



# Desk Study, Risk Assessment & Basement Impact Assessment Report

**Project Name:** Lobster Pot Civic Centre Car Park

**Location:** Uxbridge, UB8 1UW

**Client:** Hunter & Partners Limited

**Project ID:** J16279

**Report Date:** 17<sup>th</sup> September 2026

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## SUMMARY

The site, which extends to 0.71 ha comprises a multi-storey car park with associated soft landscaping. It is proposed to redevelop the site with a new 3 to 5 storey care home, including a basement level, with associated parking and landscaping.

Geological records indicate the site to be underlain by Lynch Hill Gravel Member on the northern half of the site and Langley Silt Member on the southern half of the site underlain by the London Clay Formation.

A desk study was carried out and indicates that the site has a history of agricultural/recreational use prior to the development of the site for multi-storey car park (commercial use).

An Unexploded Ordnance (UXO) risk assessment was not included in our brief. It is recommended that a Preliminary Unexploded Ordnance (UXO) risk assessment be undertaken to accurately define the risk level.

There was visual evidence of soil contamination in the form of Made Ground soils noted during the site walkover. There may also be areas where land has been backfilled or disturbed. The full extent of this ground disturbance and backfilling can only be confirmed through an intrusive investigation of the soils on site. An intrusive investigation is also required to define the extent of the contamination and/or enable design of the remediation. The presence of contamination may affect the classification of waste soils, or their potential for re-use.

It should be recognised that site conditions can vary over time, in response to seasonal variations, prevailing weather conditions or other natural phenomena, and also in response to human activity on or near the site. These factors can influence both geotechnical and geoenvironmental characteristics, including soil moisture conditions, the stability of the ground, the occurrence of groundwater, and the behaviour of mobile contamination phases. Accordingly, the accuracy and reliability of the investigation findings may be affected.

A Basement Impact Assessment (BIA) has been carried out to enable London Borough of Hillingdon to consider a scheme's potential impact on local drainage and flooding and on the structural stability of neighbouring properties through its effect on groundwater conditions and ground movement in accordance with their planning policies.

The BIA has concluded that there will not be risks or slope stability impacts to the development or adjacent sites. Construction controls are required to help ensure that ground movements related to be basement construction are kept as small as practicable.

The site is within an area where surface water flooding may affect development and there is also the potential for groundwater flooding impact. However, the desk based BIA has not been able to fully assess the impact to the hydrogeological environment due to the lack of site-specific groundwater information.

The BIA has concluded that there are no likely impacts to the wider hydrological environment.

This Desk Study investigation was conducted and this report has been prepared for the sole internal use and reliance of Hunter & Partners Limited and their appointed Engineers. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Southern Testing Laboratories Ltd. If an unauthorised third party comes into possession of this report they rely on it at their peril and the authors owe them no duty of care and skill.

The findings and opinions conveyed via this investigation report are based on information obtained from a variety of sources as detailed within this report, and which Southern Testing Laboratories Ltd. believes are reliable. Nevertheless, Southern Testing Laboratories Ltd. cannot and does not guarantee the authenticity or reliability of the information it has obtained from others.

Southern Testing Laboratories Ltd. assumes no liability for any conditions not revealed in the records obtained in performance of the services in accordance with the limitations of the contract with the Client, or where variations occur between exploratory hole locations or below the depth of investigation.

The recommendations contained in this report are made in respect of the particular context of the investigation as described in the report and may not be appropriate to alternative development schemes. This report should be considered in its entirety and Southern Testing Laboratories Ltd. Accepts no responsibility for and excludes liability in respect of any omission or alteration made by others, and any use of the report for any purpose other than that for which it was produced.

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For and on behalf of Southern Testing Laboratories Limited

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## A INTRODUCTION

### 1 Authority

Our authority for carrying out this work is contained in a signed STL Project Order Form on behalf of Hunter & Partners Limited, dated 23<sup>rd</sup> July 2026. This is in relations to our quotation (Q260525-2) dated 20<sup>th</sup> May 2026.

### 2 Location

The site is currently a multi-storey carpark located off Cricket Field Road in Uxbridge. The site is located approximately 55m south of Hillingdon Civic Centre. The approximate National Grid Reference of the site is TQ 05693 83698. The site location is indicated on Figure 1 within Appendix A.

### 3 Proposed Construction

It is proposed to construct a new 3 to 5 storey care home, including a basement level, with associated parking and landscaping.

For the purposes of the contamination risk assessment, the proposed development land use is classified as Residential without consumption of Home-grown Produce, CLEA Model Ref [1] / C4SL Report Ref [2].

The gas sensitivity of the proposed development is rated as High CIRIA C665 Ref [3].

### 4 Object

This is a Phase 1 Desk Study and Walkover Survey.

We have also been asked to produce a desk-based Basement Impact Assessment (BIA) as part of the Client's planning application in accordance with the requirements of the London Borough of Hillingdon, and to consider the effects of a proposed basement development.

The purpose of the BIA is to enable London Borough of Hillingdon to consider a scheme's potential impact on local drainage and flooding and on the structural stability of neighbouring properties through its effect on groundwater conditions and ground movement in accordance with their planning policies.

### 5 Scope

This report presents our desk study findings and our interpretation of these data.

A UXO risk assessment was not requested within our brief for the investigation.

As with any site there may be differences in soil conditions between exploratory hole positions and below the depth of investigation. Southern Testing assumes no liability in respect of such differences.

This report is not an engineering design and the figures and calculations contained in the report should be used by the Engineer, taking note that variations will apply, according to variations in design loading, in techniques used, and in site conditions. Our figures therefore should not supersede the Engineer's design.

Waste Classification of soils has not been included within the brief for the investigation.

It should be recognised that site conditions can vary over time, in response to seasonal variations, prevailing weather conditions or other natural phenomena, and also in response to human activity on or near the site. These factors can influence both geotechnical and geoenvironmental characteristics, including soil moisture conditions, the stability of the ground, the occurrence of groundwater, and the behaviour of mobile contamination phases. Accordingly, the accuracy and reliability of the investigation findings may be affected. The findings and opinions conveyed via this investigation report are based on information obtained from a variety of sources as detailed within this report, and which Southern Testing Laboratories Ltd. believes are reliable. Nevertheless, Southern Testing Laboratories Ltd. cannot and does not guarantee the authenticity or reliability of the information it has obtained from others.

The investigation was conducted and this report has been prepared for the sole internal use and reliance of Hunter & Partners Limited and their appointed Engineers. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Southern Testing Laboratories Ltd. If an unauthorised third party comes into possession of this report they rely on it at their peril and the authors owe them no duty of care and skill.

The recommendations contained in this report are made in respect of the particular context of the desk study as described in the report and may not be appropriate to alternative development schemes. This report should be considered in its entirety and Southern Testing Laboratories Ltd. accepts no responsibility for and excludes liability in respect of any omission or alteration made by others, and any use of the report for any purpose other than that for which it was produced.

Detailed information on the proposed development, such as detailed final layout, loadings and serviceability limits was not provided. Accordingly, where geotechnical design advice is provided it is on the prescriptive basis allowed for by Eurocode 7: employing conventional and conservative design rules.

## 6 Report Authors and Contributors

The report has been checked and reviewed by a geologist holding Chartered Geologist (CGeol) status with the Geological Society of London.

## B DESK STUDY AND WALKOVER SURVEY

### 7 Desk Study

A desk study has been carried out. Reference has been made to the following information sources.

- Online Geological Maps Ref [4] & Ref [5]
- Online Hydrogeological Maps Ref [6]
- Aerial Photographs
- Historical Ordnance Survey Maps
- Environmental Databases
- BGS Online Historical Borehole Records Ref [7]
- Search on Local Authority Planning Portal for planning history
- Environment Agency / Gov.UK Website Flood Risk Ref [8]
- West London Strategic Flood Risk Assessment (online)
- Bomb Maps
- UK Radon Ref [9] and BRE Radon Ref [10]

The environmental databases search report compiled for this desk study contains site-specific environmental data drawn from data sets that comprise publicly available information together with data from third parties, some of which is under review. Accordingly, Southern Testing Laboratories Limited does not warrant its accuracy, reliability or completeness.

The full report is included in Appendix C and D, a summary of the salient features is included in the following sections of this report.

#### 7.1 Geology

The British Geological Survey Map No. 255 (Beaconsfield) indicates that the site geology consists of Lynch Hill Gravel Member on the northern half of the site and Langley Silt Member on the southern half of the site underlain by the London Clay Formation.

### 7.1.1 Lynch Hill Gravel Member

The Lynch Hill Gravel Member comprises deposits of sands and gravels with subordinate layers of finer grained clayey and silty sands. Lenses of silt, clay or peat may also be present. This member is one of a sequence of River Terrace Deposits associated with the Thames. These gravels were laid down in a large braided river channel and can be quite variable in their composition.

River Terrace Deposits were commonly worked in the past, often on a piecemeal basis in 'borrow pits' as well as larger mineral workings. Old pits may have been infilled with poor quality or waste materials, and can contain contamination.

### 7.1.2 Langley Silt Member

The Langley Silt Member is a Brickearth (loess deposit); a recent deposit which is so called as it is suited to brick manufacture. It is predominantly an aeolian deposit; formed during cold, dry climatic conditions. There is evidence that brickearth has been reworked as part of 'sheet flooding' which helped incorporate flint gravels into the deposit. Brickearth consists mainly of ferruginous silty clay, which is often sandy and may contain some finely divided chalk, scattered flints and gravelly seams, or other locally derived material. It is usually poorly consolidated and may contain numerous hollow root tubes and worm burrows.

### 7.1.3 London Clay

The London Clay mainly comprises blue-grey or grey-brown fissured clay and silty clay, which weathers to brown near the surface. It commonly contains thin courses of carbonate concretions ('cementstone nodules'), selenite crystals and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation.

Although slopes will stand in the clay at steep angles in the short term, the long-term stable slope angle is about 7° for grassed, or cleared slopes, and a few degrees more for wooded slopes.

This formation is known to contain pyrite.

## 7.2 Historical Borehole Records

A search of previous exploratory hole records both from the online British Geological Survey database [7] and Southern Testing in-house records, revealed only one local record from the BGS database within the near vicinity of this site, and is summarised below.

| BH Reference | Final Depth (mbgl) | Distance from site (m) & Direction | Remarks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------|--------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TQ08SE220    | 21.34 m            | 146 m N                            | <p>Shell &amp; auger borehole dated July 2023.</p> <p>Soils recorded as:</p> <p>GL to 0.61 m: Made Ground</p> <p>0.61 m to 1.83 m: firm brown CLAY to 1.83m</p> <p>1.83 m to 2.44 m: stiff brown sandy CLAY with a little gravel</p> <p>2.44 m to 4.27 m: dense coarse to fine GRAVEL with a little sand</p> <p>4.27 m to 8.23 m: firm to stiff fissured grey silty CLAY</p> <p>8.23 m to 9.14 m: firm grey clayey SILT and silty CLAY</p> <p>9.14 m to 16.76 m: stiff to very stiff mottled green and brown silty CLAY</p> <p>16.76 m to 18.29 m: very stiff mottled green and brown sandy CLAY</p> <p>18.29 m to 18.59 m: very stiff mottled green and brown CLAY.</p> <p>18.59 m to 20.12 m: dense brown clayey SAND and sandy CLAY</p> <p>20.12 m to 21.34 m: very stiff brown and grey silty CLAY.</p> <p>Groundwater strike noted around 12.5 m rising to around 2.7 m.</p> |

## 7.3 Geological Hazards and Mining Activities

Data from various sources relating to potential geological hazards at the site are summarized below. The Hazard Potentials listed for the BGS data are as presented in the Envirocheck report, derived from various generic BGS sources, **which are not considered as site-specific**. It is important that this information is considered in context of the actual site topography, ground conditions encountered during future investigation, and development proposals.

| Data Source | Hazard                                                           | Hazard Potential to Site | Remarks |
|-------------|------------------------------------------------------------------|--------------------------|---------|
| BGS         | Potential for Collapsible Ground Stability Hazard                | Very Low to Low          |         |
|             | Potential for Compressible Ground Stability Hazard               | No Hazard to Very Low    |         |
|             | Potential for Ground Dissolution Stability Hazard                | No Hazard                |         |
|             | Potential for Landslide Ground Stability Hazard                  | Very Low                 |         |
|             | Potential for Running Sand Ground Stability Hazard               | No Hazard to Very Low    |         |
|             | Potential for Swelling or Shrinkage Clay Ground Stability Hazard | No Hazard to Very Low    |         |
|             | Shallow Mining Hazard                                            | Unlikely                 |         |

| Data Source                         | Hazard                    | Hazard Potential to Site | Remarks                                                                                                                                                                                                                      |
|-------------------------------------|---------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | BGS recorded mineral site | Very Low                 | There are three records of surface ground workings within a 250m radius of the site, these are recorded as opencast for Cowley Road Gravel Pits 103 SW, 186SW & 210m W of the site, however they have all ceased production. |
| ARUP [Ref [11] ]                    | Mining Instability        | Highly unlikely          | There are no records of former coal, and other non-coal mining within a 1km search radius of the site.                                                                                                                       |
| CSS [Ref [12] ]<br>KURG [Ref [13] ] | Underground Openings      | Negligible               | There are no records of underground workings within 1000m search radius.                                                                                                                                                     |
| PBA                                 | Natural & Mining Cavities | -                        | No details                                                                                                                                                                                                                   |

## 7.4 Radon Risk

With reference to the Envirocheck report, UK Radon Ref [9] and BRE Radon Ref [10] guidance: the site is located within a lower probability radon area with less than 1% of homes estimated to be at or above the action level and no radon protection measures are required on this site.

All basements are at increased risk of elevated levels of radon, regardless of geographic location.

A well-constructed waterproofing should be designed to protect against radon in accordance with guidance and recommendations on basement waterproofing as contained in BS8102:2022.

The designer should take note of any measures specific to radon protection for basements as detailed in BR211 (2023) and ensure any recommendations are followed.

The UK Health Security Agency and HSE policy and guidance recommends and, in some cases, requires, that the owner and/or occupier of buildings undertake radon monitoring in all occupied and used basement areas.

It is therefore the owner and/or occupier's responsibility to ensure that the above policy and statutory requirements regarding radon monitoring are followed.

If future monitoring identifies radon levels above 100Bq/m<sup>3</sup> within a dwelling or above the relevant action level for occupational exposure, the Local Authority should be notified.

## 7.5 Hydrology and Hydrogeology

Data from the Environment Agency and other information relating to controlled waters is summarised below.

| Data                      |                      | Remarks                                                                                                                                        | Possible Hazard to/from Site (Y/ N) |
|---------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Aquifer Designation       | Superficial Deposits | Lynch Hill Gravel Member - Principal Aquifer<br>Langley Silt Member – Unproductive Strata                                                      | Y<br>N                              |
|                           | Bedrock              | London Clay - Unproductive Strata                                                                                                              | N                                   |
| Groundwater Vulnerability |                      | High Groundwater Vulnerability<br>Relates to shallowest aquifer and is a function of the ability of superficial soils to transmit contaminants | Y                                   |

| Data                         |               | Remarks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Possible Hazard to/from Site (Y/ N) |
|------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Abstractions                 | Surface Water | No surface water abstractions within 1km of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N                                   |
|                              | Groundwater   | No groundwater abstractions within 1km of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N                                   |
| Source Protection Zones      |               | The site is not recorded within a source protection zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N                                   |
| Surface Watercourses         |               | The nearest surface water feature is recorded as 312 m south west of the site which appears to relate to Frays River.                                                                                                                                                                                                                                                                                                                                                                                                                              | N                                   |
| Groundwater Flood Risk*      |               | The northern half of the site is mapped within an area with the potential for groundwater flooding to occur at the surface. This is likely attributed to levels on site that have been created as part of the landscaping works to the multi-storey car park.                                                                                                                                                                                                                                                                                      | Y                                   |
| Surface Water Flood Risk*    |               | The data shown on the map within the database search by Envirocheck report details there is a low likelihood of events (in 1000 year return period) within the site itself. However immediately adjacent to the site to the south and northwest are areas where higher risks are recorded (up to 30 year return) that may impact the site depending upon proposed development design. Information from the West London Strategic Flood Risk Assessment indicates this site is within an area subject to a Flood Risk 3a Surface Water designation. | Y                                   |
| Marine / Fluvial Flood Risk* |               | The site is not shown within or adjacent to an area mapped as being at risk of flooding from rivers or seas.                                                                                                                                                                                                                                                                                                                                                                                                                                       | N                                   |
| Reservoir Flood Risk*        |               | According to the GOV.UK website the site is located within an area where flooding from reservoirs is unlikely.                                                                                                                                                                                                                                                                                                                                                                                                                                     | N                                   |
| Discharge Consents           |               | There is one discharge consent within 500 m of the site.<br>This is recorded as 385 m from the site, dated July 1989, unknown discharge type to freshwater stream/river (Frays River), authorisation revoked.                                                                                                                                                                                                                                                                                                                                      | N                                   |

*\* These sections are provided for information only, this report does not constitute a formal flood risk assessment and specialist advice should be sought in relation to potential flooding issues.*

The Lynch Hill Gravel Member forms Principal Aquifer. Therefore, the groundwater within the superficial soils (Lynch Hill Gravels) is identified to be vulnerable to transmit contamination into the aquifer due to the variable permeability. However the site is underlain, at depth, by London Clay which is Unproductive Strata. The site is not located in or near a SPZ.

The northern end of the site is recorded to be at risk of groundwater flooding, which may be attributed to the levels created to landscape round the multi-storey car park and associated access roads. The site is mapped at being at risk from surface water flooding, this again may be partly due to the levels that have been altered to create the soft landscaping around the multi-storey car park, rather than being attributed to the natural topography. Given the proposed redevelopment works proposed, it is likely that the levels on site will be the subject of earthworks to establish the proposed building, basement and the associated soft landscaped areas for residents, flooding issues should be considered within any design.

## 7.6 Historical Ordnance Survey Maps

Copy extracts of historical Ordnance Survey plans dating from 1885-1886 to 2026 were obtained and are presented in Appendix C. A summary of the salient features is presented below.

Review of the earliest available historical mapping (1868) indicates that the site originally formed part of an open undeveloped field. The surrounding area was predominantly rural in character, comprising open fields, orchards and the former Uxbridge Nursery to the southeast. A railway line partly on embankment was located approximately 50m west of the site boundary.

By 1897, the site had been redeveloped as a cricket ground, with a pavilion located within the southern part of the site. Little change is evident on subsequent editions until 1935, when two tennis courts are shown on the western side of the site.

By 1972, the cricket pavilion and tennis courts appear to have been removed, and the site was subsequently redeveloped as a multi-storey car park by 1978, associated with the Civic Centre to the north. The site has remained in this use with no significant mapped changes identified through to the latest available mapping in 2026.

### The Surrounding Area

Historical mapping between 1868 and 1914 identifies former gravel workings approximately 90 m west and 130 m south-west of the site. These areas appear to have been infilled and subsequently redeveloped for residential and educational use by the 1930s.

A railway line and associated embankment were present immediately west of the site boundary, later forming part of the Uxbridge Branch. Associated railway infrastructure included a station, goods shed and coal yard approximately 170m north of the site. The railway was closed and removed prior to 1972, following which the land was redeveloped for residential use west of the site and construction of Hillingdon Road to the north.

A former nursery and orchard (Uxbridge Nursery) was located immediately southeast of the site until the 1930s, when it was redeveloped for residential use.

Other potentially contaminative land uses identified within the surrounding area include printworks (King & Hutchings Ltd.) mapped approximately 150 m to the north of the site, from 1914 until the early 1990's, when the land is featureless. However subsequently aerial photographic imagery showed the area occupied by a large building from 1999. From information contained within the Envirocheck Database Search the building is recorded as Beaufort House and is occupied by a variety of businesses, as today.

Similarly, a burial ground was mapped on the earliest maps approximately 260 m to the northwest of the site. To its south, by the late 1880's a Britannica Works was also established (it is unclear as to what this represented) with the addition of a school, later mapped as 'British School' being established in the 1890's. Around the same time that the school was established, the burial ground, mapped as 'Grave Yard' became detailed as 'disused'. The annotation of the 'Britannica Works' also disappeared at this time but a pump was detailed within its yard area which may suggest continued operation of a works or works of a similar nature. Similarly, a series of pumps were mapped within the developed area to the north of the site at this time, suggesting water abstraction for commercial and residential use.

| Data Source                    | Distance (m) | Direction | Details                                                                                                                                                                                                                                                                                | Possible Hazard to Site (Y/N) |
|--------------------------------|--------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Historical Industrial Land Use | 15           | W         | There are six historical land uses listed within a 250 m search radius of the site. These are recorded as two railways (1881-1960), three records of quarrying, sand and clay, operations of sand & gravel pits (1881, 1891 & 1920's) and one printing; miscellaneous exc. newspapers. | N                             |
|                                | 32           | SE        |                                                                                                                                                                                                                                                                                        |                               |
|                                | 89           | W         |                                                                                                                                                                                                                                                                                        |                               |
|                                | 131          | SW        |                                                                                                                                                                                                                                                                                        |                               |
|                                | 172          | W         |                                                                                                                                                                                                                                                                                        |                               |
|                                | 173          | N         |                                                                                                                                                                                                                                                                                        |                               |

| Data Source                              |           | Distance (m)                                                                                       | Direction | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Possible Hazard to Site (Y/N) |
|------------------------------------------|-----------|----------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Current Industrial Land Use              |           | 163                                                                                                | N         | There are fifteen contemporary trade entries listed within a 250 m search radius of the site, eight of these are listed as active and seven are inactive. The active entries are recorded as Water Coolers (Brita Vivreau) at Beaufort House; Hospital (Central & North West London Foundation Trust) at Beaufort House, Dry Cleaners (Quick Stitch Dry Cleaners) at 10 New Arcade, High Street; Office Furniture & Equipment (Allied Office Furniture) at Cowley Road; Hospitals(Mydentist High Street) at 278B High Street; Printers (Prontoprint Uxbridge) at 278 High Street; Dry Cleaners (Ariana Dry Cleaners) at 229 High Street; Cabinet Makers (Finely Made Furniture) at 62 Cowley Road. | N                             |
|                                          |           | 163                                                                                                | N         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
|                                          |           | 231                                                                                                | N         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
|                                          |           | 232                                                                                                | W         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
|                                          |           | 238                                                                                                | N         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
|                                          |           | 243                                                                                                | NE        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
|                                          |           | 247                                                                                                | W         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
| Current & Historical Landfills           |           | There are no current or historical landfills recorded within 1 km of the site.                     |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N                             |
| Potentially Infilled Land (within 250 m) | Water     | The nearest area of potentially infilled land (water) is recorded as 672 m north west of the site. |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N                             |
|                                          | Non-water | 89                                                                                                 | W         | Unknown filled ground (pit, quarry etc.), 1990                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N                             |
|                                          |           | 131                                                                                                | SW        | Unknown filled ground (pit, quarry etc.), 1990                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N                             |
|                                          |           | 172                                                                                                | W         | Unknown filled ground (pit, quarry etc.), 1990                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N                             |
| Fuel Sites                               |           | There are no fuel station entries recorded within 500 m of the site                                |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N                             |
| Pollution Incidents (within 250 m)       |           | 185                                                                                                | NE        | Category 3 – minor incident dated May 1997. Recorded as unknown sewage, receiving water not given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N                             |
| IPPC/LAPPC Authorisations (within 250 m) |           | 243                                                                                                | NE        | LAPPC – PG6/46 Dry Cleaning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N                             |
| Hazardous Substances Consents            |           | None recorded within 500 m of the site                                                             |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N                             |
| Sensitive Land Uses (within 500 m)       |           | 0                                                                                                  | NW        | Nitrate Vulnerable Zones. Surface Water.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N                             |

The greatest potential hazard relates to the historical infilling of the land and the former railway embankments with associated historical railway land, however, both these areas have been subject to much redevelopment.

The land to the south west, former gravel pits may have been historically infilled however, much of this area has either been redeveloped for commercial use (school and associated playing fields) or built over with residential developments. Similarly, the railway line and embankments have been subject to much earth movement for the infilling with residential developments. Given the age of the developments and the land use, the risks posed by these off-site sources is considered to be negligible.

The historical and current industrial land uses are significant distances from the site, though there is a potential risk to the shallow superficial soils and the shallow aquifer, the risks posed are considered at this stage to be low, given the distances involved, the topographical location of the site in relation to these features and the structures in between, it is considered likely that groundwater flow, towards the site, within these superficial deposits would be somewhat restricted.

## 7.7 Planning Application History

The London Borough of Hillingdon planning records were accessed on 2<sup>nd</sup> September 2026.

| Application Number                   | Application Date | Proposal Details / Comments                                                                                                                                                                                                                                                                                                                                 | Decision |
|--------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 45011/APP/2024/632<br>(subject site) | 08/03/2024       | Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in connection to the construction of two additional storeys to accommodate 18 residential units comprising 12 x 2B4P, 2 x 2B3P, and 4 x 1B1P                                          | Approved |
| 44868/APP/2019/803                   | 07/03/2019       | Change of use of the remaining part of the ground floor from office (Use Class B1a) to an 'Improving Access to Psychological Therapies' (IAPT) NHS service and an administrative office (Use Classes D1 and B1a)                                                                                                                                            | Approved |
| 44868/APP/2018/4212                  | 03/12/2018       | Details pursuant to conditions 5 (Staff Travel Plan), 6 (Cycle Storage) and 7 (Operational Management Plan) of planning permission Ref: 44868/APP/2018/2976 (Change of use from use class B1a office use to mixed use D1 and B1a for use by the NHS as part of a 'Improving Access to Psychological Therapies' (IAPT) service and an administrative office) | Approved |
| 44868/APP/2018/2976                  | 09/08/2018       | Change of use from use class B1a office use to mixed use D1 and B1a for use by the NHS as part of a 'Improving Access to Psychological Therapies' (IAPT) service and an administrative office                                                                                                                                                               | Approval |
| 4868/APP/2018/1747                   | 09/05/2018       | Change of use from use class B1 to mixed use D1 and B1 for use by the NHS as part of a 'Improving Access to Psychological Therapies' (IAPT) service                                                                                                                                                                                                         | Refusal  |

The most recent applications relates to the site itself, whilst the other applications relate to properties in the local area. The applications raised for the site are recorded as being granted approval, and are not considered significant in terms of a contamination risk. The applications granted in the local area are also not considered to represent a risk of contamination to the site or the surrounding area.

## 7.8 Ground Gas Risk

There are no records of current or historical landfill sites listed within the mapped 1 km search radius of the site.

There are a number of records relating to infilled land on the database. These relate to historical gravel workings that may have been infilled, however these area have been subject to much earthworks since, and are now occupied by a school and associated school playing fields or residential dwellings.

Therefore, the risk to the site from the generation and migration of ground gases is considered negligible.

## 7.9 Other Information

The site was formerly open field and subsequent cricket pitch, prior to the redevelopment to create a multi-storey car park. The car park itself was constructed circa 1970's. There is a potential, give the age of the existing structure and the works undertaken to create it, that Asbestos Containing Materials (ACMs) may have been used in the fabric of the building, or may be found in the near surface Made Ground soils.

## 7.10 UXO Risk Management

The possibility of unexploded ordnance (UXO) being encountered on a site falls within the category of a potentially significant risk and should be addressed as a legal duty under the Construction (Design and Management) Regulations by the Client as early as possible in a project.

The CIRIA publication C681 Ref [14] has been developed to provide a consistent framework for the management of potential risks posed by UXO during site investigation and groundwork phases of construction. The process adopts a tiered approach, divided into four distinct stages; Preliminary risk assessment, Detailed risk assessment, Risk mitigation and Implementation.

The agreed scope of work did not allow for either a preliminary or detailed UXO risk assessment.

With reference to online Zetica UXO Risk Mapping<sup>1</sup>, the site is recorded within a low risk area. However, the maps have been reviewed for information purposes only and should not be perceived as part of a preliminary or detailed UXO risk assessment.

## 8 Site Walkover Survey

A site walkover was carried out on 27<sup>th</sup> July 2026.

### 8.1 General Site Description and Boundaries

The site currently comprises multi-storey car park (3-storeys). The car park is accessed from the western side from Cricket Field Road. The access roads and surfacing within the car park appear to be in relatively good condition. There are also a number of utility inspection covers noted across the site. There was no evidence of cracking on the existing car park structure or on nearby properties which could be related to poor ground conditions.

There is soft landscaping around the perimeter of the site with a few mature trees. The eastern boundary of the site is marked by a chain link fence and at the southern boundary is wooden fencing, beyond these fences are further mature trees. Cricket Field Road marks the boundary to the western side of the site and a slip road for Hillingdon Road marks the boundary for the north of the site. To the east of the site is St Andrews C of E Primary School, to the south and west is residential housing and to the north is Hillingdon Road (A4020) beyond which is Hillingdon Civic Centre and the town centre.

### 8.2 Site Photographs

A series of photographs showing the site is included in Appendix B.

## 9 Underground Structures

### 9.1 Existing Basements

The existing structure does not appear to have existing basements/lower ground floor levels.

It is unknown if the nearby properties do not have basement/lower ground floor levels. However, the nearest property is location around 40 m from the proposed basement development.

### 9.2 Transport, Utilities and Other Infrastructure

We understand there are no London Underground or DLR assets located within 50 metres of the site. The nearest railway lines are around 435 m from the site, including the Metropolitan Line and Piccadilly Line from Uxbridge Railway Station.

During the site walkover utility inspection covers were observed across the ground floor level of the car park and within the highways and footways adjacent the subject site.

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<sup>1</sup> <https://zeticauxo.com/guidance/risk-maps/> - accessed 16/09/2026

## C PRELIMINARY SITE MODELS

### 10 Conceptual Engineering Geological Ground Model

From the desk study information and walkover undertaken at this site the following conceptual ground model has been formulated.

| Data Source           | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Geology               | <p>The recorded soils beneath the site comprise London Clay with a superficial covering of Lynch Hill Gravel Member and Langley Silt Member. The gravel is anticipated to be in the region of 1.5 to 2 m in thickness. Whilst not mapped, some overlying Made Ground soils should also be anticipated on site, given the sites history, and the potential that the ground may have been subject to some earthworks.</p> <p>It is likely that perched groundwater will be encountered in the superficial deposits, especially during wetter periods.</p>                                                                                                                                                                                                                                                               |
| Former Site Use       | <p>The site has had a commercial use a multi-storey car park since the early 1970's, when it was first subject to major development. Prior to this the site was occupied as a Cricket Ground with associated Pavilion, which replaced the earliest land use as part of an open field. Tennis courts were also recorded to be present on the western side of the site.</p> <p>There is potential that under the existing structure there may be old foundations/subfloor structures/floor slabs present, relating to the previous occupation of the pavilion. Ground conditions may be poor in regions where the ground has been historically worked, infilled or site levels have been altered.</p> <p>It was also noted that there were a number of covers and drainage pipes within the fabric of the building.</p> |
| Groundwater           | <p>The depth to groundwater is not known, however, by general comment, perched water tables may be present beneath areas of Made Ground or within more permeable superficial deposits.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Surface Water         | <p>Whilst the site itself has a low risk of flooding, the southern and north western areas have a higher potential from surface water flooding from high rainfall (storm events) within the soft landscaped areas. This may be attributed to the landscaping works around the perimeter of the site. It is likely that the levels on site will be subject to some alteration to take into account the design and requirements of the structure.</p>                                                                                                                                                                                                                                                                                                                                                                   |
| Potential Geo-hazards | <p>Shrinkable soils may be present. NHBC medium to high volume change potential is possible for the London Clay at depth. The Superficial deposits are silty sandy gravels/sandy clays, which will likely have lower volume change potential.</p> <p>Poor soakage is assumed in the clay soils, with moderate soakage rates in the gravels, however this will be dependent upon groundwater levels and their seasonal variations.</p>                                                                                                                                                                                                                                                                                                                                                                                 |
| Other Comments        | <p>An intrusive investigation is recommended to establish geotechnical and environmental characteristics of the soils, should they be required for reuse within the proposed development.</p> <p>An intrusive investigation is essential to assess the nature and depth of the Made Ground on site, and reworked soils. Depending on the depth of Made Ground/reworked ground on site, and the presence of any former below ground obstructions, the soils may be considered unsuitable and may require piled foundations (subject to intrusive works).</p>                                                                                                                                                                                                                                                           |

## 11 Conceptual Site Model

In the context of this report, the conceptual model summarises the potential pollutant linkages identified for the site and forms the basis of the risk assessment for the site. The preliminary model comprises the potential sources of contamination, receptors that could be harmed and exposure pathways identified from the desk study and walkover survey. These potential linkages form the basis upon which the investigation is designed and reported, and are presented in the tables below and further information about the risk classification scheme is included within Appendix E, with reference to CIRIA C552 *'Contaminated Land Risk Assessment – a guide to good practice'*.

A tabulated version of the preliminary CSM based on the desk study and observation is presented below.

### 11.1 Potential Sources of Contamination

The site has a history of agricultural use, prior to use for recreational facilities and more recently as a multi-storey car park. It is located within a commercial /semi industrial region of Uxbridge, though residential areas are located to the west of the area.

A few potentially contaminative uses have been identified, both on site and in the locality. Potential contaminants associated with these uses have been compiled from desk study information, and our experience of such sites.

### 11.2 On-Site Sources

| Potential Source              |                                                                  | Potential Contaminants                                                                                                                         |
|-------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Uses of the site     | Made Ground from previous buildings (pavilion) and tennis courts | Possible Made Ground: variable, may include heavy metals, non-metals, Poly Aromatic Hydrocarbons (PAHs) & Asbestos Containing Materials (ACMs) |
|                               | Infilled Ground                                                  |                                                                                                                                                |
| Current Use of the site       | Leaks and spills from vehicular parking in the Multi-storey      | Oil/fuel hydrocarbons relating to minor spills and leaks                                                                                       |
|                               | Building materials                                               | Asbestos                                                                                                                                       |
| Radon                         |                                                                  | No radon protection measures are required                                                                                                      |
| Sulphates (aggressive ground) |                                                                  | The London Clay is known to contain sulphates.                                                                                                 |

The site has a history as open fields prior to the land being re-purposed as recreational land with a Cricket Pitch and Pavilion, as well as tennis courts, prior to its redevelopment for multi-storey car park. It is likely that any potential sources of soil contamination would be localised. This includes Made Ground soils which may be encountered in the region of the former pavilion and tennis courts, and the subsequent establishment of the landscaping around the car park. The site is likely to have been subject to much earthworks, with cutting and filling of areas, it is likely that the Made Ground material will be mostly construction arisings, as a convenient way of dealing with excess soils and ground improvement. The Made Ground represents a potential source of contamination as they may contain asbestos, heavy metals and PAHs. However, given the local geology and topography of the site, any contamination is expected to be fairly localised.

The current use of the site as a multi-storey car park, and during the site walkover visual evidence of occasional leaks and spills were identified on the hard surfaced areas. There is a potential that petroleum hydrocarbon contamination and oils may have impacted the site as result of these spills, where they have drained into surface water drainage or localised to areas where the concrete hardstanding areas are cracked or damaged. As such this potential on site source of contamination, again given the potential for this contamination to be typically localised, the risk is considered to be low at this stage.

### 11.3 Off-Site Sources

There are no obvious sources of potential offsite contamination.

## 12 Risk Estimation

In order to evaluate the perceived contamination risks at this site, the severity of the risk in terms of the magnitude of the potential consequence of the linkage occurring has been compared with the likelihood of the linkage existing.

## 12.1 Conceptual Site Model

The table below assess the risk for the possible potential pollutant linkages that could exist during the proposed development works. See Appendix E for Risk Assessment Methodology.

### 12.1.1 Onsite Sources

| Source                           |                                                                                                  | Pathway                                                   | Potential Receptor |                                                                            | Prob           | Con           | Risk Category                                                                                                                            | Explanation                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------|----------------------------------------------------------------------------|----------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On site Sources of Contamination | Affects Soils:<br>Heavy metals, PAHs, asbestos, petroleum hydrocarbons & VOCs, Sulphates         | Inhalation, Ingestion<br>Dermal Contact &<br>Plant uptake | Humans             | Construction Workers                                                       | Low Likelihood | Medium        | Moderate/ Low                                                                                                                            | Several potential sources of onsite contamination have been identified, from historic uses for recreation (Cricket Pitch & Pavilion) and any associated Made Ground.                                                                                                                                                                                                                        |
|                                  |                                                                                                  |                                                           |                    | Future Site Workers and Maintenance workers                                | Unlikely       | Medium        | Low                                                                                                                                      | Residual Made Ground soil that may be retained is a potential risk posed to future site workers conducting intrusive work to soft landscaping.                                                                                                                                                                                                                                              |
|                                  |                                                                                                  |                                                           |                    | Future Residence                                                           | Unlikely       | Medium        | Low                                                                                                                                      | Likely to be shallow localised contamination. Proposed development includes residential dwelling with soft landscaped areas however there are no proposed areas for home grown produce.                                                                                                                                                                                                     |
|                                  |                                                                                                  | Run-Off Leaching<br>Direct Contact                        | Controlled Waters  | Groundwater – Low permeability Lynch Hill Gravel deposits, outside an SPZ. | Unlikely       | Medium        | Low                                                                                                                                      | Superficial deposits are expected to be of variable permeability; but the deposits are expected to be relatively shallow (<1.5m). There are no potable abstractions within 1.2 km.                                                                                                                                                                                                          |
|                                  |                                                                                                  |                                                           |                    | Surface water – None recorded within 205m (rivers, ditches canals etc.)    | --             | --            | n/a                                                                                                                                      | There are no surface water courses near enough to site to be considered a risk, the nearest is 312m from the site boundary.                                                                                                                                                                                                                                                                 |
|                                  |                                                                                                  | Direct Contact                                            | Property           | Infrastructure - Water Supply Pipes                                        | Unlikely       | Minor         | Very Low                                                                                                                                 | Hydrocarbon impacts on plastic pipes possible in, but Made Ground is limited.                                                                                                                                                                                                                                                                                                               |
|                                  | Structures - Substructures/ foundations                                                          |                                                           |                    | Low likelihood                                                             | Medium         | Moderate/ Low | London Clay is known to contain sulphates which are corrosive to concrete. Localised Made Ground could also contain corrosive compounds. |                                                                                                                                                                                                                                                                                                                                                                                             |
|                                  | Vapours & Land Gases:<br>(Made Ground, petroleum hydrocarbons, and any previously infilled land) | Inhalation                                                | Humans             | Future Site Workers / Future Site Users                                    | Low likelihood | Medium        | Moderate/ Low                                                                                                                            | No current or historical landfill sites are recorded nearby and no significant ground gas source has been identified. However, localised Made Ground and spills/leaks of petroleum hydrocarbons may provide a limited potential for vapours in confined spaces. Further assessment should be undertaken if significant Made Ground, organic material or hydrocarbon odours are encountered. |
|                                  |                                                                                                  | Fire/ Explosion                                           | Property           | Structures                                                                 | Unlikely       | Severe        | Moderate / Low                                                                                                                           | Localised pockets of Made Ground or backfilled material could generate low level gas risks localised to the area in which they are encountered, but intrusive investigation should confirm whether gas monitoring wells are required.                                                                                                                                                       |

## 12.2 Preliminary Relevant Pollution Linages

Those potential sources which have been identified as potential relevant are summarise in the table below:

|             | Sources                                                    | Pathway                                                                                                                        | Receptors                                                                                         | Risk Category   |           |
|-------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------|-----------|
| Human Heath | Asbestos<br>Heavy Metals<br>PAHs<br>Petroleum Hydrocarbons | <ul style="list-style-type: none"><li>• Dermal Contact with soil or dust.</li><li>• Inhalation of soil and/ or dust.</li></ul> | <ul style="list-style-type: none"><li>• Construction Workers</li></ul>                            | Moderate to Low |           |
|             | Vapours                                                    | <ul style="list-style-type: none"><li>• Inhalation</li></ul>                                                                   | <ul style="list-style-type: none"><li>• Construction Workers</li><li>• Future Residence</li></ul> | Moderate to Low |           |
| Property    | Sulphates                                                  | <ul style="list-style-type: none"><li>• Direct Contact.</li></ul>                                                              | <ul style="list-style-type: none"><li>• Building Structures</li></ul>                             | Moderate/ Low   |           |
|             | Ground Gases                                               | <ul style="list-style-type: none"><li>• Migration &amp; accumulation.</li></ul>                                                | <ul style="list-style-type: none"><li>• Property</li></ul>                                        | Moderate/ Low   |           |
|             |                                                            |                                                                                                                                |                                                                                                   |                 |           |
| Very Low    | Low                                                        | Moderate/ Low                                                                                                                  | Moderate                                                                                          | High            | Very High |

## 13 Conclusions and Recommendations

Given the historical use of the site for recreational facility (Cricket Pitch & Pavilion), prior to its redevelopment as a multi-storey car park and the absence of any significant industrial activities, the overall risk of widespread significant soil contamination is considered low at this stage. However, there remains localised areas of potential concern, particularly around the regions where the ground has been subject to much earth movement and ground disturbance. The historical activities are considered likely to have introduced elevated levels of metals, PAHs, asbestos fragments, or in relation to the present day car parking localised hydrocarbon contamination within shallow soils.

### 13.1 Risk of Groundwater Contamination

The aquifer classifications for the superficial and bedrock deposits are Principal and Unproductive Aquifers respectively, however, the site is not located close to, or within a source protection zone (SPZ). Therefore, with no significant sources of contamination identified, no further assessment is considered necessary, unless any significant mobile contamination is identified on site, during the intrusive investigation works.

### 13.2 Risk from Ground Gases

No potential gas risk has been identified either on site or locally however an intrusive investigation should confirm this as there is a low risk from Made Ground soils beneath the site, which could generate low level gas risks.

## 14 Recommendations

It is recommended an intrusive investigation be carried to better assess the risks posed by the identified potential contamination sources and the geotechnical properties of the soils on site. This intrusive works would include any areas of suspected Made Ground. Installation of gas monitoring wells may be required if any methanogenic materials are encountered, although it is likely any land gas risks will be localised.

## D BASEMENT IMPACT ASSESSMENT SCREENING EXERCISE

### 15 Screening Framework

Using the information contained within the Desk Study, a 'Screening' process has been undertaken. The questions contained within this section are adapted from those outlined within the planning requirements of London Borough of Camden (CPG Basements, Ref [1]). It is considered that the adapted questions are pertinent to this Basement Impact Assessment. London Borough of Hillingdon does not have a specific basement questionnaire.

The information in this section is based on the information in the supporting documents. A review of any issues identified is included in later sections of this report.

### 16 Subterranean Groundwater Flow

| Question |                                                                                                                                                                                                                 | Evidence                                                                        |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| 1a       | <b>Is the site located directly above an aquifer?</b>                                                                                                                                                           | Section 7.5 (Hydrology & Hydrogeology)<br>Envirocheck Report                    |
|          | Yes. The site is mapped as being underlain by the Lynch Hill Gravel Member, on the northern half of the site, which is classified as a Principal Aquifer.                                                       |                                                                                 |
| 1b       | <b>Will the proposed basement extend beneath the water table surface?</b>                                                                                                                                       | Section 7.2 (Historical borehole records)<br>Proposed plans from Client.        |
|          | Unknown. No site specific groundwater monitoring has been undertaken.<br><br>The nearest historic borehole records indicate that the groundwater was struck around 12.5 mbgl.                                   |                                                                                 |
| 2        | <b>Is the site within 100m of a watercourse, well (used/disused) or potential spring line?</b>                                                                                                                  | Section 7.5 (Hydrology & Hydrogeology)<br>Envirocheck Report<br>Walkover Survey |
|          | No. The nearest surface water feature is listed as being 312 m south west of the site.                                                                                                                          |                                                                                 |
| 3        | <b>Is the site within the catchment of any known nearby ponds?</b>                                                                                                                                              | Section 7.5 (Hydrology & Hydrogeology)<br>Envirocheck Report<br>Walkover Survey |
|          | No.                                                                                                                                                                                                             |                                                                                 |
| 4        | <b>Will the proposed basement development result in a change in the proportion of hard surfaced/paved areas?</b>                                                                                                | Existing and proposed development plans<br>Walkover survey                      |
|          | No. The majority of the site is currently covered with hard standing. The proportion of hard surfaces is not expected to increase based on proposed development plans.                                          |                                                                                 |
| 5        | <b>As part of the site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SUDS)?</b>                                          | Existing and proposed development plans<br>Walkover survey                      |
|          | No. The proportion of hard or covered surfaces present on the site is not expected to increase. The volume of surface water being discharge to the ground should not increase.                                  |                                                                                 |
| 6        | <b>Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than, the mean water level in any local pond or spring line?</b> | Section 7.5 (Hydrology & Hydrogeology)                                          |

| Question |     | Evidence                                                                         |
|----------|-----|----------------------------------------------------------------------------------|
|          | No. | Existing and proposed development plans<br>Walkover survey<br>Envirocheck Report |

## 17 Land Stability

| Question |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Evidence                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 1        | <b>Does the existing site include slopes, natural or manmade, greater than 7 degrees? (approximately 1 in 8)</b><br>No.                                                                                                                                                                                                                                                                                                                                                                                                                       | Walkover survey                                                                              |
| 2        | <b>Will the proposed re-profiling of landscaping at site change slopes at the property boundary to more than 7 degs? (approximately 1 in 8)</b><br>No.                                                                                                                                                                                                                                                                                                                                                                                        | Existing and proposed development plans                                                      |
| 3        | <b>Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7 degrees? (approximately 1 in 8)</b><br>No.                                                                                                                                                                                                                                                                                                                                                                                       | Walkover survey<br>Envirocheck Report<br>OS Maps                                             |
| 4        | <b>Is the site within a wider hillside setting in which the general slope is greater than 7 degrees? (approximately 1 in 8)</b><br>No.                                                                                                                                                                                                                                                                                                                                                                                                        | Walkover survey<br>OS Maps                                                                   |
| 5        | <b>Is the London Clay the shallowest strata at the site?</b><br>Unknown. No site-specific ground investigation has been undertaken.<br>The site is mapped as being underlain by the Lynch Hill Gravel Member and Langley Silt Member over the London Clay Formation.<br>A nearby borehole record indicates a covering of superficial deposits approximately 4.3 m thick.                                                                                                                                                                      | Section 7.1 (Geology)<br>Section 7.2 (Historical Borehole Information)<br>Envirocheck Report |
| 6        | <b>Will any tree/s be felled as part of the proposed development and/or are any works proposed within any tree protection zones where trees are to be retained? (Note that consent may be required to undertake work to any tree/s protected by a Tree Protection Order or to tree/s in a Conservation Area if the tree is over certain dimensions).</b><br>Yes, proposed development plans show there trees to be felled as part of the development. It is also understood there will be some works undertaken within tree protection zones. | Existing and proposed development plans                                                      |
| 7        | <b>Is there a history of seasonal shrink-swell subsidence in the local area, and/or evidence of such effects at the site?</b><br>No. No evidence of seasonal shrink/swell subsidence was noted to the existing structure or buildings surrounding the site.                                                                                                                                                                                                                                                                                   | Walkover survey                                                                              |

| Question |                                                                                                                                                                                                                                                                                                                                                                                                               | Evidence                                                                                                                                |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 8        | <b>Is the site within 100 m of a watercourse or a potential spring line?</b>                                                                                                                                                                                                                                                                                                                                  | Section 7.5 (Hydrology & Hydrogeology)                                                                                                  |
|          | No. The nearest surface water feature is listed as 312 m south-west of the site.                                                                                                                                                                                                                                                                                                                              | Envirocheck Report<br>Walkover Survey                                                                                                   |
| 9        | <b>Is the site within an area of previously worked ground?</b>                                                                                                                                                                                                                                                                                                                                                | Section 7.1 (Geology)                                                                                                                   |
|          | No. The site is not mapped as being within an area of previously worked ground. However, there is evidence of previous development on site, and, consequently, Made Ground may be present. No intrusive ground investigation has been undertaken to determine the presence or extent of any worked ground.                                                                                                    | Section 7.2 (Historical Borehole Information)<br>Section 7.6 (Historical Ordnance Survey Maps)<br>Envirocheck Report<br>Walkover survey |
| 10       | <b>Is the site within an aquifer? If so, will the proposed basement extend beneath the water table such that dewatering may be required during construction?</b>                                                                                                                                                                                                                                              | Section 7.5 (Hydrology & Hydrogeology)                                                                                                  |
|          | Yes. The site is mapped as being underlain by the Lynch Hill Gravel Member, on the northern half of the site, which is classified as a Principal Aquifer.<br><br>The depth to the groundwater table is unknown at this stage and therefore dewatering requirements have not been determined.<br><br>However, the nearest historic borehole records indicate that the groundwater was struck around 12.5 mbgl. | Section 7.2 (Historical borehole records)<br>Envirocheck Report<br>Proposed plans from Client.                                          |
| 11       | <b>Is the site within 50 m of the any known nearby ponds?</b>                                                                                                                                                                                                                                                                                                                                                 | Section 7.5 (Hydrology & Hydrogeology)                                                                                                  |
|          | No.                                                                                                                                                                                                                                                                                                                                                                                                           | Envirocheck Report<br>Walkover Survey                                                                                                   |
| 12       | <b>Is the site within 5 m of a highway or pedestrian right of way?</b>                                                                                                                                                                                                                                                                                                                                        | Walkover survey                                                                                                                         |
|          | No. Cricket Field Road and the slip road to Hillingdon Road bound the site to the north and west. However, these two highways are around 20 m away from the basement development.                                                                                                                                                                                                                             | Existing and proposed development plans<br>OS Maps                                                                                      |
| 13       | <b>Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties?</b>                                                                                                                                                                                                                                                                           | Walkover survey<br>Existing and proposed development plans<br>OS Maps                                                                   |
|          | Unknown. However, the neighbouring properties are around 40 m from the proposed basement development.                                                                                                                                                                                                                                                                                                         |                                                                                                                                         |
| 14       | <b>Is the site over (or within the exclusion zone of) any tunnels, e.g. Railway lines?</b>                                                                                                                                                                                                                                                                                                                    | Walkover survey<br>Existing and proposed development plans<br>OS Maps                                                                   |
|          | No.                                                                                                                                                                                                                                                                                                                                                                                                           | Envirocheck Report                                                                                                                      |

## 18 Surface Flow and Flooding

| Question |                                                                                                                                                                                                                                                                                                                    | Evidence                                                                                                |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1        | <b>Is the site within the catchment of any known nearby ponds?</b>                                                                                                                                                                                                                                                 | Section 7.5 (Hydrology & Hydrogeology)<br>Envirocheck Report<br>Walkover Survey                         |
|          | No.                                                                                                                                                                                                                                                                                                                |                                                                                                         |
| 2        | <b>As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off) be materially changed from the existing route?</b>                                                                                                                                                   | Existing and proposed development plans                                                                 |
|          | Unknown. No details have been provided for proposed or existing drainage routes.                                                                                                                                                                                                                                   |                                                                                                         |
| 3        | <b>Will the proposed basement development result in a change in the proportion of hard surfaced / paved external areas?</b>                                                                                                                                                                                        | Existing and proposed development plans<br>Walkover survey                                              |
|          | No. Currently the majority of the site is covered with hard standing, the proportion of hard surfaces is not expected to increase based on proposed development plans.                                                                                                                                             |                                                                                                         |
| 4        | <b>Will the proposed basement result in changes to the profile of the inflows (instantaneous and long-term) of surface water being received by adjacent properties or downstream watercourses?</b>                                                                                                                 | Existing and proposed development plans                                                                 |
|          | Unknown. No details have been provided for proposed or existing drainage routes.                                                                                                                                                                                                                                   |                                                                                                         |
| 5        | <b>Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?</b>                                                                                                                                                              | Existing and proposed development plans<br>Walkover survey                                              |
|          | No.                                                                                                                                                                                                                                                                                                                |                                                                                                         |
| 6        | <b>Is the site in an area known to be at risk from surface water flooding, or is it at risk from flooding, for example because the proposed basement is below the static water level of a nearby surface water feature?</b>                                                                                        | Existing and proposed development plans<br>Section 7.5 (Hydrology & Hydrogeology)<br>Envirocheck Report |
|          | Yes. The desk study has identified the site within a low risk area of surface water flooding and within an area with potential for groundwater flooding to occur at the surface. No formal flood risk assessment has been undertaken for the site and no site-specific groundwater monitoring has been undertaken. |                                                                                                         |

## 19 Non-Technical Summary of Screening Process

The screening process has identified the following issues to be carried forward to Scoping for further assessment:

- The site is located within an aquifer.
- Groundwater levels are unknown.
- The sequence and characteristics of the soil underlying the site are unknown.
- A low risk of surface water flooding has been identified and the site is within an area at a risk of groundwater flooding at the surface.
- The foundation to the proposed basement may intersect underground utility services and drainage routes.

## E BASEMENT IMPACT ASSESSMENT SCOPING EXERCISE

The purpose of scoping is to assess in more detail the factors to be investigated in the impact assessment. Potential consequences are assessed for each of the identified potential impact factors.

| Potential Impact                                                                                        | Possible Consequence                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site located within an Aquifer                                                                          | Site-specific groundwater monitoring should be undertaken to assess the potential impact of the new basement on groundwater levels, and also the potential effects on the groundwater environment in the area.                                                                                                                                                                  |
| Groundwater levels unknown                                                                              | Site-specific monitoring should be undertaken to determine whether the proposed basement will intersect the groundwater surface, and to assess potential dewatering and construction requirements.<br>An assessment should be made of the potential impact of the new basement on groundwater levels and also the potential effects on the groundwater environment in the area. |
| The sequence and characteristics of the soil underlying the site are unknown.                           | A ground investigation should be undertaken to confirm the ground conditions. The information gathered in the ground investigation may be required for geotechnical design.                                                                                                                                                                                                     |
| Potential flooding at the site from surface water/groundwater.                                          | A flood risk assessment should be carried out to assess the potential for flooding at the site.<br>No formal flood risk assessment has been undertaken for the site and specialist advice should be sought in relation to potential flooding issues.                                                                                                                            |
| The foundation to the proposed basement may intersect underground utility services and drainage routes. | A utility investigation should be carried out to assess the position and direction of these potential underground services and relevant utility may need to be informed of the works in order to determine their requirements.<br>A Ground Movement Assessment (GMA) may be required in order to assess the potential damage to nearby highway(s).                              |

## F BASEMENT IMPACT ASSESSMENT

### 20 Basement Impact Assessment

The conceptual site model (CSM) is described in the table below:

| Item                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ground conditions                      | <p>The geology is mapped as Lynch Hill Gravel Member on the northern half of the site and Langley Silt Member on the southern half of the site underlain by the London Clay Formation. No ground investigation has been undertaken for the site at this stage.</p> <p>A nearby historic borehole record indicates superficial deposits to be in the region of 4.3 m thick.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Groundwater level                      | Unknown. No site-specific groundwater monitoring has been undertaken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Topography                             | The site is not within a hillside setting. The site is on generally level and flat land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Existing foundations on site           | Unknown. No ground investigation has been undertaken for the site at this stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Proposed foundations on site           | We anticipate the proposed formation level of the basement is about 3.0 m below ground level. Construction details are unknown at this stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Neighbouring basements and foundations | Unknown. However, the neighbouring properties are around 40 m from the proposed basement development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Highways and infrastructure            | No. Cricket Field Road and the slip road to Hillingdon Road bound the site to the north and west, however these are around 20 m away from the basement development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Tunnels and utilities                  | There are utility inspection cover around the site. Buried services are also located within Cricket Field Road and the pedestrian footways adjacent to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Potential impacts                      | <p>The formation of the proposed basement will cause horizontal and vertical ground movements in the surrounding area.</p> <p>The proposed basement may have an effect on groundwater flow, if it is found that the proposed basement would penetrate below the groundwater surface. At this stage no site-specific groundwater monitoring has been undertaken.</p> <p>The formation and excavation of the proposed basement may have an effect on the current routes of potential underground services that may be situated underneath the site.</p>                                                                                                                                                                                                                                                                              |
| Proposed mitigation                    | <p>At this stage no structural details have been provided and no ground investigation has been undertaken.</p> <p>Based on the Conceptual Ground Model, consideration could be given to the use of contiguous bored piles to form the new basement retaining walls and foundations. A top-down construction sequence would help to reduce potential ground movements related to the construction of the basement. A Ground Investigation is required in order to provide information for geotechnical design purposes, and for the assessment of impacts relating to ground movements and groundwater.</p> <p>Construction methods will need to be assessed to ensure that the stability of the surrounding land is maintained. It may be required to liaise with the highways department of the London Borough of Hillingdon.</p> |
| Residual impacts                       | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## 21 Land Stability / Slope Stability

This Basement Impact Assessment has identified potential issues relating to ground movements in the surrounding soils.

At this stage no detailed design of the proposed development or construction methods have been provided.

A Ground Movement Assessment has not been undertaken and may be required in order to estimate the potential category of damage to the neighbouring buildings, and to estimate the ground movements affecting the adjacent highway and associated utilities. It should be noted the nearest buildings are around 40 m from the proposed basement development and highways around 20 m from the proposed basement.

The BIA has concluded that there will not be risks or slope stability impacts to the development or adjacent sites.

Construction controls are required to help ensure that ground movements related to basement construction are kept as small as practicable.

## 22 Hydrogeology and Groundwater Flooding

The BIA has concluded that there is a potential risk from groundwater flooding for a property situated below ground level. Although, no formal flood risk assessment has been undertaken for the site and a site-specific flood risk assessment should be carried out.

A detailed ground investigation would be required prior to the onset of construction to provide site-specific information regarding groundwater, ground conditions and, if required, the impact of the proposed basement on the local hydrogeology.

The BIA has not been able to assess the impact to the hydrogeological environment due to the lack of site-specific groundwater information.

## 23 Hydrology, Surface Water Flooding, and Sewer Flooding

The BIA has concluded, based on the results of the Desk Study, there is considered to be a low risk of flooding related to surface water or sewers. However, a flood risk assessment should be carried out for the site.

The BIA has concluded that there are no likely impacts to the wider hydrological environment.

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- [3] CIRIA, "C665 Assessing risks posed by hazardous ground gases to buildings," 2007.
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- [10] Building Research Establishment (BRE), "BR211 Radon Guidance on protective measures for new buildings," 2015.
- [11] Ove Arup on behalf of the Department of Environment, "Review Of Mining Instability In Great Britain," 1990.
- [12] Chelsea Spelaeological Society, "Various Records, Journals and Special Publications".
- [13] Kent Underground Research Group, "Various Records, Journals and Special Publications".
- [14] CIRIA, "C681 Unexploded Ordnance (UXO) A guide for the construction industry," 2009.



**APPENDIX A**

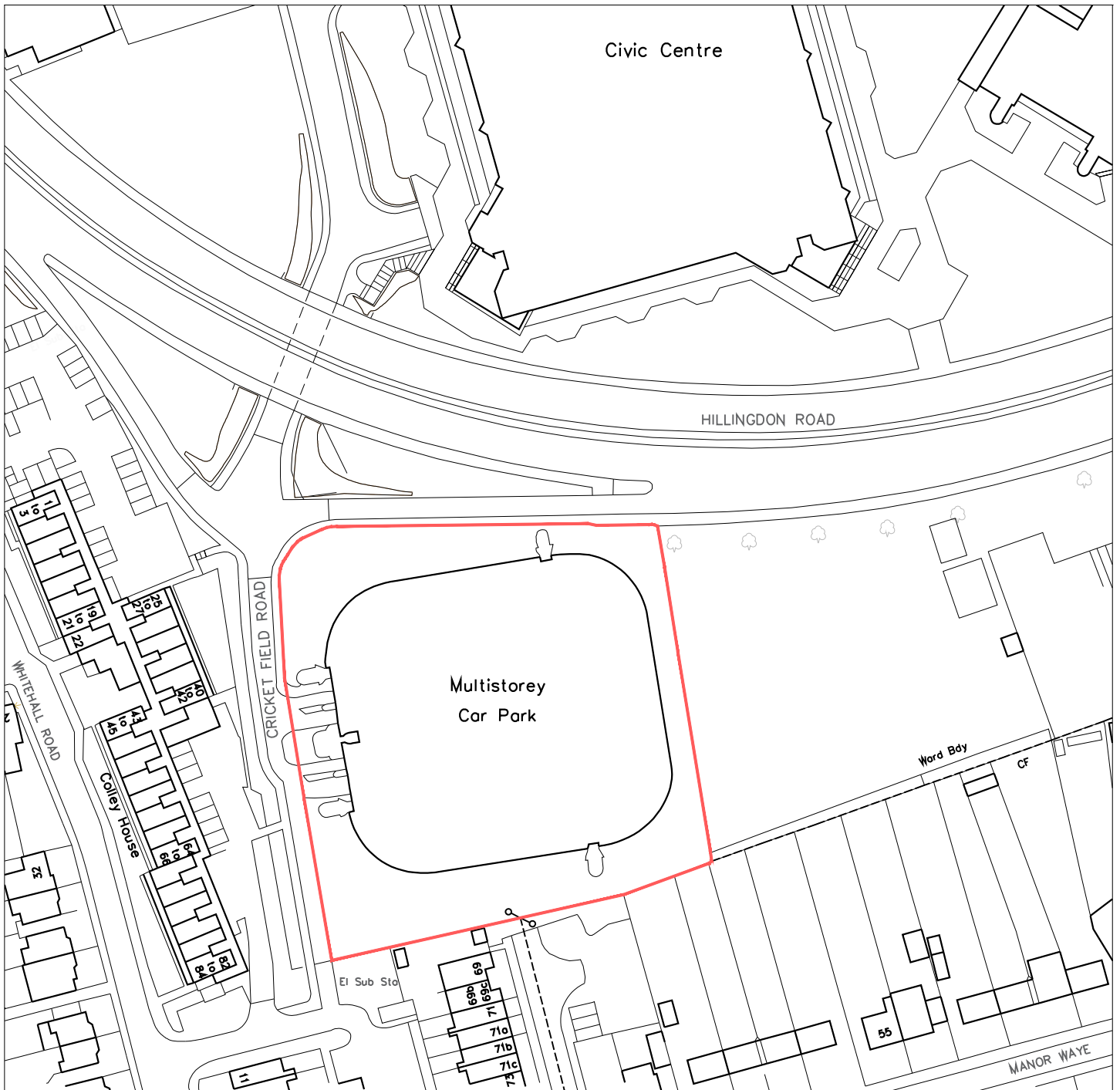
**Site Plans and Exploratory  
Hole Logs**





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|          |                                                      |            |            |
|----------|------------------------------------------------------|------------|------------|
| Site:    | Lobster Pot Civic Centre Car Park, Uxbridge, UB8 1UW | Project ID | J16279     |
| Figure 1 | Site Location Plan                                   | Date:      | 09/09/2026 |



SITE LOCATION PLAN - 1:1250@A4



project name: **CRICKETFIELD RD CAR PARK, UXBRIDGE UB8**

drawing reference: **SITE LOCATION PLAN**

date: **MAY 2026**

sheet:

drawn: **LL**

scale: **1:1250@A4**

checked: **JW**

job number:

**M10960**

drawing number:

**APL001**

revision:

-

status:

**PLANNING**

cad ref:

**M10960\_APL001\_A\_Site Location Plan\_Cricketfield Rd\_1-1250@A4.dwg**

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Hunters is a trading name of Hunter & Partners Limited. © Hunter & Partners Limited. All rights reserved.

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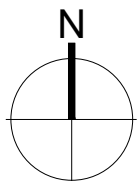
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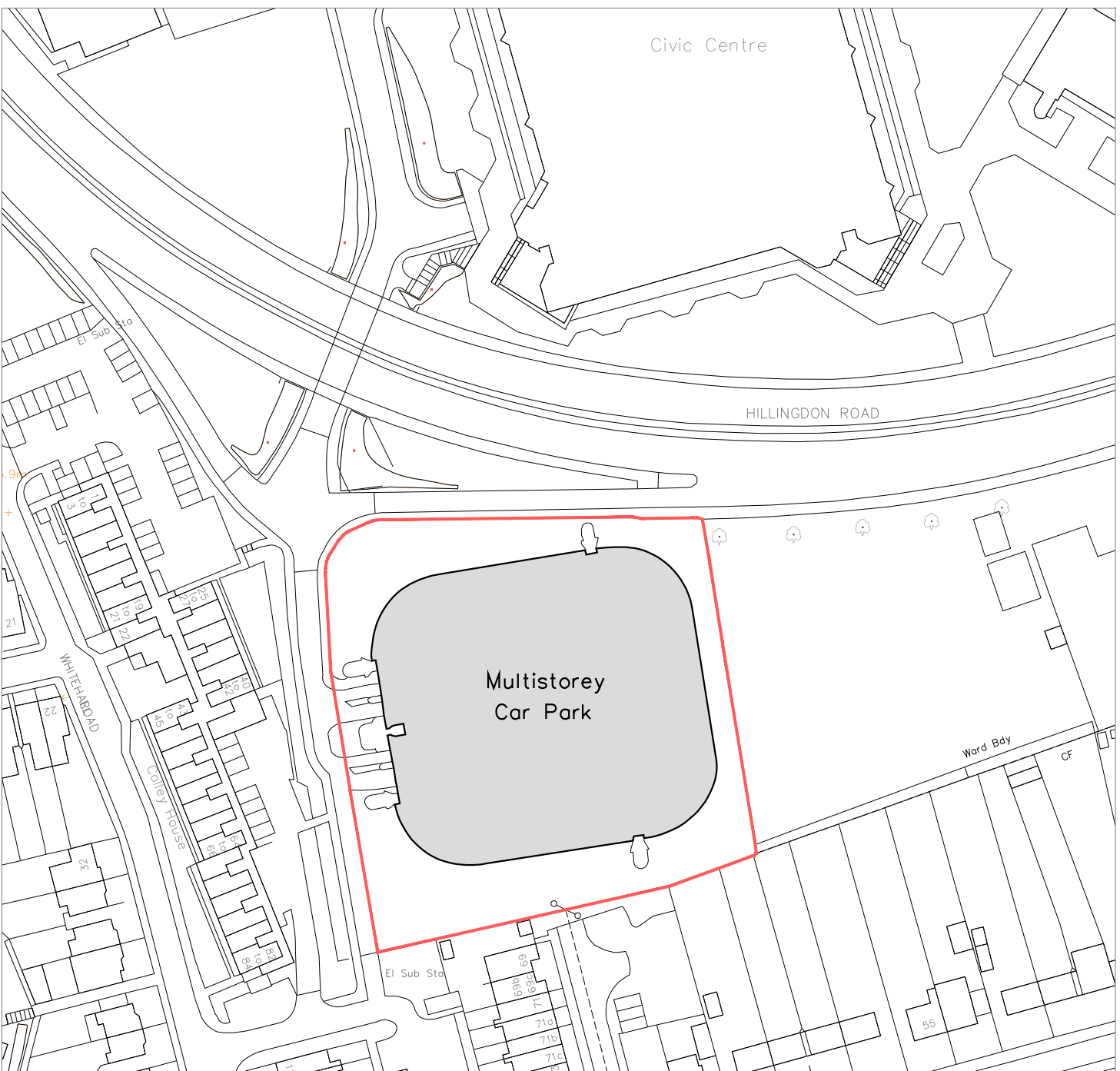


SITE

Revision  
A 25.11.2025 WN Issued for planning

project name: LOBSTER PO  
drawing reference: EXISTING SITE PLAI  
TOPOGRAPHICAL S  
job number: M10224  
drawing number: APL002  
rev: A  
status: PLANNING  
cad ref: M10224\_APL002\_A\_Ex





SITE LOCATION PLAN 1:1250@A1

Total site area: 0.70 ha (1.74 acres)  
Number of car parking spaces: 35 (including 4 disabled bays)  
+ 1 loading bay and 1 emergency vehicle bay  
Number of cycle parking spaces: 6 short stay (3 Sheffield stands)  
10 long stay (ground floor cycle storage)

**LEGEND**

- Site boundary
- Outline of former carpark to be demolished
- Metal railing, 1.5m high
- Close board fence, 2m high
- Post and rail fence, 1.5m high
- Iron railings, 1.6-1.8m high
- Wire mesh, 2.5m high
- Native mixed-species hedgerow
- Wildflower meadow
- Grass lawn
- Ecological Enhancement area
- Herringbone block paver 100 x 200mm, buff finish
- Natural Stone 450 x 450mm flush paving.
- Pedestrian path: Macadam smooth, buff surface finish flush with concrete edging
- Back of house/services path: Macadam smooth, black surface finish flush with metal edging
- Garden path: Resin bound gravel, amber finish, flush with metal edging
- Existing tree retained
- Existing tree removed
- Existing Category B tree root protection zone
- Existing Category C tree root protection zone
- Proposed tree
- Proposed small / fastigate tree
- Proposed specimen shrub (1m high on planting)

0 1m 5m 10m 20m  
scale 1:200 @A1

**CRICKET FIELD ROAD CAR PARK, UXBRIDGE UB8**  
RESIDENTIAL CARE HOME  
PROPOSED SITE PLAN

project name: CRICKET FIELD ROAD CAR PARK, UXBRIDGE UB8  
drawing reference: RESIDENTIAL CARE HOME  
sheet: PROPOSED SITE PLAN  
job number: M10960  
drawing number: APL008  
revision: A  
status: PLANNING  
cat ref: M10960\_APL008\_Proposed Site Plan\_Cricket Field Rd\_1-200@A1.dwg

date: JULY 2026  
checked: JW  
scale: 1:200@A1  
drawn: LL  
checked: JW

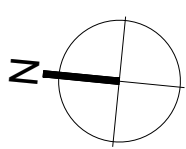
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PROPOSED BASEMENT PLAN 1:100@A1

| Revision |            |                 |
|----------|------------|-----------------|
| A        | 17.07.2026 | ACR First Issue |
|          |            |                 |
|          |            |                 |
|          |            |                 |
|          |            |                 |
|          |            |                 |
|          |            |                 |
|          |            |                 |
|          |            |                 |
|          |            |                 |



project name: CRICKET FIEL  
drawing reference: RESIDENTIAL CARE  
BASEMENT PLAN

job number: M10960  
drawing number: APL010  
rev: A

status: PLANNING  
cad ref: M10960\_APL10\_Propos



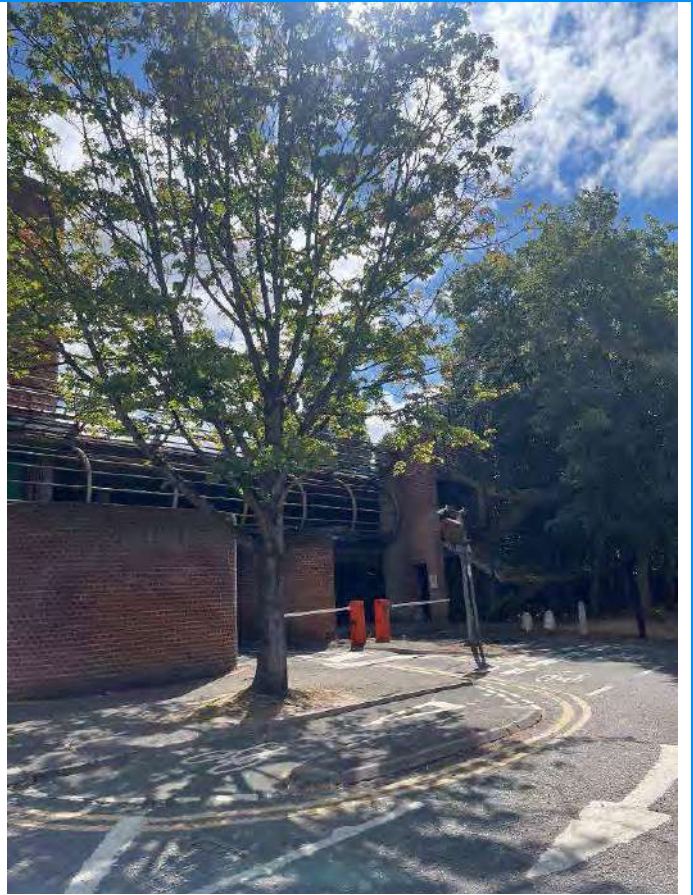
**APPENDIX B**

**Photographs**

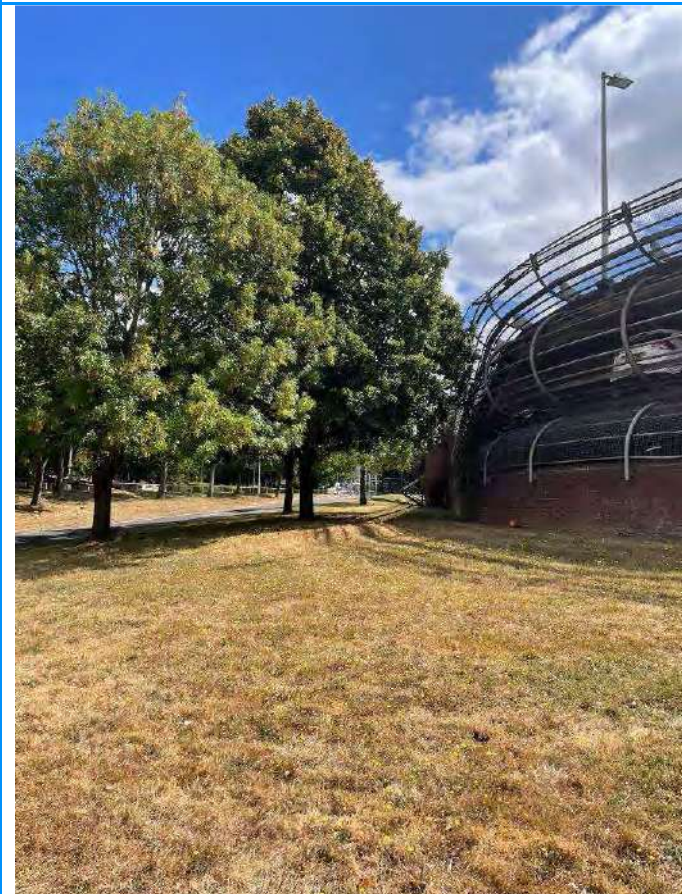
B



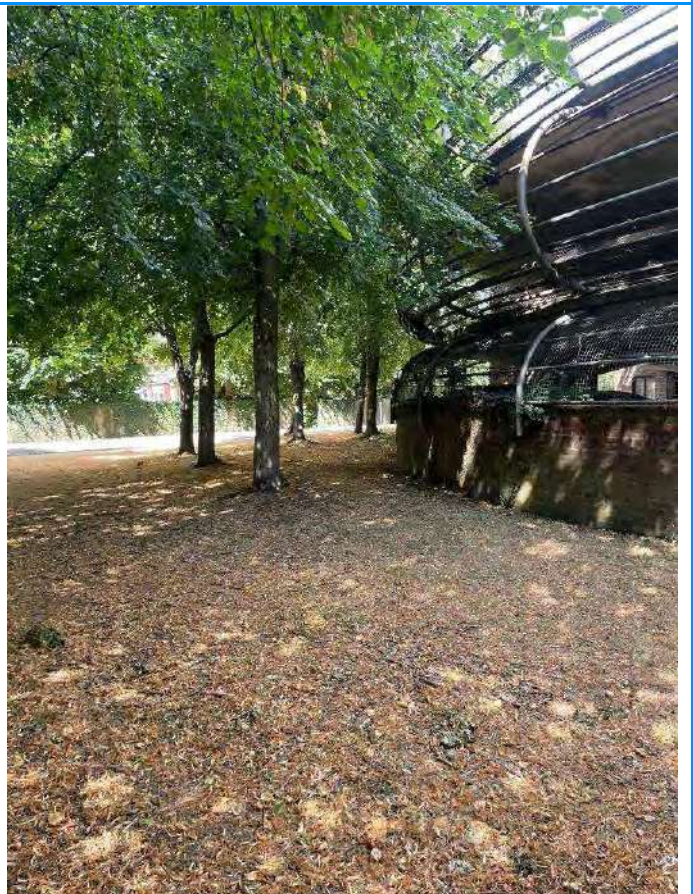
Carpark entrance from Cricket Field Road



Carpark entrance from Cricket Field Road



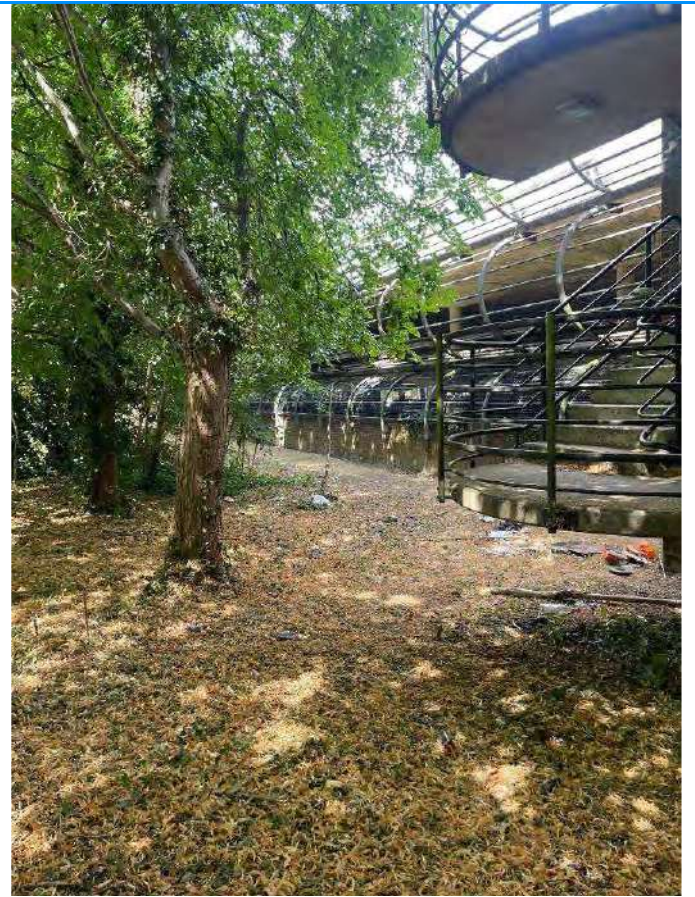
North-western corner of car park



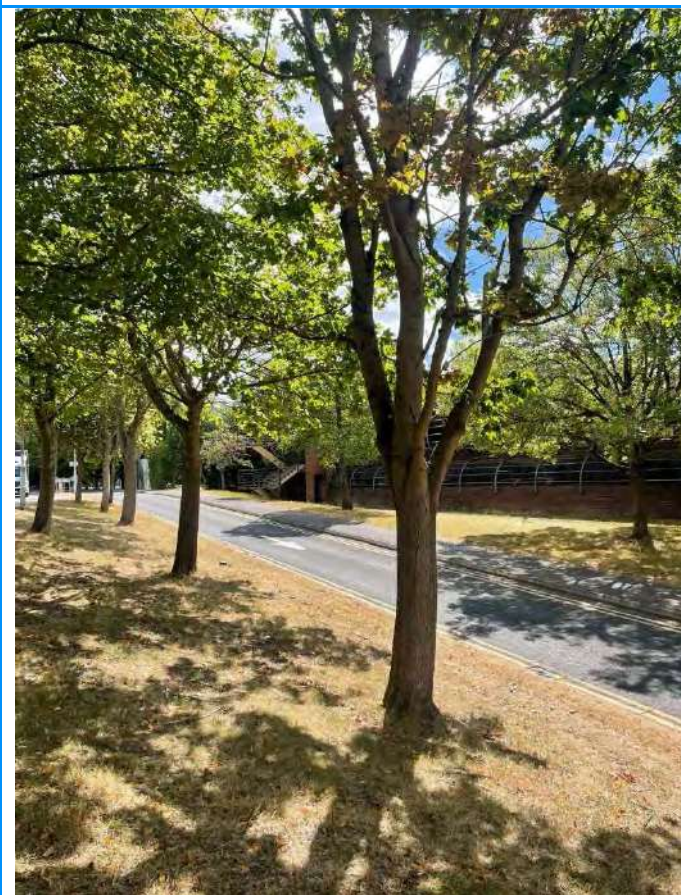
North-eastern corner of car park



Easternmost edge of car park



Western edge of car park



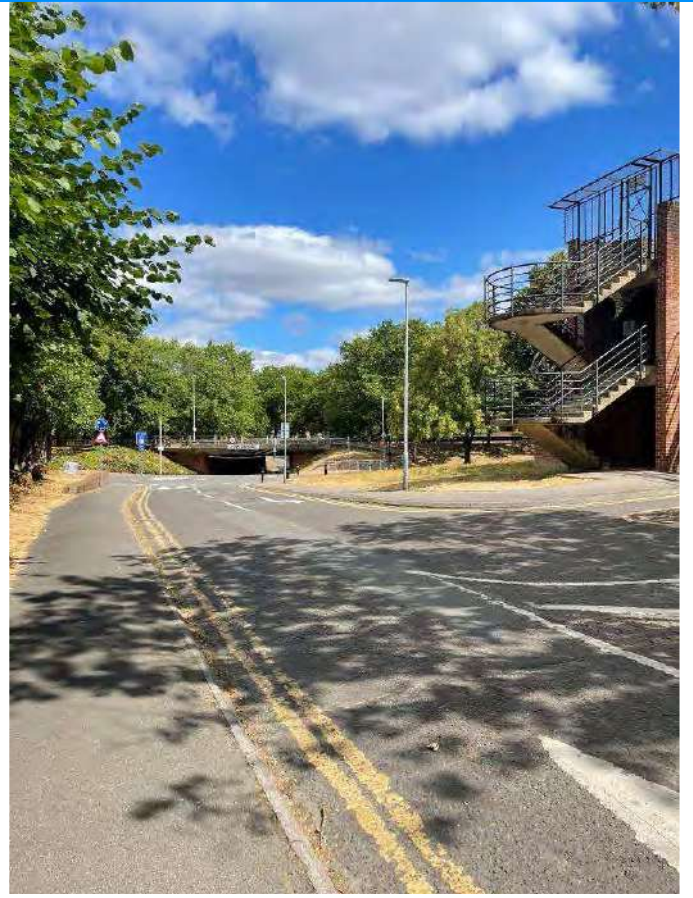
Slip road from Hillingdon Road



North-eastern corner of car park



South-western corner of car park



Cricket Field Road west of carpark entrance



Southern boundary of car park



Carpark entrance from Cricket Field Road



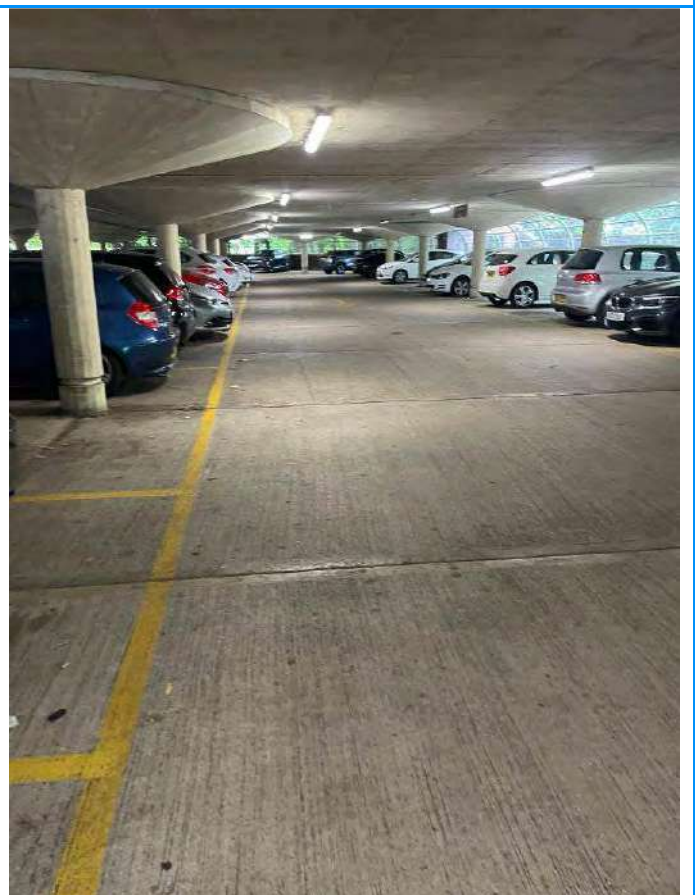
Electric box at carpark entrance



Utility inspections covers within the ground floor



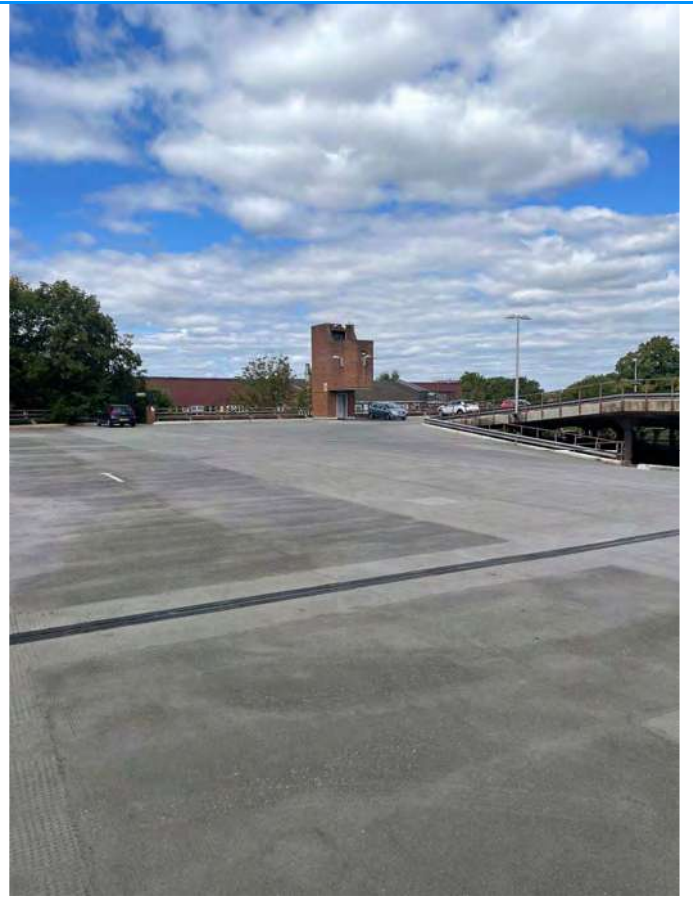
Ground floor level surfacing



Overview inside multi-storey car park



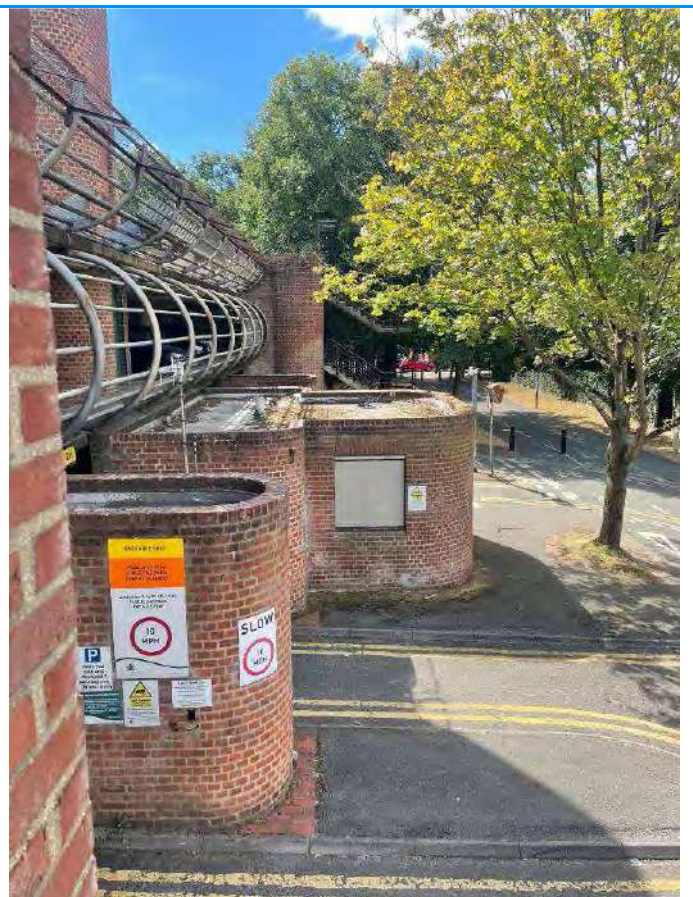
Overview inside multi-storey car park



Overview of carpark roof level



Overview of carpark roof level



Car park entrance from roof level



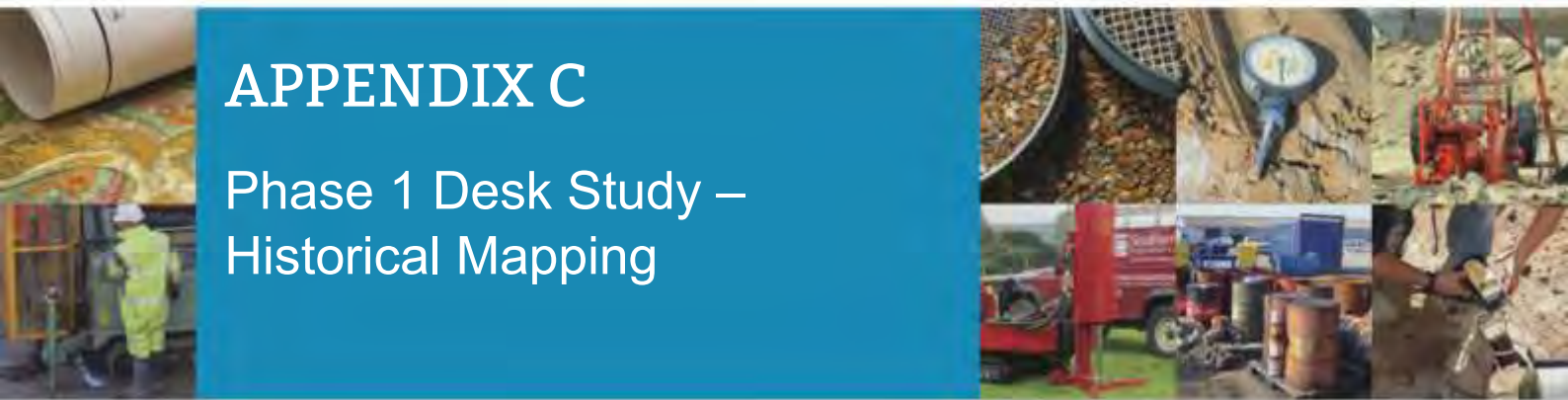
Drainage on carpark roof level



Drainage on carpark roof level

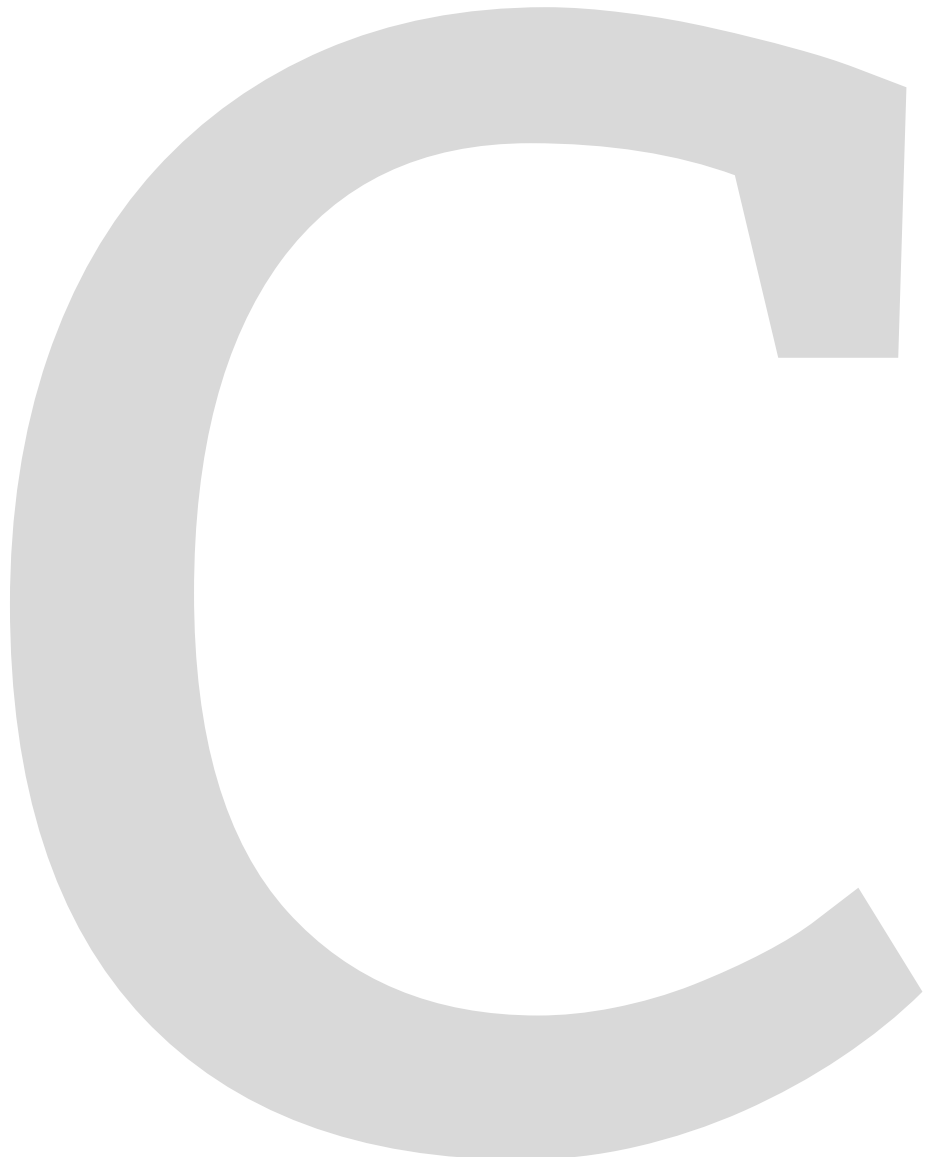


Exit to car park onto Cricket Field Road



## APPENDIX C

### Phase 1 Desk Study – Historical Mapping



# Historical Mapping Legends

## Ordnance Survey County Series 1:10,560

|  |                                               |  |                             |  |               |
|--|-----------------------------------------------|--|-----------------------------|--|---------------|
|  | Gravel Pit                                    |  | Sand Pit                    |  | Other Pits    |
|  | Quarry                                        |  | Shingle                     |  | Orchard       |
|  | Osiers                                        |  | Reeds                       |  | Marsh         |
|  | Mixed Wood                                    |  | Deciduous                   |  | Brushwood     |
|  | Fir                                           |  | Furze                       |  | Rough Pasture |
|  | Arrow denotes flow of water                   |  | Trigonometrical Station     |  |               |
|  | Site of Antiquities                           |  | Bench Mark                  |  |               |
|  | Pump, Guide Post, Signal Post                 |  | Well, Spring, Boundary Post |  |               |
|  | •285 Surface Level                            |  |                             |  |               |
|  | Sketched Contour                              |  | Instrumental Contour        |  |               |
|  | Main Roads                                    |  | Minor Roads                 |  |               |
|  | Sunken Road                                   |  | Raised Road                 |  |               |
|  | Road over Railway                             |  | Railway over River          |  |               |
|  | Railway over Road                             |  | Level Crossing              |  |               |
|  | Road over River or Canal                      |  | Road over Stream            |  |               |
|  | Road over Stream                              |  |                             |  |               |
|  | County Boundary (Geographical)                |  |                             |  |               |
|  | County & Civil Parish Boundary                |  |                             |  |               |
|  | Administrative County & Civil Parish Boundary |  |                             |  |               |
|  | County Borough Boundary (England)             |  |                             |  |               |
|  | County Burgh Boundary (Scotland)              |  |                             |  |               |
|  | Rural District Boundary                       |  |                             |  |               |
|  | Civil Parish Boundary                         |  |                             |  |               |

## Ordnance Survey Plan 1:10,000

|  |                                                                       |  |                                                         |
|--|-----------------------------------------------------------------------|--|---------------------------------------------------------|
|  | Chalk Pit, Clay Pit or Quarry                                         |  | Gravel Pit                                              |
|  | Sand Pit                                                              |  | Disused Pit or Quarry                                   |
|  | Refuse or Slag Heap                                                   |  | Lake, Loch or Pond                                      |
|  | Dunes                                                                 |  | Boulders                                                |
|  | Coniferous Trees                                                      |  | Non-Coniferous Trees                                    |
|  | Orchard                                                               |  | Scrub                                                   |
|  | Bracken                                                               |  | Heath                                                   |
|  | Marsh                                                                 |  | Reeds                                                   |
|  | Building                                                              |  | Glasshouse                                              |
|  | Sloping Masonry                                                       |  | Pylon                                                   |
|  | Cutting                                                               |  | Embankment                                              |
|  | Road Under                                                            |  | Road Over                                               |
|  | Level Crossing                                                        |  | Foot Bridge                                             |
|  | Standard Gauge Multiple Track                                         |  | Standard Gauge Single Track                             |
|  | Siding, Tramway or Mineral Line                                       |  | Narrow Gauge                                            |
|  | Geographical County                                                   |  | Administrative County, County Borough or County of City |
|  | Municipal Borough, Urban or Rural District, Burgh or District Council |  | Borough, Burgh or County Constituency                   |
|  | Civil Parish                                                          |  |                                                         |
|  | BP, BS Boundary Post or Stone                                         |  | Police Station                                          |
|  | Church                                                                |  | Post Office                                             |
|  | Club House                                                            |  | Public Convenience                                      |
|  | Fire Engine Station                                                   |  | Public House                                            |
|  | Foot Bridge                                                           |  | Signal Box                                              |
|  | Fountain                                                              |  | Spring                                                  |
|  | Guide Post                                                            |  | Telephone Call Box                                      |
|  | Mile Post                                                             |  | Telephone Call Post                                     |
|  | Mile Stone                                                            |  | Well                                                    |

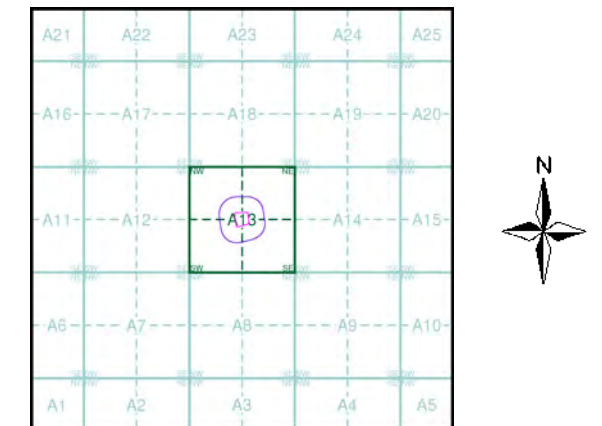
## 1:10,000 Raster Mapping

|  |                                                          |  |                                            |
|--|----------------------------------------------------------|--|--------------------------------------------|
|  | Gravel Pit                                               |  | Refuse tip or slag heap                    |
|  | Rock                                                     |  | Rock (scattered)                           |
|  | Boulders                                                 |  | Boulders (scattered)                       |
|  | Shingle                                                  |  | Mud                                        |
|  | Sand                                                     |  | Sand Pit                                   |
|  | Slopes                                                   |  | Top of cliff                               |
|  | General detail                                           |  | Underground detail                         |
|  | Overhead detail                                          |  | Narrow gauge railway                       |
|  | Multi-track railway                                      |  | Single track railway                       |
|  | County boundary (England only)                           |  | Civil, parish or community boundary        |
|  | District, Unitary, Metropolitan, London Borough boundary |  | Constituency boundary                      |
|  | Area of wooded vegetation                                |  | Non-coniferous trees                       |
|  | Non-coniferous trees (scattered)                         |  | Coniferous trees                           |
|  | Coniferous trees (scattered)                             |  | Positioned tree                            |
|  | Orchard                                                  |  | Coppice or Osiers                          |
|  | Rough Grassland                                          |  | Heath                                      |
|  | Scrub                                                    |  | Marsh, Salt Marsh or Reeds                 |
|  | Water feature                                            |  | Flow arrows                                |
|  | Mean high water (springs)                                |  | Mean low water (springs)                   |
|  | Telephone line (where shown)                             |  | Electricity transmission line (with poles) |
|  | Bench mark (where shown)                                 |  | Triangulation station                      |
|  | Point feature (e.g. Guide Post or Mile Stone)            |  | Pylon, flare stack or lighting tower       |
|  | Site of (antiquity)                                      |  | Glasshouse                                 |
|  | General Building                                         |  | Important Building                         |

## Historical Mapping & Photography included:

| Mapping Type                  | Scale    | Date        | Pg |
|-------------------------------|----------|-------------|----|
| Middlesex                     | 1:10,560 | 1868        | 3  |
| Buckinghamshire               | 1:10,560 | 1881        | 4  |
| Middlesex                     | 1:10,560 | 1897        | 5  |
| Buckinghamshire               | 1:10,560 | 1900        | 6  |
| Middlesex                     | 1:10,560 | 1920        | 7  |
| Buckinghamshire               | 1:10,560 | 1932        | 9  |
| Middlesex                     | 1:10,560 | 1935        | 10 |
| Middlesex                     | 1:10,560 | 1938        | 11 |
| Middlesex                     | 1:10,560 | 1938        | 12 |
| Historical Aerial Photography | 1:10,560 | 1948        | 13 |
| Historical Aerial Photography | 1:10,560 | 1948        | 14 |
| Ordnance Survey Plan          | 1:10,000 | 1960        | 15 |
| Ordnance Survey Plan          | 1:10,000 | 1968        | 16 |
| Ordnance Survey Plan          | 1:10,000 | 1970 - 1975 | 17 |
| Ordnance Survey Plan          | 1:10,000 | 1977        | 18 |
| London                        | 1:25,000 | 1985        | 19 |
| Ordnance Survey Plan          | 1:10,000 | 1988 - 1989 | 20 |
| Ordnance Survey Plan          | 1:10,000 | 1990        | 21 |
| 10K Raster Mapping            | 1:10,000 | 1999        | 22 |
| 10K Raster Mapping            | 1:10,000 | 2006        | 23 |
| VectorMap Local               | 1:10,000 | 2026        | 24 |

## Historical Map - Slice A



## Order Details

Order Number: 408640233\_1\_1  
Customer Ref: J16279 - VF  
National Grid Reference: 505690, 183700  
Slice: A  
Site Area (Ha): 0.71  
Search Buffer (m): 1000

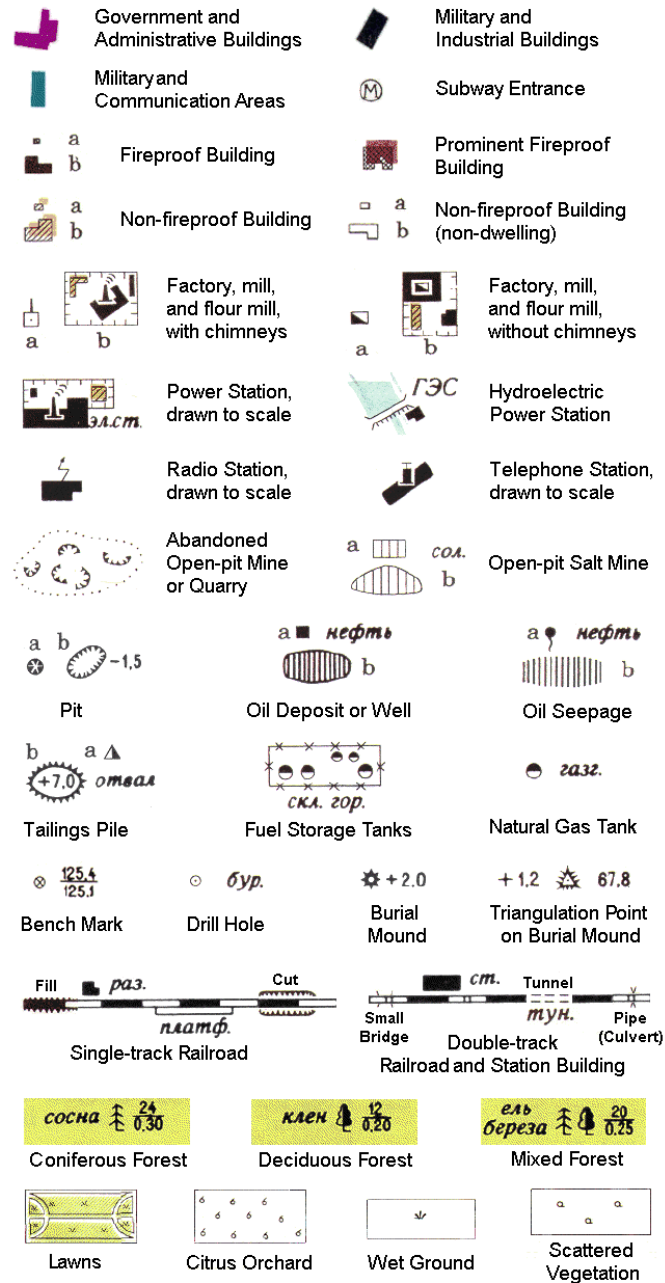
## Site Details

Civic Centre Car Park, Uxbridge, UB8 1UW

# Russian Military Mapping Legends

## 1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale



**243.8** Values for prominent elevations

**186.0** Numbers for spot elevations, depth soundings, contour lines, etc.

**0.2** Velocity of the current, width of river bed, depth of river

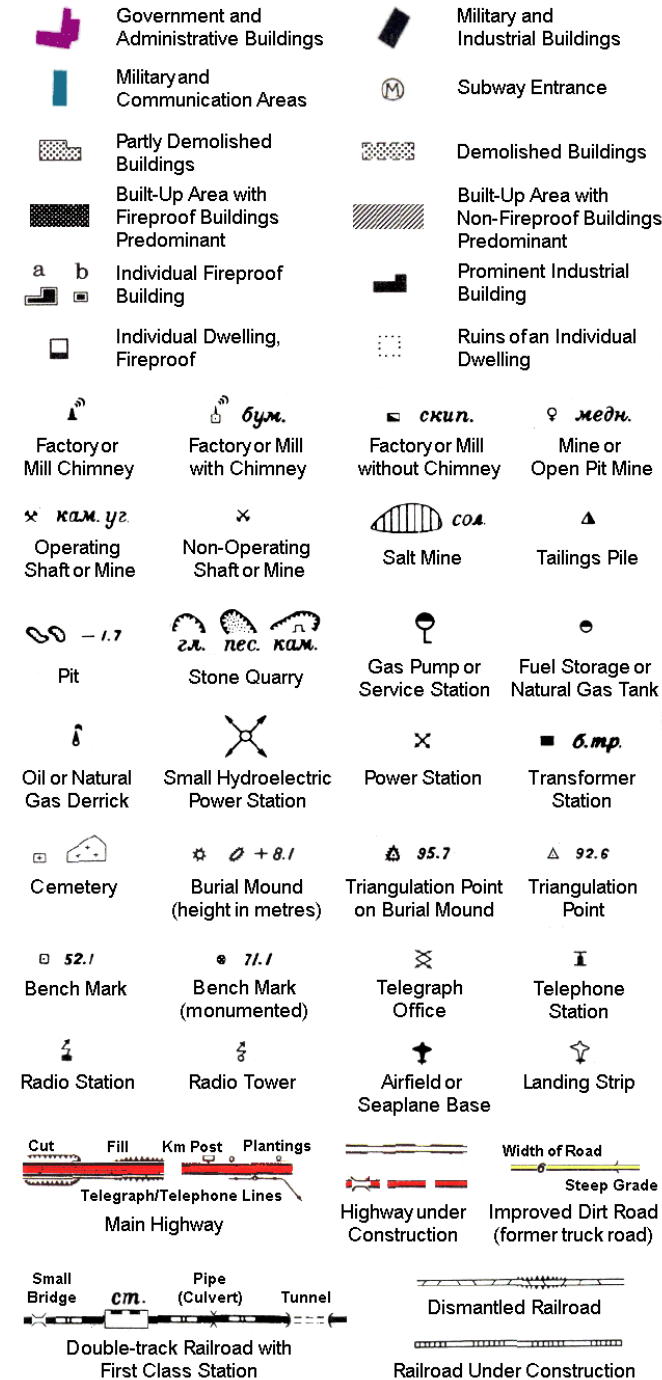
**180/12** Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

**Russian Alphabet** (For reference and phonetic interpretation of map text)

|                 |                |                 |                       |
|-----------------|----------------|-----------------|-----------------------|
| <b>А а (A)</b>  | <b>З з (Z)</b> | <b>П п (P)</b>  | <b>Ч ч (CH)</b>       |
| <b>Б б (B)</b>  | <b>И и (I)</b> | <b>Р р (R)</b>  | <b>Ш ш (SH)</b>       |
| <b>В в (V)</b>  | <b>Й й (Y)</b> | <b>С с (S)</b>  | <b>Щ щ (SHCH)</b>     |
| <b>Г г (G)</b>  | <b>К к (K)</b> | <b>Т т (T)</b>  | <b>Ъ (-)</b>          |
| <b>Д д (D)</b>  | <b>Л л (L)</b> | <b>У у (U)</b>  | <b>Ы (Y)</b>          |
| <b>Е е (E)</b>  | <b>М м (M)</b> | <b>Ф ф (F)</b>  | <b>Ь (')</b>          |
| <b>Ё ё (YO)</b> | <b>Н н (N)</b> | <b>Х х (KH)</b> | <b>Э э (E)</b>        |
| <b>Ж ж (ZH)</b> | <b>О о (O)</b> | <b>Ц ц (TS)</b> | <b>Ю ю (YU or IU)</b> |
|                 |                |                 | <b>Я я (YA or IA)</b> |

## 1:25,000 mapping

a. Not drawn to scale b. Drawn to scale



## Key to Numbers on Mapping

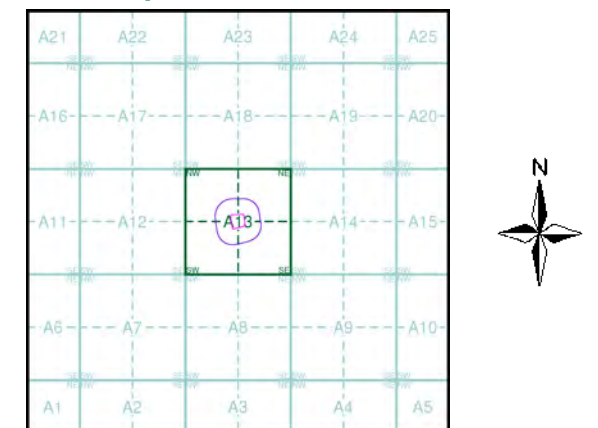
### TQ08\_London

| No. | Description                                     |
|-----|-------------------------------------------------|
| 12  | Military Airfield/Airport                       |
| 200 | Factories (Chemicals And Electrical Appliances) |

## Historical Mapping & Photography included:

| Mapping Type                  | Scale    | Date        | Pg |
|-------------------------------|----------|-------------|----|
| Middlesex                     | 1:10,560 | 1868        | 3  |
| Buckinghamshire               | 1:10,560 | 1881        | 4  |
| Middlesex                     | 1:10,560 | 1897        | 5  |
| Buckinghamshire               | 1:10,560 | 1900        | 6  |
| Middlesex                     | 1:10,560 | 1920        | 7  |
| Buckinghamshire               | 1:10,560 | 1932        | 9  |
| Middlesex                     | 1:10,560 | 1935        | 10 |
| Middlesex                     | 1:10,560 | 1938        | 11 |
| Middlesex                     | 1:10,560 | 1938        | 12 |
| Historical Aerial Photography | 1:10,560 | 1948        | 13 |
| Historical Aerial Photography | 1:10,560 | 1948        | 14 |
| Ordnance Survey Plan          | 1:10,000 | 1960        | 15 |
| Ordnance Survey Plan          | 1:10,000 | 1968        | 16 |
| Ordnance Survey Plan          | 1:10,000 | 1970 - 1975 | 17 |
| Ordnance Survey Plan          | 1:10,000 | 1977        | 18 |
| London                        | 1:25,000 | 1985        | 19 |
| Ordnance Survey Plan          | 1:10,000 | 1988 - 1989 | 20 |
| Ordnance Survey Plan          | 1:10,000 | 1990        | 21 |
| 10K Raster Mapping            | 1:10,000 | 1999        | 22 |
| 10K Raster Mapping            | 1:10,000 | 2006        | 23 |
| VectorMap Local               | 1:10,000 | 2026        | 24 |

## Russian Map - Slice A



## Order Details

Order Number: 408640233\_1\_1  
Customer Ref: J16279 - VF  
National Grid Reference: 505690, 183700  
Slice: A  
Site Area (Ha): 0.71  
Search Buffer (m): 1000

## Site Details

Civic Centre Car Park, Uxbridge, UB8 1UW

## Middlesex

Published 1868

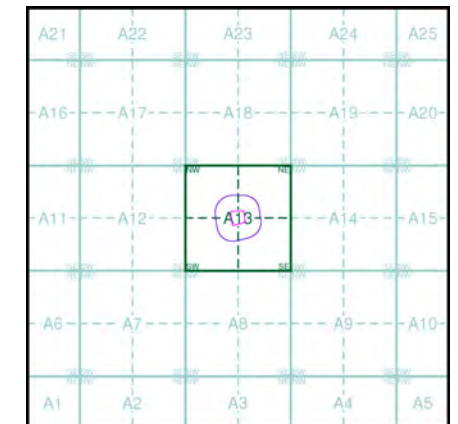
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

|          |
|----------|
| 00900    |
| 1868     |
| 1:10,560 |
| 01400    |
| 1868     |
| 1:10,560 |

### Historical Map - Slice A



### Order Details

Order Number: 408640233\_1\_1  
Customer Ref: J16279 - VF  
National Grid Reference: 505690, 183700  
Slice: A  
Site Area (Ha): 0.71  
Search Buffer (m): 1000

### Site Details

Civic Centre Car Park, Uxbridge, UB8 1UW



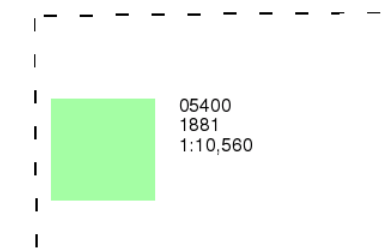
## Buckinghamshire

Published 1881

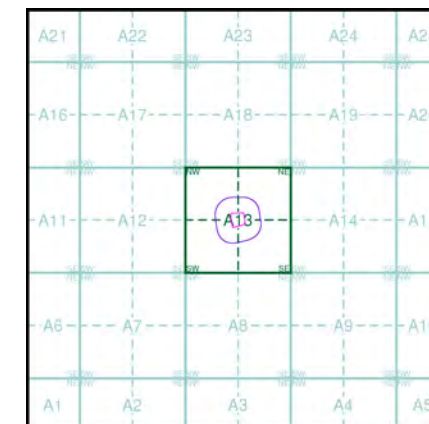
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A

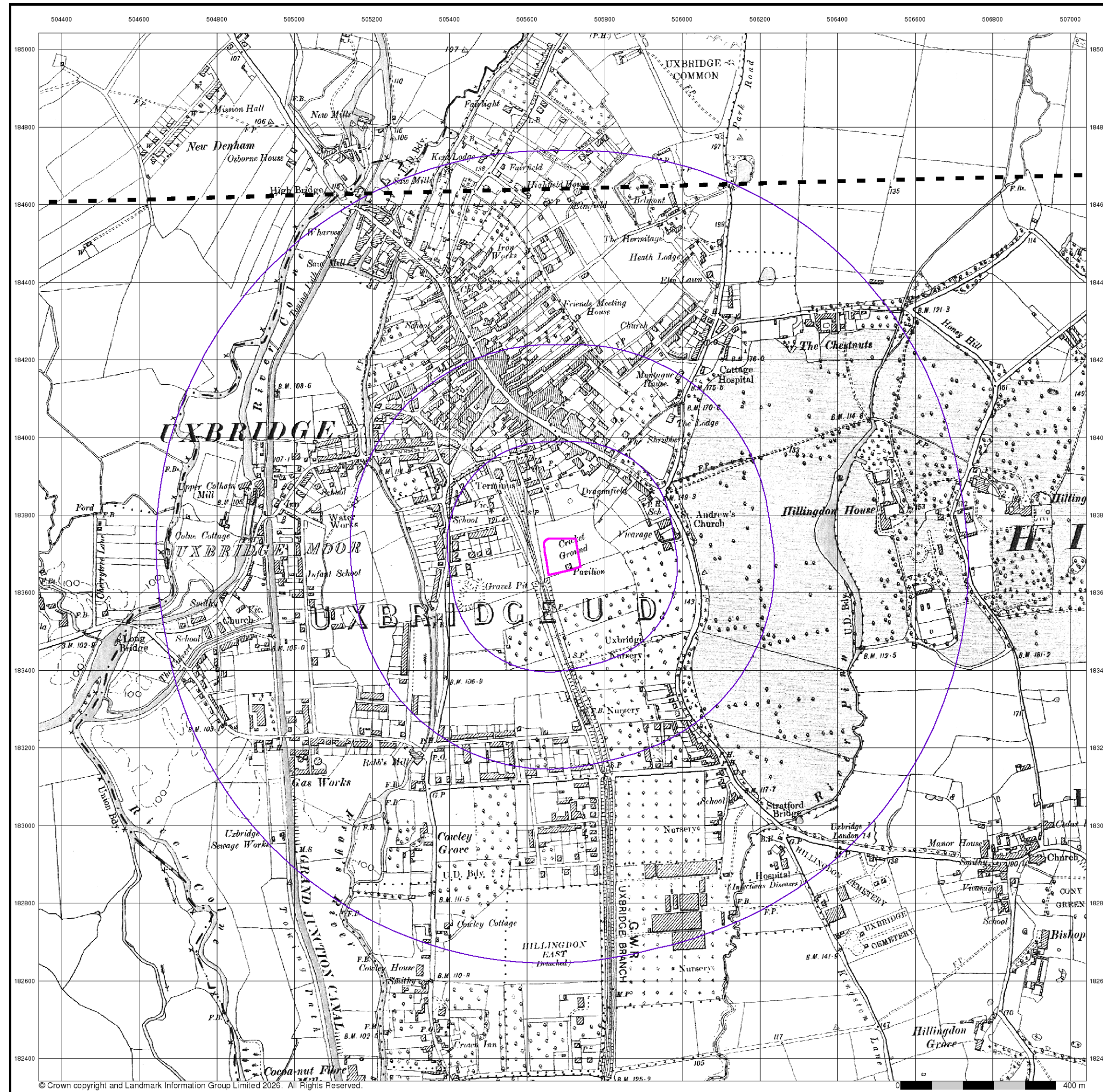


### Order Details

Order Number: 408640233\_1\_1  
Customer Ref: J16279 - VF  
National Grid Reference: 505690, 183700  
Slice: A  
Site Area (Ha): 0.71  
Search Buffer (m): 1000

### Site Details

Civic Centre Car Park, Uxbridge, UB8 1UW



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## Middlesex

Published 1897

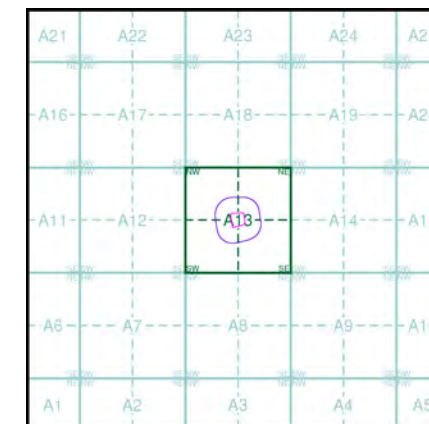
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

## Map Name(s) and Date(s)

|                           |
|---------------------------|
| 009SE<br>1897<br>1:10,560 |
| 014NE<br>1897<br>1:10,560 |

## Historical Map - Slice A

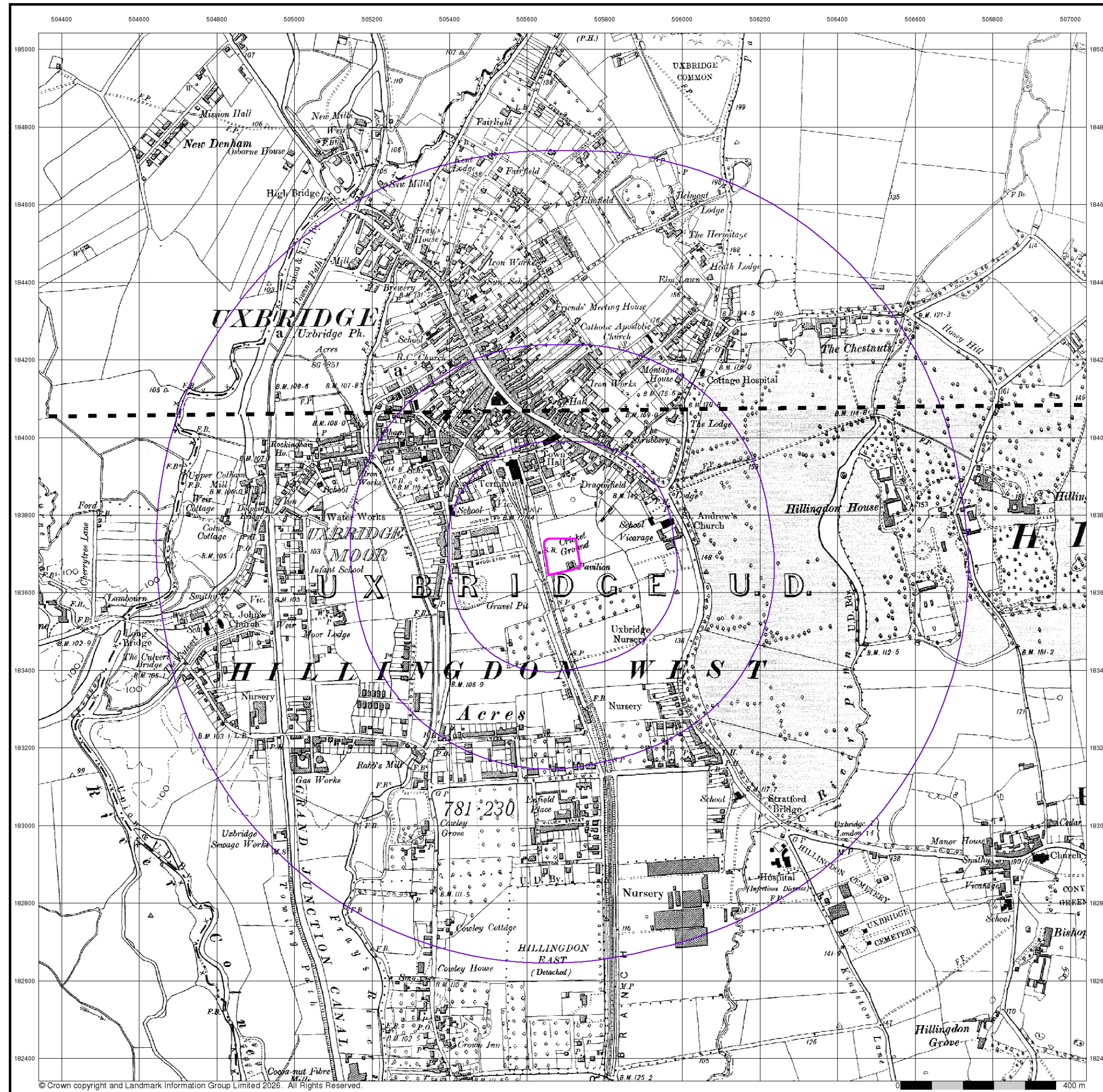


## Order Details

Order Number: 408640233\_1\_1  
Customer Ref: J16279 - VF  
National Grid Reference: 505690, 183700  
Slice: A  
Site Area (Ha): 0.71  
Search Buffer (m): 1000

## Site Details

Civic Centre Car Park, Uxbridge, UB8 1UW



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## Buckinghamshire

Published 1900

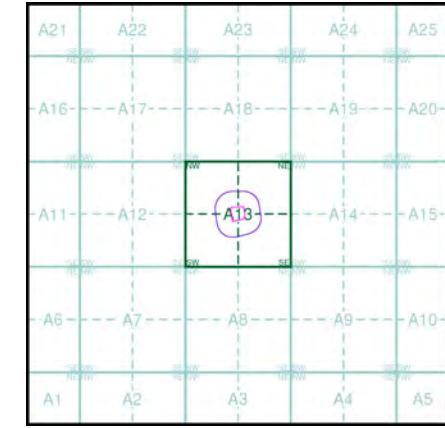
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

|          |
|----------|
| 054NW    |
| 1900     |
| 1:10,560 |
| 054SW    |
| 1900     |
| 1:10,560 |

### Historical Map - Slice A



### Order Details

Order Number: 408640233\_1\_1  
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Slice: A  
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### Site Details

Civic Centre Car Park, Uxbridge, UB8 1UW