



MIRA Technology Park – LIF-2, Plots 9A and 9B

Validation Report

December 2024

Waterman Infrastructure & Environment Ltd

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Client Name: Swanvale Developments Limited
Document Reference: WIB13833-120-R-2.1.2-VR
Project Number: WIB13833

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001: 2018)

Issue	Date	Prepared by	Checked by	Approved by
First	December 2024	Robbie J Moore Senior Contaminated Land Consultant	Ben Greenfield Associate Director	Ben Greenfield Associate Director

B. Greenfield

Comments

Disclaimer

This report has been prepared by Waterman Infrastructure & Environment Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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Contents

MIRA Technology Park – LIF-2, Plots 9A and 9B
Document Reference: WIB13833
WIB13833-120-R-2.1.2-VR

1. Introduction

1.1 Objectives

Waterman Infrastructure & Environment Limited (“Waterman”) was instructed by Waterman Structures Limited on behalf of Swanvale Developments Limited to prepare a Validation Report for Plots 9A and 9B, MIRA Technology Park, Land North of the A5, Nuneaton (hereafter termed “the Site”). A Site location plan and boundary plan are included in Appendix A.

This Validation Report describes enabling, groundworks and construction works relevant to the Remediation and Discovery Strategy prepared for MIRA Technology Park – LIF 2 Infrastructure, Land North of A5 (reference WIE13833-117-RS-4.1.1-RJM, September 2022). This remediation strategy covers both infrastructure works and plot development in this area of the site.

The Validation Report has been prepared to facilitate the discharge of Condition 5 and Condition 6 of planning permission 22/00412/FUL in relation to works completed at MIRA Technology Park – LIF 2 Infrastructure, Land North of A5. The full conditions are as follows:

5. *No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.*
6. *If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.*

This validation report details all material movements, records for contamination encountered and final Site conditions for the developments at Plots 9A and 9B.

1.2 Site Description

Plots 9A and 9B are currently disused land forming part of the MIRA Technology Park. The Site is directly north and west of the existing Mira Drive roadway, south-west of the existing MIRA proving ring and west of the MIRA testing circuit. Earlier works have been completed to install roadways and infrastructure to support Plots 9A and 9B, as reported in the Waterman LIF-2 validation report (reference WIE13833-117-R-10.1.5-VR, June 2024).

A walkover of the wider MIRA facility including the development area was undertaken on 19 March 2014. At the time of inspection the majority of the Site boundary was occupied by vacant undeveloped land. A farmhouse and series of disused farm buildings were present in the north-east. Waterman completed further ad-hoc inspections of the works area during LIF-2 infrastructure delivery

1.3 Development Works

Plot 9 development works involve construction of a single structure divided into two new commercial units, Plots 9A and 9B. Each plot building will provide 36,000 sq. ft. of space to deliver a total area of 72,000 sq. ft. These units will be mixed-use workshop and office space, surrounded by soft landscaping. An access road is to be completed to the north, with hardstanding parking to the south and service yards either side of the new building to the east and west.

GMI undertook all works on behalf of Swanvale Developments Limited as principal contractor, which included:

- Localised site releveling with soil stabilisation;
- Foundation construction for new structures and hardstanding;
- Construction of the new buildings, yards and other hardstanding;
- Re-use of material generated during LIF-2 infrastructure works by Fitzgerald;
- Installation of new landscaping using Site-won soils;
- Export of material not suitable for re-use from the plot area; and
- Surplus soils stockpiled for re-use in other developments across the wider MIRA site.

GMI commenced Site works in March 2024, with development completion in December 2024.

As built plans for the plots have been included in Appendix A. Photographs of the Site taken during and post completion of the works are included in Appendix B.

This Validation Report should be read in conjunction with the documents set out in Table 1.

Table 1: Previous Reports Relevant to the Site.

Date	Title	Author	Reference
April 2022	Ground Conditions and Contamination, Flood Risk Assessment and Outline Drainage Strategy Desk Study; MIRA Technology Park – LIF 2 Infrastructure, Land North of A5	Waterman	<i>EED13833-117-R-2.4.2-FRA</i>
May 2022	Ground Investigation Factual Report	Soils Ltd	<i>20188/FGIR Rev1.0</i>
September 2022	Remediation and Discovery Strategy; MIRA Technology Park – LIF 2 Infrastructure, Land North of A5	Waterman	<i>WIE13833-117-RS-4.1.1-RJM</i>
June 2024	Validation Report; MIRA Technology Park – LIF 2 Infrastructure, Land North of A5	Waterman	<i>WIE13833-117-R-10.1.5-VR,</i>

2. Conceptual Site Model

The Remediation and Discovery Strategy was prepared to ensure the potentially active contaminant linkages identified in the Ground Conditions and Contamination, Flood Risk Assessment and Outline Drainage Strategy report have been addressed through completion of the Development. The potentially active contaminant linkages identified included the following:

- **Construction workers:** Direct contact, ingestion and inhalation of potential contaminants within shallow soils during earthworks;
- **Future Site users:** Direct contact, ingestion, and inhalation of potentially contaminated soils in soft landscaped areas;
- **Off-Site residents/ users:** Migration of contamination off-Site through Secondary A Aquifer in the Boulder Clay Formation;
- **Controlled water receptors:** Migration of potential contaminants within shallow soils to shallow groundwater and surface water features; and
- **Building foundations and buried infrastructure:** Direct contact with aggressive chemical conditions in shallow soils.

2.1 Required Remediation Measures

Measures included in the Remediation and Discovery Strategy to address potential contaminant linkages were as follows:

Future Site Users and Landscaping

- The contractor will be responsible for determining the most appropriate framework through which soils are re-used. This is likely to be through the CL:AIRE 'Definition of Waste' Code of Practice (DoWCoP), or alternatively through a waste exemption permit sought from the Environment Agency. Should approval be sought via DoWCoP, the Contractor will prepare a Materials Management Plan (MMP).
- Should additional topsoil/subsoil be imported, a minimum of three samples of soil per source will be submitted for analysis to confirm its suitability. Samples will be taken in-situ following soil placement and submitted for the chemical analysis listed in Appendix B2 of the Remediation and Discovery Strategy and will comply with the limits in the table. If the volume of soil from any source exceeds 1,500m³, samples at a rate of one sample per 500m³ over and above 1,500m³ should be submitted to confirm suitability.
- An environmental engineer will regularly attend Site during ground works to examine arisings and confirm any visual evidence of contamination identified. The engineer will keep a photographic record of the works as excavation progresses.
- Stockpiles of contaminated material will be positioned on impervious surfaces to prevent any potential leachate to ground.

Construction Workers

- The health and safety of all construction workers and site visitors will be managed appropriately during the development works by providing appropriate welfare facilities, decontamination facilities, personal protective equipment (PPE) and respiratory protective equipment (RPE) commensurate with the contaminants present on the Site and the activities being undertaken.
- The Contractor will complete a method statement for all demolition and construction activities, and all works will be progressed in line with this method statement.

Off-site Residents/Users

- Appropriate mitigation measures and segregation of the works (including hoardings, damping down, road sweeping and covering of stockpiles) will be undertaken to ensure the public are protected throughout the duration of the works.

Buried Foundations and Infrastructure

- Buried structures will be designed to withstand ground conditions in line with BRE Special Digest 1
- All new underground services will be situated in clean service corridors and redundant services encountered during the ground works shall be appropriately decommissioned and capped at the Site boundary.
- The Contractor will ensure that drinking water supply pipes are resistant to the ground conditions present on-site and meet the requirements of Thames Water.

Controlled Water Receptors

- Chemical analysis of groundwater will be undertaken if required.
- Any fuel storage on-Site will be adequately bunded, with drip trays and spill kits provided and Site workers will be familiar with their use.
- Any leaks or spills will be reported to Site management, regardless of their volume.
- Access to fuel storage will be locked and restricted. Fuel dispenser pumps with “hold open latches” will not be permitted on Site.

2.2 Validation of Remediation Measures

This Validation Report has been prepared to detail all contaminated land works undertaken as part of the development. The Validation Report includes the following information:

Logistics and Admin

- Site boundary plan with Plot 9A/9B boundaries
- Timescale for the works to completion
- Photographic log of progress to completion
- As-built development plans for the building and landscaping,
- Method statements for soil stabilisation (lime and concrete), building foundation construction, services install and landscaping installation,
- Copy of weekly progress note for earthworks

Material Import

- Details for any virgin aggregate or re-used waste brought on-site (including type, source details, volume and import tickets).

Material Movements

- Plan showing locations of all stockpiles across the site
- Details for the mechanism material was transported under (CLAIRE MMP).
- Details for any locations in which re-used or imported materials have been emplaced, including final thicknesses and total area covered

Material Export

- Details for any materials sent off site as waste (if any) (including destination and carrier details, and muckaway tickets). Exported material data should be separated based on the waste classification of the materials
- Details for any surplus material stockpiled (location, volume, type and method of storage)
- Details for any water discharged as part of the works including any treatment undertaken, where it was discharged to and agreement with the local water authority if required.

Testing

- Details for any ground contamination encountered during the works, and records for testing of potentially contaminated soils if encountered.
- Source and testing records for topsoil used in landscaping works

3. Works Completed

3.1 Method Statements

Method statements for all development activities relating to below-ground works are included in Appendix C, including:

- Cut and fill works including soil stabilisation (Harrington builders; HBPLC-437-MS001-REVA, March 2024)
- Pad foundation and lift pit construction (Oakfield construction; no reference available, May 2024)
- Services to units installation (Advanced Utilities; 5562 C01, June 2024)
- Landscaping installation – (Gavin Jones; GJL JW MS002, February 2023)

3.2 Completion Dates

Table 2 details the key dates for completion of the main work aspects.

Table 2: Key Completion Dates

Activity	Start Date	Completion Date
GMI establish on Site	18 March 2024	25 November 2024
Cut and fill for localised Site levelling (bulk earthworks)	25 March 2024	15 May 2024
Export of material not suitable for re-use from the plot area	25 March 2024	15 May 2024
Surplus soils stockpiled for re-use in other developments across the wider MIRA site.	25 March 2024	15 May 2024
Foundation construction for new structures and hardstanding	10 May 2024	29 July 2024
Construction of the new buildings, yards and other hardstanding	6 June 2024	11 November 2024
Installation of new landscaping using Site-won soils;	19 August 2024	11 October 2024

A photographic record of works progress was retained throughout the construction progress. These records are included within this Validation Report as Appendix B.

As-built plans for the completed building are included in Appendix A.

3.3 Material Movement and Tracking

Material movements were necessary across the Site both to facilitate demolition and below-ground obstruction removal, to allow installation of new drainage, and to support re-levelling of the Site. Material movement was undertaken through a Material Management Plan (MMP) in accordance with the CL:AIRE Definition of Waste: Code of Practice. A copy of the MMP is in Appendix D.

The balance of material movement across the 18,898m² area requiring levelling works involved cut of 4,080m³, and fill of 12,667m³. Levelling across the boundary roadway to the south required cut of 2,325m³ and fill of 1,218m³ across an area of 7,708m². Where additional material was required, site-won soils from the wider MIRA area and imported Type 1 materials were used.

A summary of material movements including source location, type and volumes are detailed in Table 3.

Table 3: Summary of Material Movements

Material Type, area covered and thickness	Quantity (tonnes)	Supplier	Source location
Imported Materials			
Fill sand	19	H.D. Ricketts Ltd	Weeford Quarry
6F4 IBAA crushed material	19.76	H.D. Ricketts Ltd	Weeford Quarry
Type 1 sub-base			
Plot 9 between 435 to 150mm, and Lidnley Avenue, and 175mm	1993	H.D. Ricketts Ltd	Weeford Quarry
Plot 9 between 435 to 150mm, and Lidnley Avenue, and 175mm	98	H.D. Ricketts Ltd	Blue Phoenix Quarry
Plot 9 between 435 to 150mm, and Lidnley Avenue, and 175mm	145	H.D. Ricketts Ltd	Ling Hall
Stockpiled Material remaining on Works Completion			
Excess natural arisings	11.9	GMI stockpile	Within wider MIRA Site, Plot 10/11

Delivery notes for imported materials, a cut and fill plan detailing all ground releveling completed and a plan setting out locations for emplacement for Type 1 material brought on-site for levelling works are included in Appendix D.

3.4 On-Site Material Stockpiled from Previous Works

3.4.1 Concrete

LIF-2 infrastructure contractor Fitzgerald generated a surplus of 3,200 tonnes concrete and demolition material through completion of previous works around the site. This material was crushed to 6F5 specification under the WRAP protocol, and stockpiled for later re-use by GMI. No on-site concrete crushing or processing was required by GMI to complete the works, with previously stockpiled and imported crush used throughout.

3.4.2 Topsoil and Subsoil

Topsoil and subsoil previously excavated and stockpiled by Fitzgerald for construction of the attenuation ponds was stockpiled to the north-west of the Site. This stockpile was drawn down from to supply landscaping works at Plot 9A/9B.

Further details for topsoil used on-site are set out in Section 3.8.

3.5 Surplus Materials

No material was exported from site during the redevelopment of Plots 9A/9B. Surplus arisings from the stockpiles (initially remaindered on site by the LIF-2 infrastructure contractor Fitzgerald) that were not re-used to build up levels at 9A/9B were hoarded at Plot 10/11. A plan detailing the locations for excess arisings stockpiled at Plot 10/11 is included in Appendix D.

3.6 Unanticipated Contamination

Harrison undertook all ground works necessary for Plot 9A/9B development, with supervision by GMI. Inspections of the ground throughout below-ground works confirmed no unanticipated contamination was encountered. No asbestos or asbestos-containing materials were present in soils during the groundworks.

3.7 Controlled Waters

3.7.1 Groundwater

No groundwater pumping or discharge was required for completion of the Plot 9A/9B works.

3.7.2 Surface Water

As part of earthworks ahead of construction at Plots 9A/9B, cut ditches and bunds were excavated to channel surface water towards the plot boundary. These in turn directed water to an outfall in the north-east, and on to a temporary settlement pond adjacent. Future development of other plots will include additional surface water management infrastructure supporting all plots in this area of MIRA. No groundwater was discharged to sewerage

The combined water management plan for Plots 6, and 9 is included in Appendix E.

3.8 Soft Landscaping

3.8.1 Landscaping Material Source

Gavin Jones undertook all landscaping required across the Site. Site-won topsoil (initially remaindered on site by the LIF-2 infrastructure contractor Fitzgerald) was used to construct new soft landscaping across the development. No on-Site processing was necessary for the topsoil prior to re-use. No imported topsoil was necessary to complete the landscaping work.

Topsoil was placed in landscaped areas as a minimum 150mm thick layer surrounding the new building and roads. During installation of new landscaping the topsoil was inspected to confirm no visual or olfactory evidence for contamination was apparent.

An as-built plan detailing locations where new soft landscaping has been installed is included in Appendix F

3.8.2 Validation Sampling

A total of 1,950m³ topsoil was re-used for the new landscaping. Validation testing for topsoil was completed by Tim O'Hare from the stockpile ahead of placement, at a rate of one sample per 500m³. A total of four samples were collected, all of which passed the required Waterman chemical criteria. Sampling results are set out in the Tim O'Hare report in Appendix F.

3.9 Final Site Conditions

On completion of works across the site, the final conditions are as follows:

- Ground reprofiled and levelled through material excavation and filling to achieve Site and plot requirements;
- New 9A/9B unit constructed along with associated yards and parking areas
- New services and drainage connections to LIF-2 infrastructure installed as required;
- New landscaping border installed bounding Plot 9A/9B new structures; and
- Surplus soils and stockpiled at Plot 10/11 for re-use in later works.

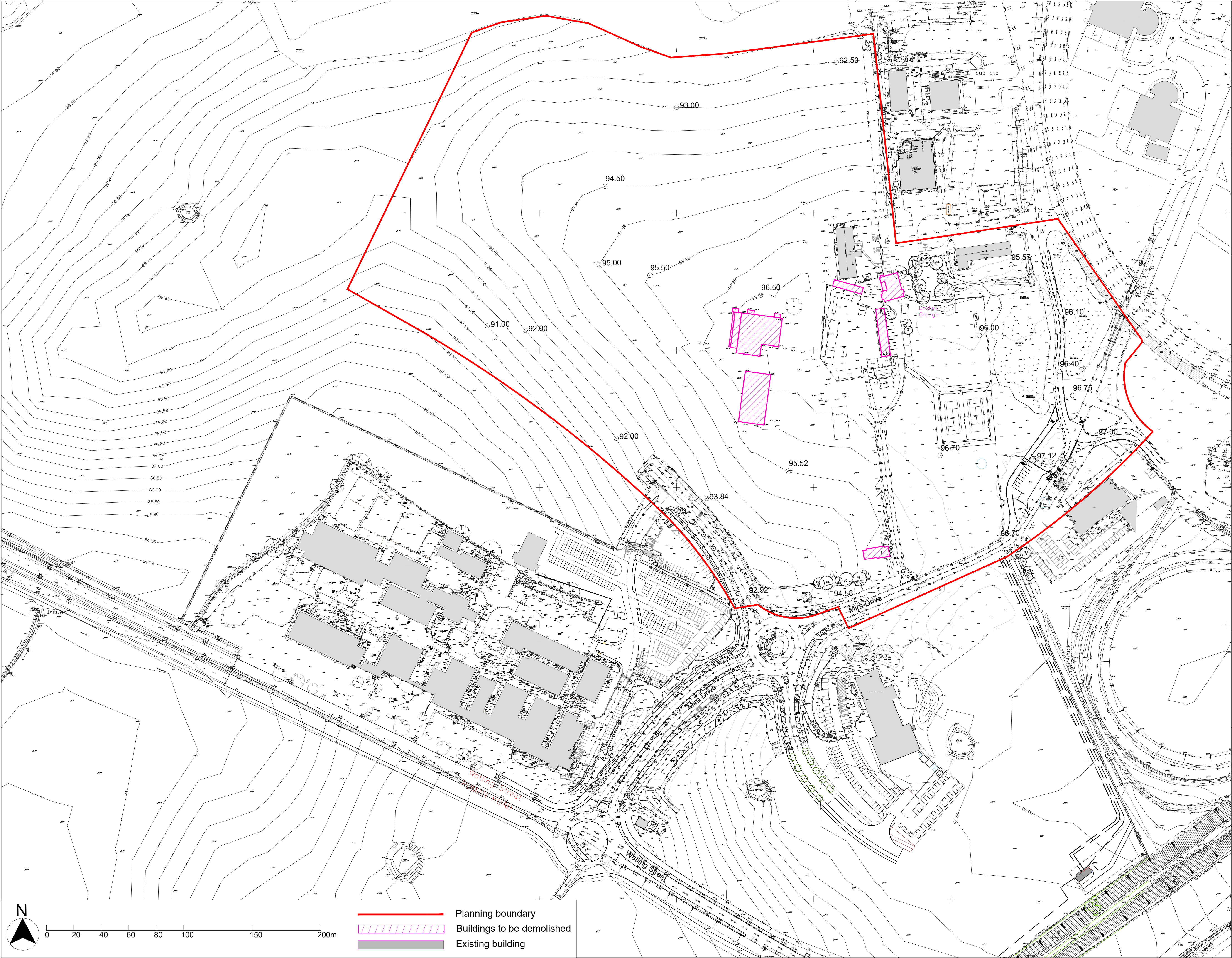
3.10 Outstanding Actions

All required development works were completed. No outstanding actions remain.

APPENDICES

A. Site Plans

- Site Location Plan
- Site Boundary Plan
- As-Built Plan for Plots 9A/9B



Rev. Description
A Red boundary &
issued as planning submission drawings

Drawn Date
SM 20.04.22

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Client
Horiba - Mira Ltd

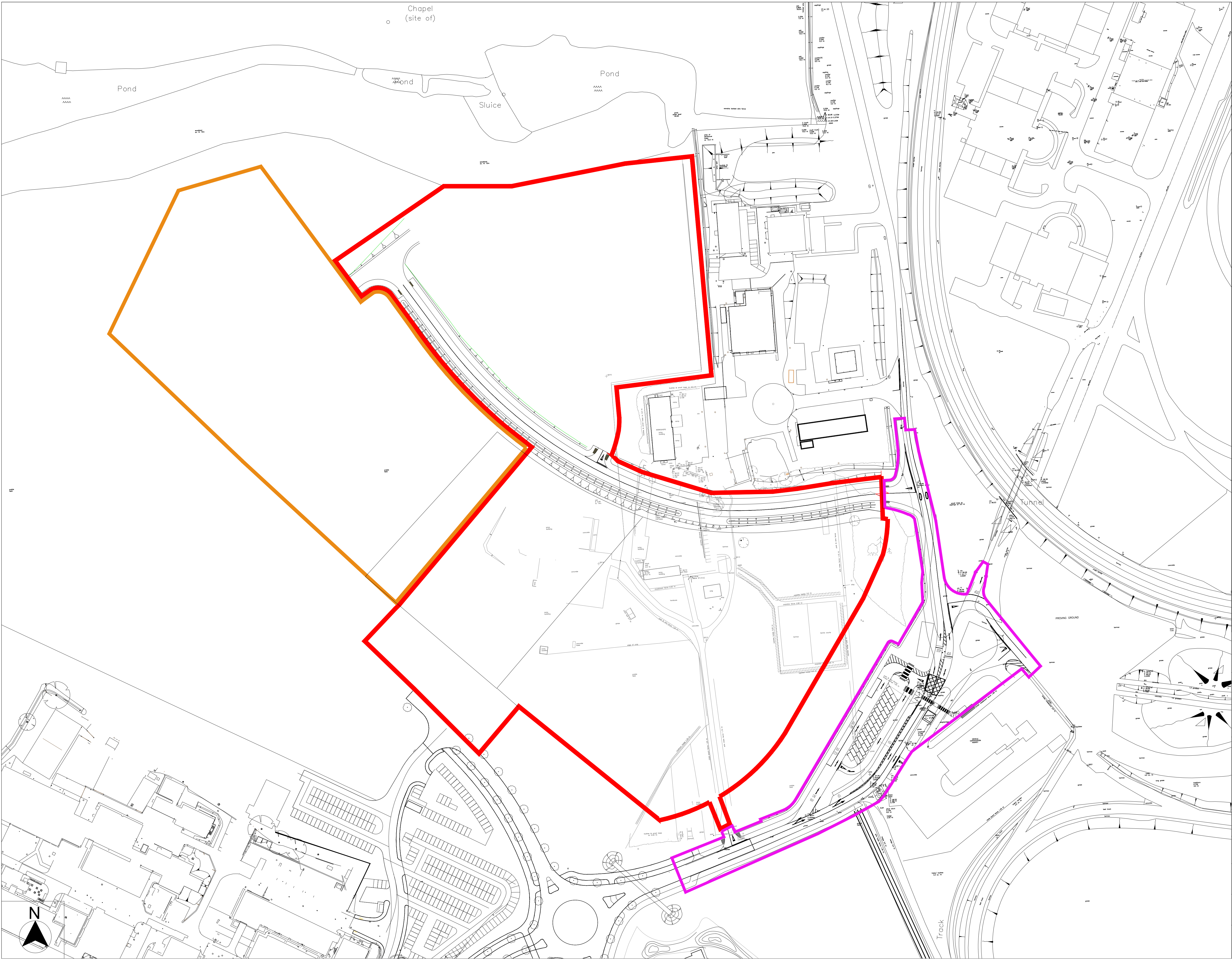
Project
Infrastructure

Title
Location Plan

DATE	14.03.2022	CHECK STAGE	PLANNING
DRAWN	JP	CHECK DATE	15.03.2022
SCALE	1:1250 @ A1	CHECKED BY	SM

21.017(P)100 **A**

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LEGEND

- Access required for soil placing
- Site Boundary GMI
- Site Boundary Fitzgerald

Rev.	Description	Drawn	Date
B	Fitzgeralds boundary shown	JRP	09.02.24

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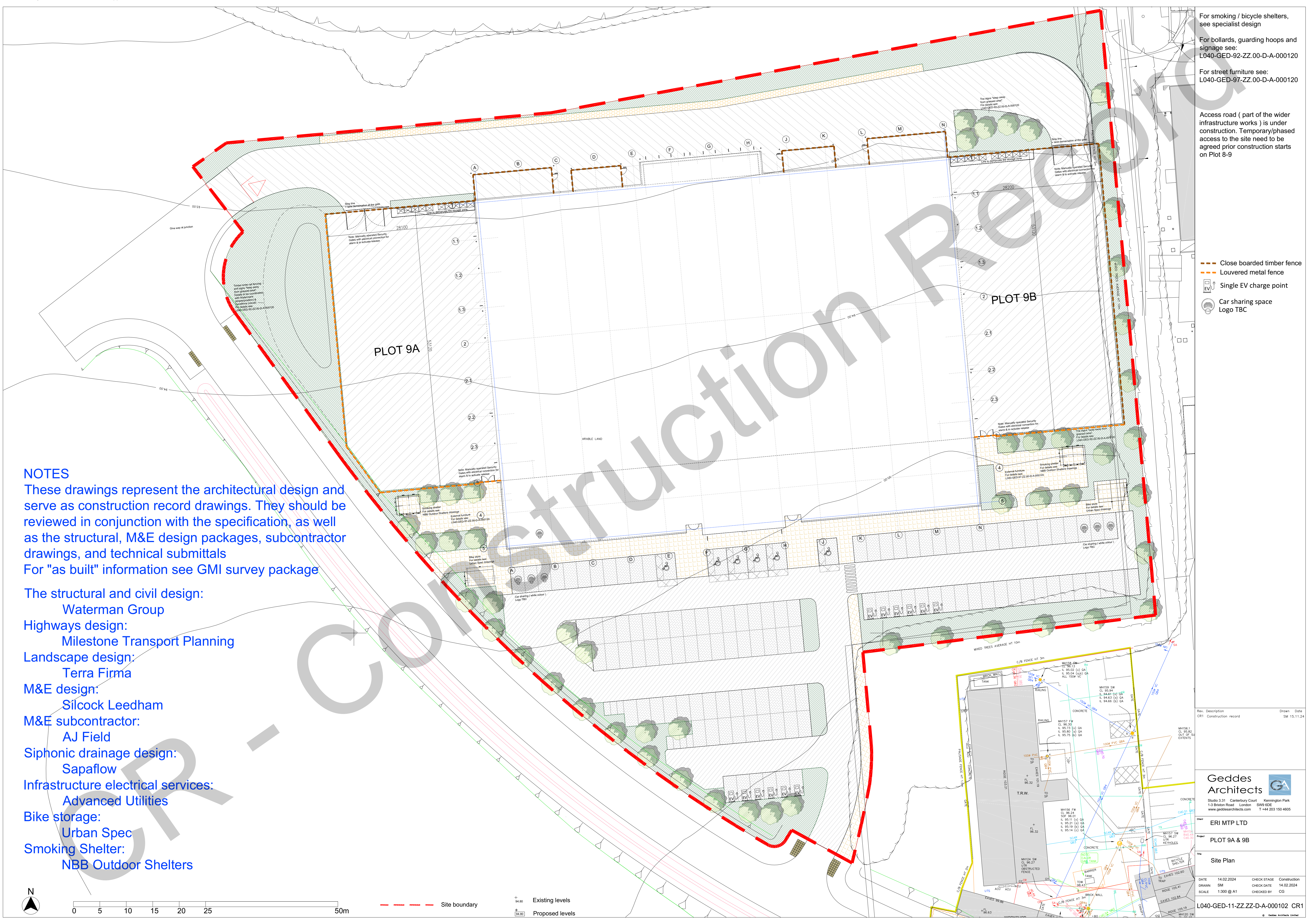


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Client	ERI MTP LTD		
Project	Plot 9		
Title	Site boundary		
DATE	22.11.2023	CHECK STAGE	TENDER
DRAWN	JRP	CHECK DATE	22.11.2023
SCALE	1:1000 @ A3	CHECKED BY	CG

21.016(G)099

B



NOTES

These drawings represent the architectural design and serve as construction record drawings. They should be reviewed in conjunction with the specification, as well as the structural, M&E design packages, subcontractor drawings, and technical submittals
For "as built" information see GMI survey package

The structural and civil design:

Waterman Group

Highways design:

Milestone Transport Planning

Landscape design:

Terra Firma

M&E design:

Silcock Leedham

M&E subcontractor:

AJ Field

Siphonic drainage design:

Sapaflow

Infrastructure electrical services:

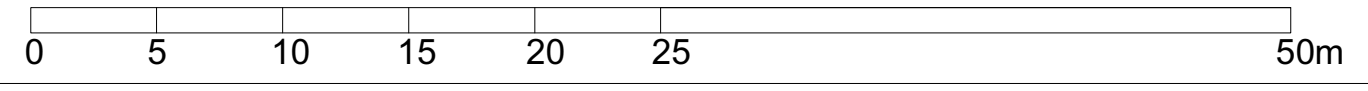
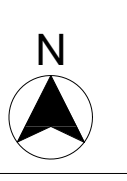
Advanced Utilities

Bike storage:

Urban Spec

Smoking Shelter:

NBB Outdoor Shelters



--- Site boundary
+ Existing levels
+ Proposed levels

For smoking / bicycle shelters, see specialist design

For bollards, guarding hoops and signage see: L040-GED-92-ZZ.00-D-A-000120

For street furniture see: L040-GED-97-ZZ.00-D-A-000120

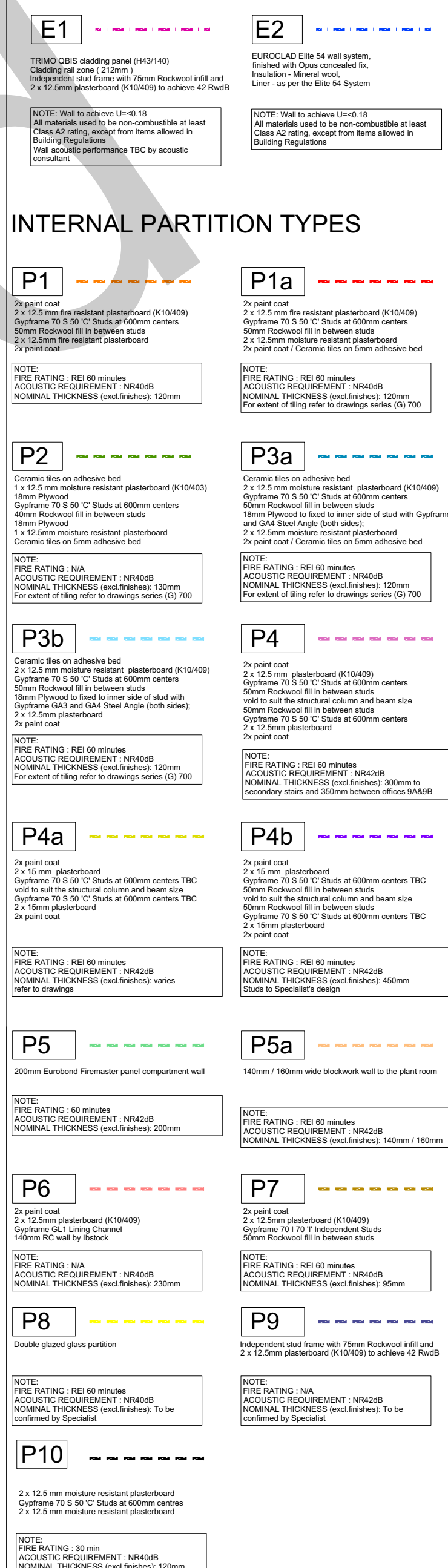
Access road (part of the wider infrastructure works) is under construction. Temporary/phased access to the site need to be agreed prior construction starts on Plot 8-9

- Close boarded timber fence
- Louvered metal fence
- Single EV charge point
- Car sharing space
- Logo TBC

Rev. Description: CR1 Construction record
Drawn: SM
Date: 15.11.24

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Client:	ERI MTP LTD		
Project:	PLOT 9A & 9B		
Title:	Site Plan		
DATE	14.02.2024	CHECK STAGE	Construction
DRAWN	SM	CHECK DATE	14.02.2024
SCALE	1:300 @ A1	CHECKED BY	CG
L040-GED-11-ZZ-ZZ-D-A-000102 CR1			
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NOTES

These drawings represent the architectural design and serve as construction record drawings. They should be reviewed in conjunction with the specification, as well as the structural, M&E design packages, subcontractor drawings, and technical submittals.

The structural design:

The steel frame:

External cladding and re

Curtain Walling:

External doors;

Workshop slab:

Advance Flooring

M&E design.
Silcock Leedham

M&E subcontractor.
AJ Field

Precast stairs:

Floor steel decking:

MSWOK Ltd

steps and ladder (Second)

MQM/T Application

Rev. Description	Drawn Date
CR1 Construction record	SM 15.11.2

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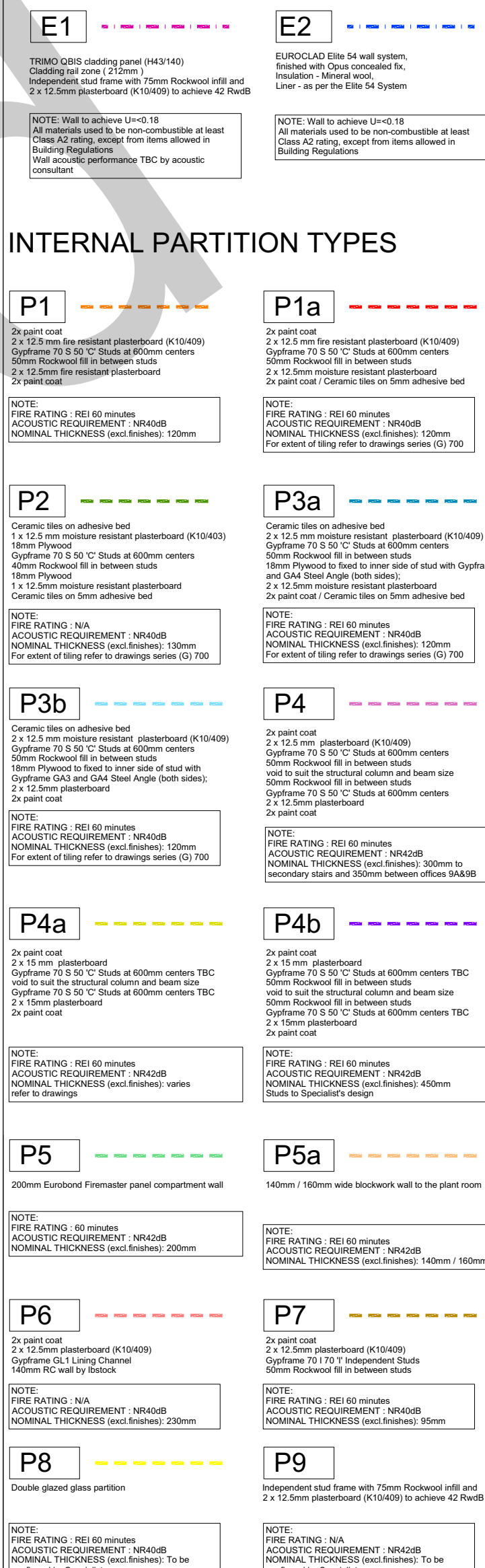
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Client **ERI MTP LTD**

Project PLOT 9A & 9B

Title **Ground Floor Plan**

DATE	04.01.2024	CHECK STAGE	Construction
DRAWN	SM	CHECK DATE	04.02.2024
SCALE	1:100 @ A0	CHECKED BY	CG



These drawings represent the architectural design and serve as construction record drawings. They should be reviewed in conjunction with the specification, as well as the structural, M&E design packages, subcontractor drawings, and technical submittals.

The structural design:
Waterman Group
The steel frame:
Compass Engineering
External cladding and roof:
Kynaston
Curtain Walling:
Ridgeway Facades
External doors:
ASSA ABLOY
Workshop slab:
Advance Flooring Solutions

M&E design:
Silcock Leedham
M&E subcontractor:
A. E. L. L.

Precast stairs:
Ibstock
Floor steel decking:
MOWLEM

Steel balustrades, walkways,
steps and ladder (Secondary Steel)
MQM Fabrications

Rev. Description	Drawn	Date
CR1 Construction record	SM	15.11.20

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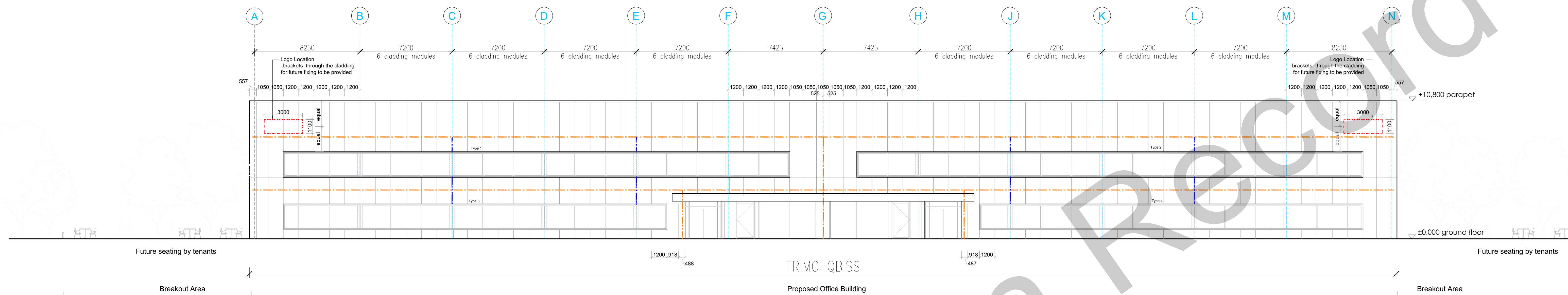
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Client **ERI MTP LTD**

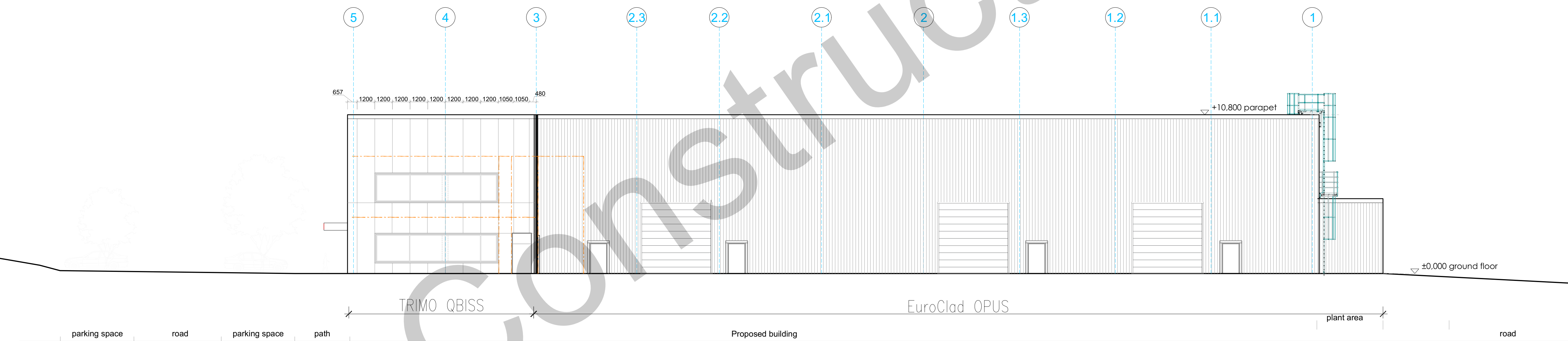
Project	PLOT 9A & 9B
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First Floor Plan

DATE	06.02.2024	CHECK STAGE	Construction
DRAWN	SM	CHECK DATE	06.02.2024
SCALE	1:100 @ A0	CHECKED BY	CG



Front (south) elevation, Scale 1:150



Side (east) elevation, Scale 1:150

- KEY:**
- Location of cavity barriers
 - Smoke barriers within the raised floor and ceiling void to continue between the cladding and the lining
 - TBC by the fire consultants
- Silver colour to:**
- QBISS cladding
 - 2No Doors and frames - DGF01 & DGF01A
- Required samples for Client's approval:**
- Special Metallic Silver and equivalent Ral
 - Special Metallic Light Silver and equivalent Ral
 - Colourcoat Prisma Seren Silver and equivalent Ral
- Colours:**
- Workshop cladding Euroclad: Slate Grey Ral 7012
 - Office cladding Trimo QBISS: Ral 9006
 - Curtain walling and window frames: RAL 7016 matt (30% gloss)
 - Doors and door frames: RAL 7012
 - Canopy fascia and ceiling: RAL 7016

NOTES

These drawings reflect the current design intent. They are subject to further development during detail design, including technical input involving the full construction design team, statutory, regulatory and trade authorities. Do not scale from this drawing.

Contractor to take and check all dimensions on site before work commences. Discrepancies to be reported to architect. Subcontractor to verify all dimensions on site before making shop drawings or commencing manufacture. This drawing is copyright.

These proposals are subject to any planning requirements and conditions.

NOTES

These drawings reflect the architectural design (construction record drawings) and need to be read with conjunction with the specification and the structural, M&E design packages and the subcontractor drawings and technical submittals.

The structural design:
Waleman Group
The steel frame:
Compass Engineering
External cladding and roof:
Kynaston
Curtain Walling:
Ridgeway Facades
External doors:
ASSA ABLOY
Workshop slab:
Advance Flooring Solutions

M&E design:
Silcock Leadham
M&E subcontractor:
AJ Field

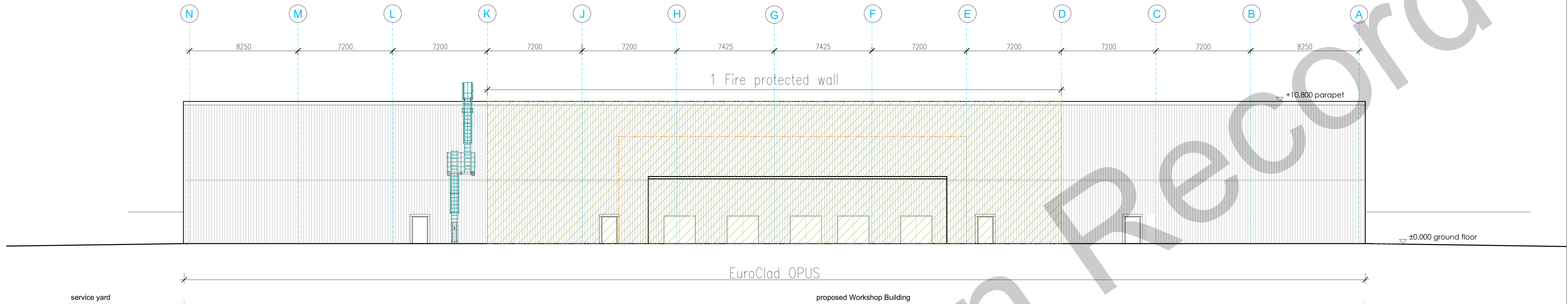
Rev.	Description	Drawn	Date
P2	Grids and cladding amended	JRP	01.03.24
P3	Cavity barriers indicated	HK	25.03.24
C1	Structure and cladding updated to match subcontractors design	SM	27.03.24
C2	Colour coding added	HK	22.04.24
C3	Logo location and note/dims added, Cladding modules updated to match subcontractors design, col leader added	HK	25.06.24
CR1	CONSTRUCTION RECORD	HK	15.11.24

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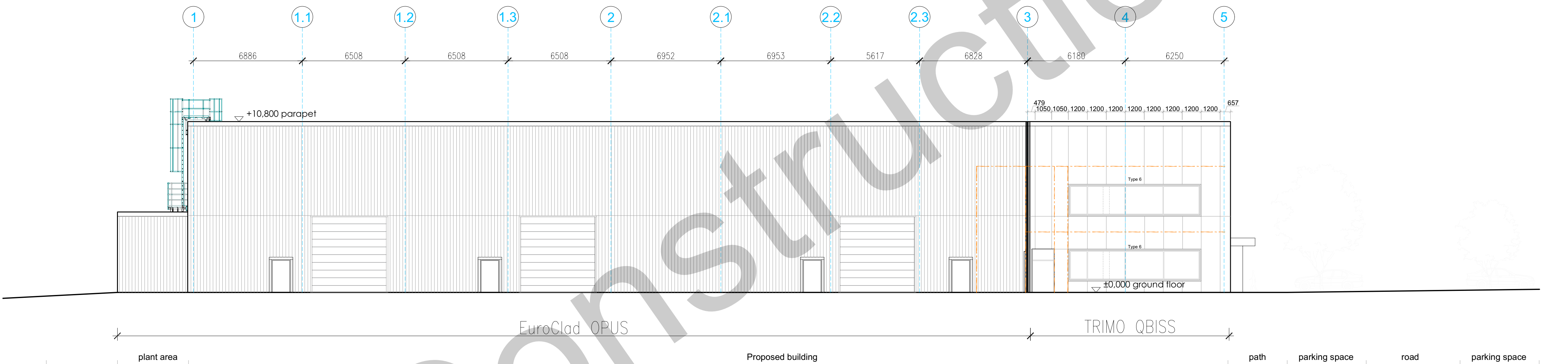
Client	ERI MTP LTD		
Project	PLOT 9A & 9B		
South and East Elevations			
DATE	05.02.2024	CHECK STAGE	Construction
DRAWN	S2M	CHECK DATE	05.02.2024
SCALE	1:150 @ A1	CHECKED BY	CG

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Back (north) elevation, Scale 1:150



Side (west) elevation, Scale 1:150

KEY:

- Location of cavity barriers
- Smoke barriers within the raised floor and ceiling void to continue between the cladding and the lining
- TBC by the fire consultants
- 1 Hour Fire Protected Wall

Silver colour to:

- QBISS cladding
- 2 No Doors and frames - DGF01 & DGF01A

Required samples for Client's approval:

- Special Metallic Silver and equivalent Ral
- Special Metallic Light Silver and equivalent Ral
- Colourcoat Prima Series Silver and equivalent Ral

Colours:

- Workshop cladding Euroclad: Slate Grey Ral 7012
- Office cladding Trimo QBISS: Ral 9006
- Curtain walling and window frames: RAL 7016 matt (30% gloss)
- Doors and door frames: RAL 7012
- Canopy fascia and ceiling: RAL 7016

NOTES

These drawings reflect the current design intent. They are subject to further development - during detail design, including technical input involving the full construction design team, statutory, regulatory and trade authorities.

Do not scale from this drawing.

Contractor to take and check all dimensions on site before work commences. Discrepancies to be reported to architect. Subcontractor to verify all dimensions on site before making shop drawings or commencing manufacture. This drawing is copyright.

These proposals are subject to any planning requirements and conditions.

NOTES

These drawings reflect the architectural design (construction record drawings) and need to be read with conjunction with the specification and the structural, M&E design packages and the subcontractor drawings and technical submittals.

The structural design:
Waterman Group

The steel frame:
Compass Engineering

External cladding and roof:
Kynaston

Curtain Walling:
Ridgeway Facades

External doors:
ASSA ABLOY

Workshop slab:
Advance Flooring Solutions

M&E design:
Siloock Leedham

M&E subcontractor:
AJ Field

Rev.	Description	Drawn	Date
P2	Grids and cladding amended	JRP	01.03.24
P3	Cavity barriers indicated	HK	25.03.24
C1	Structure and cladding updated to match subcontractors design	SM	27.03.24
C2	Colour coding added	HK	22.04.24
C3	Cladding modules updated to match subcontractors design, cut loader added	HK	25.06.24
CR1	CONSTRUCTION RECORD	HK	15.11.24

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Client: ERI MTP LTD

Project: PLOT 9A & 9B

Title: North and West Elevations

DATE	05.02.2024	CHECK STAGE	Construction
DRAWN	S2M	CHECK DATE	05.02.2024
SCALE	1:150 @ A1	CHECKED BY	CG

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B. Site Photographs



Photo 1: Initial ground stabilisation and preparation



Photo 2: Ongoing ground stabilisation works



Photo 3: Type 1 crush placement for site releveling



Photo 4: Ongoing Type 1 crush placement

Validation Report

MIRA Technology Park – LIF-2, Plots 9A and 9B

Document Reference: WIB13833

WIB13833-120-R-2.1.2-VR