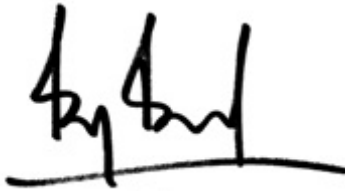


**Phase 1 Desktop Study
Meadway Precinct
Honey End Lane
Reading
RG30 4AB**



Prepared by:
Pankaj Patel - Senior Engineer



Reviewed by:
Michael Weaver - Partner

L00628, Ver. 1.0, April 2015



Structural
Engineering



Civil
Engineering



CDM
Co-ordination



BREEAM
Assessors



Traffic and
Transport



Flood Risk
Assessments

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1.0 Introduction

- 1.1** Scott white and Hookins was instructed by MAW Consulting Limited on behalf of Chillingham Ltd to undertake an Environmental Desk Top Study for the purposes of investigating the geotechnical and environmental factors pertaining to the proposed new development of the retail units at Meadway Precinct, Honey End Lane, Tilehurst in Reading.
- 1.2** The scope of the Phase 1 Environmental Desk Top Study of the site is as follows:
- Review of Historical Maps and Geological Information
 - Review of available Regulatory Information
 - Site Walkover
 - Production of this report to record and evaluate the information.
- 1.3** Scott White and Hookins has obtained a Landmark Envirocheck Report on the 9th March 2015. The report contains information derived from a database containing public record information from the Environment Agency, Local Authority and other bodies, full details of which are attached in Appendix D.
- 1.4** This report is for the private and confidential use of Chillingham Ltd and their agents and may not be copied in whole or in part without the written permission of Scott White and Hookins.

2.0 Site Description and Environmental Setting

2.1 Site Description

The site is located north of the A4 Bath Road. Cockney Hill lies to the south of the site while The Meadway lies to the north. Access to site is via Honey End Lane which forms the eastern boundary of the site. The surrounding area to the north, west and east is predominantly residential. The area adjacent to the southern boundary of the site consists of a foodstore and associated car parking. Prospect Park Hospital lies south-east of the subject site. The National Grid reference is 468350 E and 172716N. A location map is given in Appendix A.

The site covers an area of approximately 19,605 sqm. The site is currently occupied by two three- storey buildings consisting of retail units at the ground floor and residential units at the first floor levels running in the east west direction. The two buildings are separated by a concourse leading to the retail and leisure units located behind the three-storey buildings. The three- storey buildings appear to have a traditional pitched roof with a north-light type of window arrangement along the apex. The site also has a car park along the southern and the western (rear) boundary of the site. An existing site plan is attached in Appendix B.

2.2 Site Geology

The digital geological maps published by British Geological Survey (BGS) indicate that the site is underlain with Lambeth Group - Clay, Silt and Sand. The map shows no records of superficial deposits overlying the Lambeth Group.

2.3 Site Hydrogeology

The Groundwater Vulnerability map provided in the Envirocheck report indicates that the site is located over a Secondary A Aquifer. These are predominantly permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

The Water and Hydrology map in the Envirocheck report indicates that the site is not located over a Groundwater Source Protection Zone (SPZ).

2.4 Site Hydrology

The Envirocheck Flood Map indicates that the site is located in Flood Zone 1. Flood Zone 1, as defined in Table 1 of the Planning Practice Guidance document comprises land having a less than 1 in 1,000 annual probability of river or sea flooding (< 0.1%) in any year.

2.5 Proposed Development

The project involves alterations and extensions to the existing shopping development. The scheme consists of extensive demolition works with the retention of the retail units fronting Honey End Lane and the retail units and residential accommodation that are either side of the Mall area. Under the current proposals, the existing Boots unit towards the rear is to be retained with buildings around it demolished and new buildings constructed around the retained unit. Refer to the proposed plan attached in Appendix C.

3.0 Historical Review

The following Ordnance survey maps were used to assess the historical land use of the site and surrounding area.

Mapping Type	Date	Scale
Ordnance Survey Map - Berkshire	1881	1: 2,500
Ordnance Survey Map - Berkshire	1899	1: 2,500
Ordnance Survey Map – Berkshire	1901	1: 10,,560
Ordnance Survey Map - Berkshire	1911	1: 2,500
Ordnance Survey Map - Berkshire	1914	1: 10,560
Ordnance Survey Map - Berkshire	1932	1: 2,500
Ordnance Survey Map - Berkshire	1938	1: 10,560
Ordnance Survey Plan	1961	1: 1,250
Ordnance Survey Plan	1962	1: 1,250
Ordnance Survey Plan	1968	1: 10,000
Ordnance Survey Plan	1971-1976	1: 1,250
Supply of Unpublished Survey Information	1974	1: 1,250
Ordnance Survey Plan	1983	1: 10,000
Ordnance Survey Map – Reading	1990	1: 10,000
Ordnance Survey Plan	1992	1: 10,000
Large Scale National Grid Data	1993	1: 1,250
10 k Raster Mapping	2006	1: 10,000
VectorMap Local	2014	1: 10,000

Ordnance Survey Map - Berkshire 1881 (1: 2,500):

The 1881 ordnance survey map indicates the site as mostly woodland. Cockney Hill is shown on the south although it is not called up. Honey End Lane, although not called up, is also shown running along the south eastern boundary of the site. The road turns east from the south eastern corner of the site. Honeyend Farm is shown towards the south while Prospectpark Cottage is shown towards the south east.

Ordnance Survey Map - Berkshire 1899 (1: 2,500):

The 1899 ordnance survey map indicates that the site remains unchanged. A Brick Works is indicated on land adjacent to the eastern boundary. The eastern corner of the site is shown in cutting indicating that the clay required for the manufacturer of the bricks was being quarried from the subject site.

Ordnance Survey Map - Berkshire 1901 (1: 10,560):

The 1900 ordnance survey map indicates that the site remains unchanged. Barracks belonging to the 49th Regiment District are indicated northeast of the site. The map shows an increasing number of Clay and Brick Work factories towards the east.

Ordnance Survey Map - Berkshire 1911 (1: 2,500):

The former Brick Works factory located east of the site is called up as Prospect Park Brick Works in the 1911 ordnance survey map for Berkshire. Majority of the woodland on the site appears to have been cleared and the area of cutting has increased. Park Hospital appears towards the south east. Cockney Hill is also called up in the 1911 maps.

Ordnance Survey Map - Berkshire 1914 (1: 10,560):

The 1914 ordnance survey map indicates that the site remains unchanged. The Royal Berks Regiment Barracks are shown towards the northeast along with a Drill Ground, a County Cricket Ground and a Football Ground.

Ordnance Survey Map - Berkshire 1932 (1: 2,500):

The 1932 ordnance survey map shows Roman Pottery found on the site. The entire site is now shown in cutting. Potential tanks are indicated on land adjacent to the eastern boundary housing the Brick Works. Park Hospital appears to have expanded. The Drill Ground belonging to the Royal Berks Regiment is now called up as a Recreation Ground in the 1932 (1:10,560) maps.

Ordnance Survey Map - Berkshire 1938 (1: 10,560):

According to the historic map of 1938 much of the site remains unchanged.

Ordnance Survey Plan - 1961 (1: 1,250):

The 1961 map indicates part of the western and the northern boundaries of the site as woodland, in cutting. Honey End Lane is called up along the south eastern boundary of the site. The map indicates drains (surface water feature) on land adjacent to the north, west and south west boundaries of the site.

The 1:10,000 map indicates Roman Remains found on site. A cart track (CT) is shown running between the Brick Works on the adjacent site to the east and the subject site. The map shows increased residential properties in the western and southern areas.

Ordnance Survey Plan -1962 (1: 1,250):

The 1962 ordnance survey map indicates that the site remains unchanged.

Ordnance Survey Plan -1968 (1: 10,000):

The 1968 ordnance survey map indicates that the site remains unchanged.

Ordnance Survey Plan -1971-1976 (1: 1,250):

The 1971-1976 maps indicate Meadway Precinct Shopping Centre on site. Honey End Lane has been extended along the north eastern boundary. The Victory Public House (PH) appears on the north eastern boundary of the site. A substation is also shown inside the site. The western and northern boundaries are shown as woodland in cutting

Supply of Unpublished Survey Information – 1974 (1: 1,250):

Much of the site remains unchanged in the 1974 map.

Ordnance Survey Plan – 1983 (1: 10,000):

Much of the site remains unchanged in the 1983 map. Further residential development is shown in the south west region. The footprint of the Asda store appears on the site adjacent to the southern boundary.

Ordnance Survey Map – Reading 1990 (1: 10,000):

The Russian Military map of Reading indicates the site remains unchanged. The Barracks located northeast of the site are called up as military buildings and communications areas on the Russian Military Map.

Ordnance Survey Plan -1992 (1: 10,000):

Much of the site remains unchanged in the 1992 map.

Large Scale National Grid Data – 1993 (1: 1,250):

Much of the site remains unchanged in the 1993 map.

10 k Raster Mapping – 2006 (1: 10,000):

The coloured 10K Raster Map of 2006 indicates the site remains unchanged. Meadway Precinct is clearly marked on the site along with the car park along the southern and western boundary of the site. The drains (surface water feature) along the western and south western areas are clearly marked on the map. Nearby schools, hospitals and depots are also shown on the map.

VectorMap Local – 2014 (1: 10,000):

The coloured Vector Local Map of 2014 indicates Shilling Close and associated development on the northeast boundary. The majority of the site however remains unchanged.

4.0 Regulatory Review

An Envirocheck Report was commissioned for the current site covering an area of 1000m from the centre of the site. The relevant criteria within 1000m of the site are discussed below and the full results of the search criteria are summarised within the relevant pages of the appended Envirocheck report.

The site lies over a Secondary (A) Aquifer and is not within 1000m of Source Protection Zone (SPZ) I, II or III.

The site is located in Flood Zone 1 and is not at risk from flooding from Rivers or Sea.

There are no Licensed Waste Management Facilities within 251 – 500m of the site.

There are no Registered Waste Transfer sites within 501m - 1000m of the site.

There are no Registered Waste Treatment or Disposal sites 251 – 500m of the site.

There is one fuel station entry within 250m of the site, one within 500m and three within 1000m of the site.

There has been one discharge consent into a tributary to River Brook within 1000m of the site.

There has been one pollution incident to controlled waters within 1000m of the site.

The nearest surface water feature is within 250m from the site.

There are three water abstraction sites within 501-1000m of the site.

There is a local nature reserve within 250m of site and one within 501-1000m from the site.

There is one nitrate vulnerable zone within 250m of site.

There is one man made mining cavity on site, one within 250m of site, four within 250-500m of site and three within 501-1000m from the site.

There is one natural cavity within 251-500m of site and five natural cavities within 501-1000m of site.

The site is located in a zone which has potential for collapsible ground stability hazards.

The site is located in a zone which has potential for landslide ground stability hazards.

The site is located in a zone which has potential for shrinking and swelling clay ground stability hazards.

The site is located on land which had a potentially contaminated industrial use in the past. In addition there are five listings of potentially contaminated industrial land use within 250m, five within 500m and eighteen within 100m of site.

There is one potentially infilled (non-water) land (pit quarry etc.) on site, one within 250m of site, three within 251 – 500m of site and twelve within 501-100m of site.

There are three potentially infilled (water) land areas within 250m of site, one within 251 – 500m of site and seven within 501-100m of site.

There is a substation on site and one within 250m of the site.

The site is within 250m of land which has a potential of tanks present on site.

5.0 Site Walkover

5.1 General

The walk over survey was undertaken on Monday, 16th March 2015. The weather whilst carrying out the survey was cloudy with heavy downpours.

5.1.1 Present use of site

The site currently is currently occupied by three buildings. These are referred to as bldg. 1, 2, and 3 in figure 1. Buildings 1 and 2 are three storey T-shaped buildings consisting of retail units at ground floor level and residential units at first and second floor. The residential units are set back along the front and the back. Buildings 1 and 2 are separated by a concourse which provides access to the retails units along the sides.

Building 3 is located towards the rear and consists of a leisure unit and a retail unit. The site also contains a row of garages and a sub-station along the northern boundary of building 3. The area along the western (rear) and the southern boundary of the site is currently used as a car park. The area beyond the car park along the western boundary rises steeply and consists of woodland.

5.1.2 Current access arrangements

Vehicular access to the car park is from the round-about located south along Honey End Lane. Access to the residential blocks at first floor level is via stairs which are located at the far ends of the units.

5.1.3 Description of surrounding sites

The site adjacent to southern boundary consists of an Asda Store and associated car parking. The surrounding areas are predominantly residential. Prospect Park Hospital lies south east of the subject site.

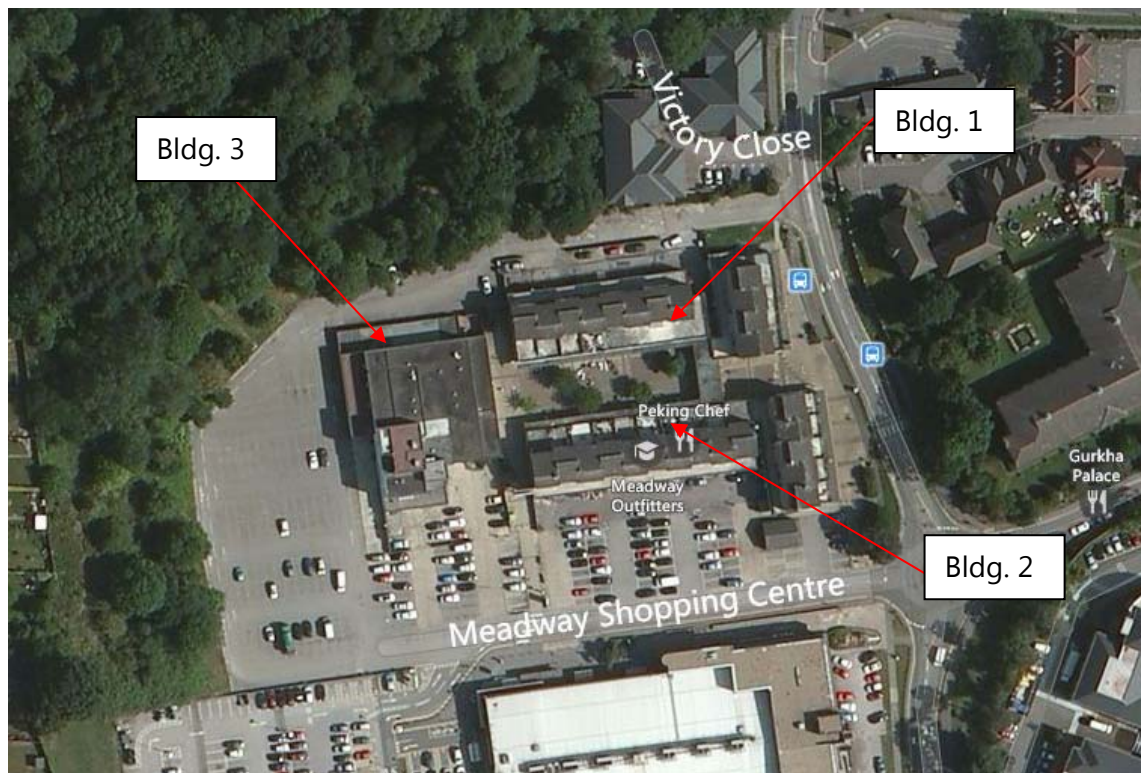


Figure 1 – Map of Site and Surrounding Area.

5.2 Structures and Boundaries

5.2.1 Current boundaries

North Boundary – is adjacent to part residential (block of flats) and part woodland.

South Boundary – is adjacent to the access road leading to the car park belonging to Asda store and the subject site.

East Boundary – is adjacent to Honey End Lane.

West Boundary – is adjacent to woodland and residential units beyond.

Refer to photographs in Appendix A showing the boundaries.

5.2.3 Buildings currently on site.

Currently there are three Buildings on site marked as building 1, 2 and 3 in Fig 1 above. Buildings 1 and 2 are approximately T-shaped and consist of retail units at ground floor level and residential units at first and second floor level. Building 3 consists of retail and a leisure unit. In addition there is a row of garages and a sub-station building along the northern boundary to building 3. The site also has a single storey building with a pitched roof in the south eastern corner. The building is currently used as a public toilet.

5.2.4 Basements

There was no evidence of basements to the buildings currently on site.

5.2.5 Structural condition of buildings

The existing buildings did not appear to be in a state of distress.

5.3 Topography

5.3.1 Site Topography

The site has a slight falling from west to east and levels out at the boundary with Honey End Lane. The site is generally flat in the north to south direction.

5.3.2 Previous alterations to ground levels and significant high or low points.

Historical records show the site was in cutting. The woodland along the western and part northern boundary is on a bank. The areas beyond these boundaries are on a significantly higher elevation in comparison with the subject site.

5.3.3 Levels in relation to adjacent ground levels

The eastern boundary along Honey End Lane is almost level with the site. Land adjacent to the western and northern boundaries is on a steep bank. Land adjacent to the southern boundary is level with the subject site.

5.3.4 Signs of landslip

There was no evidence of landslip on site.

5.3.5 Signs of local subsidence.

No obvious signs of local subsidence were observed.

5.3.6 Open excavations in the area.

None were visible at the time of the walk over survey.

5.3.7 Streams, ponds, water courses, culverts etc. on the site

There were no streams, ponds, water courses or culverts on the site.

5.4 Vegetation

- 5.4.1 The site is not wooded however part of the western and northern boundary is a woodland.
- 5.4.2 There was no evidence of any former trees or hedges which have been removed.
- 5.4.3 There was no evidence sparse, dead or dying vegetation on or around the site.

5.5 Services

- 5.5.1 There were no overhead cables noted on site.
- 5.5.2 There were a few manholes noted during the walk over survey.

5.6 Miscellaneous

- 5.6.1 There are no public footpaths which cross the site.

Notes

- 1.0 We have not inspected parts of the site which are covered, unexposed or inaccessible and are therefore unable to report on the implications of any aspect of such parts. Our site appraisal does not, save where specifically mentioned in this report, include any investigation into the presence or possible presence of any flora or fauna or the habitat of any fauna on or adjacent to the site which could have an effect on or result in any remediation, removal, mitigation or clean up measures or costs or which could have an on any preparation of the site prior to any works being carried out or timetable for the works proposed by the client.

6.0 Environmental Risk Assessment

For an environmental Risk to exist there must be a source of contamination, a receptor or receptors which are vulnerable to such contamination and a pathway between the two. Under the terms of Part IIA of the Environmental protection Act 1990, if a source, receptor and pathway are all present it is defined that a 'plausible pollutant linkage' exists. The purpose of the risk assessment is, therefore, to identify whether plausible linkages exist on site.

6.1 Potential Contamination Sources:

6.1.1 On-Site Sources:

The following potential historical on-site sources of contamination have been identified

- Potentially infilled land (non-water)
- Electrical sub-station
- Asbestos in existing buildings
- Possibility of Japanese Knotweed

6.1.2 Off-Site Sources:

The following potential historical off-site sources of contamination have been identified

- Fuel station within 250m of site – Esso Petroleum, Meadway Service Station, The Meadway, Tilehurst, READING, Berkshire RG30 4AD.
- Potential Tank (100m) within 250m of site.

6.2 Potential Receptors:

Potential receptors of any contamination at the site, if present, have been identified as:

- Ground workers during the development of the site.
- Future occupiers of the site.

6.3 Potential Pathways:

Worked or made ground present at the site represents pathways via which contamination, if present, may be able to migrate. Dermal absorption, ingestion and inhalation represents pathways via which ground workers may become exposed to contamination.

6.4 Plausible Pollutant Linkages:

Following a review of the available information from the desktop data and a site walkover, the following plausible pollutant linkages have been identified relating to the site. These are as follows:

6.4.1 On-Site:

A)

Source	Materials used in construction	RISK
Contaminant	Land infill material	Likelihood = 3/5
Exposure Pathway	Dermal contact, inhalation	Severity = 4/5
Receptor	Site Worker	Risk = 12/25

B)

Source	Materials used in – Electrical Substation	RISK
Contaminant	PCB residue	Likelihood = 3/5
Exposure Pathway	Dermal contact, inhalation	Severity = 4/5
Receptor	Site Worker	Risk = 12/25

C)

Source	Materials used in construction	RISK
Contaminant	Asbestos	Likelihood = 3/5
Exposure Pathway	Dermal contact, inhalation	Severity = 4/5
Receptor	Site Worker	Risk = 12/25

6.4.2 Off-Site:

A)

Source	Petrol Filling Station – Meadway Service Station	RISK
Contaminant	Petroleum	Likelihood = 3/5
Exposure Pathway	Migratory	Severity = 4/5
Receptor	Site workers and future site occupiers	Risk = 12/25

B)

Source	Materials used for Storage	RISK
Contaminant	Potential Tank	Likelihood = 3/5
Exposure Pathway	Migratory	Severity = 3/5
Receptor	Site workers and future site occupiers	Risk = 9/25

6.5 Summary:

The Environmental Risk Assessment indicates that there are five plausible source pathway receptor linkages that may pose a risk to site workers, end users, adjacent developments and ground water. All five are classified as low risk.

The first relates to the possible presence of contaminants within the fill material used to infill the quarry/pit which was present on site. The risk would require that the soil investigation MUST include contamination testing.

The second relates to the possible presence of Polychlorinated Biphenyl's (PCB) residue related to the presence of an electrical sub-station. PCBs and their by-products of incomplete PCB combustion (dioxins and furans) can cause a severe skin disorder termed chloracne. The risk would require that the soil investigation MUST include contamination testing.

The third relates to possible presence of asbestos based materials in the existing buildings on site. The risk would require that a TYPE 3 asbestos survey MUST be carried out prior to demolition work taking place.

The fourth relates to possible migration of petroleum relation contamination. The risk identifies that a soil investigation MUST include contamination testing.

The fifth relates to possible migration of contaminants present in tanks used to store oil, fuel etc. The risk identifies that a soil investigation MUST include contamination testing.

7.0 Conclusions and Recommendations

Five potential risk sources of contamination have been identified in the Environmental and Desk Top Study. We therefore recommend that this be further investigated with a TYPE 3 Asbestos Survey and a Geotechnical Investigation which must include contamination testing.

8.0 Limitations to Environmental Assessments

The recommendations contained in this report represent our professional opinions. These opinions were arrived at in accordance with currently accepted industry practices and hydrological and engineering practice at this time and location and as such are not a guarantee that the site is free from hazardous material or conditions.

This report does not include any investigation into the presence or possible of any flora or fauna or the habitat of any fauna on or adjacent to the site which could have an effect on or result in any remediation, removal, mitigation or clean up measures or costs or which could have an effect on any preparation of the site prior to any works being carried out or timetable for the works proposed by the client.

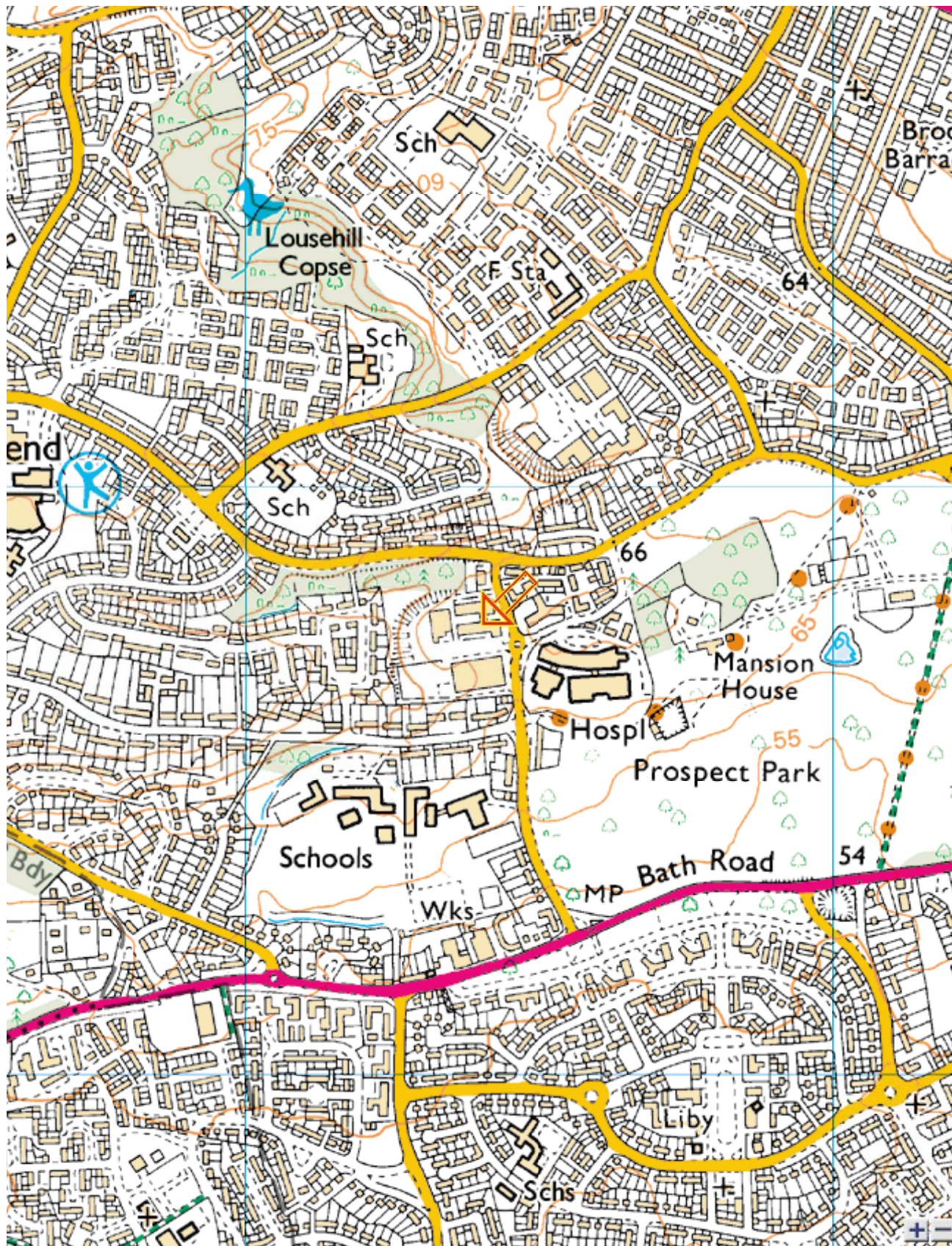
This report was prepared by Scott White and Hookins for our client. Any third party using this report does so entirely as their own risk. Scott White and Hookins make no warranty or representation whatsoever, expressed or implied, with respect to the use by a third party of any information contained in this report or its suitability for any purpose. Scott White and Hookins assume no responsibility for any costs, claims, damages or expenses (including any consequential damages) resulting from the use of this report or any information contained in this report by a third party.

Appendices

- A. Location Map**
- B. Existing Site Plan**
- C. Proposed Site Plan**
- D. Envirocheck Report**
- E. Site Photographs**

Appendix A

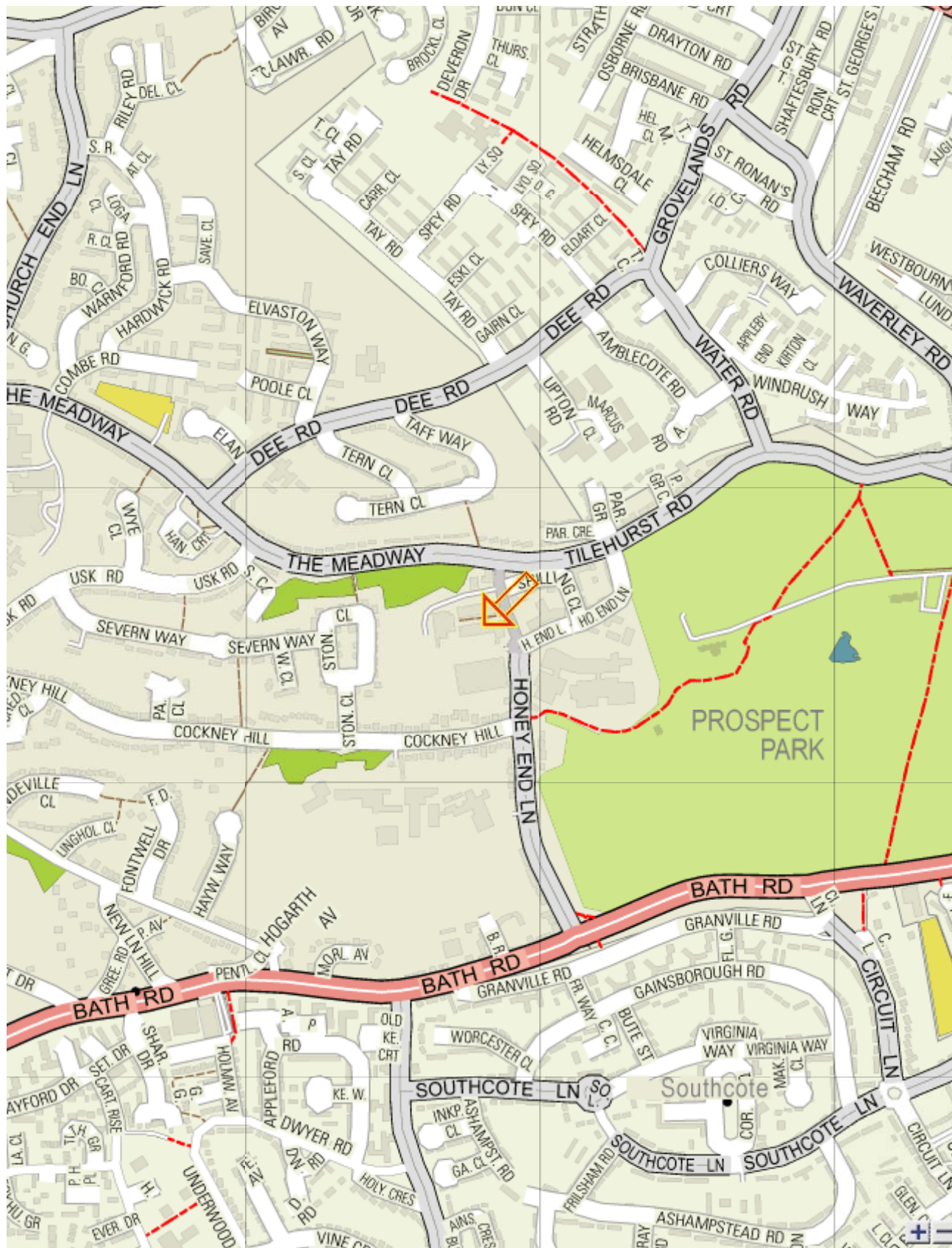
Location Map



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[Print](#)



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Appendix B

Existing Site Plan

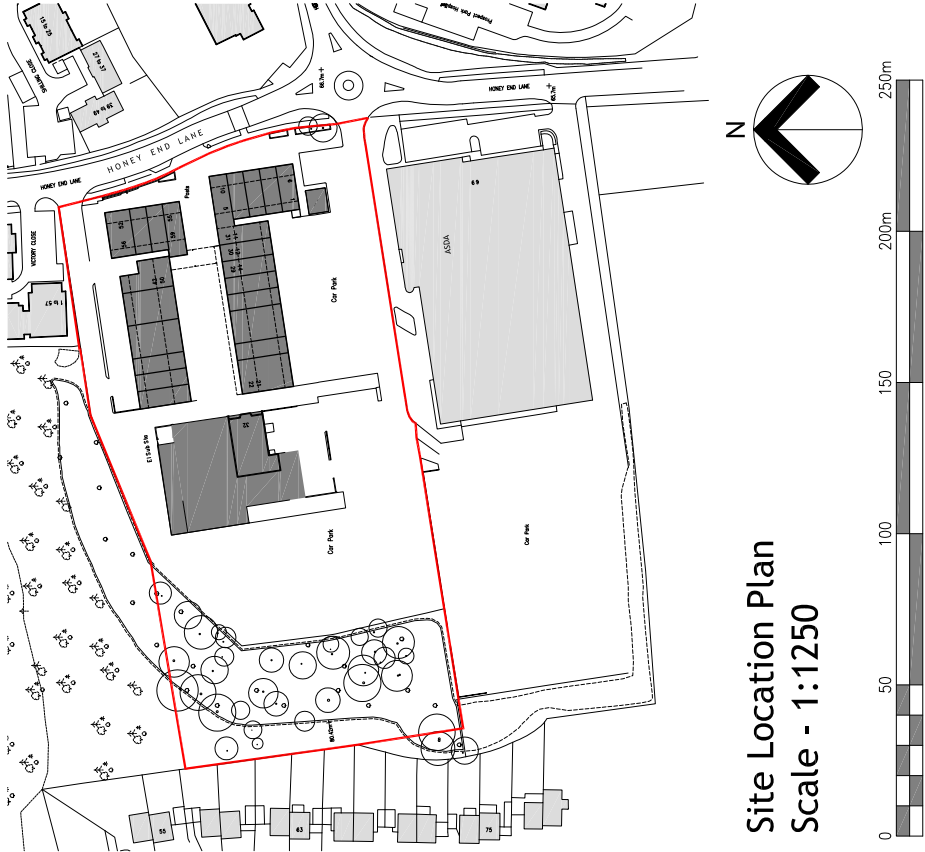
NOTES

Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any errors corrected before work commences. Read this drawing with all relevant materials.

O.S. No. 100022432



Site Block Plan
Scale - 1:500



Site Location Plan
Scale - 1:1250

Rev	Date	Dim	Chgd	Description
Purpose of Issue:				
PLANNING				
client:				
Chillingham Ltd				
project:				
Tilehurst, Reading				
drawing title:				
Existing				
Site Location Plan & Site Block Plan				
scale at A1:				
1:1250, 1:500				
date:				
Feb 15				
drawn by:				
SLH				
checked by:				
-				
drawing number:				
1364.PRE.1100				
revision:				
-				
accord architecture				
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Appendix C

Proposed Site Plan

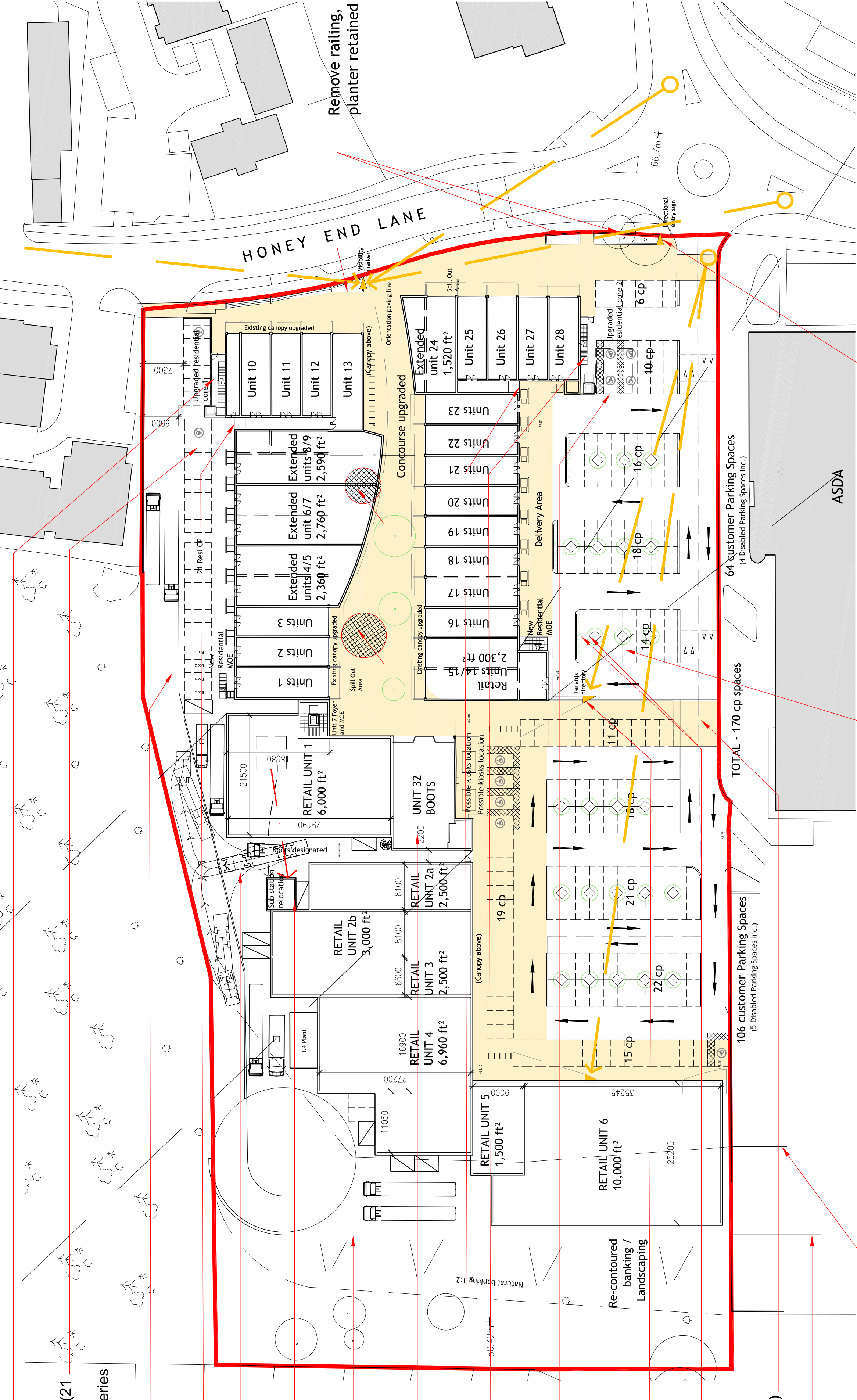
NOTES

Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any errors must be reported to the design team immediately before work commences. Read this drawing with all relevant materials.

O.S. No. 100022432

Visibility marker

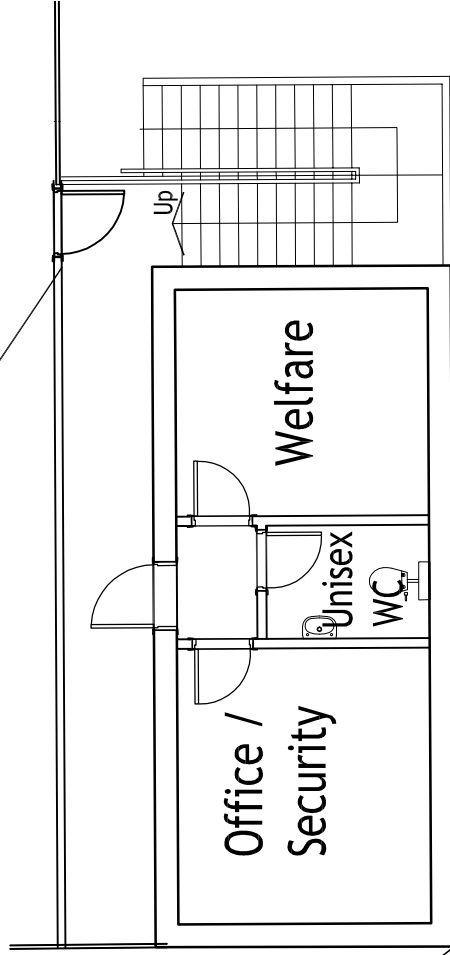
Proposed 1st Floor Plan
Scale - 1:500



- Proposed upgrade to flat entrance for security and DDA compliance
- Area reconfigured as residential parking (21 spaces) inc 2 disabled
Walls demolished and reconfigured deliveries
- Allocated Boots spaces - as lease plans - reconfigured
- New First floor walkway link
- Delivery tracking - subject to highway engineer verification
- Substation relocation - subject to M&E confirmation
- New retaining wall - Cribblock / similar
- Two northern trees removed
- For Boots lease information see Drawing No. F047-1911
- New First floor walkway link
- Proposed upgrade to flat entrance for security and DDA compliance
- Existing toilet block to be demolished - subject to RBC estate negotiations
- Screen / wall and "scheme" announcement "signage"
- "Grow" screening with planting to obscure view of back of house area
- Pedestrian crossing to Asda (raised table)
- Proposed extent of new retaining structure and contoured banking
- Existing Kerb / car parking
- 6 No short term parking spaces for Unit 32 (Boots)
- Replacement of existing "scheme" announcement "signage"

Site Layout
Scale - 1:500 @ A1

1st Floor Management / Security Suite.
(Accessed via ambulant disabled staircase)
Scale - 1:100



Proposed Unit Area Schedule			
Unit Ref	Building Use Class	Area	
		sq.ft.	sq. m
Unit 1	A1	6000	557
Unit 2a	A1,A2,A3,A4,A5	2500	232
Unit 2b	A1	3000	279
Unit 3	A1	2500	232
Unit 4	A1	6960	647
Unit 5	A1,A2,A3,A4,A5	1500	139
Unit 6	A1	10000	929
Unit 7	A1,A2,A3,A4,A5 Gr	320	30
		1st	551
Management Suite	-	300	28

Extended Unit Area Schedule					
Unit Ref	Building Use Class	Existing GIA		Proposed GIA	
		sq.ft.	sq. m	sq.ft.	sq. m
Unit 4/5	A1	1880	175	2360	220
Unit 6/7	A1	1880	175	2760	255
Unit 8/9	A1	1390	129	2590	240
Unit 14/15	A1	1880	175	2300	215
Unit 24	A1	970	90	1520	140

Existing Unit Area Schedule (retained)		
Units	Existing GIA	
	sq.ft.	sq. m
1-3, 10-13, 16-28, 32	22000	2040

Residential Core enclosures		
Ref	GIA	
	sq.ft.	sq. m
Core 1	320	30
Core 2	380	35

WIP-18 A

Rev Date Dim Chkd Description

Purpose of Issue:

Scheme Freeze Layout

Client:

Chillingham Ltd

Project:

Titlehurst, Reading

Drawing title:

Site Layout Plan

Scale at A1: 1:500

Date: Feb 15

Drawn by: SLH

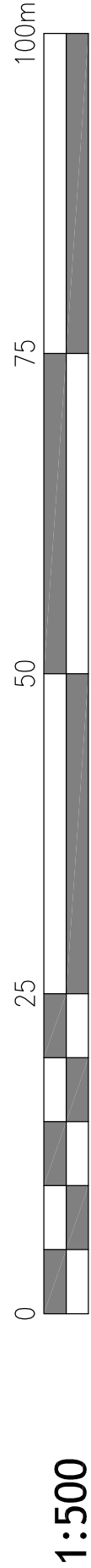
Checked by: CM

Drawing number: 1364 - WIP-18

Revision: A

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1:500

Appendix D

Envirocheck Report

Appendix E

Site Photographs



Photograph 1: Part East Elevation looking towards Boots Retail.



Photograph 2: Part East Elevation looking towards the Health Club adjacent to Boots Retail.



Photograph 3: Part South Elevation looking towards the rear of Boots Retail.



Photograph 4: South Elevation looking at Boots Retail and Health Club.



Photograph 5: West Elevation from the rear car park.



Photograph 6: Existing garages along north elevation.



Photograph 7: Part Elevation through the concourse looking south towards building 2.



Photograph 8: Part Elevation through the concourse looking south towards building 2.



Photograph 9: Part Elevation through the concourse looking towards south towards building 2.

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