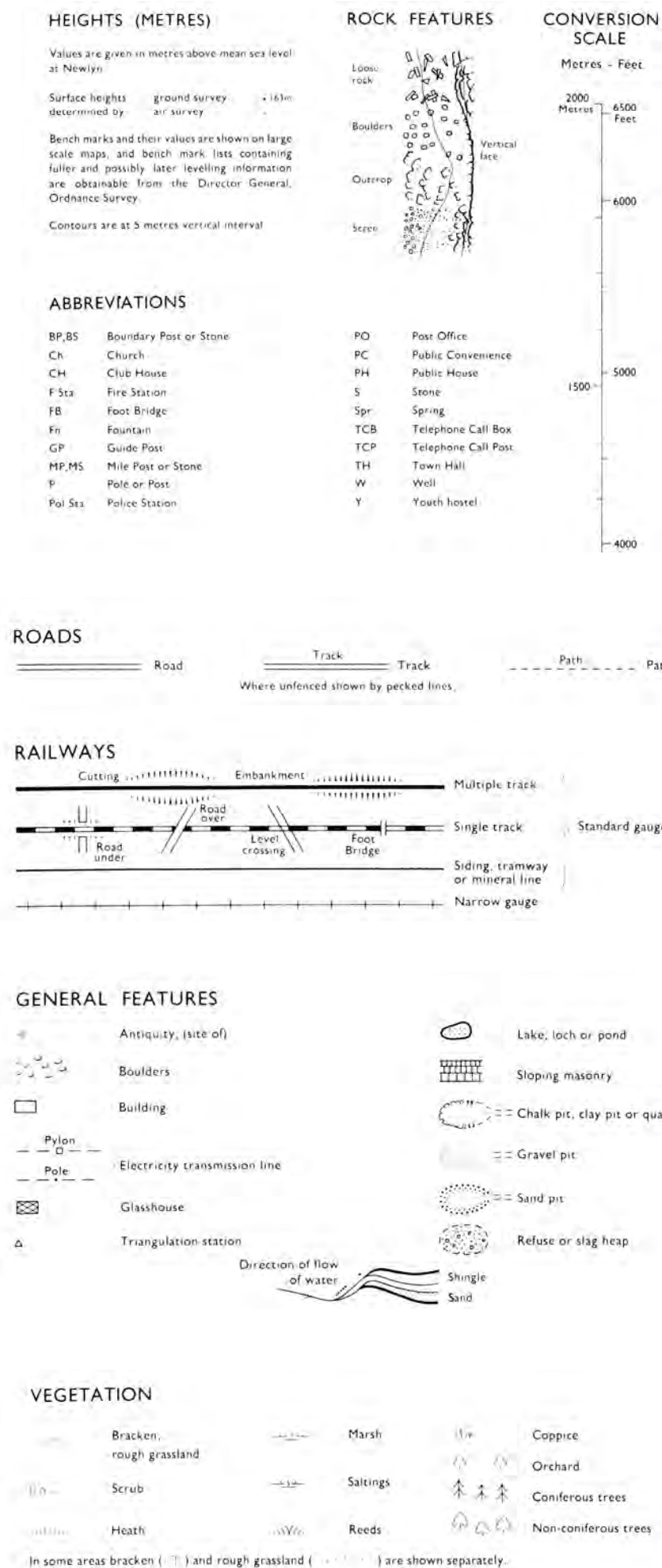
Client:	Simply Develop (UK) Ltd	APPLIED GEOLOGY
Project:	Coldharbour Road, Northfleet, Gravesend	
Project No.	AG3571-23	

APPENDIX B

County Series 1:10,560 scale



National Grid 1:10,000 scale



Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

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Report Ref: EMS-713375_931813
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Map Name: County Series

Map date: 1865

Scale: 1:10,560

Printed at: 1:10,560



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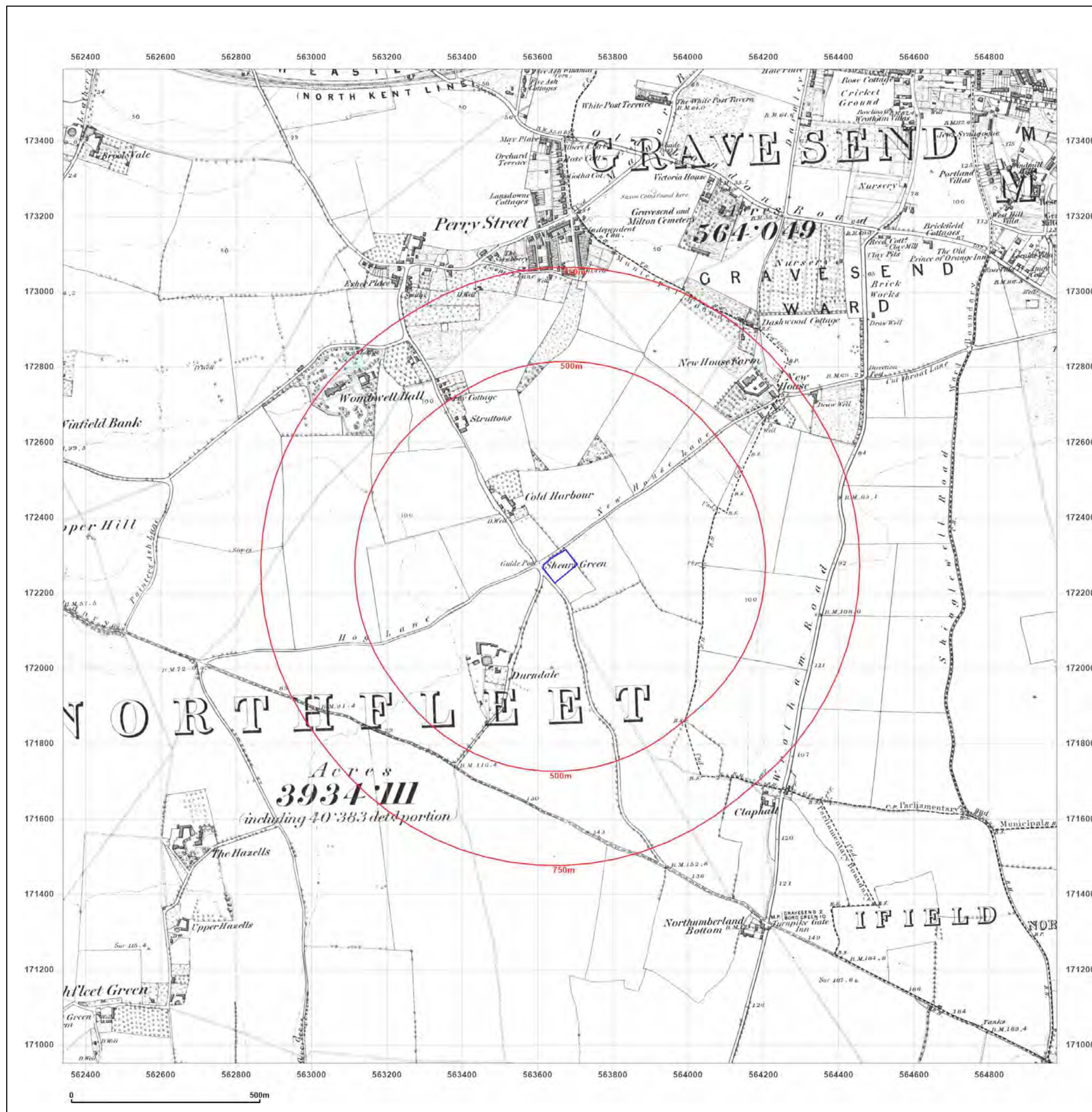


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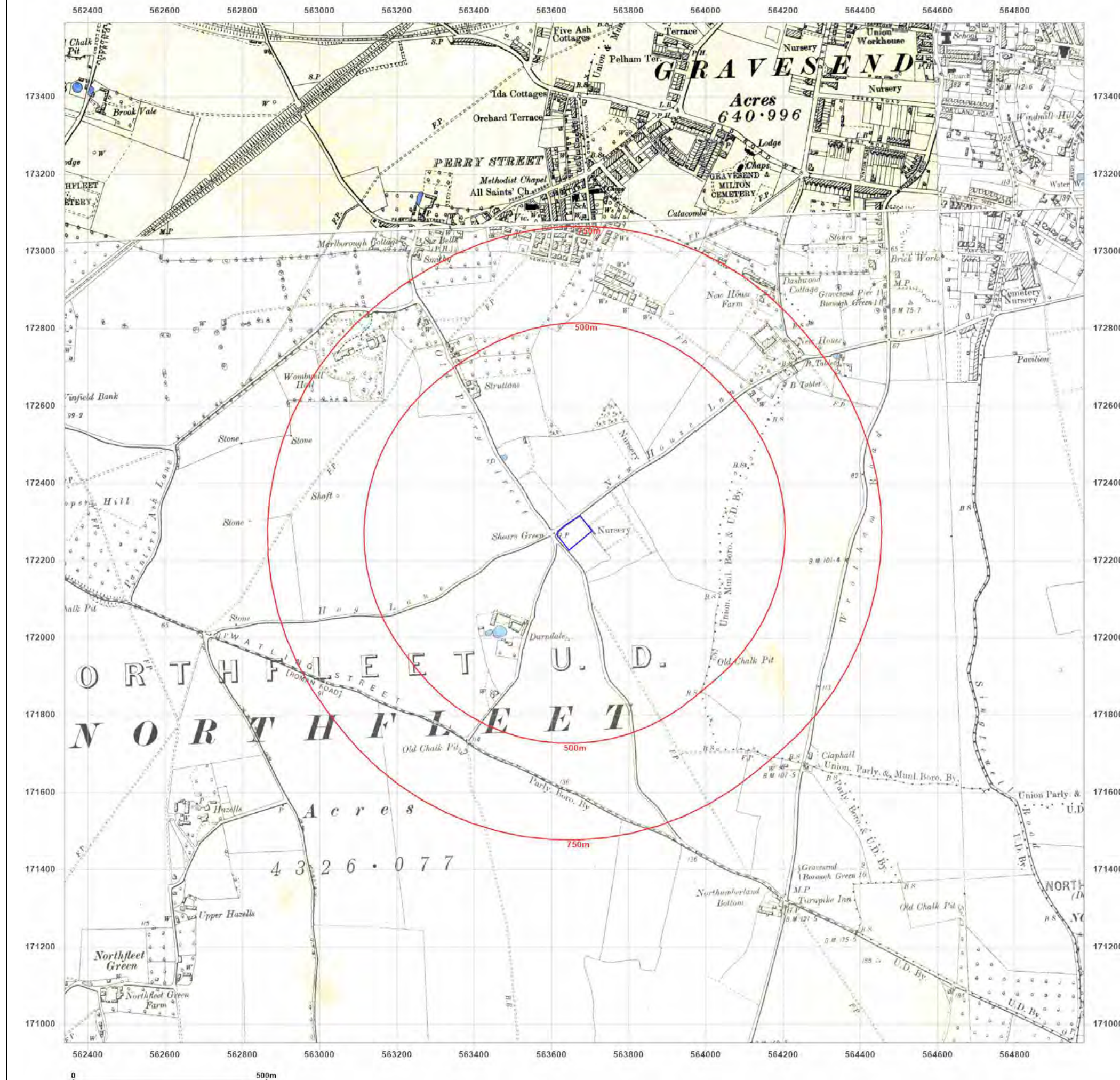


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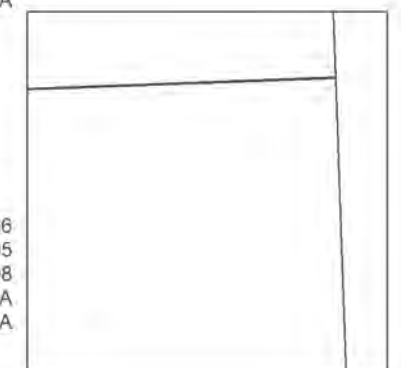
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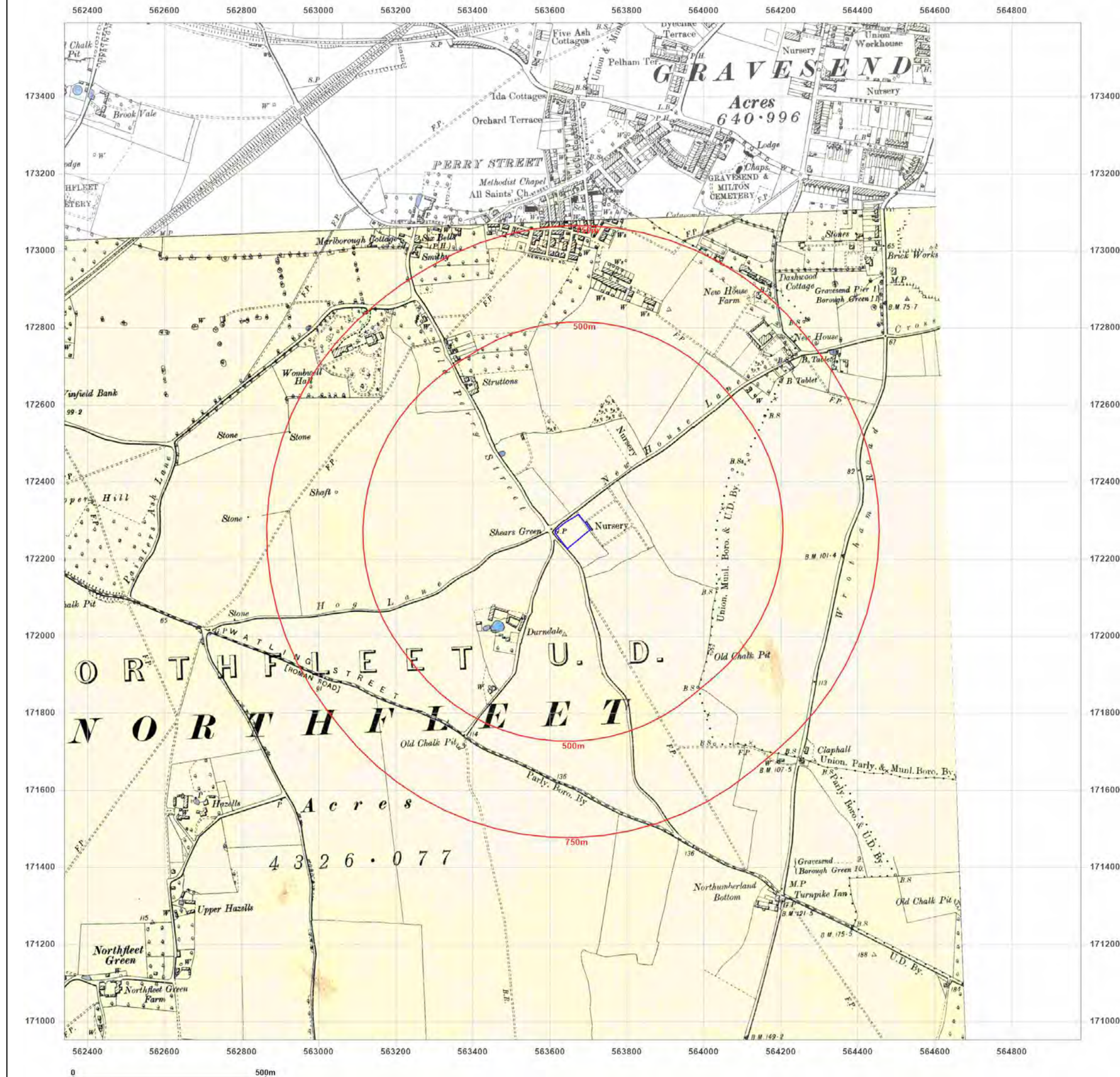


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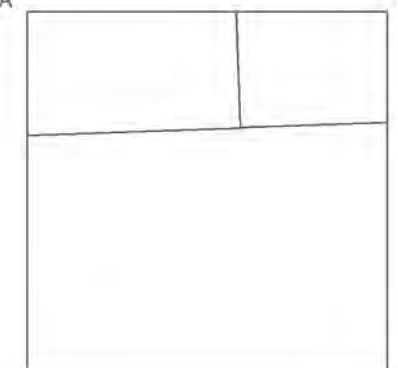
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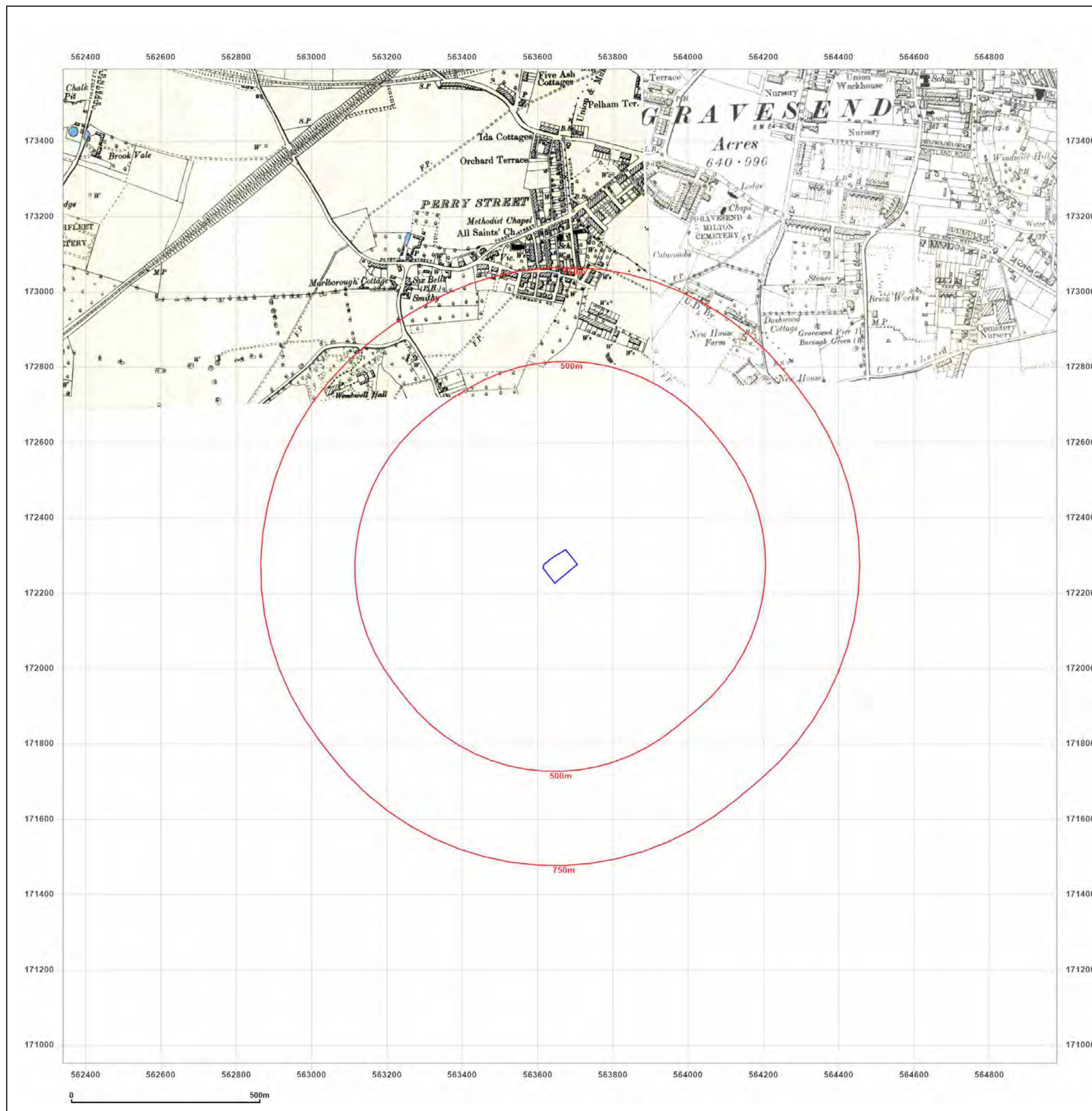


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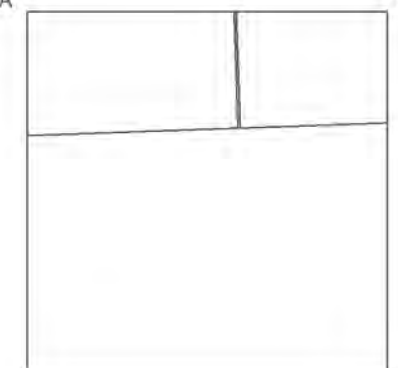
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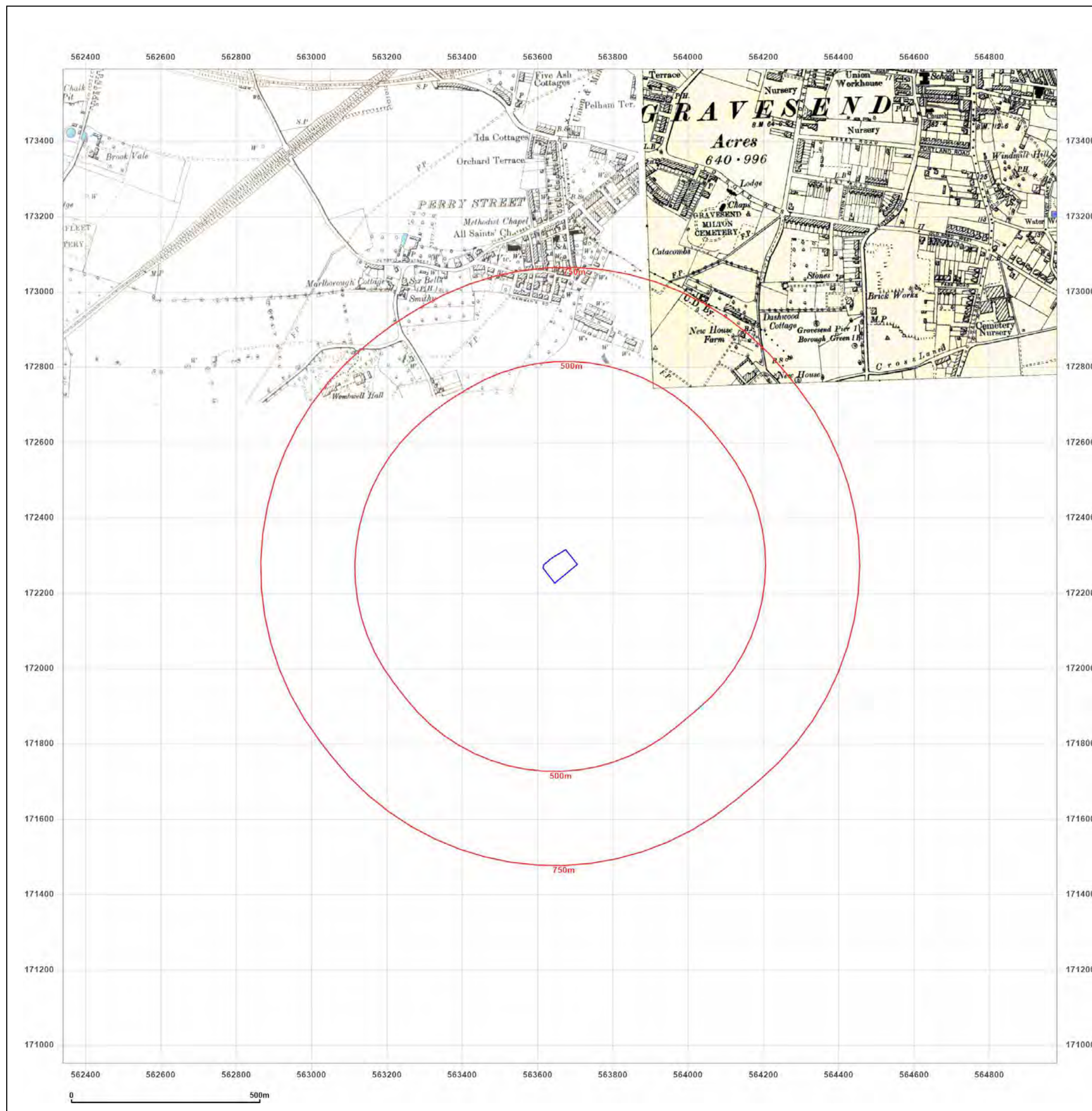


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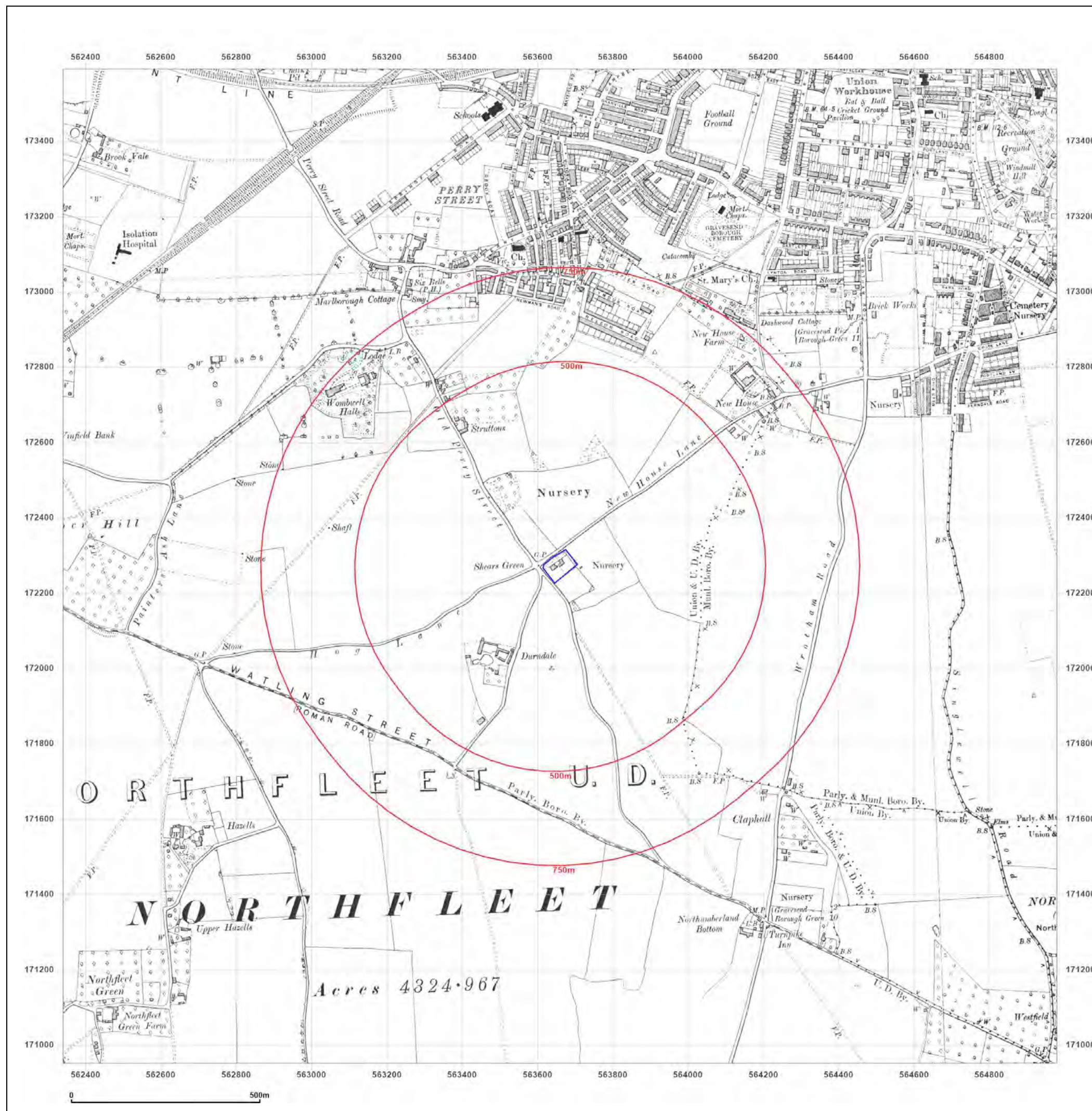


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Grid Ref: 563659, 172271

Map Name: County Series

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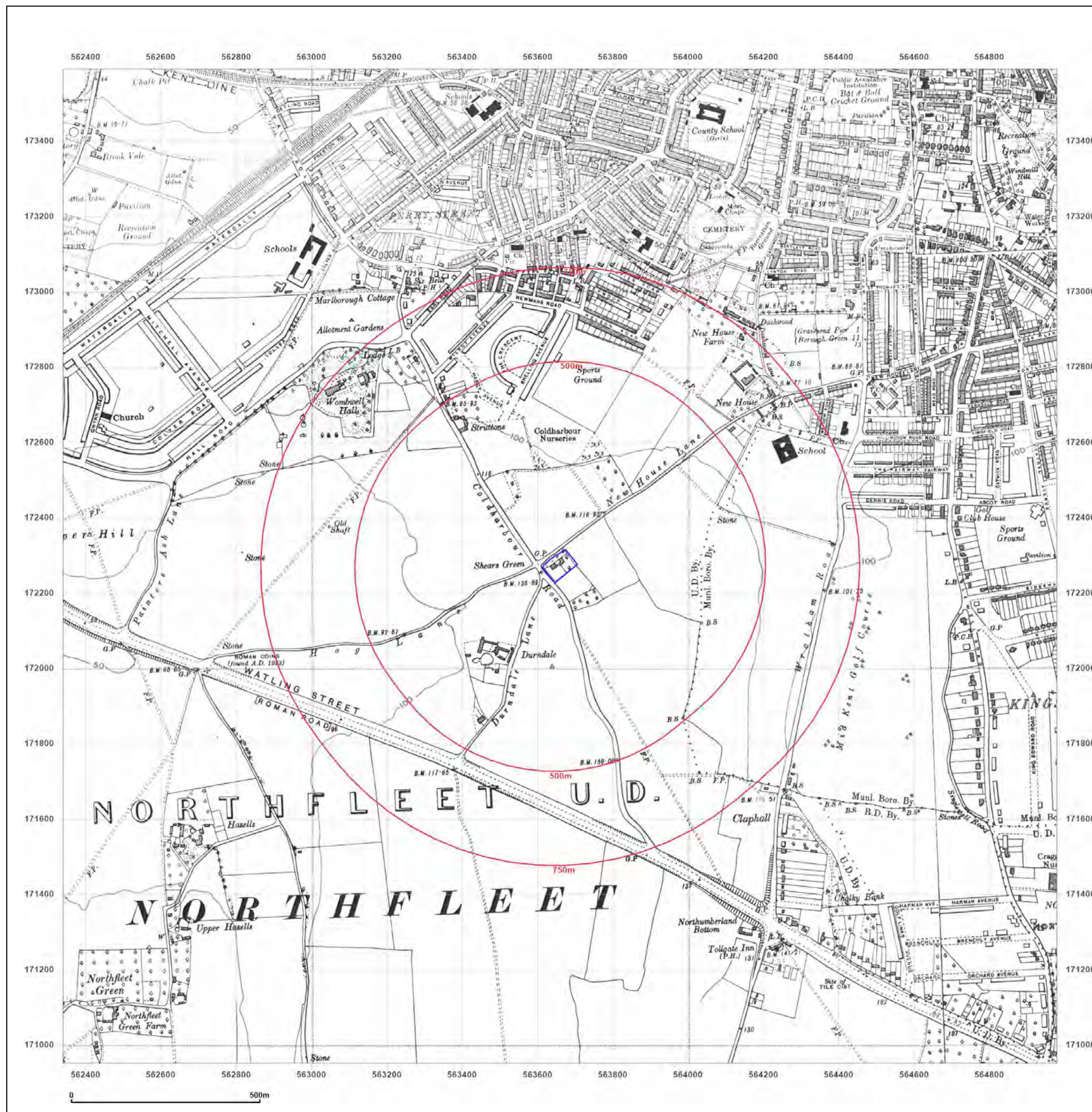


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Grid Ref: 563659, 172271

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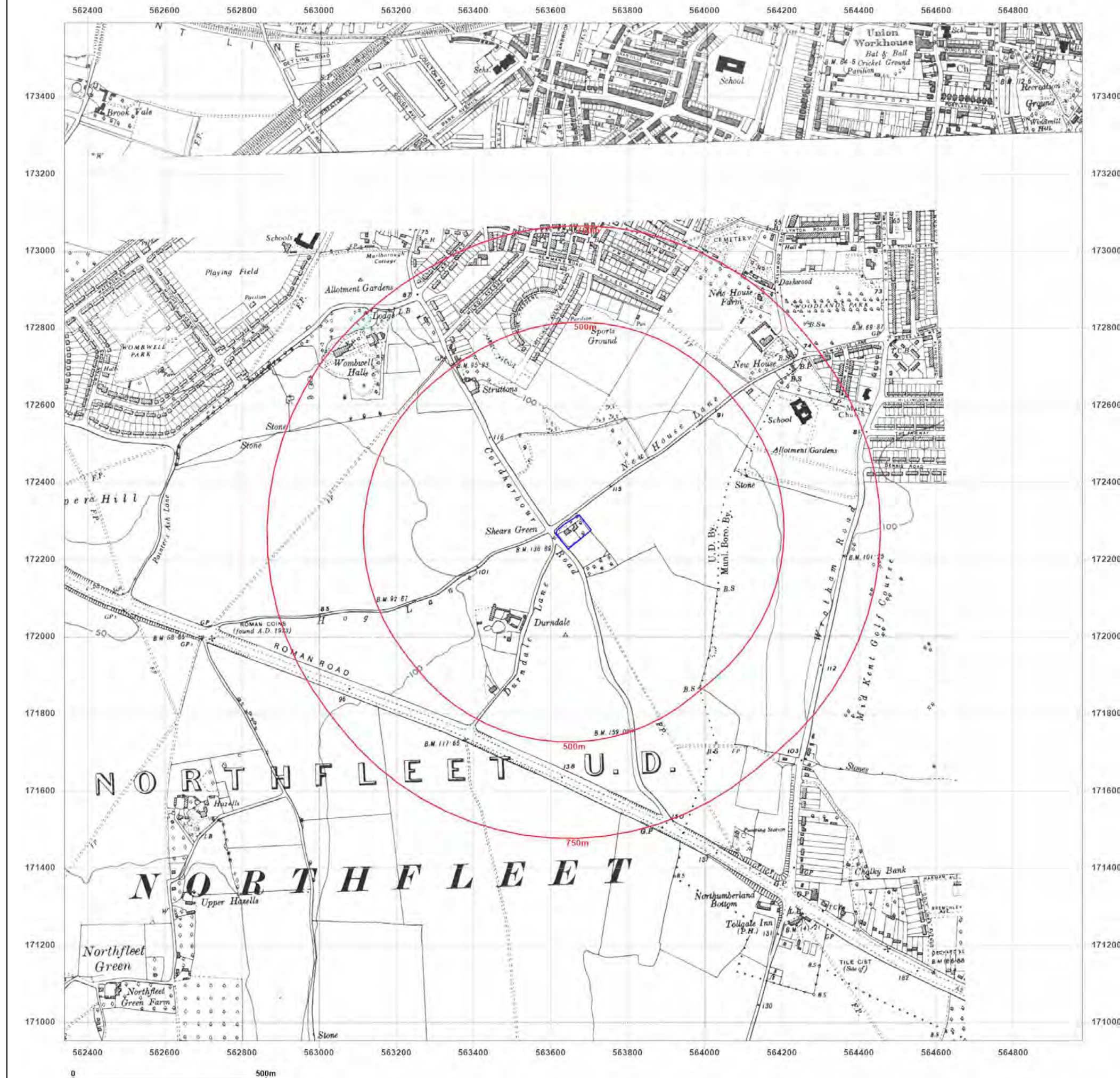


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Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: Provisional

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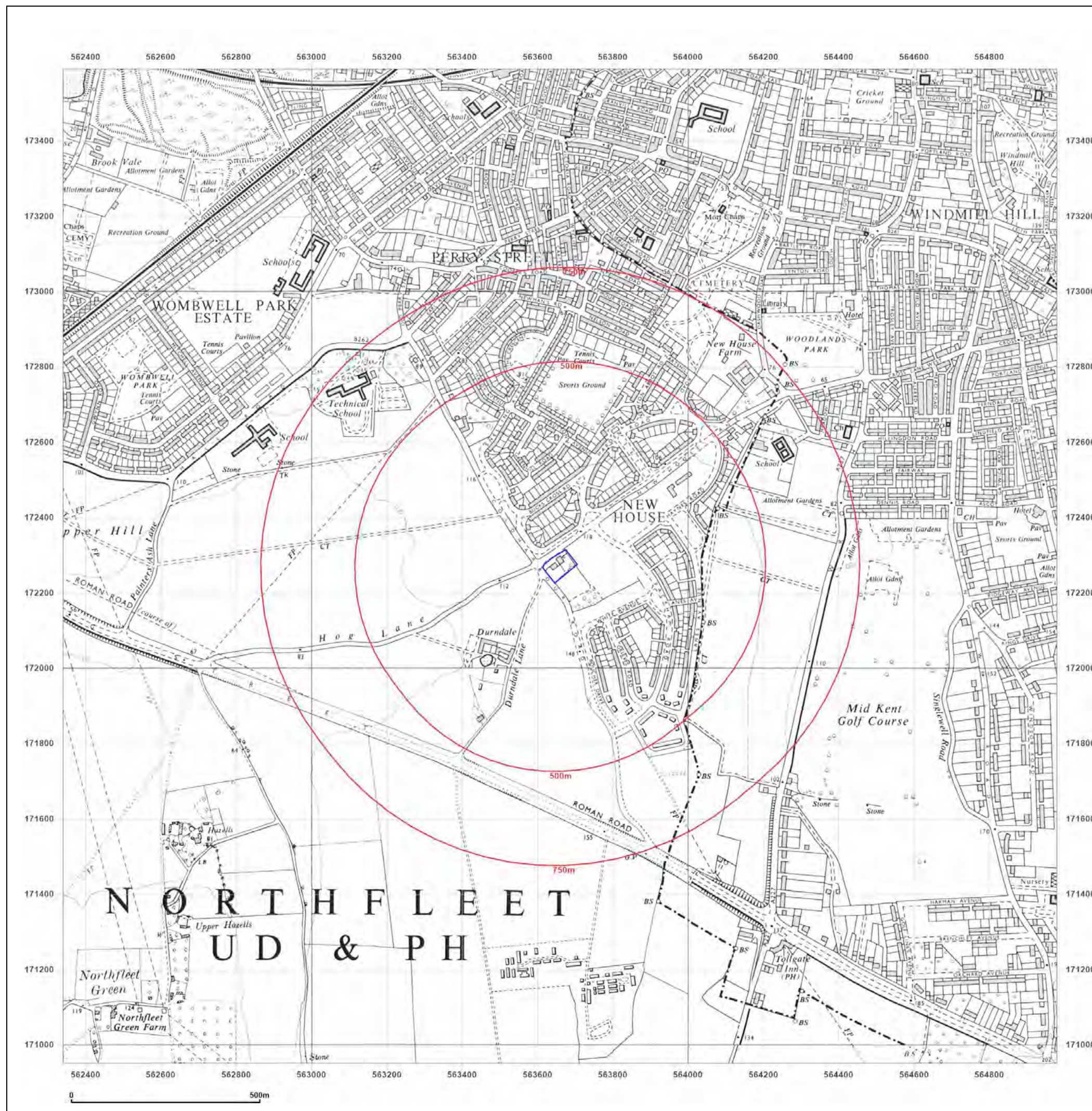


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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: Provisional

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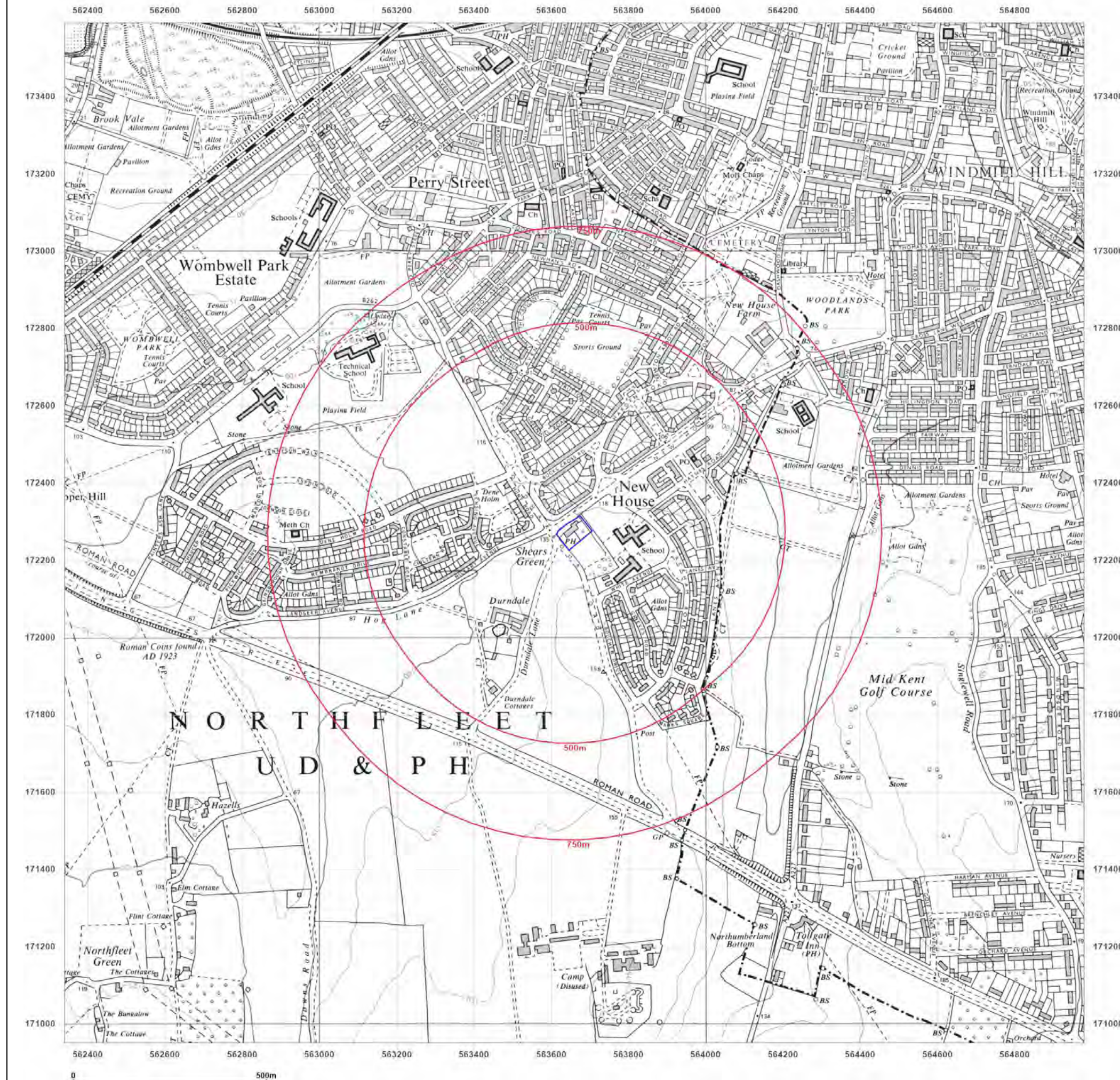


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Production date: 04 August 2021

Map legend available at:
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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1971

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1971
Revised 1971
Edition N/A
Copyright N/A
Levelled N/A



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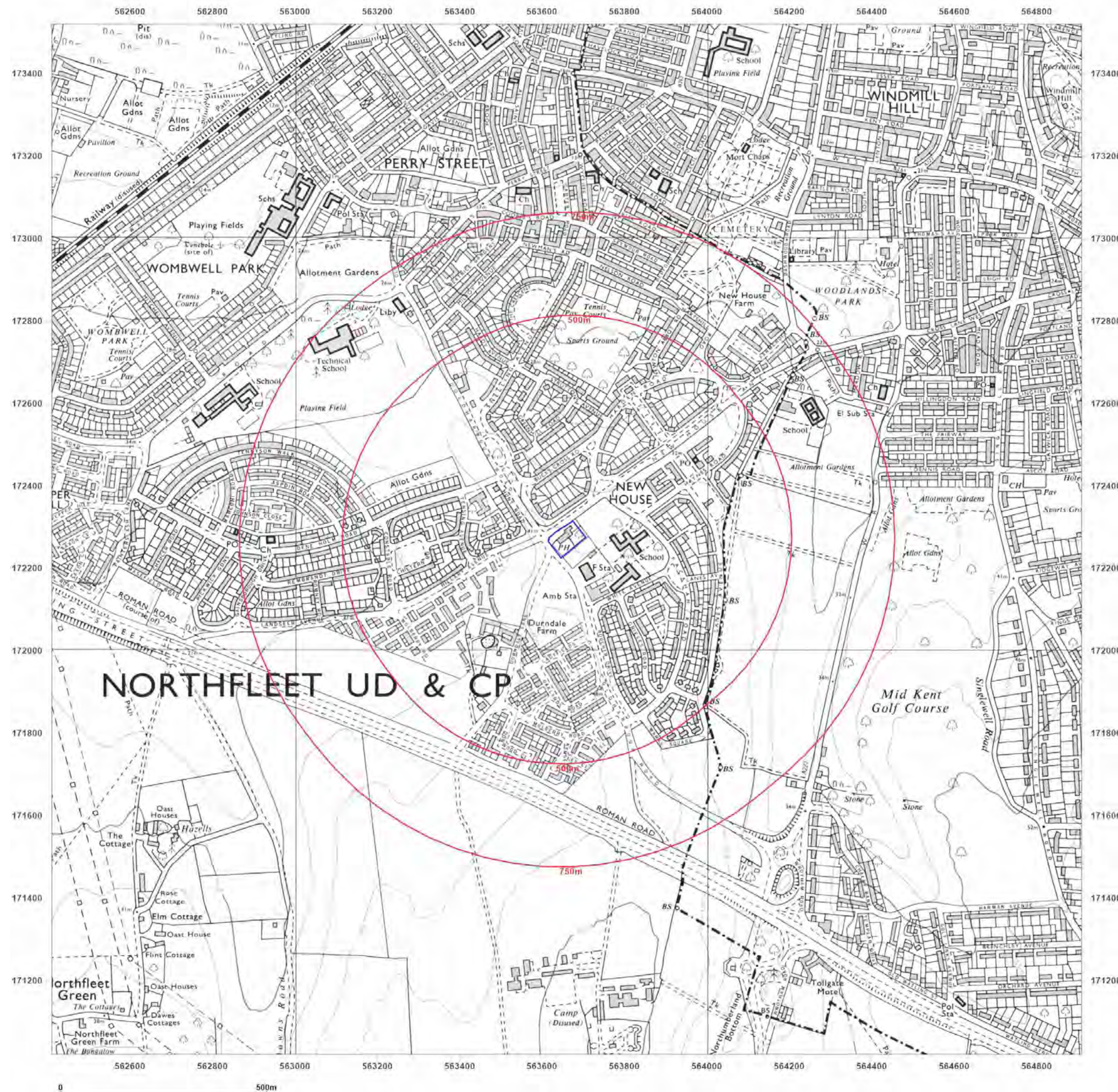


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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813

Report Ref: EMS-713375_931813

Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1977

Scale: 1:10,000

Printed at: 1:10,000



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



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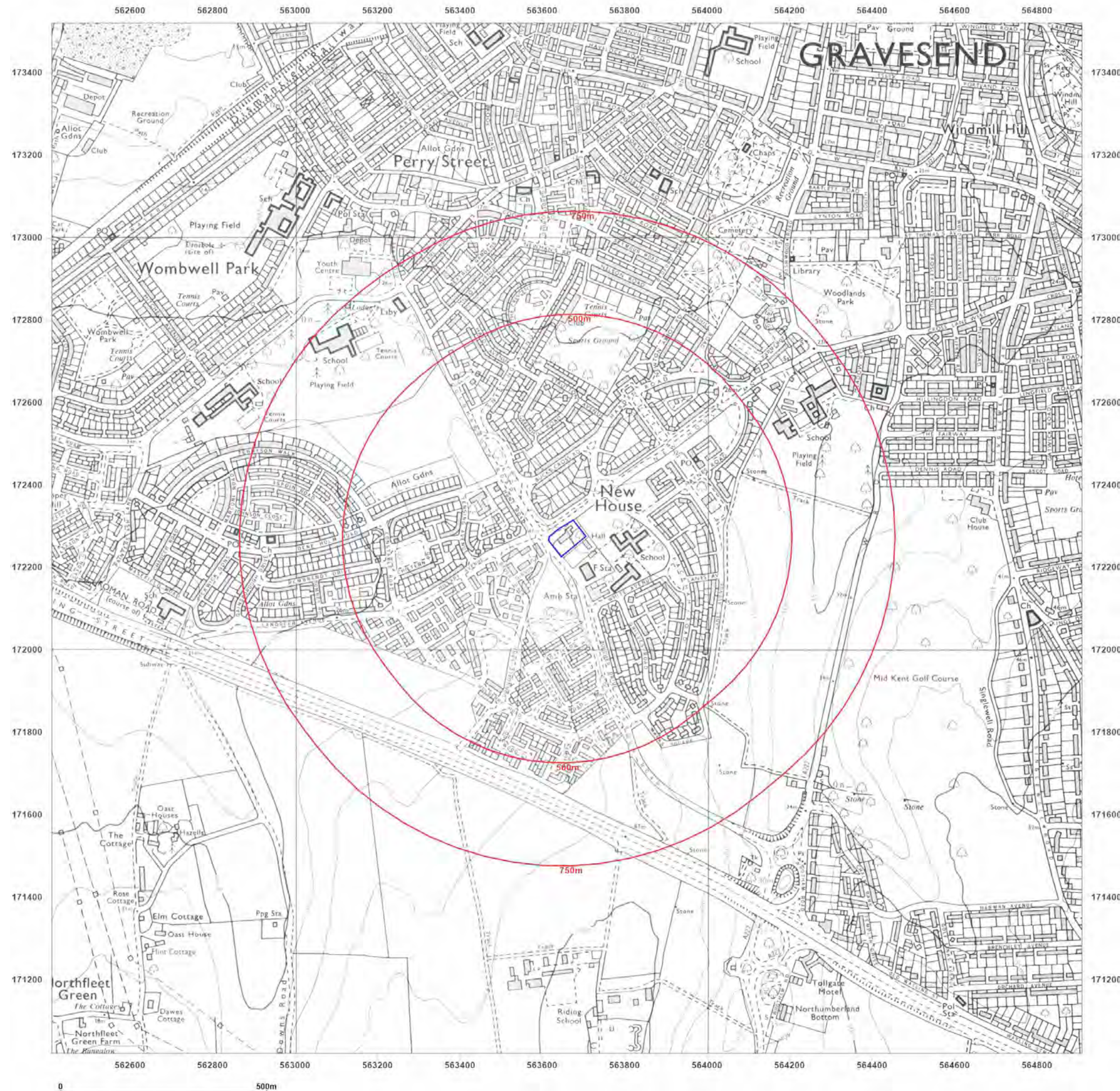


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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813

Report Ref: EMS-713375_931813

Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1988
Revised 1990
Edition N/A
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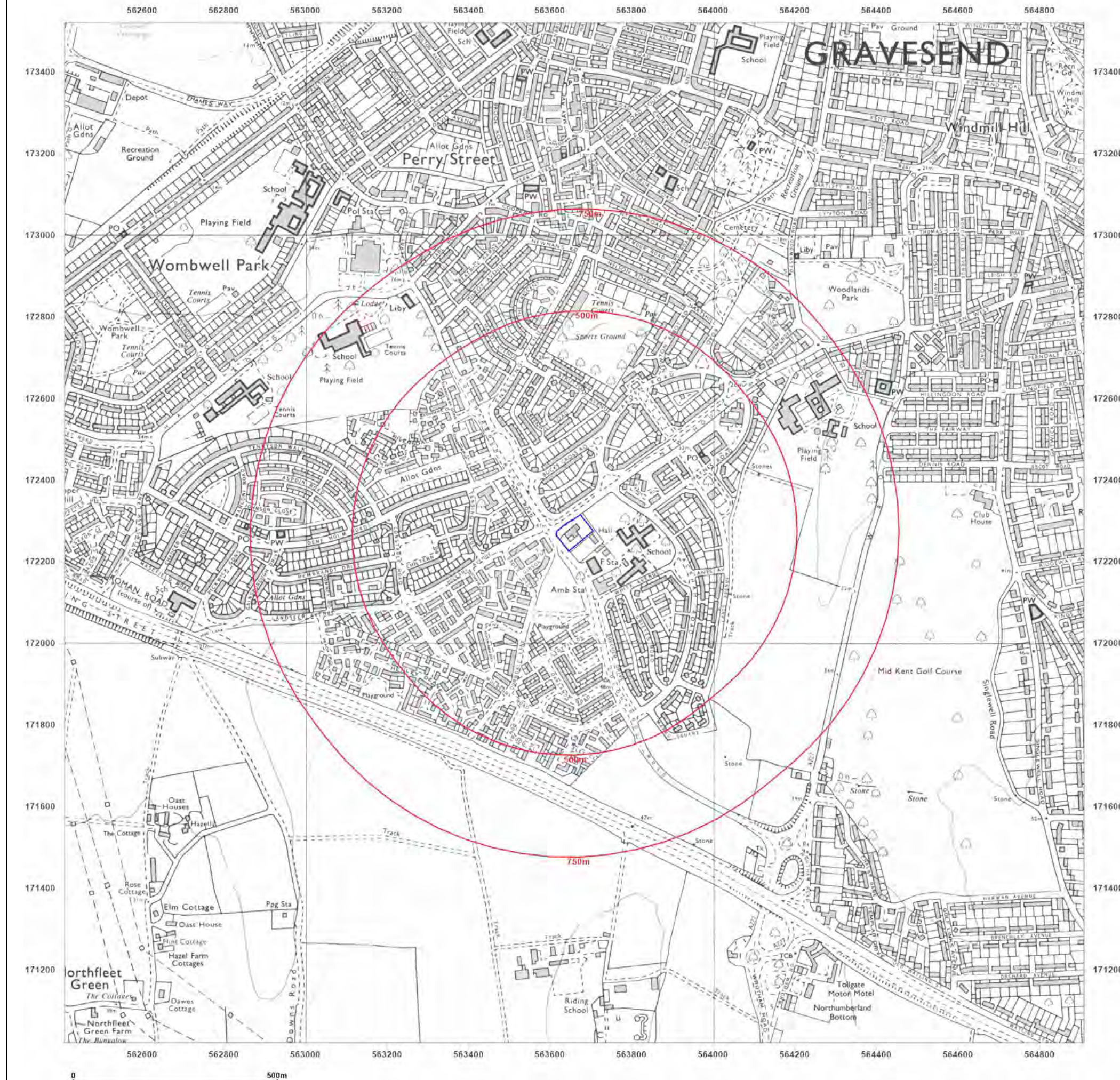


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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813

Report Ref: EMS-713375_931813

Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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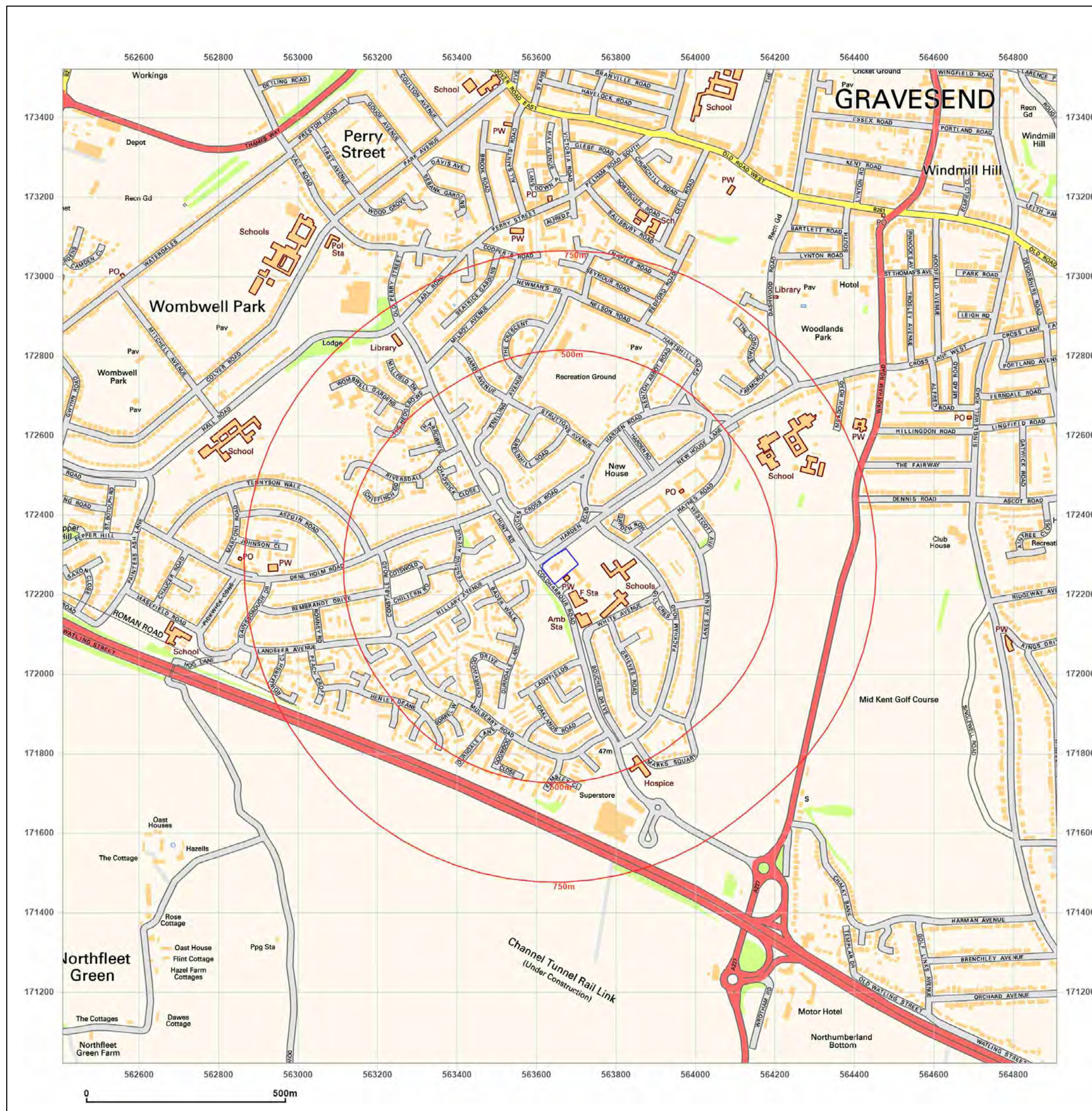


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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813

Report Ref: EMS-713375_931813

Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000



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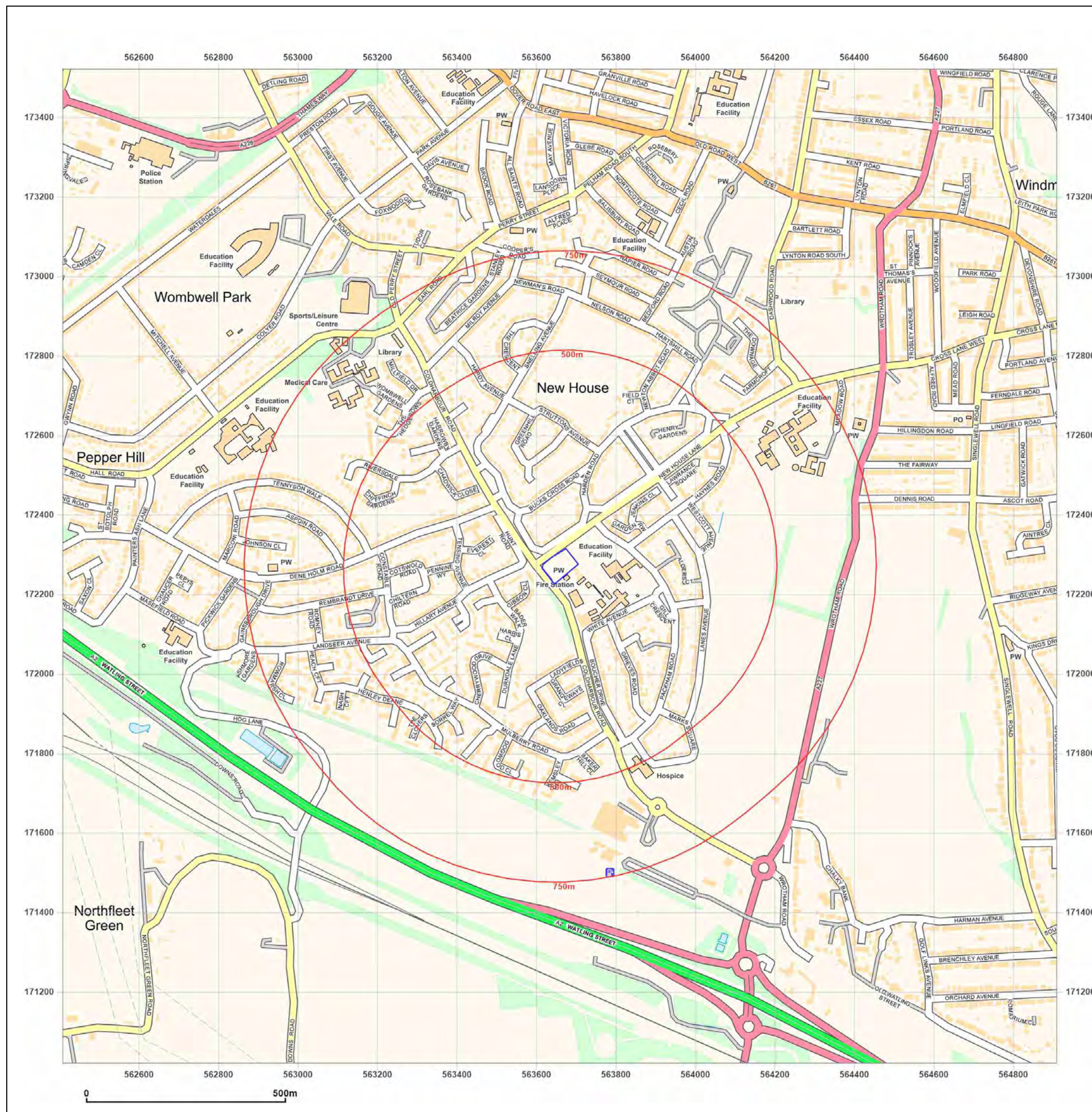


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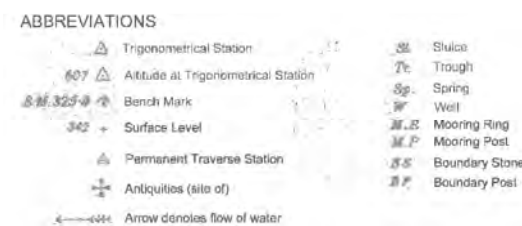
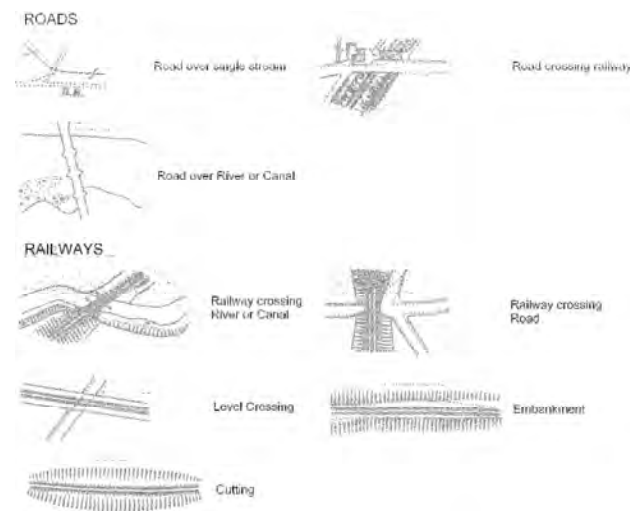
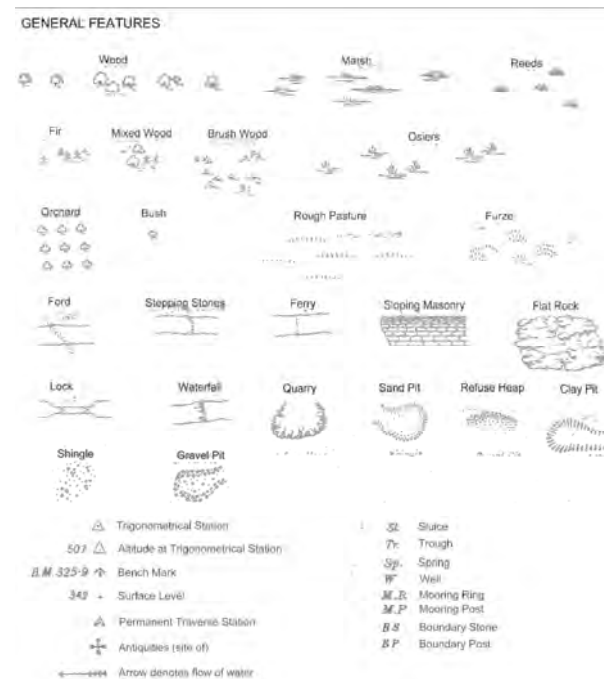
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Production date: 04 August 2021

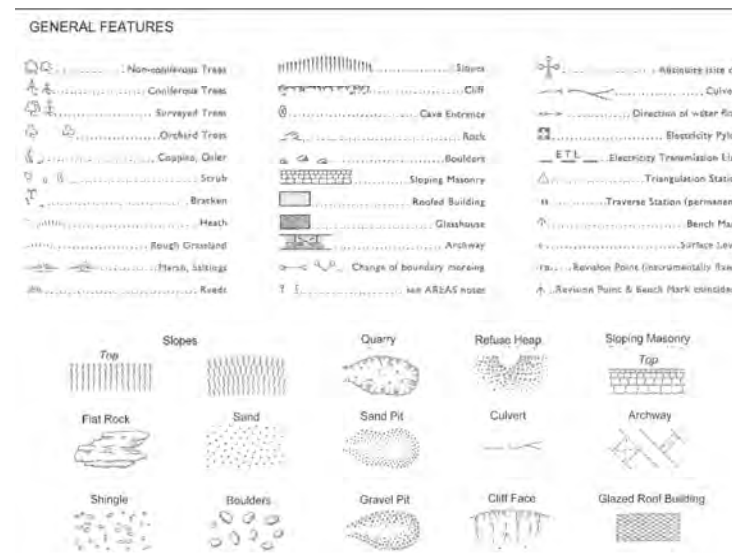
Map legend available at:
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County Series 1:2,500 scale



National Grid 1:2,500 / 1:1,250 scale



Historical Map Pack Legend

County Series

1:1,250 scale

~

County Series & National Grid

1:2,500 scale

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Technical Helpline:

Tel 08444159000

groundsuresight@groundsuresure.com
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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813

Report Ref: EMS-713375_931813

Grid Ref: 563659, 172271

Map Name: County Series

Map date: 1865

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
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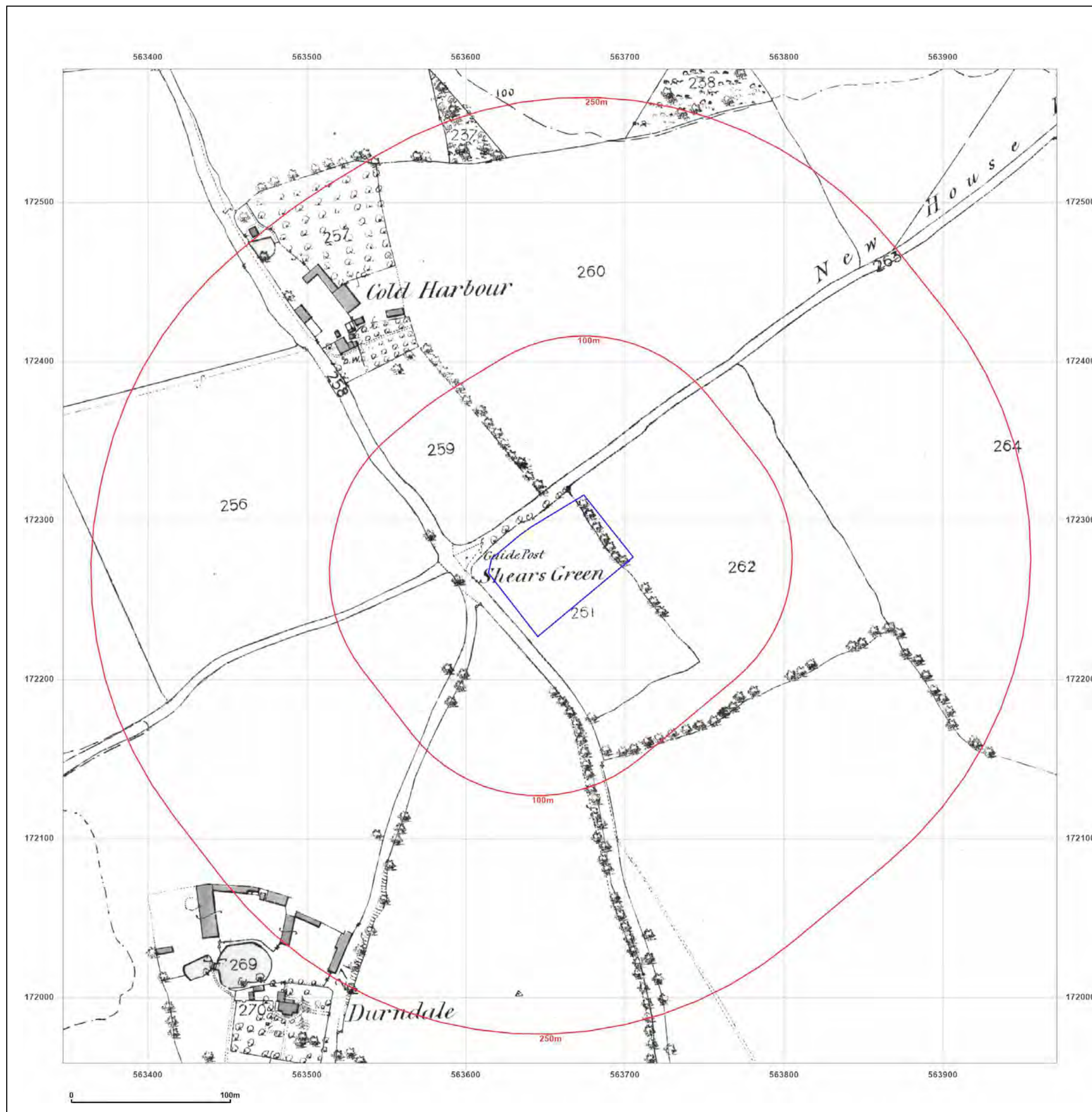


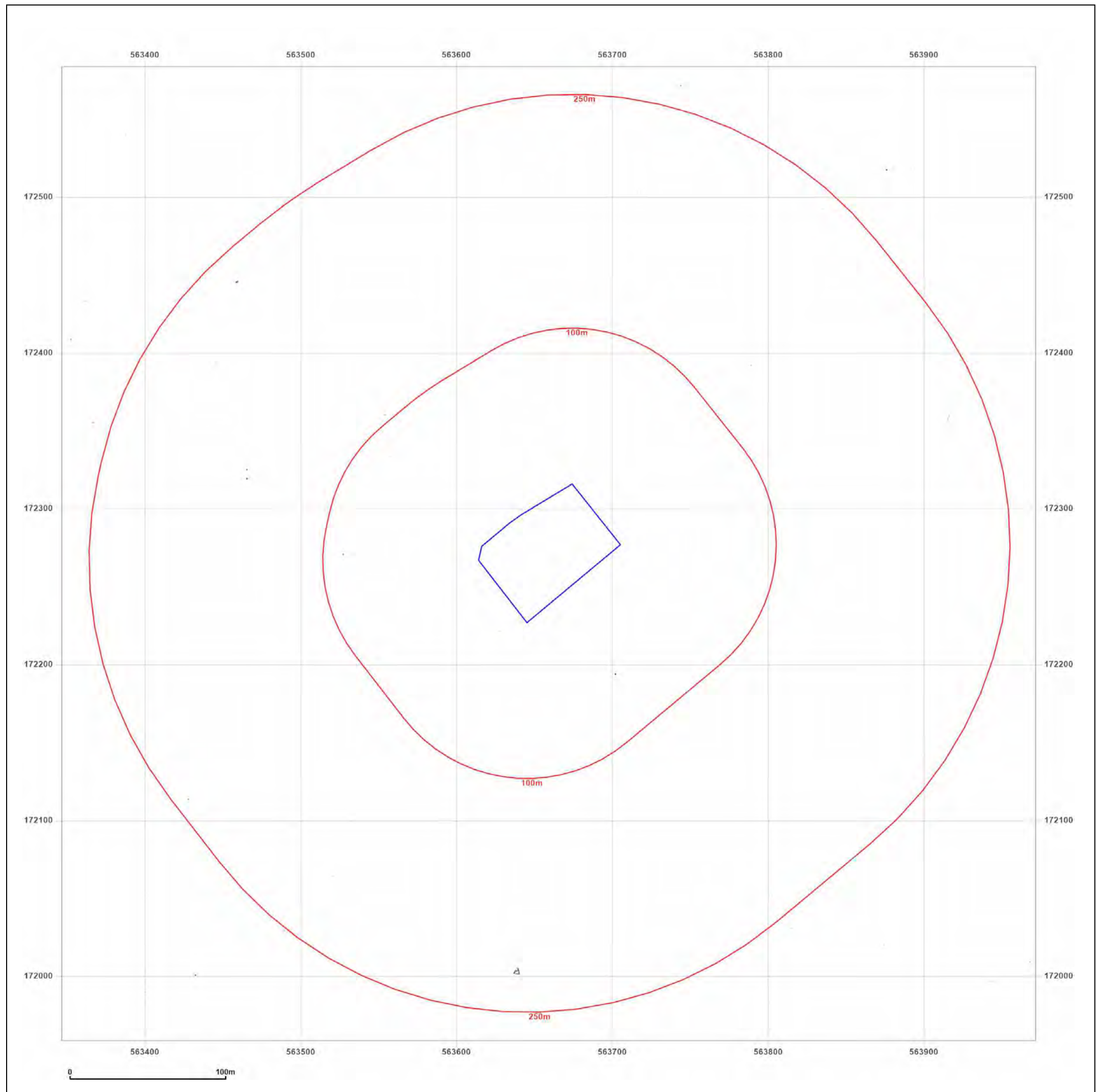
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Site Details:

Coldharbour Road, Gravesend

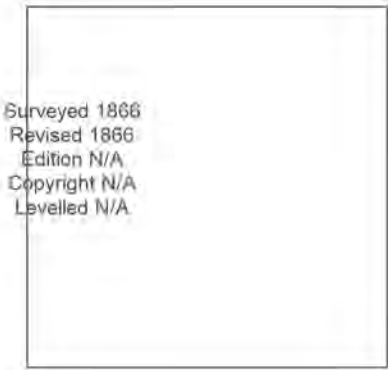
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Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: County Series

Map date: 1866

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1897
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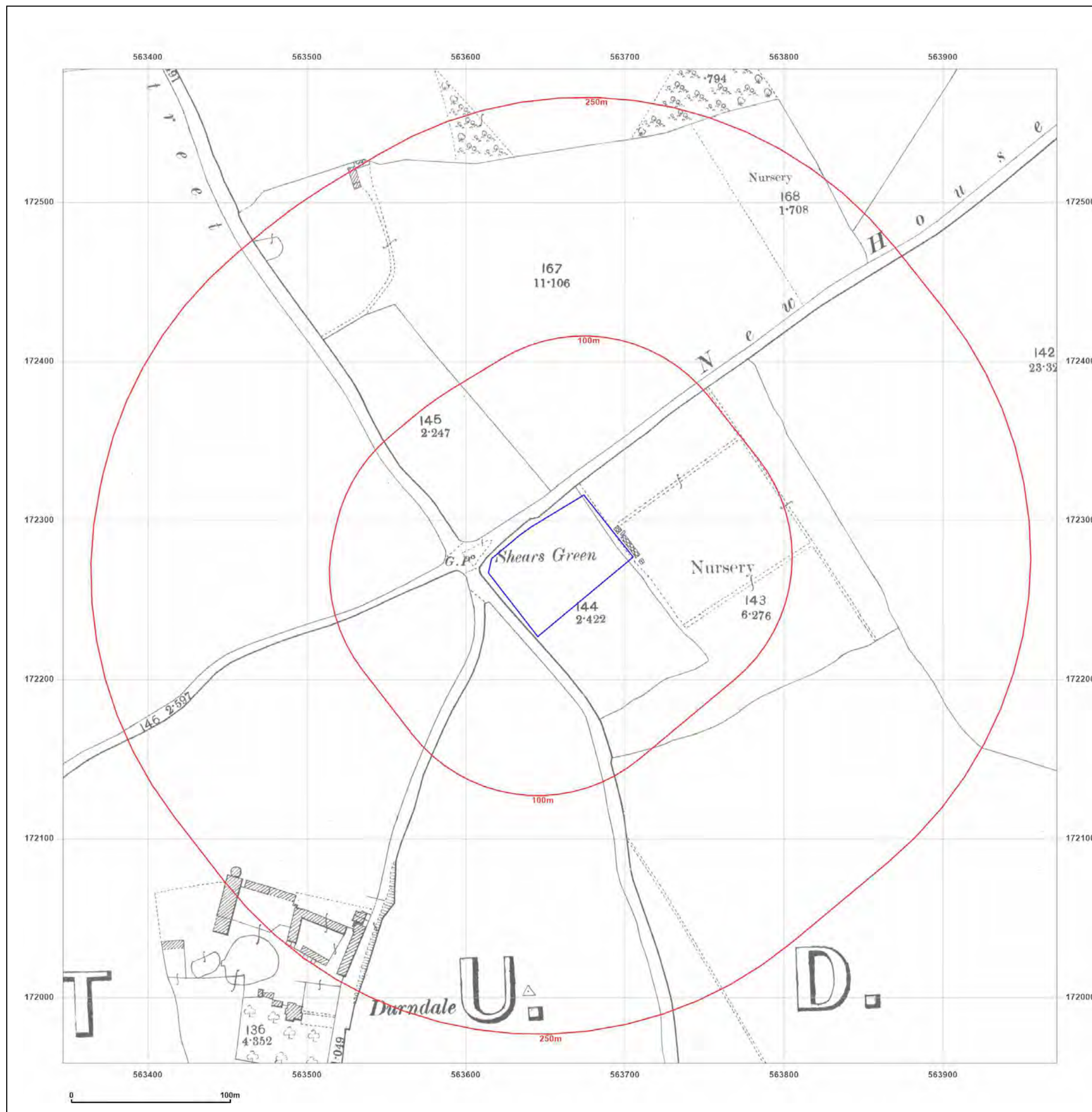


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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



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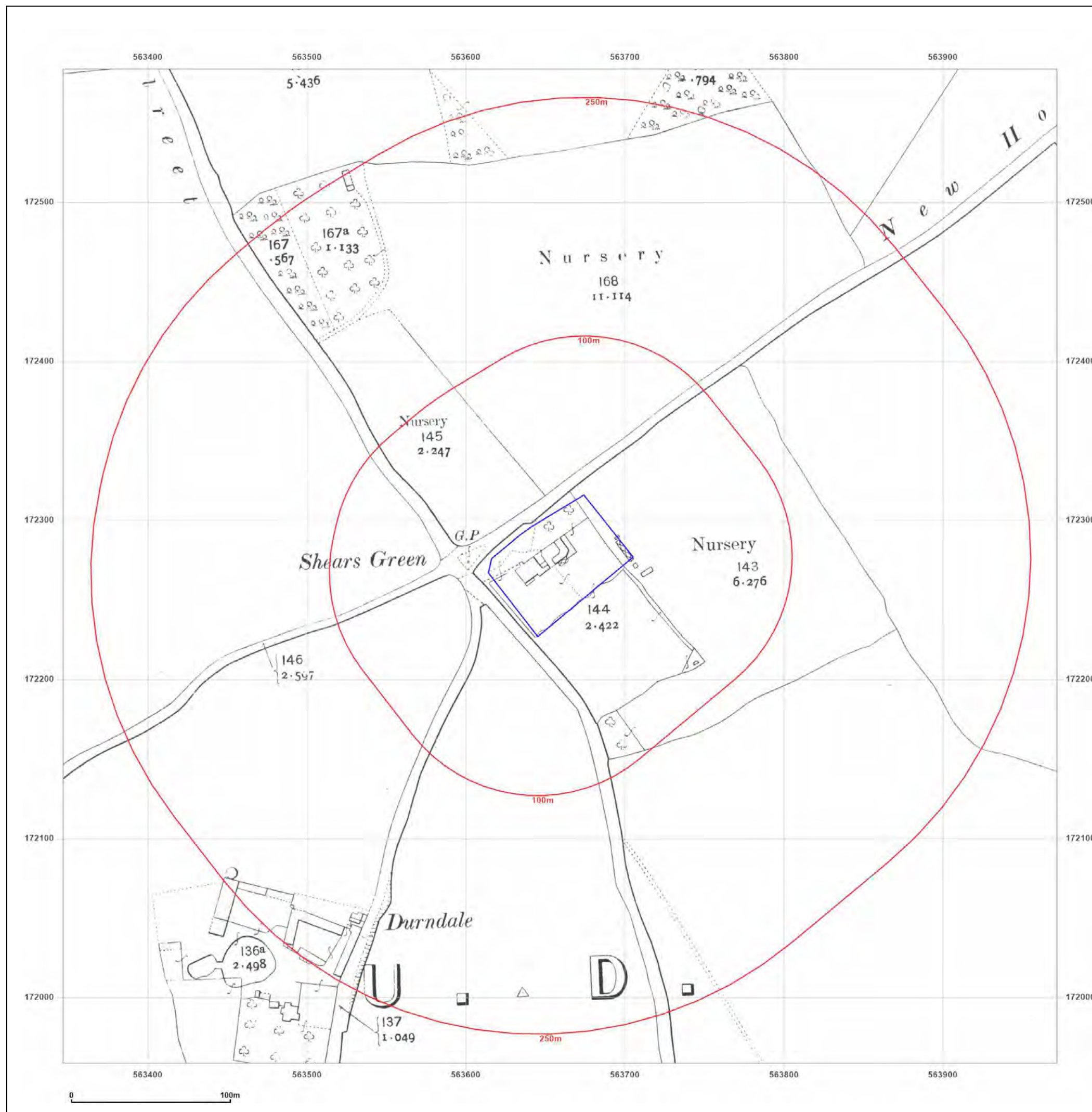


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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: County Series

Map date: 1931

Scale: 1:2,500

Printed at: 1:2,500



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Revised N/A
Edition N/A
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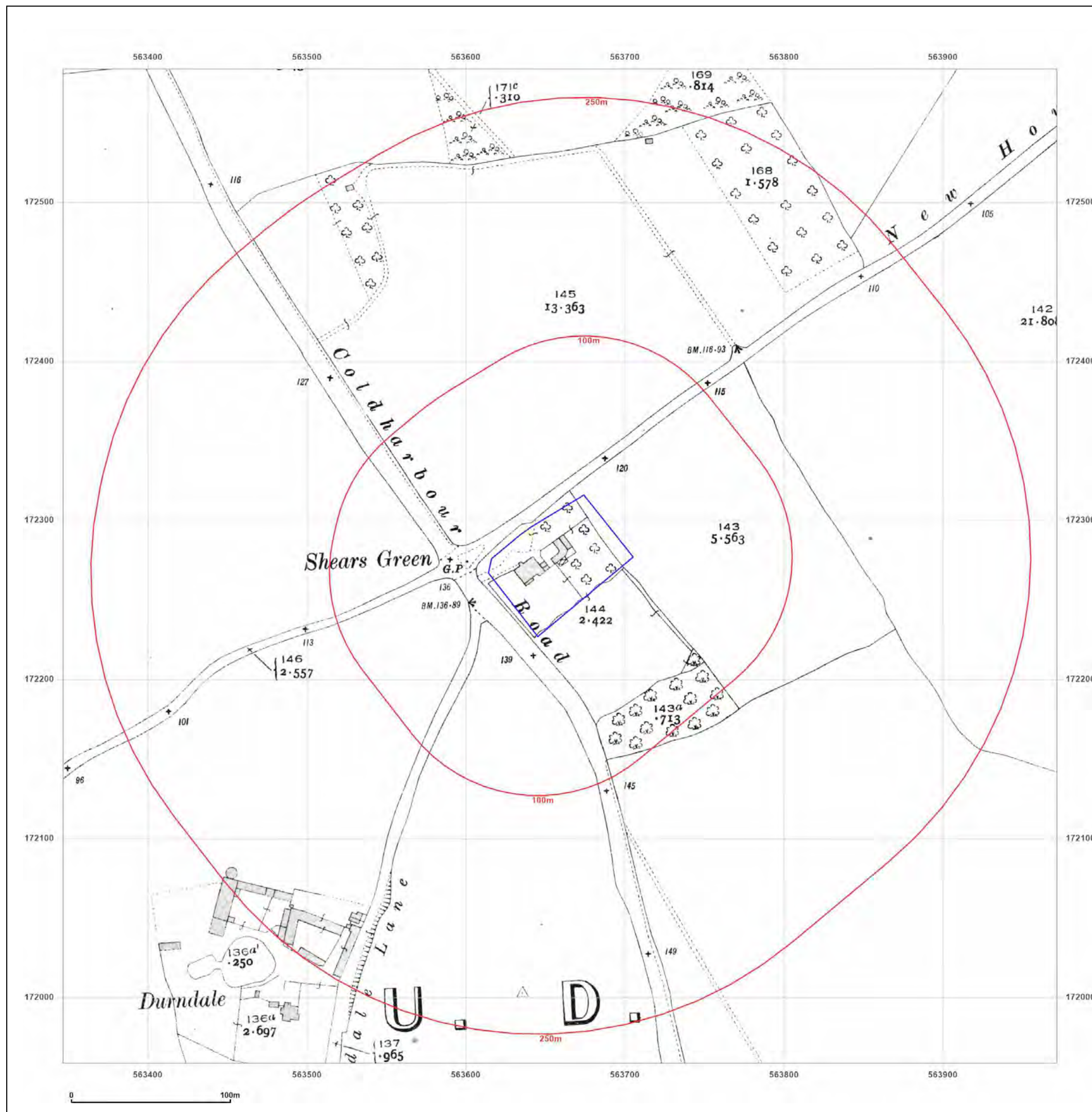


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Site Details:

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Client Ref: EMS_713375_931813

Report Ref: EMS-713375_931813

Grid Ref: 563659, 172271

Map Name: County Series

Map date: 1938

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1938
Revised 1938
Edition N/A
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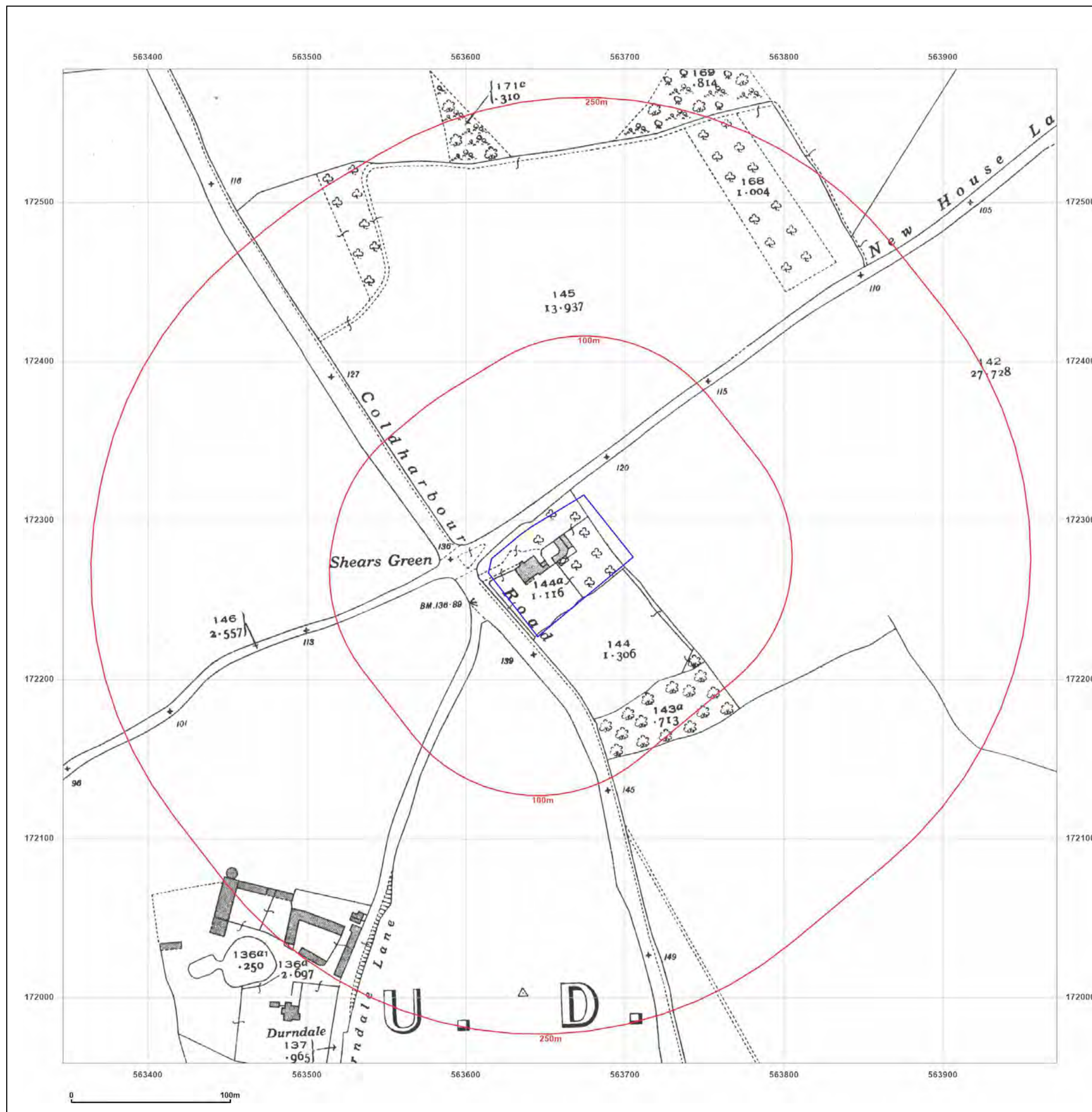


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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1952-1953

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1953
 Revised 1953
 Edition N/A
 Copyright N/A
 Levelled 1952

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

Surveyed 1953
 Revised 1953
 Edition N/A
 Copyright N/A
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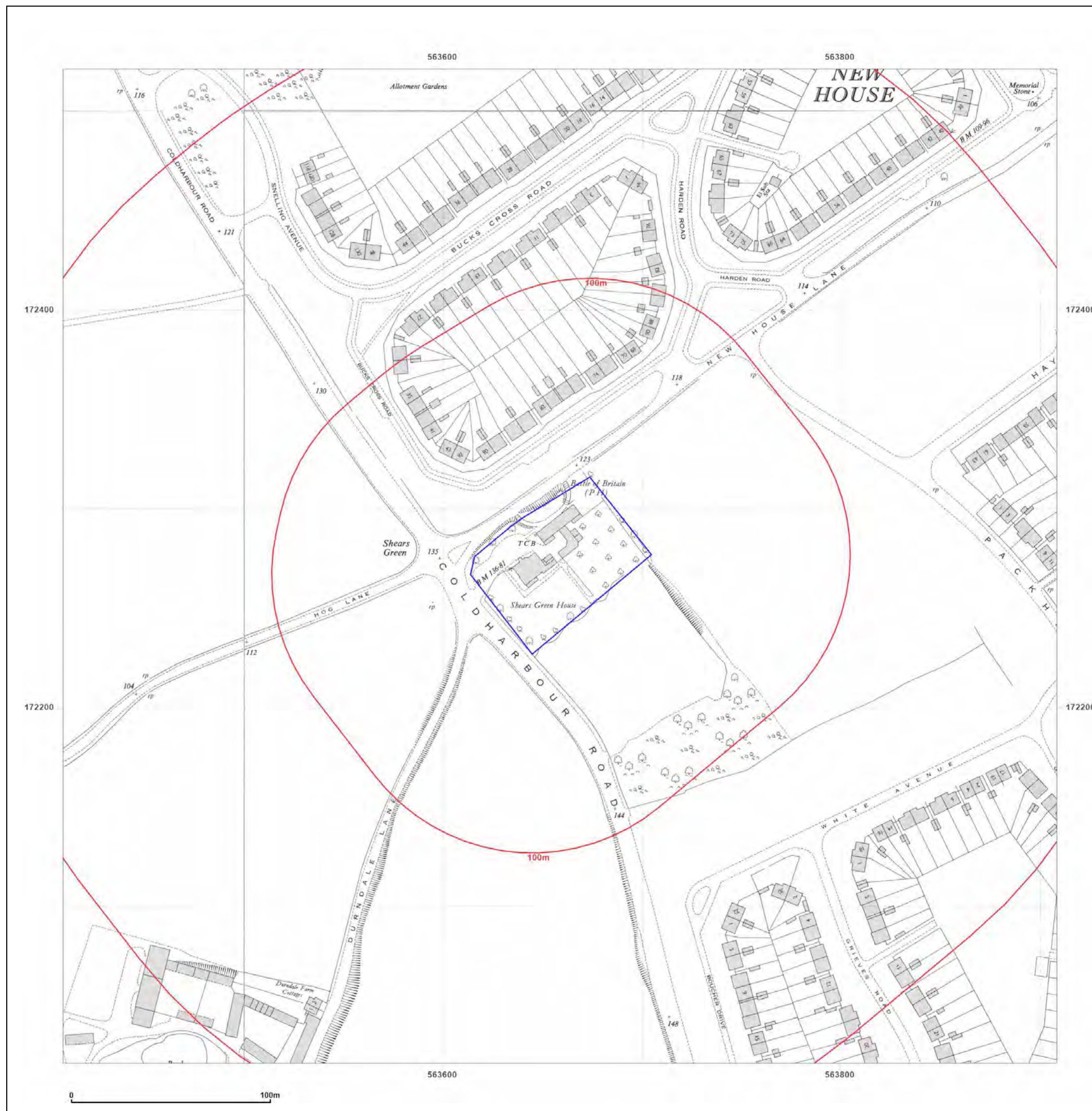


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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813

Report Ref: EMS-713375_931813

Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1953

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1953
Revised 1953
Edition 1954
Copyright N/A
Levelled 1952



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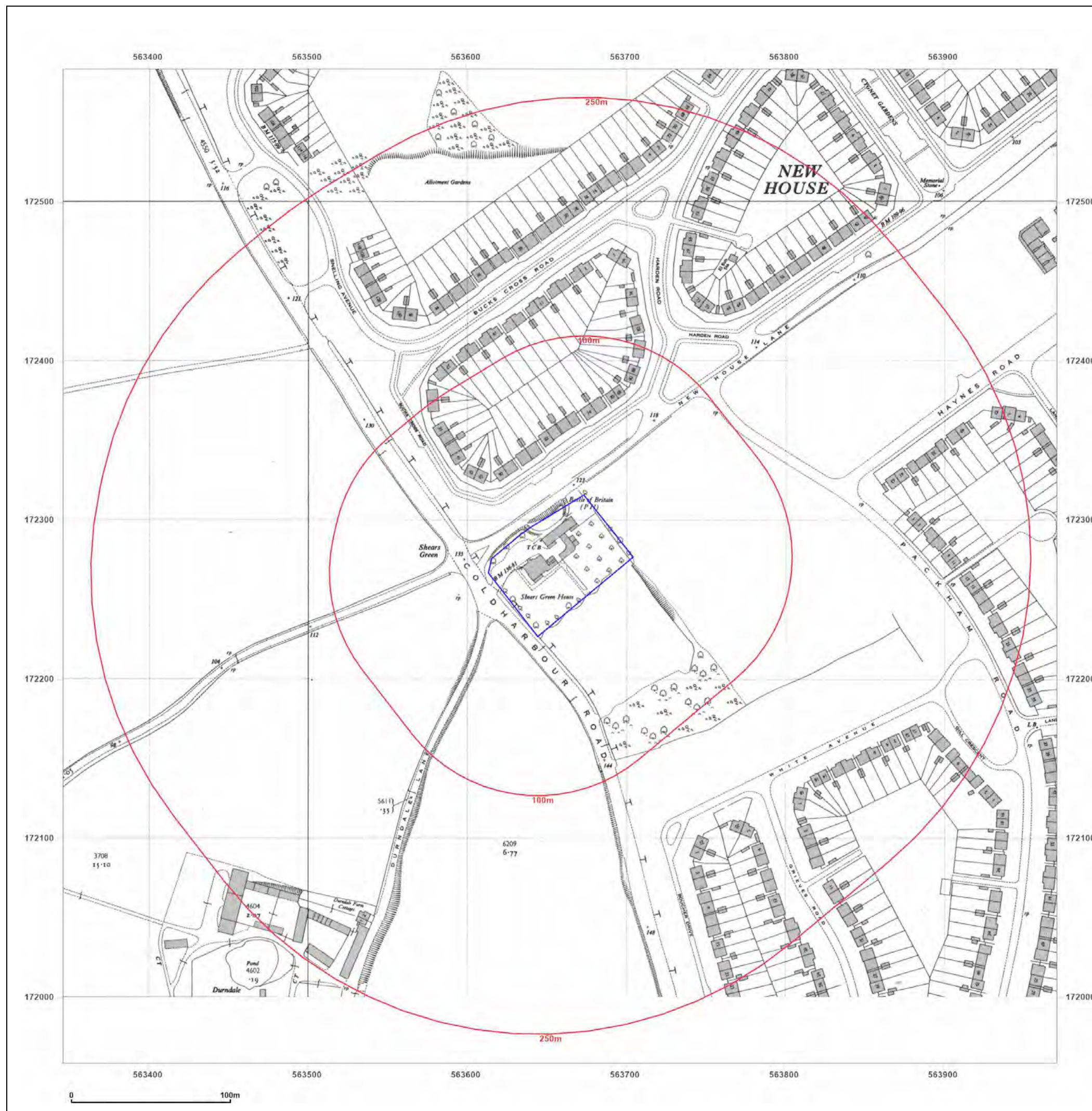


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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1960-1962

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952
 Revised 1961
 Edition N/A
 Copyright 1962
 Levelled 1953

Surveyed 1953
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1952



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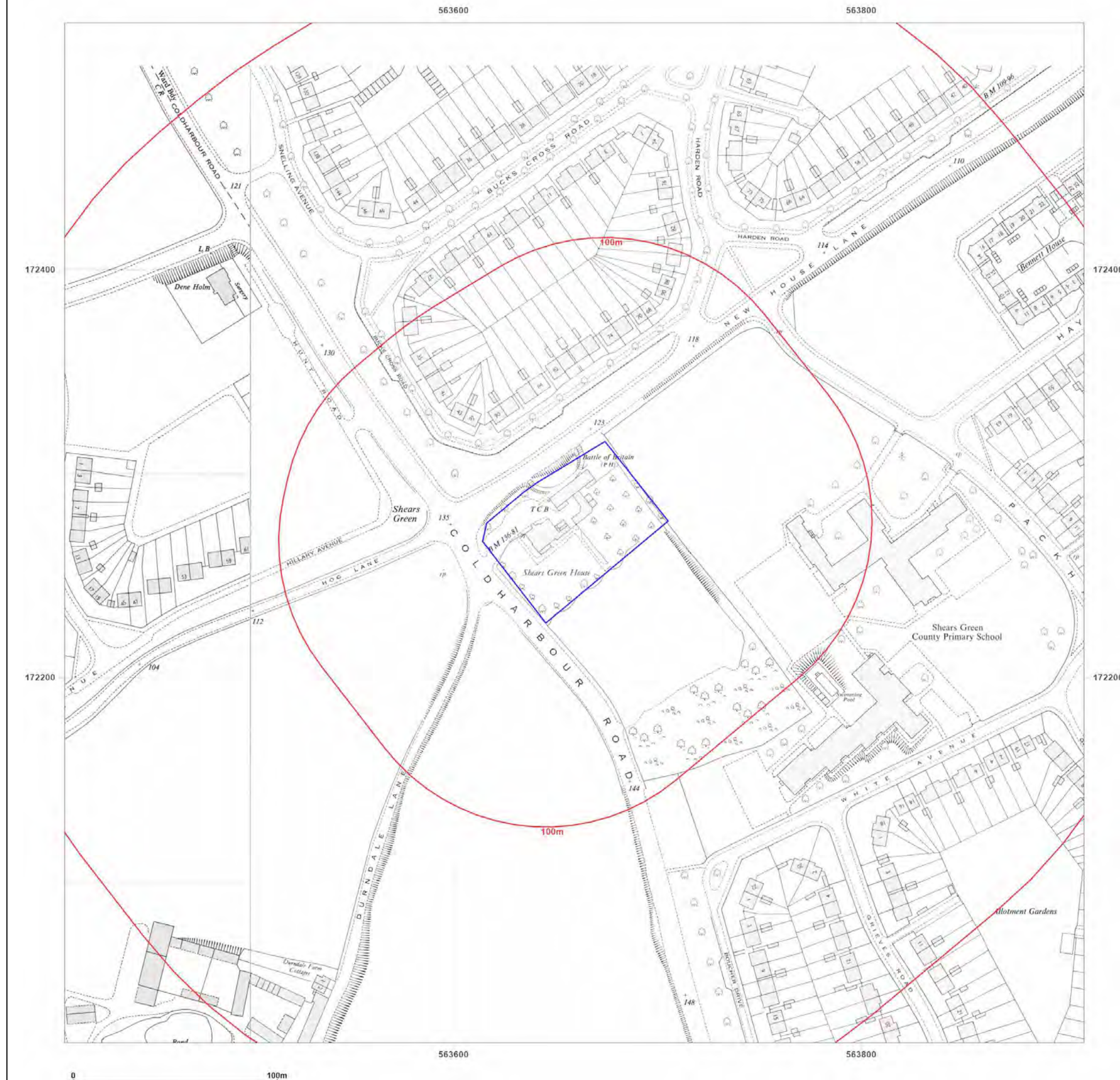


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Site Details:

Coldharbour Road, Gravesend

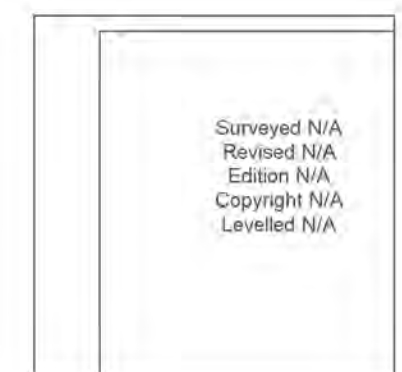
Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1962

Scale: 1:1,250

Printed at: 1:2,000



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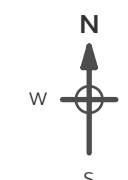
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Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1961-1966

Scale: 1:1,250

Printed at: 1:2,000



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 Revised 1965
 Edition N/A
 Copyright 1966
 Levelled 1952

Surveyed 1953
 Revised 1961
 Edition N/A
 Copyright 1962
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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1968-1971

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952
 Revised 1967
 Edition N/A
 Copyright 1968
 Levelled 1952

Surveyed 1952
 Revised 1970
 Edition N/A
 Copyright 1971
 Levelled 1952

Surveyed 1953
 Revised 1970
 Edition N/A
 Copyright 1971
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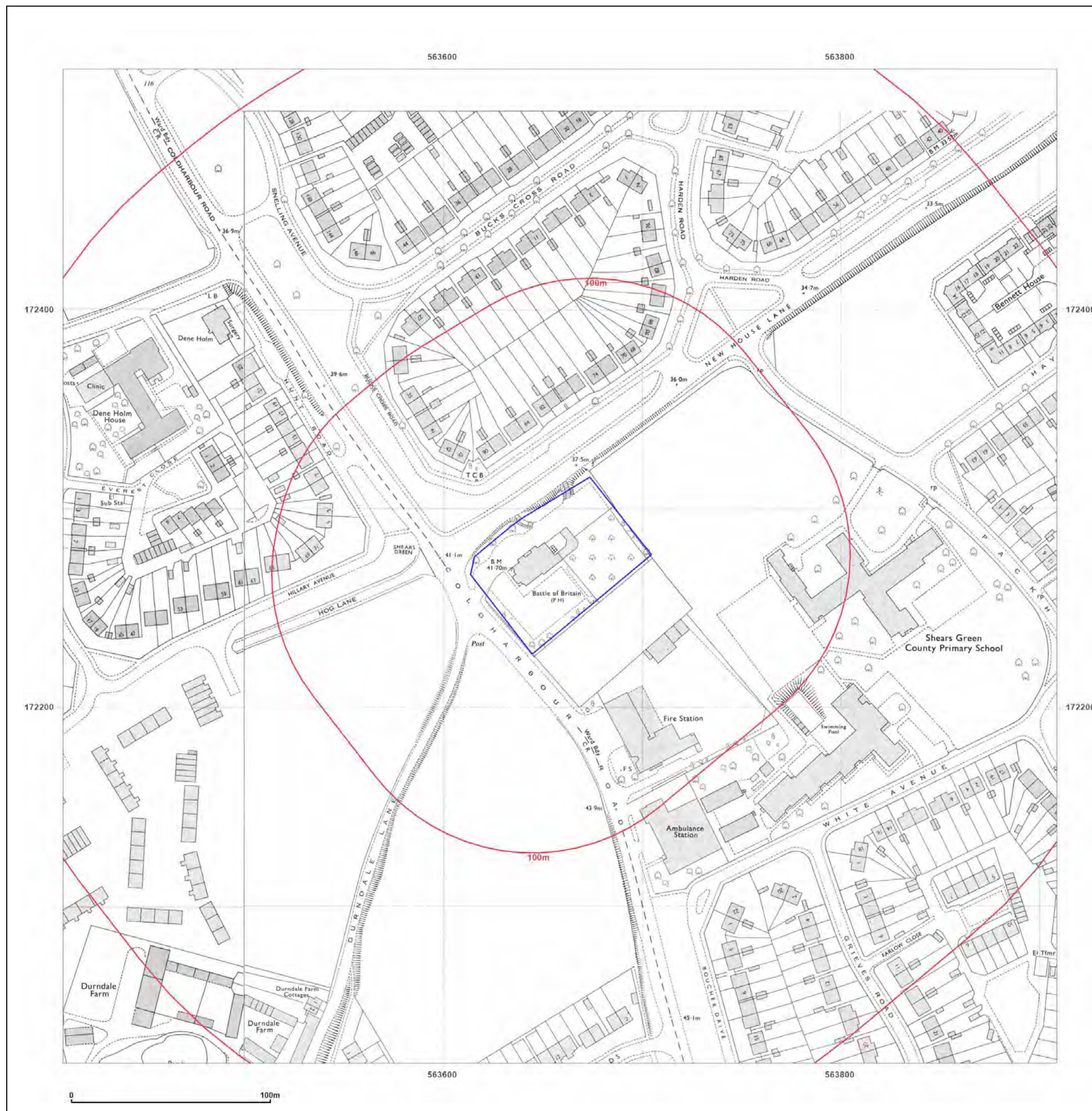


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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1973-1974

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952
 Revised 1974
 Edition N/A
 Copyright 1974
 Levelled 1952

Surveyed 1953
 Revised 1973
 Edition N/A
 Copyright 1974
 Levelled 1952

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

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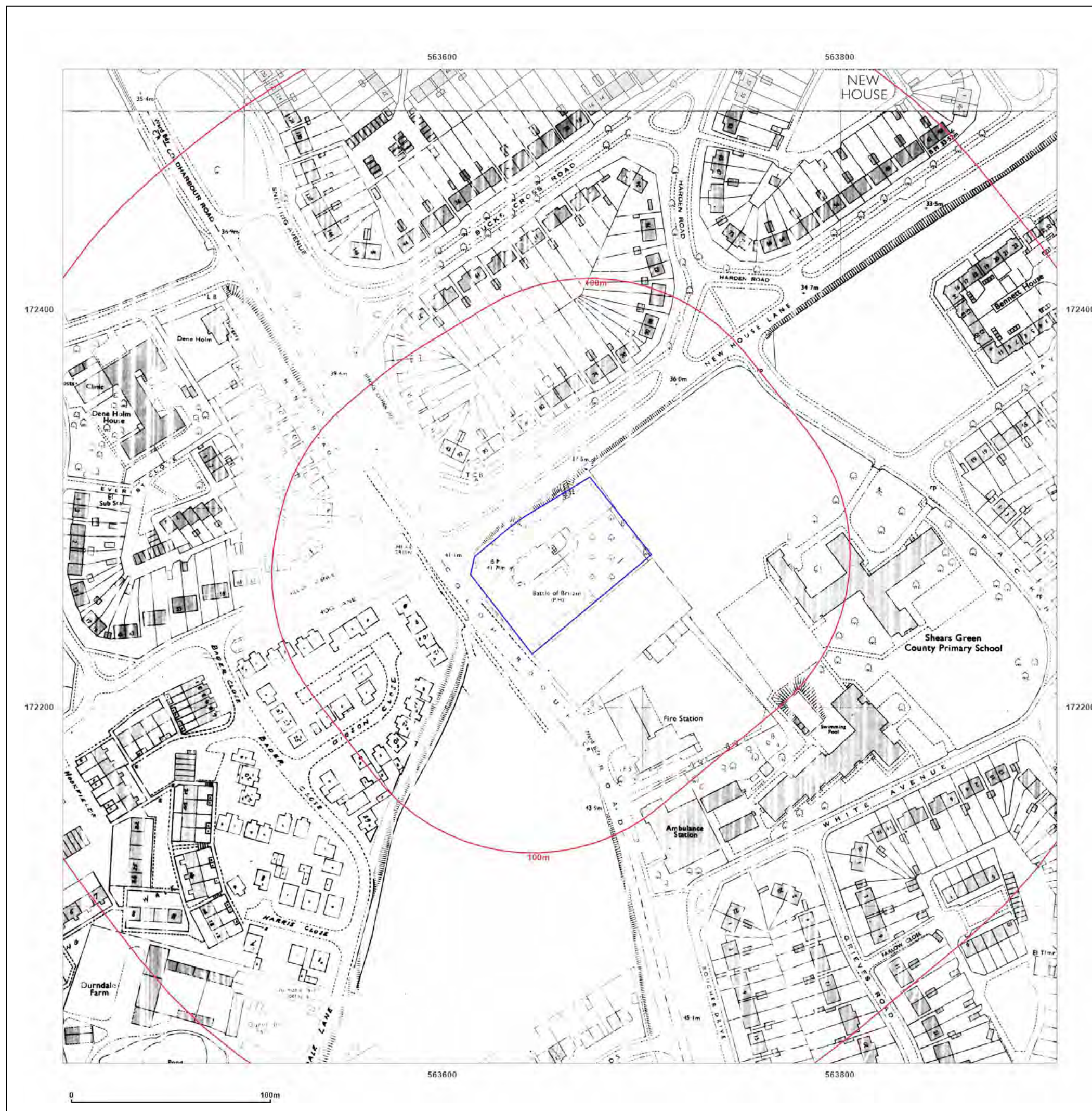


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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1974-1978

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1953
 Revised 1974
 Edition N/A
 Copyright 1974
 Levelled 1952



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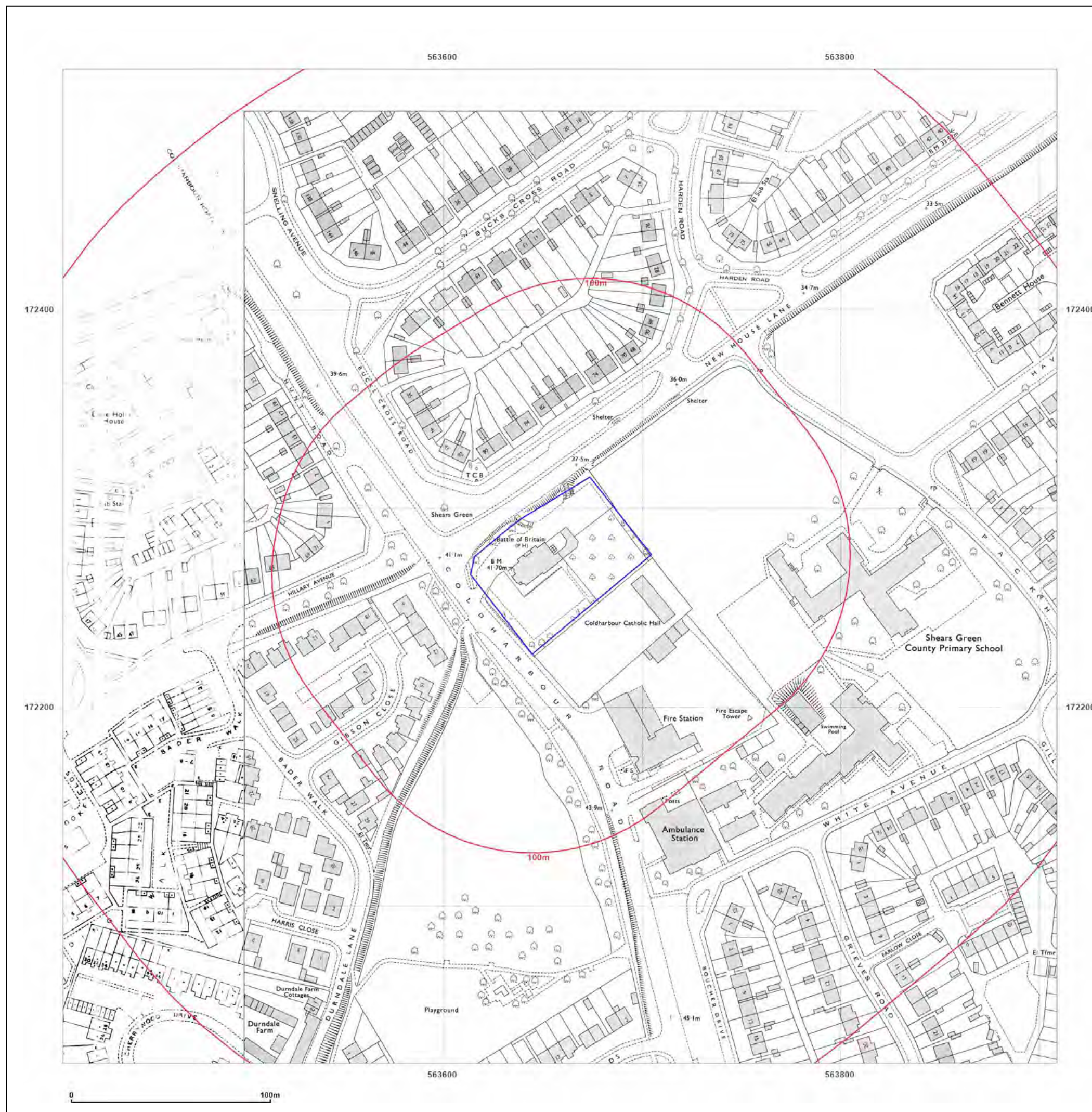


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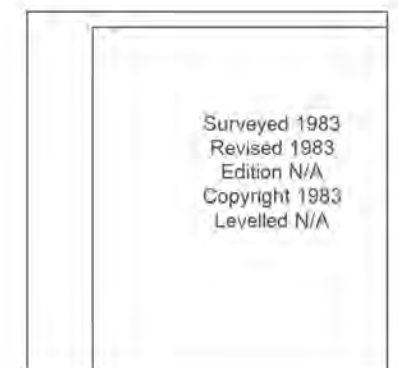
Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1983

Scale: 1:1,250

Printed at: 1:2,000



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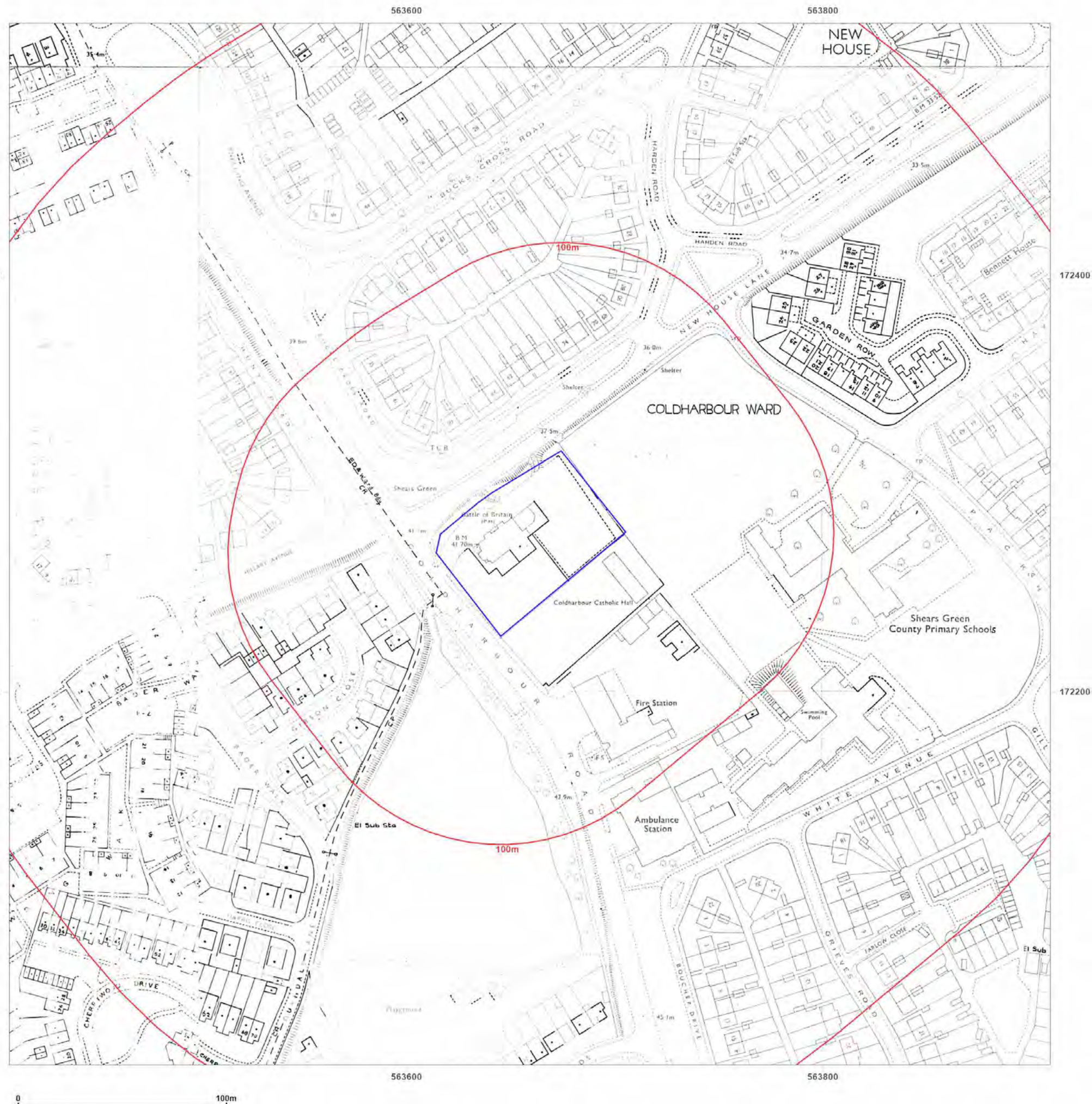
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Site Details:

Coldharbour Road, Gravesend

Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1981-1984

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952
Revised 1984
Edition N/A
Copyright 1984
Levelled 1952

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1981
Levelled 1952

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

Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1983-1987

Scale: 1:1,250

Printed at: 1:2,000



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 Edition N/A
 Copyright 1987
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Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1983
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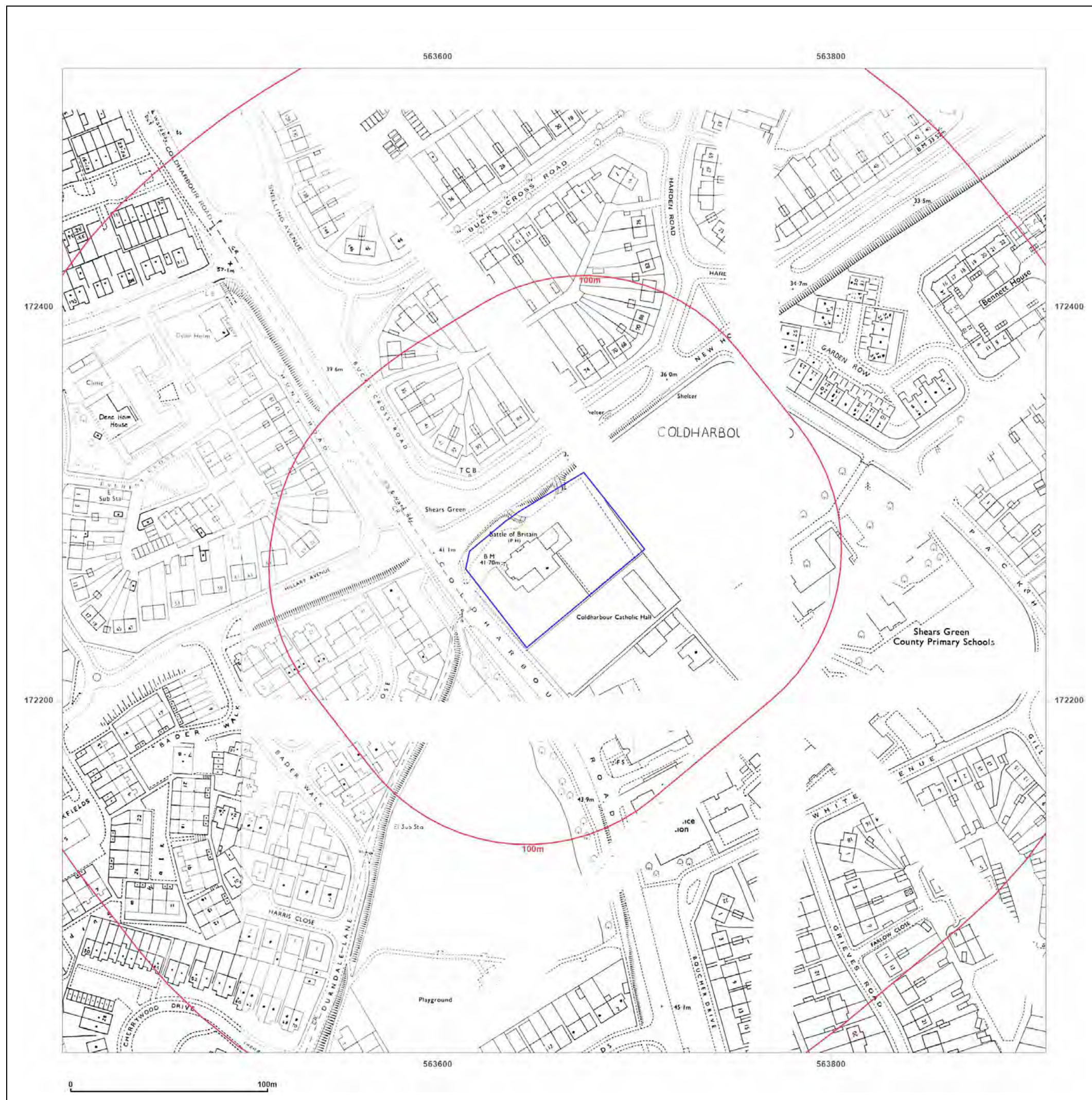


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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: National Grid

Map date: 1983-1987

Scale: 1:1,250

Printed at: 1:2,000



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 Edition N/A
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 Revised 1986
 Edition N/A
 Copyright 1986
 Levelled 1983

Surveyed 1952
 Revised 1983
 Edition N/A
 Copyright 1983
 Levelled 1952



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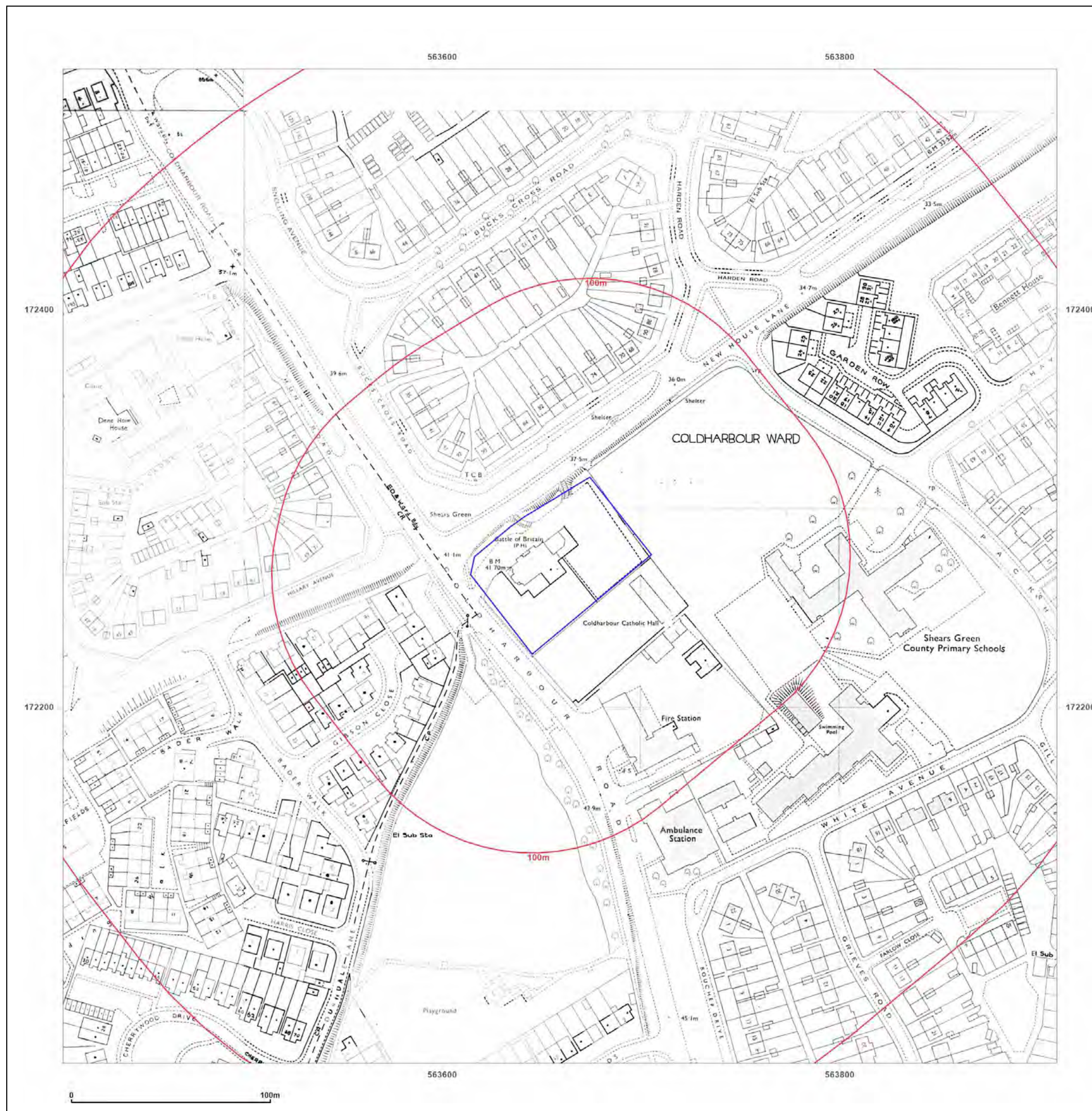


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Site Details:

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Client Ref: EMS_713375_931813
Report Ref: EMS-713375_931813
Grid Ref: 563659, 172271

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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