



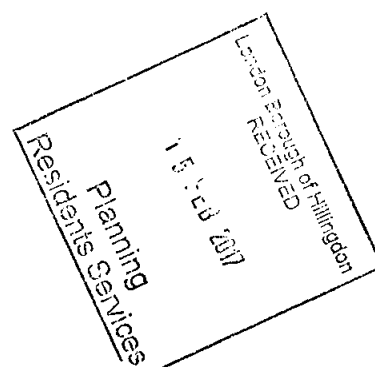
TOWNSIDE HOMES (WEST LONDON) LTD

ENVIRONMENTAL DESK STUDY REPORT

**KITCHENER HOUSE
WARWICK ROAD
WEST DRAYTON
UB7 9BS**

Report Ref: 163/DS

April 2013



APPROVAL SHEET

TOWNSIDE HOMES (WEST LONDON) LTD

ENVIRONMENTAL DESK STUDY REPORT

KITCHENER HOUSE

WARWICK ROAD

WEST DRAYTON

UB7 9BS

Report Ref: 163/DS

Report Status: FINAL

Date of Issue: April 2013

Author



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Director of Environmental Engineering

This report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the Client and within reasonable limitations of the resources devoted to it by agreement with the Client.

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1. Introduction

The Desk Study has been conducted at the request of the client, Townside Homes (West London) Ltd. There is no specific Planning Application or design at the present time, but an outline proposal exists for the site, which includes a mix of commercial units and some residential units with private hardstanding outside areas.

The Desk Study was requested in order to assess the potential hazards which may be present as a result of historic activities on site.

On the instructions of the client, an environmental assessment desk study and site was carried out to consider the potential for on-site and off-site ground contamination and the risk this may present to nearby sensitive receptors and end users.

This initial study forms part of essential investigations into the contamination status of sites allocated for redevelopment and the findings form the basis for further work that may be deemed necessary to satisfy regulatory approval.

Whilst every effort has been made to ensure the accuracy of the data made available and any interpretation derived from it, there may be conditions at the site that have not been disclosed by the study and could not therefore be taken into account.

2. Location and Description of the Site

The site is situated on the western boundary of London at Grid Reference TQ 06082 80045. It is bounded to the north by West Drayton railway station, to the east and west by access roads and south by Warwick Road.

It lies in an area of mixed residential and commercial properties, with a railway adjacent to the northern boundary.

The site itself consists of a block of several two-storey buildings, some of which are used as offices and a car wash, and others appear vacant. Access to the inside of the units was not therefore possible.

The whole site is covered in hardstanding.

3. Geology of the Site

Reference to the British Geological Survey 1:625,000 series geological map for the area indicates the site is underlain by London Clay.

4. Desk Study

A desk study was carried out to review readily available information to assess the environmental setting of the area in relation to the risk of potential sources of contamination on or about the site that may impact on the proposed development. A search for sources of information was carried out by Landmark Information Group Limited which provided selected data collected from a number of agencies and departments, including the Environment Agency, Local Authorities, English Nature and the British Geological Survey using their computerised database facility. A walkover of the site was conducted on 12th November 2012.

A summary of the information provided by Landmark Information Group is given below and in Appendix A (note: maps giving no survey information have been omitted).

Site History (1:2500 mapping)	The first available map of the site (1878-1885) shows the site as open land, with West Drayton railway station in existence some 20 metres north. A gravel pit is adjacent to the east, with buildings to the west and trees to the south. The locale is comprised largely of low-density dwellings with the Victoria Oil Works some 100metres north. 1895-1896 shows the site still unoccupied, but with a cement works now 100m north with an increase in housing density. West Drayton railway station has expanded. 1914 The site now has a defined border, but is still not occupied. Warwick Road is now identified on the southern border, with a general increase of building density in the area. A picture theatre is adjacent to the west. 1934-5 The site is now occupied by buildings. The general area as seen a significant increase in development, which sees the area comprised of high-density housing and commercial/industrial properties. A waterworks pumping station now exists some 200m north-east. 1864-66 The whole site is now labelled as 'works', and the building layout has changed slightly from earlier mapping. There are no more significant changes up to the final mapping of 1992.
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Groundwater Vulnerability	Groundwater vulnerability is classified as Unproductive Strata, but the site lies within a Nitrate Vulnerable Zone (NVZ) Soils are unclassified, so assumed to have a high leaching potential, until proven otherwise.
Surface Water Vulnerability	The nearest surface water is a section of The Grand Union Canal, some 120m to the north.
Flooding	The Environment Agency has considered the site is not currently at risk of flooding.
Waste Handling and Disposal Sites	The nearest Waste Management Facility is over 250m away and not considered to present a potential risk to the study site. The nearest landfill is over 500metres away.
Current Potentially Contaminative Industrial Land Use	There are no for the Control of Major Accident Hazards (COMAH), Explosive, NIHHS, or Hazardous Substance Consents registered within 1km of the site. However, there is a Ministry of Defence site 384metres from the site which is registered for Planning Hazardous Substances Consents. Trade directory entries for current commercial activities within 1km of the site have been reviewed. The identified commercial/industrial land uses are considered not to present a particular risk to the site, due to the type of commercial activities in the vicinity,/or their distance from the site.
Recorded Pollution incidents	The closest recorded pollution incident was 388metres to the north in 1992, and was likely to have been a fire. The closest pollution incident to Controlled Waters was 78metres and classified as Minor. They are not considered to present a risk to the development because of their distance and severity rating.
Water Abstractions	There are no Water Abstraction Licences held within 1km the site.
Subsidence/Settlement	British Geological Survey information indicates there is no stability hazard on the site from compressible/collapsible ground, ground dissolution or running sand. Risk of shrinking / swelling clay and landslide hazards is very low. The site lies in an area which is not affected by coal mining.

Radon	According to the British Geological Survey, the site is not in a radon affected area, as under 1% of homes are above the action level. No radon protective measures are deemed necessary in the construction of new dwellings or extensions.
Potentially Sensitive Environmental Receptors	High sensitivity receptors for potential contamination include water and land of high amenity value. No such areas exist within 250m of the site.

5. Site Walkover

The site walkover was conducted on 17th April 2013. Photographs are contained in Appendix B.

There was no access to the existing buildings on site

The access road was of concrete/tarmac hardstanding, which appeared in adequate condition.

There was no visible evidence of hydrocarbon staining on the hardstanding, or visible evidence of invasive plant species, such as Japanese Knotweed.

The roofs of some of the buildings have the potential to contain asbestos. This should be validated by an asbestos survey prior to demolition.

6. Potential for Pollution

Based on a review of the available information and the recent recorded site history, it is considered that the potential for pollution on the site is **MODERATE**.

7. Proposed Development

The outline proposal is for the site to be redeveloped for commercial and residential use comprising of houses with private outside areas covered with hardstanding. Therefore the sensitivity of this proposal is considered to be **LOW**.

8. Conceptual Model

A conceptual model is a representation of a site and surrounding area in simplified form for the purpose of identifying potential sources of contamination, receptors which may be affected by contamination (e.g. human health, water courses, the environment) and pathways which may link the two (e.g. the food chain, drinking water supply, inhalation of dust).

A Conceptual Model is not deemed appropriate at this stage. Firstly, no specific potentially contaminating processes were identified in the historical data, nor the site walkover. The site appears to have been covered with building footprint and hardstanding from its earliest use, so identification of potential pollutants and potential pathways is problematic.

Secondly, the proposed development would seek to eliminate potential pathways to end-users of the site.

Whilst this is desirable, we recognise that this may not be achievable and would suggest waiting until the final design of the development has been completed before further assessment is made.

9. Conclusion and Recommendations

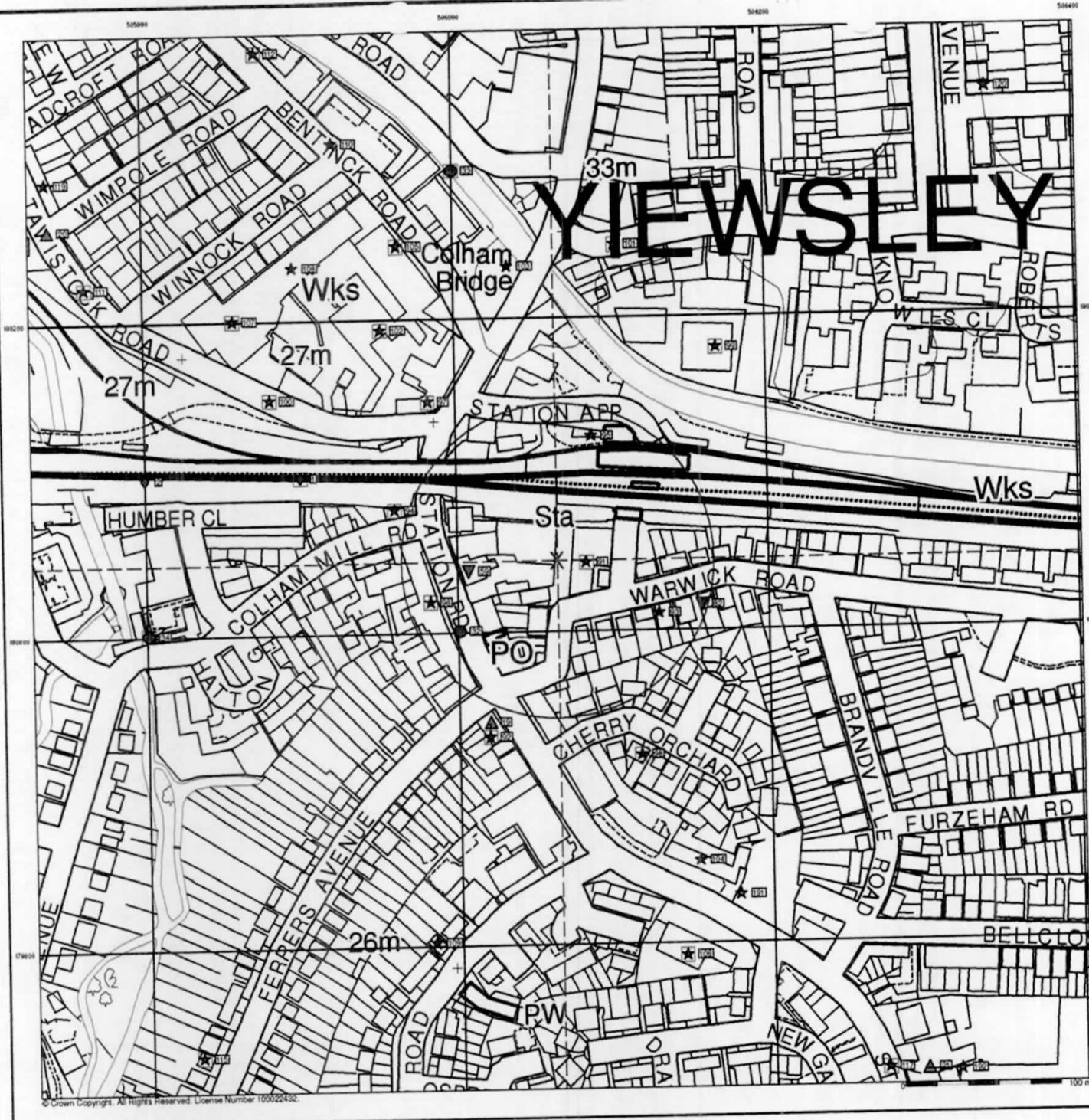
Based on the above findings, it is considered further assessment may be a requirement, depending on the final specification of the proposed development.

Before the existing buildings are demolished, an asbestos survey needs to be conducted to assess the material used in construction and ensure the appropriate disposal method.

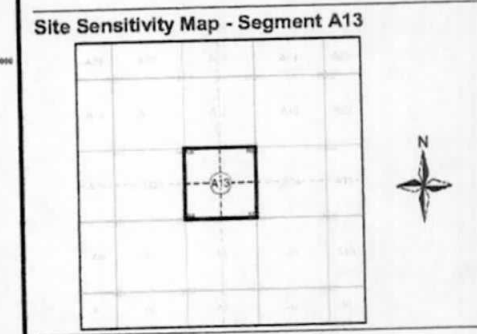
It should be noted that all recommendations are subject to Regulatory approval.

APPENDIX A

Landmark Information Group Limited Envirocheck Data



- General**
- Specified Site
 - Specified Butler(s)
 - X Bearing Reference Point
 - Map ID
 - Several of Type at Location
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Geological**
- BGS Recorded Mineral Site
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Referral Area)
 - EA Historic Landfill (Private)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Location)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Over 100m)
 - Registered Landfill Site (Over 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - 1994 Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement



Order Details

Order Number: 45487726_1_1
 Customer Ref: West Drayton
 National Grid Reference: 506060, 180050
 Slice: A
 Site Area (Ha): 0.01

Site Details

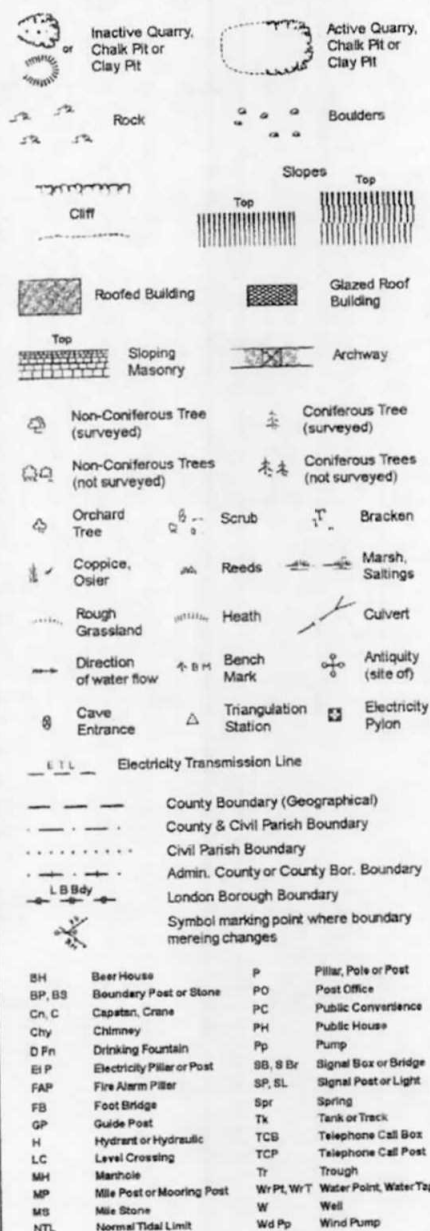
3a Station Road, WEST DRAYTON, Middlesex, UB7 7BT

Historical Mapping Legends

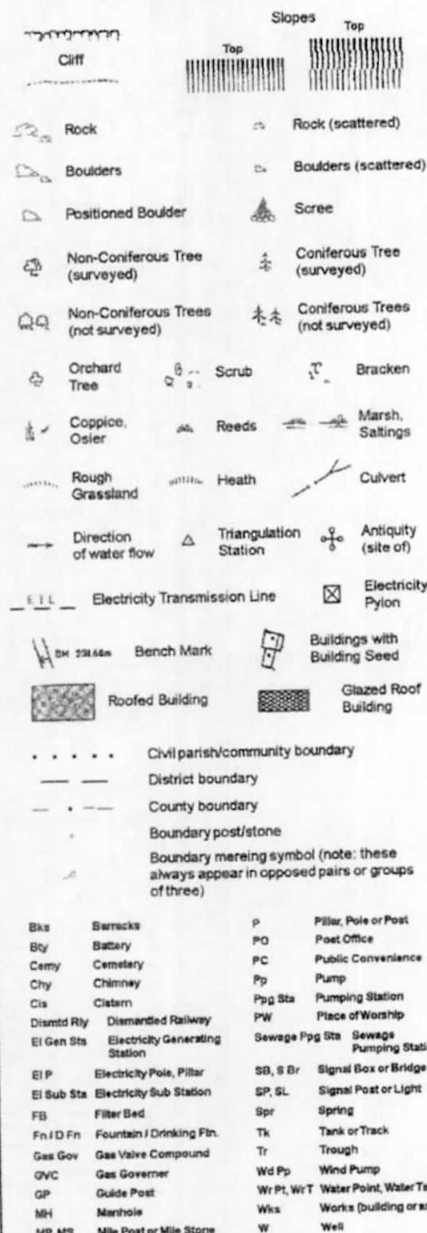
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



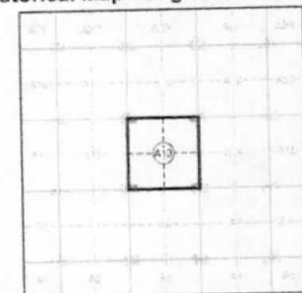
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Middlesex	1:2,500	1876 - 1885	2
Buckinghamshire	1:2,500	1880	3
Middlesex	1:2,500	1895 - 1896	4
Buckinghamshire	1:2,500	1899	5
Middlesex	1:2,500	1914	6
Buckinghamshire	1:2,500	1932	7
Middlesex	1:2,500	1934 - 1935	8
Ordnance Survey Plan	1:2,500	1964 - 1966	9
Additional SIMs	1:1,250	1964 - 1987	10
Ordnance Survey Plan	1:2,500	1966 - 1970	11
Ordnance Survey Plan	1:1,250	1968 - 1972	12
Supply of Unpublished Survey Information	1:1,250	1977 - 1988	14
Additional SIMs	1:1,250	1987 - 1990	15
Large-Scale National Grid Data	1:1,250	1992	16

Historical Map - Segment A13

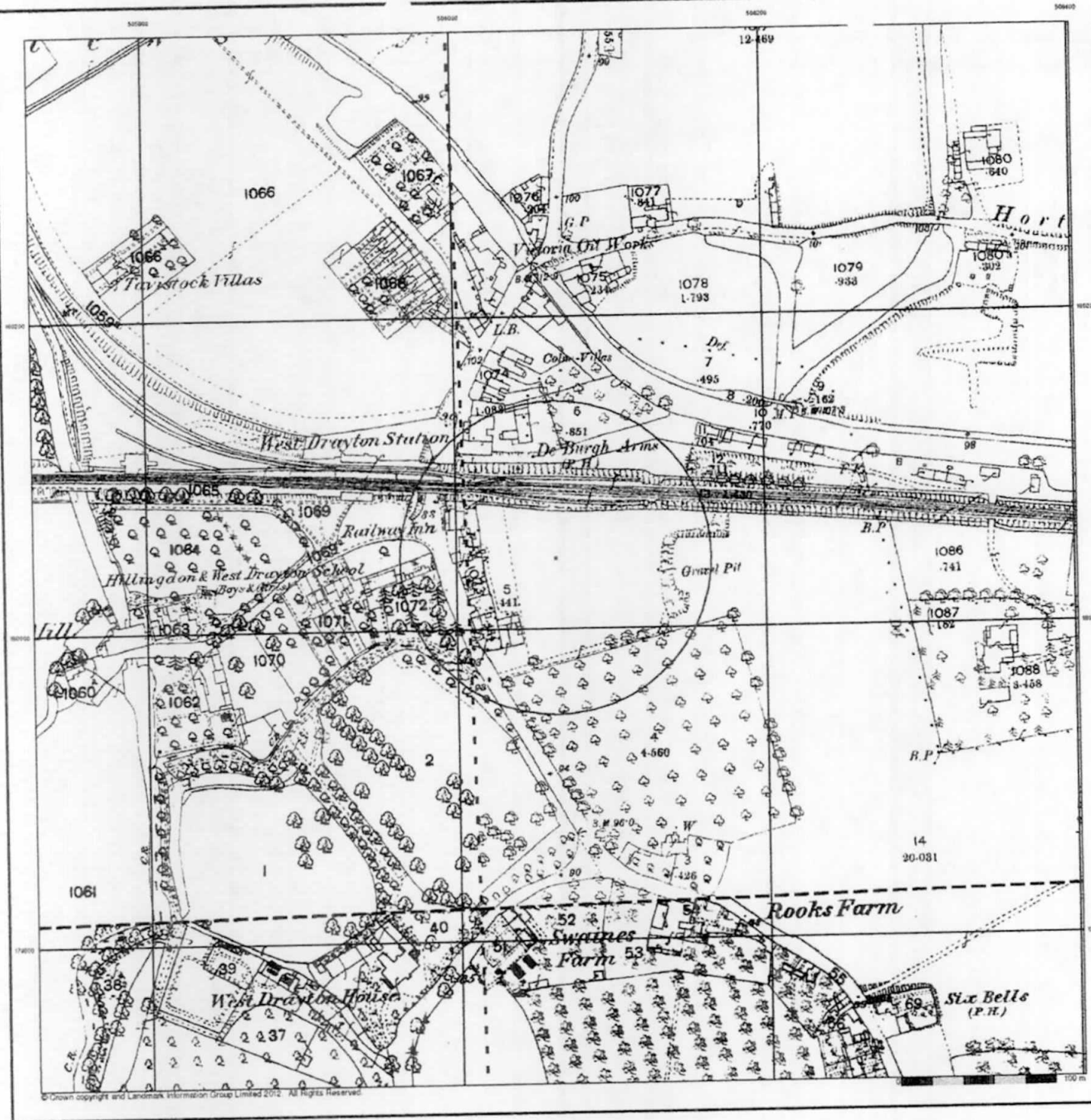


Order Details

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National Grid Reference: 506060, 180050
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Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

3a Station Road, WEST DRAYTON, Middlesex, UB7 7BT



Middlesex

Published 1878 - 1885

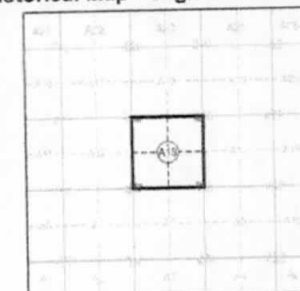
Source map scale - 1:2,500

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

04.11 1885 1:2,500	04.12 1878 1:2,500
04.15 1884 1:2,500	04.16 1879 1:2,500

Historical Map - Segment A13

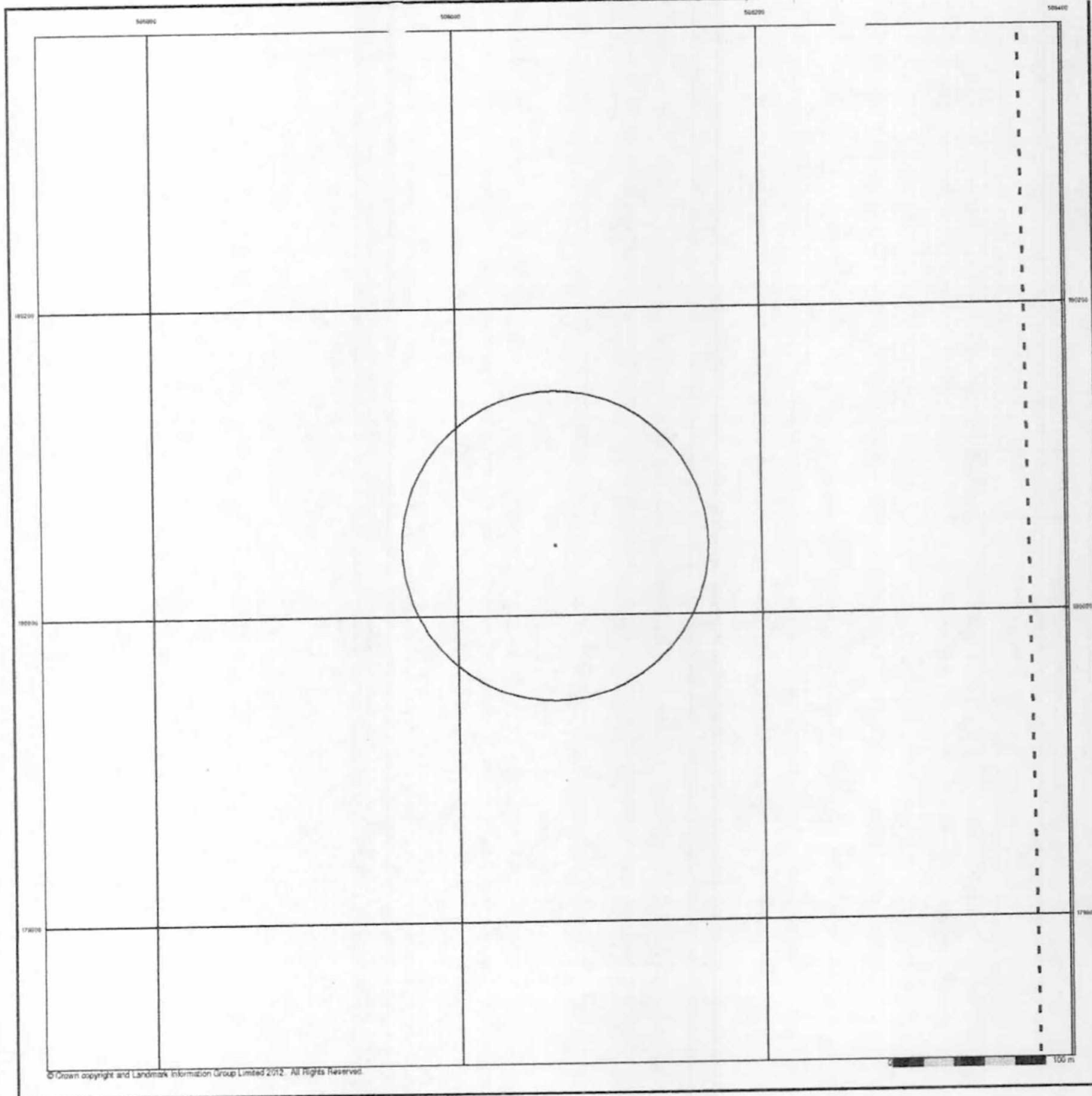


Order Details

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 National Grid Reference: 506060, 180050
 Slice: A
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Site Details

3a Station Road, WEST DRAYTON, Middlesex, UB7 7BT



Buckinghamshire

Published 1880

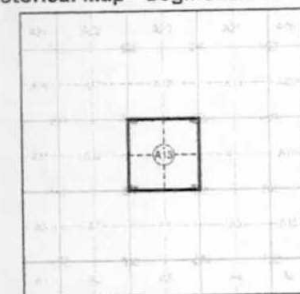
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)



Historical Map - Segment A13

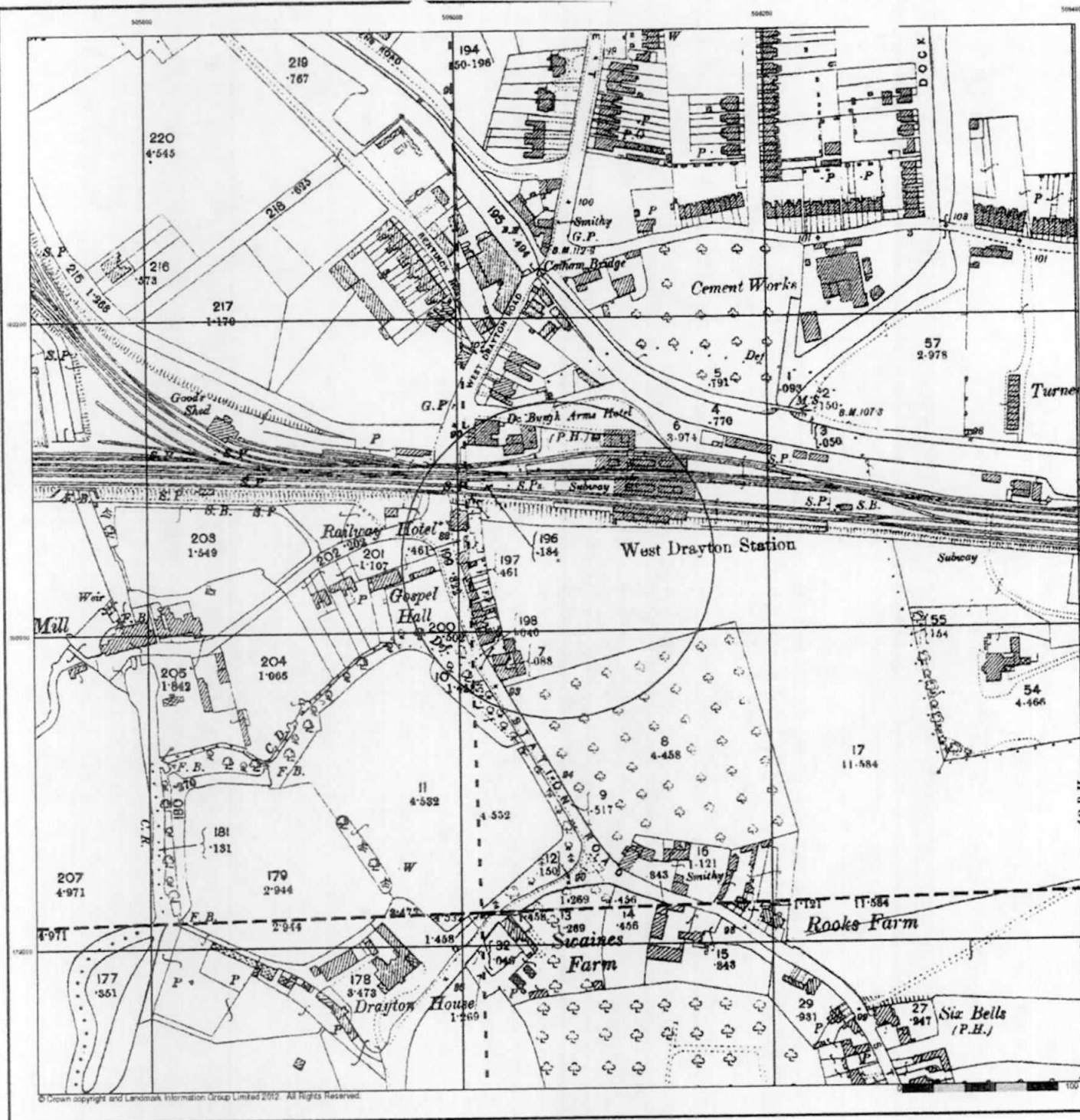


Order Details

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 National Grid Reference: 506060, 180050
 Slice: A
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 Search Buffer (m): 100

Site Details

3a Station Road, WEST DRAYTON, Middlesex, UB7 7BT



Middlesex

Published 1895 - 1896

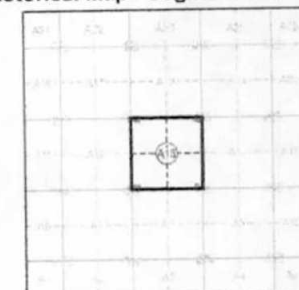
Source map scale - 1:2,500

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Map Name(s) and Date(s)

04_11 1896 1:2,500	04_12 1895 1:2,500
04_13 1896 1:2,500	04_18 1895 1:2,500

Historical Map - Segment A13

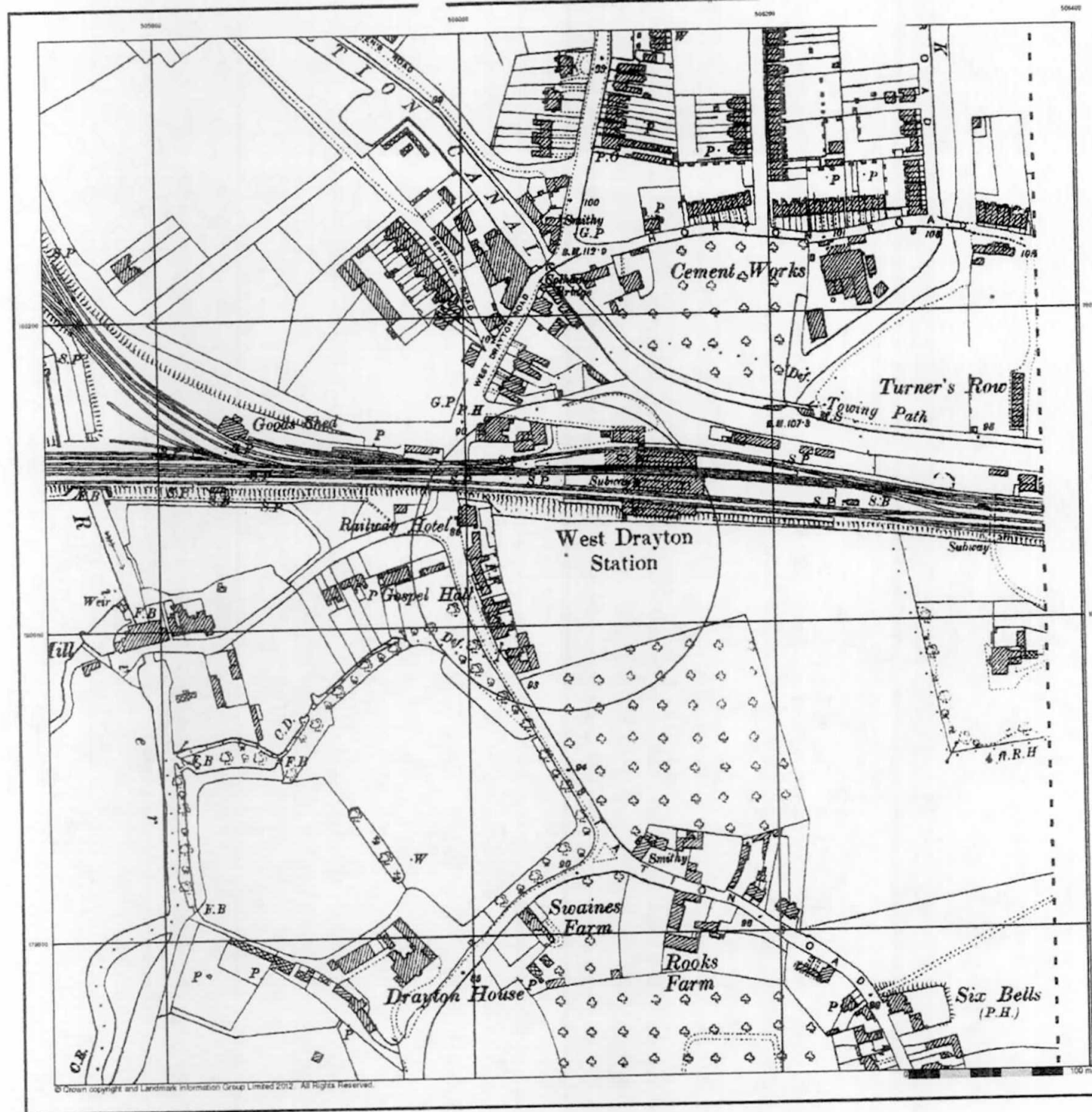


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3a Station Road, WEST DRAYTON, Middlesex, UB7 7BT



Buckinghamshire

Published 1899

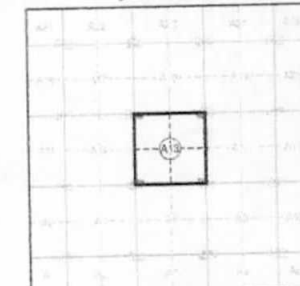
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

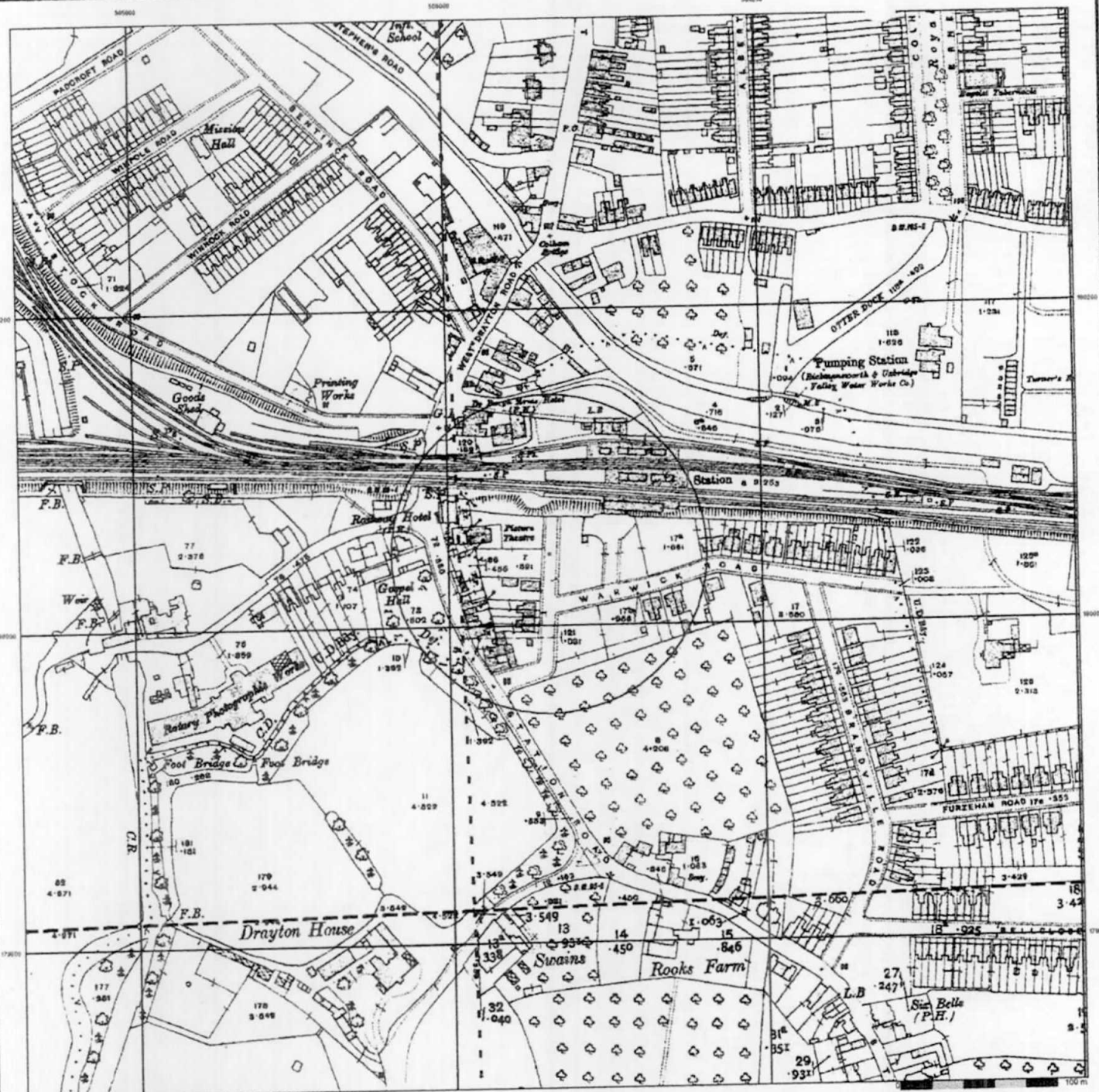
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Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

3a Station Road, WEST DRAYTON, Middlesex, UB7 7BT



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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



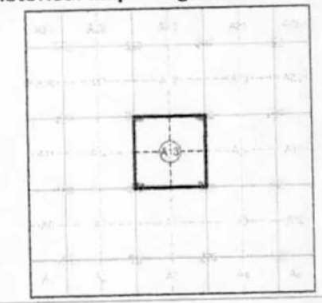
Middlesex
Published 1914
Source map scale - 1:2,500

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Map Name(s) and Date(s)

014_11 1914 1:2,500	014_12 1914 1:2,500
014_15 1914 1:2,500	014_18 1914 1:2,500

Historical Map - Segment A13



Order Details
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Landmark
 Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Buckinghamshire

Published 1932

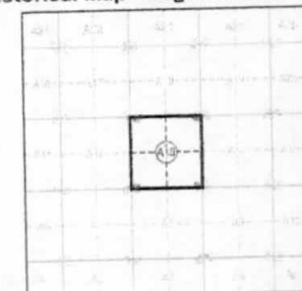
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 Search Buffer (m): 100

Site Details

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Middlesex

Published 1934 - 1935

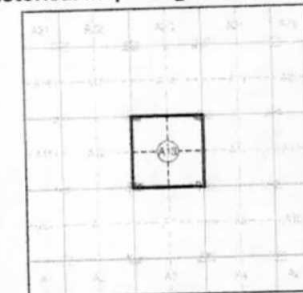
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Map Name(s) and Date(s)

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04.15 1935 1:2,500	04.16 1935 1:2,500

Historical Map - Segment A13

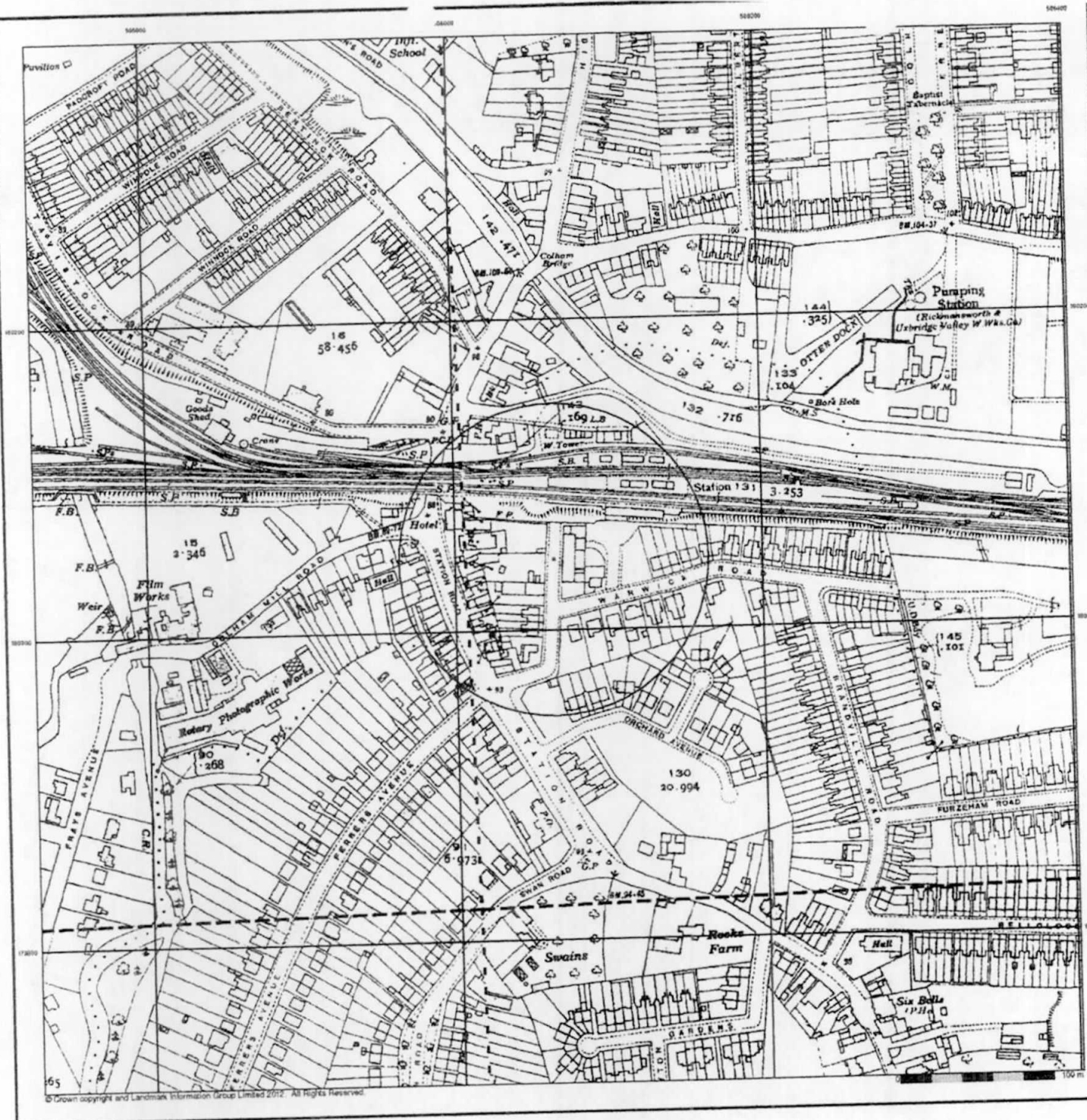


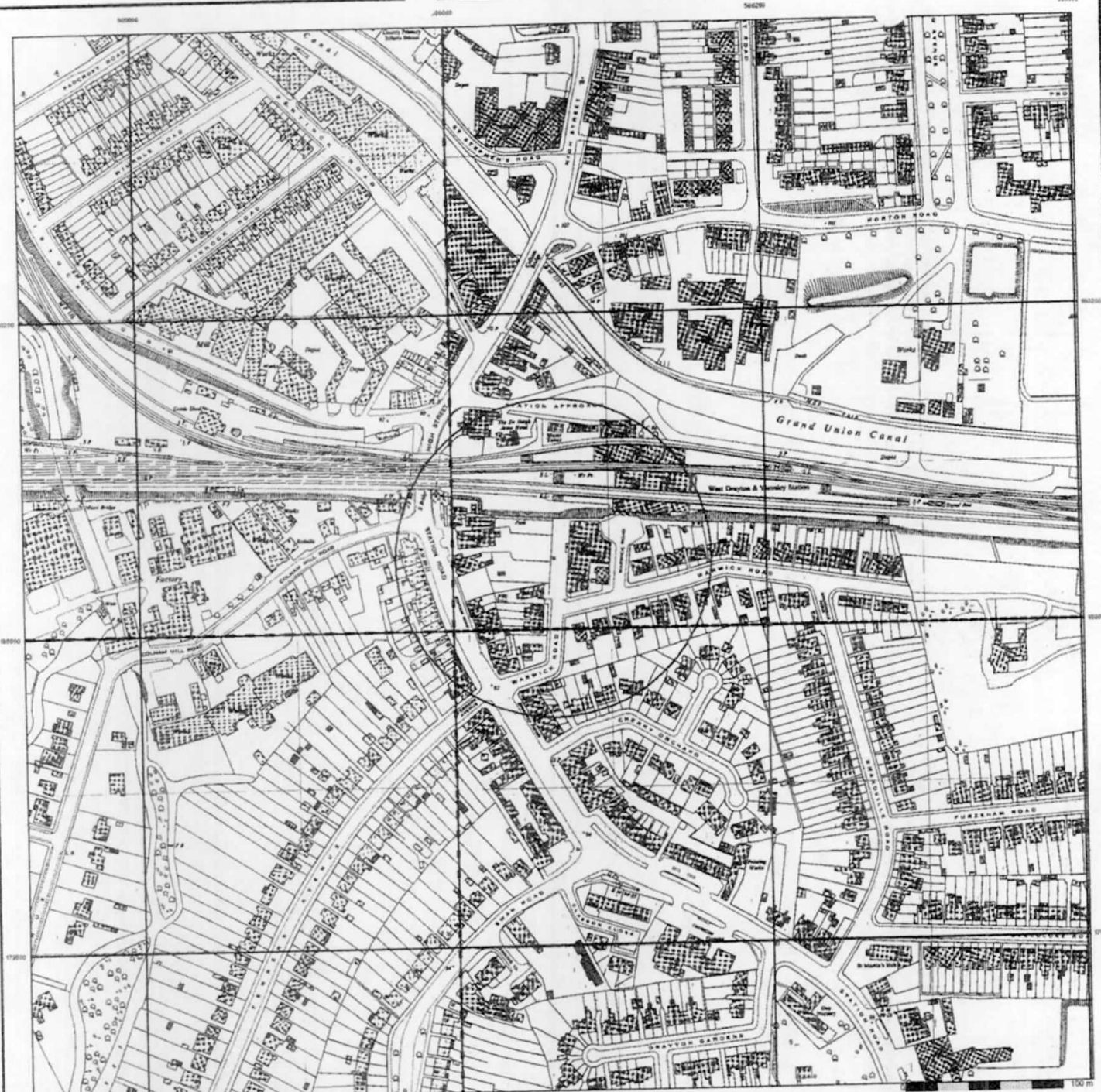
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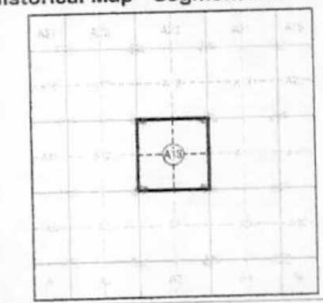
Ordnance Survey Plan
Published 1964 - 1966
Source map scale - 1:1,250

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published data given below 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.

Map Name(s) and Date(s)

TO05905E 1964 1:1,250	TO05905W 1965 1:1,250
TO05799E 1964 1:1,250	TO05799W 1966 1:1,250

Historical Map - Segment A13



Order Details

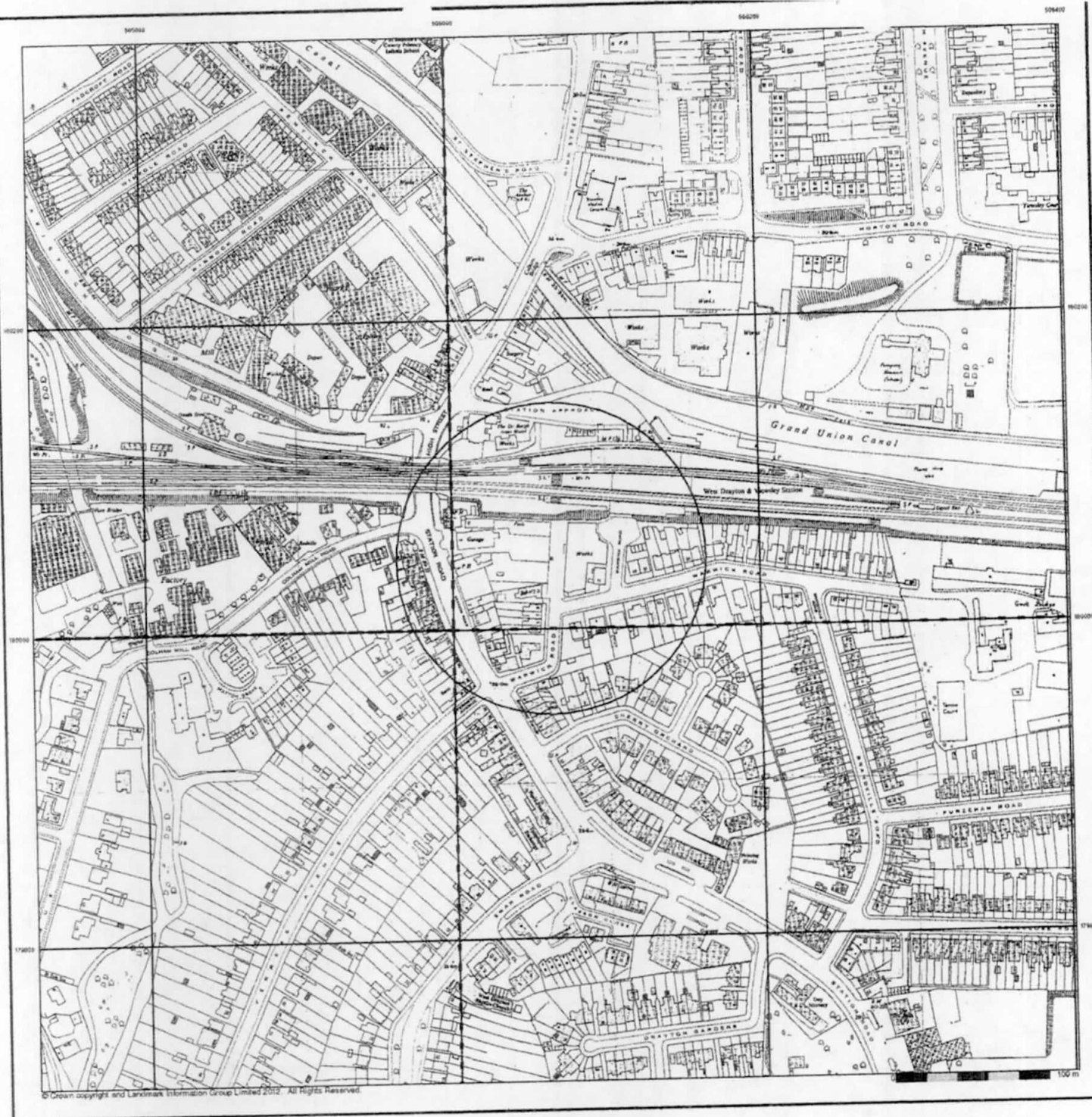
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Site Details

3a Station Road, WEST DRAYTON, Middlesex, UB7 7BT



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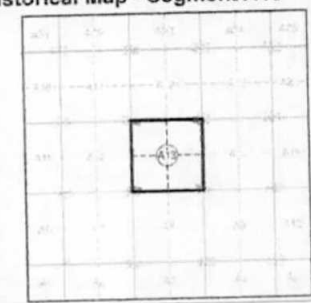
**Additional SIMs
Published 1964 - 1987
Source map scale - 1:1,250**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ0580SE	TQ0580SW
1964	1977
1:1,250	1:1,250
TQ0579NE	TQ0579NW
1987	1978
1:1,250	1:1,250

Historical Map - Segment A13



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