

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

Former Victoria Public House,
32 North Hyde Road,
Hayes, UB3 4NE
and
Garage Site off Sandow Crescent,
Hayes, UB3 4QH

Client

North Hyde Investments Ltd and FJC Developments Ltd

Report Reference

PH1-2021-000106

Prepared by

STM Environmental Consultants Ltd

Date

03/12/2021



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

1	CONTENTS	
1	Contents	2
2	Document Control.....	5
3	Disclaimer.....	6
4	Executive Summary.....	7
5	Introduction.....	9
5.1	Development Proposal.....	9
6	Context and Objectives for the Risk Assessment	9
6.1	Legislative Context.....	9
6.1.1	Part IIA.....	9
6.1.2	National Planning Policy Framework.....	9
6.1.3	Environmental Damage Regulations	10
6.2	Objectives	10
6.3	Summary of Research Undertaken	10
7	Site Description.....	11
7.1	Site Location and Size	11
7.2	Site Current Use	11
7.3	Surrounding Land Uses	11
8	Site History.....	13
8.1	Analysis of Historical Ordnance Survey Mapping	13
9	Environmental Characteristics	15
9.1	Geology	15
9.1.1	Published Geology.....	15
9.1.2	Unpublished Geology.....	15
9.2	Hydrogeology.....	16
9.3	Water Abstractions.....	16
9.4	Groundwater Level.....	16
9.5	Hydrology.....	16
9.6	Flood Risk.....	16
9.6.1	River and Tidal (Fluvial and Tidal) Flooding	16
9.6.2	Surface Water (Pluvial) Flooding.....	16
9.6.3	Groundwater Flooding	16
9.7	Environmentally Sensitive Sites and Ecological Protection Zones.....	16
9.8	Conservation Areas, Designated Protected Buildings and Monuments	16
9.9	Topography.....	16
9.10	Waste Disposal Activities & Landfill Sites.....	17
9.11	Petrol and Fuel Sites.....	17
9.12	Sites Determined as Contaminated Land under Part 2A EPA 1990	17

9.13	Dangerous or Hazardous Sites	17
9.14	Hazardous Substance Storage/Usage	17
9.15	IPC Authorisations	17
9.16	Part A(1) and IPPC Authorised Activities	17
9.17	Part A(2) and Part B Activities and Enforcements	17
9.18	Category 3 or 4 Radioactive Substance Authorisations	18
9.19	Discharge Consents.....	18
9.20	List 1 and List 2 Dangerous Substance Inventory Sites.....	18
9.21	Pollution Incidents.....	18
9.22	Coal Mining.....	19
9.23	Non-Coal Mining	19
9.24	Radon	19
9.25	Asbestos within Buildings.....	19
9.26	Unexploded Ordnance	19
10	Relevant Planning History.....	19
10.1	Planning Applications for the Site.....	19
10.2	Planning Applications for Adjacent Sites	20
11	Site Walkover	20
12	Preliminary Conceptual Risk Model (CRM)	20
12.1	Potential Sources.....	20
12.2	Potential Receptors.....	22
12.2.1	Potential Human Health receptors	22
12.2.2	Potential Groundwater Receptors	22
12.2.3	Potential Surface Water Receptors	22
12.2.4	Potential Ecological Receptors	22
12.2.5	Potential Property Receptors	22
12.3	Potential Pathways	22
12.3.1	Potential Pathways for Human Receptors.....	22
12.3.2	Potential Pathways for Groundwater Receptors.....	22
12.3.3	Potential Pathways for Surface Water Receptors.....	22
12.3.4	Potential Pathways for Ecological Receptors	23
12.3.5	Potential Pathways for Property Receptors.....	23
12.4	Potential Pollutant Linkages.....	23
13	Qualitative Risk Assessment	23
13.1	Assessment of Potential Significance of Potential Pollutant Linkages	25
13.1.1	Potential Risks to On-Site Human Health.....	25
13.1.2	Potential Risks to Off-Site Human Health.....	25
13.1.3	Potential Risks to Groundwater Receptors.....	25

13.1.4	Potential Risks to Surface Water Receptors.....	25
13.1.5	Potential Risks to Ecological Receptors	25
13.1.6	Potential Risks to Property Receptors.....	26
14	Conclusions	26
15	Recommendations.....	27
15.1	Watching Brief and Discovery Strategy	27
15.2	Health and Safety	27
15.3	Services.....	27
16	Information Gaps and Uncertainties.....	28
17	Appendix 1 – Proposed Development Plans.....	29
18	Appendix 2 – Historical Maps	30
19	Appendix 3 – Environmental Screening Report.....	31
20	Appendix 4 – Site Photography	32
21	Appendix 5 - Risk Assessment Methodology	33
22	Abbreviations.....	35

List of Tables

Table 1:	Summary of surrounding land uses	11
Table 2:	Summary of historical land use identified from historical maps	13
Table 3:	Petrol or Fuel Sites within 250m of the site	17
Table 4:	Part B Activities and Enforcements identified within 250m of the site	18
Table 5:	Pollution Incidents which occurred within 250m of the site	18
Table 6:	Summary of planning applications at the site.....	19
Table 7:	Summary of planning applications for adjacent sites	20
Table 8:	Summary of potential contamination sources, period of operation and distance from site.....	21
Table 9:	Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.	24
Table 10:	Summary of qualitative risk assessment.....	26
Table 11:	Contamination Risk Matrix.....	33
Table 12:	Assessment description for risk scores.....	33
Table 13:	Risk Classification System	34

2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address:	Former Victoria Public House, 32 North Hyde Road, Hayes, UB3 4NE and Garage Site off Sandow Crescent, Hayes, UB3 4QH
Site Coordinates:	509628, 179202
Prepared for:	North Hyde Investments Ltd and FJC Developments Ltd
Report Reference:	PH1-2021-000106
Version No:	2.0
Date:	03/12/2021
Report Author:	Rebecca Andrew (MSci) Junior Environmental Consultant
Draft Report Checked by:	Rima Hassan (BSc) Junior Environmental Consultant Kelley Swana (BSc, MSc) GeoEnvironmental Consultant
Authorised by:	Simon Makoni (BSc, MSc) Director

3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by North Hyde Investments Ltd and FJC Developments Ltd (Client).

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report. Furthermore, STM accepts no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report. Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at Former Victoria Public House, 32 North Hyde Road, Hayes, UB3 4NE and Garage Site off Sandow Crescent, Hayes, UB3 4QH and is centred at national grid reference 509628, 179202. The site has an area of approximately 0.36 ha.
Current Use	The site is currently a former public house with an associated car park which has been converted into flats to the south of the site, with former Garages/Workshops/offices to the north of the site. The main current uses in the immediate surrounding area include residential dwellings, commercial/Industrial properties.
Proposed Development	The development proposal is for the demolition of the existing buildings and the construction of 38no. flats.
Site History	Examination of Ordnance Survey historic maps revealed that the site was open undeveloped land until c.1894-95, when 2no. buildings were constructed onsite to the SE and labelled as Victoria Inn. 2no. small unspecified buildings were constructed in the NE section of the site in c.1932-38, followed by a major redevelopment of the site in c.1964-67 when a Builders Yard surrounded by 28no. unspecified buildings was constructed in the centre/north of the site, and 4no. unspecified buildings associated with the Victoria Inn (relabelled as a Public House) were constructed in the south of the site. Minor changes to the layout of the buildings associated with the Public House occurred until c.2001, when the site matched the present-day layout. The surrounding area has been residential, Industrial and commercial since developments began to occur after c.1894-95.
Geology	According to BGS, the bedrock geology beneath the site consists of London Clay Formation comprising Clay, Silt and Sand. Superficial deposits of Langley Silt Member comprising Clay and Silt were identified under the majority of the site, with Lynch Hill Gravel Member comprising Sand and Gravel along the SE boundary of the site.
Topography	The site is at an elevation of approximately 26 mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by a Principal Superficial Aquifer across the majority of the site, with an Unproductive Superficial Aquifer present along the SE boundary. The bedrock is classified as an Unproductive Aquifer.
Hydrology	There are no surface water bodies located on or within 250m of the site.
Ecology	There are no ecological receptors located on or within 250m of the site.
Contamination Assessment	On site PCLUs have included Builders Yard, Garage, Car Park while off site PCLUs include Electricity Substation (adjacent N), Petrol Stations (36m SE & 238m SW), Orchard (11m S), Nursery (11m S), Unspecified Tank (38m SE), Car Wash (47m SE), Depot (50m N), Garage (50m SE & 75m SE) and Railway Line (120m N). Potentially contaminated land was identified onsite in the form of

	Worked Ground. A conceptual site risk model was developed and a qualitative risk assessment undertaken. Potentially significant potential pollutant linkages were identified in respect of:  Human Health Receptors (i.e. Future Occupiers/Users, Neighbours and Construction Workers) via ingestion, dermal absorption and inhalation (indoors and outdoors);  Human Health Receptors (i.e. Explosion/ Fire risk due to build-up of Methane/ VOCs in confined spaces);  Groundwater receptors – Principal Superficial Aquifer;  Property Receptors – i.e. Buildings & Services.  Property Receptors (i.e. Damage to buildings and services\Explosion\Fire) due to the presence of aggressive chemicals in the soil and/or buildup of ground gases and vapours in confined spaces.
Recommendations	Given that potentially significant potential pollutant linkages were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by North Hyde Investments Ltd and FJC Developments Ltd (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at Former Victoria Public House, 32 North Hyde Road, Hayes, UB3 4NE and Garage Site off Sandow Crescent, Hayes, UB3 4QH.

The study is required to support a planning application.

5.1 Development Proposal

The development proposal is for the demolition of the existing buildings and the construction of 38no. flats. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in [Appendix 1](#).

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation "contaminated land" is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant → Pathway → Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps
- Local Authority Planning Application Portal

-  Groundsure Enviro Insight Report & Historical Maps
-  Bomb Sight Web Map Service for UXO

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at Former Victoria Public House, 32 North Hyde Road, Hayes, UB3 4NE and Garage Site off Sandow Crescent, Hayes, UB3 4QH at grid reference is 509628, 179202. The site has an area of approximately 0.36 ha.

The site lies within the jurisdiction of London Borough of Hillingdon Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Site Current Use

The site is currently a former public house with an associated car park which has been converted into flats to the south of the site, with former Garages/Workshops/offices to the north of the site.

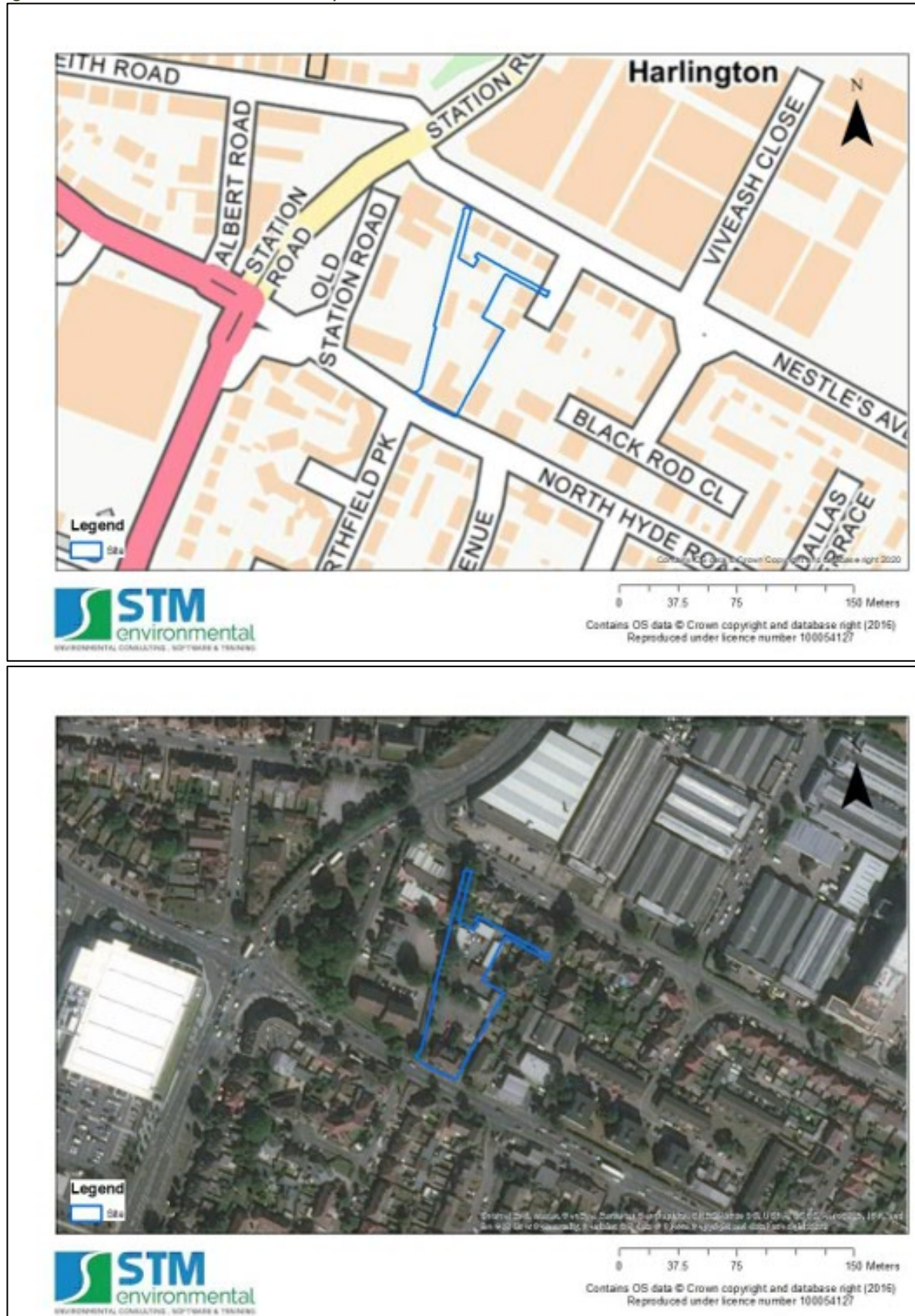
7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Land Use Description
Northern	Residential/Industrial/Commercial
Eastern	Residential/Commercial/ESSO Petrol Station
Southern	Residential/Commercial/North Hyde Road
Western	Residential/Commercial/Station Road

Figure 1: Site Location and Aerial Map



- Site: Former Victoria Public House, 32 North Hyde Road, Hayes, UB3 4NE and Garage Site off Sandow Crescent, Hayes, UB3 4QH
- Report Reference: PH1-2021-000106
- Date: December 21

8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in [Appendix 2](#). A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1865-68 1:2,500 1:10,560	The site comprises open undeveloped land.	The surrounding area is predominantly open undeveloped land. Orchard 90m SE Hayes Station and associated Railway Line 120m N
1881 1:10,560	No significant changes.	No significant changes.
1894-95 1:2,500 1:10,560	2no. buildings constructed in the south of the site, labelled as Victoria Inn.	Minor residential developments adjacent SE. Orchard 11m S Carriage Shed 210m NE
1897 1:10,560	No significant changes.	No significant changes.
1912-13 1:10,560	Victoria Inn relabelled as Inn.	Hayes Station 120m N relabelled as Hayes and Harlington Station. Orchard 190m NE.
1914 1:2,500	No significant changes.	Residential development N & adjacent W. Goods Shed 210m NE
1920 1:10,560	No significant changes.	No significant changes.
1932-38 1:2,500 1:10,560	2no. unspecified buildings constructed in the NE side of the site.	Major residential development E, S and W. Orchard 11m S redeveloped as a Nursery Orchard 90m SE redeveloped as residential dwellings Orchard 190m NE no longer present.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		Carriage Shed 210m NE no longer present. Unspecified Tanks 73m NE Canal Works (Engineering) 200m N Aviation Works 200m W Caravan Works 240m SE
1960 1:10,560	No significant changes.	Aviation Works 200m W relabelled as Works.
1964-67 1:1,250 1:2,500 1:10,560	Inn relabelled as a Public House, which has expanded. 2no. unspecified buildings in the NE side of the site no longer present. Builders Yard developed in the centre of the site, with 28no. unspecified buildings developed around the Builders Yard and to the N of the site. 4no. small unspecified buildings constructed in the S of the site, associated with the Public House.	Canal Works (Engineering) 200m N relabelled as Engineering Works. Works 200m W relabelled as Engineering Works. Caravan Works 240m SE redeveloped as Warehouse. 2no. Depot 50m N & 200m N 2no. Garage 50m SE & 80m SE Builders Yard 85m SW 4no. Tanks 200m NW
1970 1:10,560	No significant changes.	Partial mapping only; Nursery 11m S redeveloped as residential dwellings.
1972-78 1:1,250 1:10,000	1no. small unspecified building associated with the Public House no longer present.	Tank 38m SE 3no. Electricity Substation 60m SE, 175m W & 240m SW
1983-87 1:10,000	No significant changes.	No significant changes.
1990-94 1:1,250 1:10,000	1no. small unspecified building associated with the Public House no longer present.	Tank 220m NE Warehouse 240m SE no longer present
2001 1:10,000	2no. small unspecified buildings associated with the Public House no longer present.	Engineering Works 200m W no longer present.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
	1no. unspecified building developed adjacent to the Public House, matches present day layout.	
2003 1:1,250	No significant changes.	Depot 50m N no longer labelled 2no. Garage 50m SE & 80m SE no longer labelled
2010 1:10,000	No significant changes.	No significant changes.
2021 1:10,000	No significant changes.	Depot 200m N no longer labelled. Engineering Works 200m N no longer labelled.
Current Use	The site is currently a former public house which has been converted into flats to the south of the site, with former Garages/Workshops/offices to the north of the site.	The surrounding area predominantly comprises residential dwellings, commercial and Industrial properties. Electricity Substation located adjacent N.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in [Appendix 3](#). The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of London Clay Formation comprising Clay, Silt and Sand.

The superficial deposits are Langley Silt Member comprising of Clay and Silt, with Lynch Hill Gravel Member comprising of Sand and Gravel along the SE boundary of the site.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site. No relevant information was identified.

9.2 Hydrogeology

The Environment Agency classifies the superficial deposits as a Principal Aquifer across the majority of the site, with an Unproductive Aquifer present along the SE boundary. The bedrock is classified as an Unproductive Aquifer.

There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Groundwater, Surface Water or Potable Water Abstraction Licenses were identified on or within 500m of the site.

9.4 Groundwater Level

According to BGS, the groundwater is likely to be less than 3.0 metres below the ground surface throughout the year.

9.5 Hydrology

No surface water bodies were identified on or within 250m of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is considered to be low. The site is located within Flood Zone 1, which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at Medium risk of surface water flooding. Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Moderate.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to [Google Earth](#), the general site level is at 26 mAOD.

9.10 Waste Disposal Activities & Landfill Sites

No evidence of Waste Disposal Activities or Landfill Sites were identified on or within 250m of the site.

9.11 Petrol and Fuel Sites

The following Petrol or Fuels Sites were recorded on or within 250m of the site:

Table 3: Petrol or Fuel Sites within 250m of the site

Site Address	Company	Status	Distance/ Direction
38-42, North Hyde Road, Hayes, Outer London, UB3 4NE	ESSO	Open	10m SE
Millington Road, Hayes, Outer London, UB3 4AZ	ASDA	Open	238m SW

9.12 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.13 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.14 Hazardous Substance Storage/Usage

No consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015 were identified on or within 500m of the site.

9.15 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.16 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 250m of the site.

9.17 Part A(2) and Part B Activities and Enforcements

The following Part A(2) and Part B Activities and Enforcements were identified on or within 250m of the site:

Table 4: Part B Activities and Enforcements identified within 250m of the site

Site Address	Process	Permit Type	Status	Distance/ Direction
Tesco Stores Limited, Tesco Express, 38-42 North Hyde Road, Hayes, UB3 4NE	Unloading of Petrol into Storage at Service Stations	Part B	Current Permit	36m SE
Asda Stores Ltd, Asda Hayes Ltd, Millington Road, Hayes UB3 4AZ	Unloading of Petrol into Storage at Service Stations	Part B	Current Permit	166m W

9.18 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.19 Discharge Consents

No Red List Discharge Consents or Licensed Discharge Consents were identified on or within 500m of the site.

9.20 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 and List 2 Dangerous Substances Inventory Sites were identified on or within 150m of the site.

9.21 Pollution Incidents

The following Pollution Incident occurred within 250m of the site:

Table 5: Pollution Incidents which occurred within 250m of the site

Incident Identification	Pollutant	Impact	Incident Date	Distance & Direction
1333360	Oils and Fuels	Water: Category 3 (Minor) Land: Category 4 (No Impact) Air: Category 4 (No Impact)	26/01/2003	86m W
89866	Specific Waste Materials	Water: Category 4 (No Impact) Land: Category 3 (Minor) Air: Category 4 (No Impact)	08/07/2002	137m NE
48544	Contaminated Water	Water: Category 4 (No Impact) Land: Category 4 (No Impact) Air: Category 4 (No Impact)	17/12/2001	207m NE

9.22 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.23 Non-Coal Mining

No Non-Coal Mining Areas were identified on or within 50m of the site.

9.24 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.25 Asbestos within Buildings

The information available indicates that the building on the site were developed prior to 2010. It is therefore considered possible that Asbestos may exist within them and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment. An Asbestos survey is recommended.

9.26 Unexploded Ordnance

Although a detailed Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report, the Bomb Sight website (www.bombsight.org) was checked to see if the site may have been affected. Unfortunately, the website was not available at the time this report was completed.

10 RELEVANT PLANNING HISTORY

London Borough of Hillingdon Council's online planning portal was searched in an effort to identify any relevant planning applications.

10.1 Planning Applications for the Site

Table 6 below provides a summary of the previously submitted planning applications identified for the site.

Table 6: Summary of planning applications at the site

Application Reference	Date	Description of Proposal	Status
21432/APP/20 15/2629	2015	Conversion of public house (Use Class A4 - Drinking Establishments) to 5 x 1 bedroom and 2 x 2 bedroom self contained flats (Use Class C3) (The Victoria Public House)	Granted (without Contaminated Land Conditions)
21432/APP/20 17/1334	2017	Demolition of existing building and erection of a 5-storey building to provide 22 residential units (12 x 1 bedroom, 4 x 2 bedroom and 6 x 3 bedroom) with car parking, amenity and associated works (The Victoria Public House)	No Further Action (P)*

Application Reference	Date	Description of Proposal	Status
879/APP/2017 /1462	2017	Seven x 3-bed dwellings with associated parking and amenity space (Land at Sandow Crescent)	Refusal*
879/APP/2018 /540	2018	Seven x 3-bed dwellings with associated parking and amenity space (Land at Sandow Crescent)	Refusal (P) (Appealed)*
879/APP/2018 /3557	2018	Erection of 5 x 3-bed, two-storey, attached dwelling houses and erection of a two storey building to include 2 x 1-bed and 1 x 2-bed self contained flats with associated parking, landscaping and amenity space involving demolition of the exiting buildings (Land at Sandow Crescent)	Refusal (P)*

*No contaminated land reports were identified on the portal associated with this application

10.2 Planning Applications for Adjacent Sites

Table 7 below provides a summary of the previously submitted planning applications identified for adjacent sites.

Table 7: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
69055/APP/2014 /37	2017	Demolition of existing garage blocks and erection of a two storey, detached building containing 4 x 2-bedroom, self-contained flats with associated parking and amenity space involving the installation of a cycle and bin store to front (Land Adjoining 43-44 Fairey Avenue, Hayes, UB3 4NY)	Granted (with Contaminated Land Condition)*

*No documents were identified on the planning portal to indicate whether this condition had been discharged.

11 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been provided by the Client, are presented in [Appendix 4](#).

12 PRELIMINARY CONCEPTUAL RISK MODEL (CRM)

A conceptual site risk model (CRM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of

ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

A summary is provided in Table 8 below.

Table 8: Summary of potential contamination sources, period of operation and distance from site.

Site Name	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Worked Ground	-	-	-	Onsite	0
Builders Yard	-	c.1964-67	Unknown	Onsite	0
Garage	Road vehicles: Garages and filling stations	Unknown	Unknown	Onsite	0
		c.1964-67	c.2003	SE	50
		Unknown	Current (2021)	SE	75
Car Park	-	Unknown	Current (2021)	Onsite	0
Electricity Substation	-	Unknown	Current (2021)	N	Adjacent
Petrol Station	Road vehicles: Garages and filling stations	Unknown	Current (2021)	SE	36
		Unknown	Current (2021)	SW	238
Orchard	-	c.1894-95	c.1932-38	S	11
Nursery	-	c.1932-38	c.1970	S	11
Unspecified Tank	-	c.1972-78	Unknown	SE	38
Car Wash	-	Unknown	Current (2021)	SE	47
Depot	-	c.1964-67	c.2003	N	50
Hayes Station/Hayes and Harlington Station and associated Railway Line	Railway Land	Unknown	Current	N	120

Typical contaminants associated with the above PCLUs are:

-  Acids & Alkalis
-  Asbestos
-  Chlorinated & Non-Chlorinated Solvents
-  Fuels & Fuel Oils
-  Heavy Metals
-  Gases: Methane & Carbon Dioxide

- Organic & Inorganic Compounds
- Pesticides
- Polychlorinated Biphenyls (PCBs)
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Total Petroleum Hydrocarbons (TPHs)
- Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

12.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Principal Superficial Aquifer.

12.2.3 Potential Surface Water Receptors

There are no potential surface water receptors in the vicinity of the site.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

- Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
- Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
- Inhalation of contaminated soil, fugitive dust and vapours.
- Explosion of landfill gases leading to death/injury

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CRM. These were concerned with the following:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors (PPL1a – Future Occupiers and PPL1c – Construction Workers)
- Risk of injury/death of on-site human health receptors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings/buildings. (PPL1b- – Future Occupiers and PPL1d - Construction Workers)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered 'contaminated land' under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers "Likelihood" and "Severity" to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 5](#).

Table 9 below summarises the conceptual site risk model (CRM) including the identified PPLs and the results of the qualitative risk assessment.

Table 9: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	Potential Contaminants Associated with Site Use as Worked Ground, Builders Yard, Garage, Car Park and Adjacent Uses as Electricity Substation/ Offsite Land Uses as Petrol Stations, Orchard, Nursery, Unspecified Tank, Car Wash, Depot, Garage, Railway Line: i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, Pesticides, PCBs, PAHs, TPHs, VOCs										
	On and Off-Site Contaminants				On Site Contaminants		On Site Contaminants			On and Off-Site Contaminants	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties						Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes	
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER Principal Superficial Aquifer	SURFACE WATER None	ECOLOGICAL None	ON SITE PROPERTY Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Methane build-up in confined spaces	Derogation of groundwater quality	• Derogation of surface water quality • Ecological impacts	Derogation of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
PPL ID	PPL1a	PPL1b	PPL1c	PPL1d	PPL2a	PPL2b	PPL3	PPL4	PPL5	PPL6a	PPL6b
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Possible (3)	Possible (3)	Possible (3)	Possible (3)	Remote (2)	Remote (2)	Remote (2)	Improbable (1)	Improbable (1)	Possible (3)	Possible (3)
UPDATED RISK	Moderate (12)	Moderate (12)	Moderate (12)	Moderate (12)	Low to Moderate (8)	Low to Moderate (8)	Low to Moderate (8)	Very Low (3)	Very Low (3)	Low to Moderate (9)	Low to Moderate (9)
POTENTIALLY SIGNIFICANT?	YES	YES	YES	YES	YES	YES	YES	NO	NO	YES	YES

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health

PPL1a and PPL1c are concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a and PPL1c are considered to have the potential to be significant as potentially contaminative land uses (i.e. Builders Yard, Garage, Car Park, Electricity Substation, Petrol Station, Orchard, Nursery, Tank, Depot, Railway Line) and potentially contaminated land (i.e. Worked Ground) were identified on and within 250m of the site.

As the proposal is for a residential development with soft landscaping, it is possible that human health receptors (i.e. groundworkers and future occupiers of the dwellings) could be exposed to any potential contamination via direct contact and ground gases and vapours via indoor inhalation during groundworks and after completion.

PPL1b and PPL1d are concerned with the risk of injury/death of on-site human health receptors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b and PPL1d are considered to have the potential to be significant as potential sources of explosive ground gases and/or vapours (i.e. Worked Ground, Garage, Petrol Stations, Tank) were identified on and in the vicinity of the site.

13.1.2 Potential Risks to Off-Site Human Health

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered to have the potential to be significant as potentially contaminative land uses (i.e. Builders Yard, Garage, Car Park) and potentially contaminated land (i.e. Worked Ground) were identified on the site. If mobile contaminants (i.e. VOCs, petroleum hydrocarbons) are present in the sub-surface they could impact upon the residential properties that are located adjacent to the site.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered to have the potential to be significant as potential sources of explosive ground gases (i.e. Worked Ground, Garage) were identified on the site.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered to have the potential to be significant as the underlying aquifer is classified as a Principal Superficial Aquifer.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered unlikely to have the potential to be significant as no surface water bodies were identified on or within 250m of the site.

13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of deterioration of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered to have the potential to be significant as potentially contaminative land uses were identified on and within 250m of the site.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered to have the potential to be significant as potential sources of explosive ground gases and/or vapours were identified on and within the vicinity of the site.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application seeking to construct 38no. flats.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). On site PCLUs have included Worked Ground, Builders Yard, Garage, Car Park while off site PCLUs include Electricity Substation (adjacent N), Petrol Stations (36m SE & 238m SW), Orchard (11m S), Nursery (11m S), Unspecified Tank (38m SE), Car Wash (47m SE), Depot (50m N), Garage (50m SE & 75m SE) and Railway Line (120m N).

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 10 below.

Table 10: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	Yes	Moderate
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	Yes	Low to Moderate
Groundwater	Percolation/Leaching	Adverse groundwater quality	Yes	Low to Moderate
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	Yes	Low to Moderate

15 RECOMMENDATIONS

Given that potentially significant potential pollutant linkages (PSPPLs) were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.

15.1 Watching Brief and Discovery Strategy

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client's Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.2 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

- Provision of appropriate Personal Protective Equipment (PPE);
- Availability of site welfare;
- Good personal hygiene, washing and changing procedures;
- Daily safety briefings.

15.3 Services

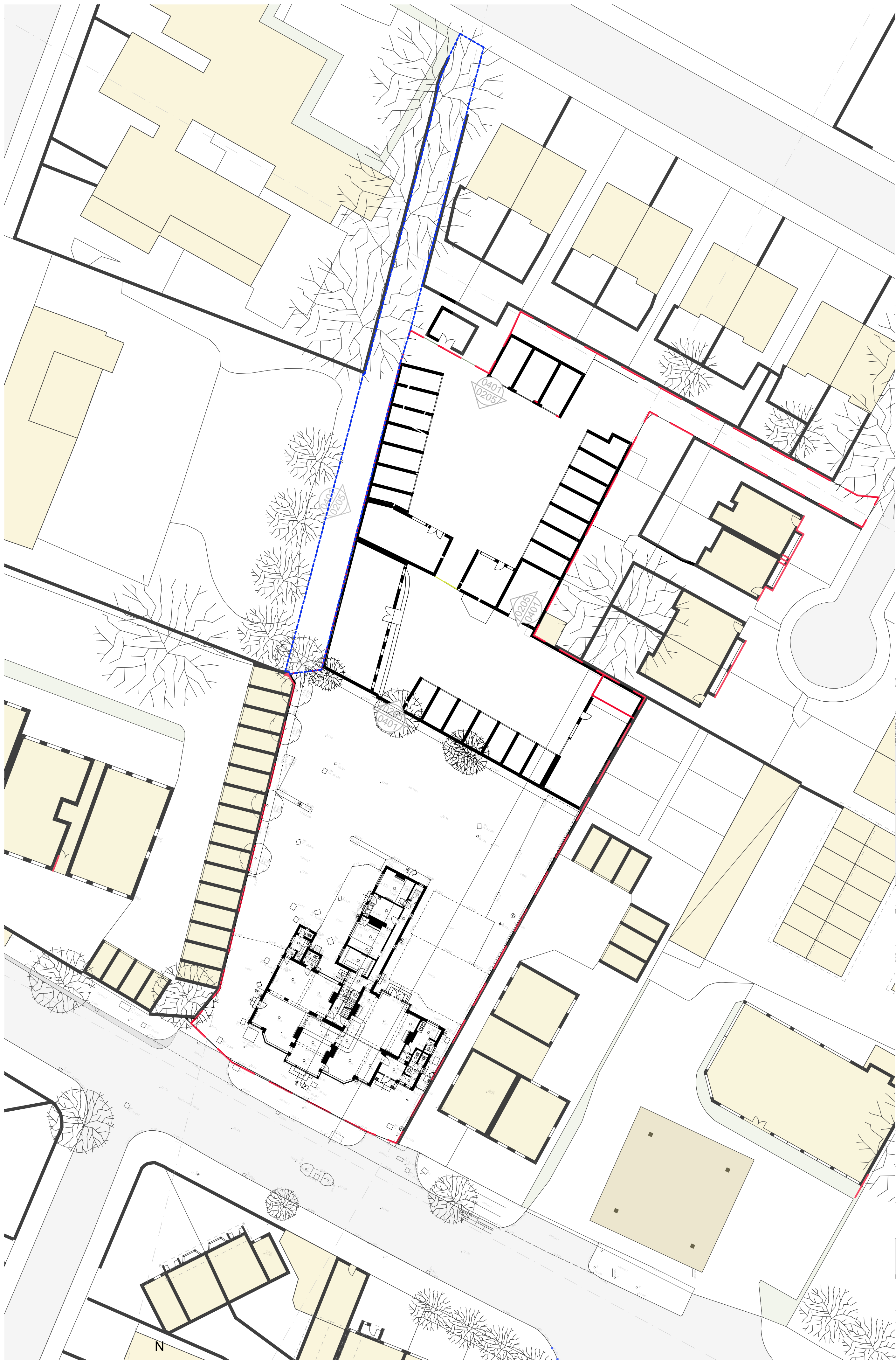
The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites*', issued in January 2011 by the UK Water Industry Research.

16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

17 APPENDIX 1 – PROPOSED DEVELOPMENT PLANS



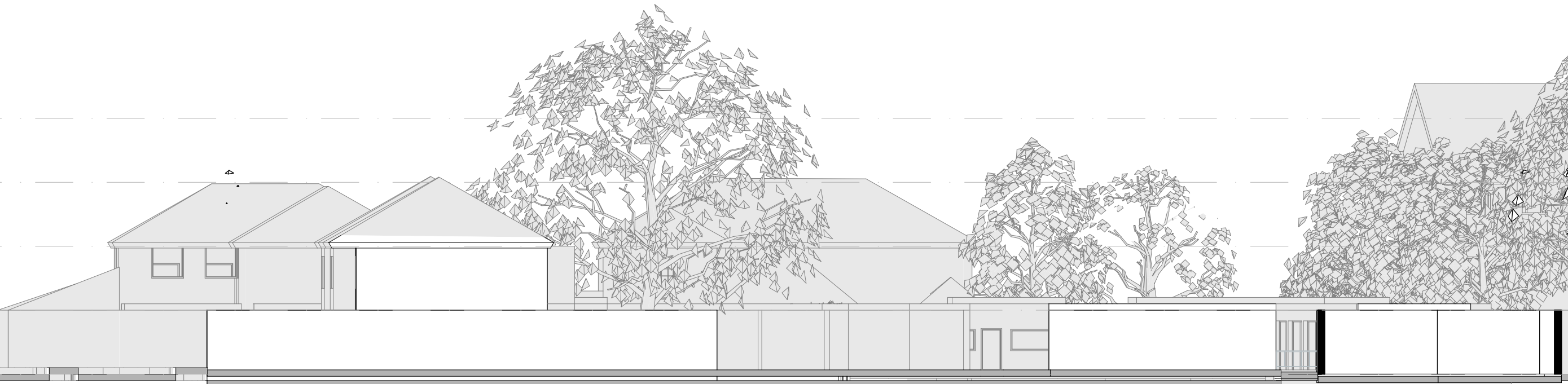
0300 Site Survey plan
1:300



AXONOMETRIC VIEW



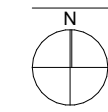
0301 0300 South Elevation
1:200



0302 0300 North Elevation
1:200

1:200
0 4 8 12m

NOTES:
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.



REV DESCRIPTION DRAWN CHECKED DATE

CREATE
DESIGN + ARCHITECTURE
Wigglesworth House 69 Southwark Bridge Road London SE1 9HH
+44 207 021 0267 info@createdesign.org www.createdesign.org

CLIENT: ABC01
BUILDING: #Site Name
ADDRESS: AS1 2CD

CLIENT COMPANY

DRAWING NAME: SITE SURVEY PLAN

DRAWING SERIES: SITE LOCATION PLAN

CDA REF: 000 SCALE(S): 1:300, 1:200 ORIGINAL PAPER SIZE: A1

REVISION: REVISION DESCRIPTION:

PROJECT ORIGINATOR VOLUME LEVEL TYPE ROLE CLASS NUMBER
000 - CDA - A - 00 - DR - A - 00 - 0100



0100 GROUND FLOOR
1:300

NOTES:
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

N

1:300

0

5

10

15m

03	Design Freeze Issue	AA	BB	26/11/2021
02	Planning Interim Issue	AA	BB	22/11/2021
00	FOR INFORMATION	AA	BB	09/09/2021
REV	DESCRIPTION	DRAWN	CHECKED	DATE

CREATE
DESIGN + ARCHITECTURE
Wiglesworth House 69 Southwark Bridge Road London SE1 9HH
+44 207 021 0267 info@createdesign.org www.createdesign.org

CLIENT: CLIENT COMPANY

PROJECT: ABC01
BUILDING: #Site Name
ADDRESS: AS1 2CD

DRAWING NAME: SITE PLAN

DRAWING SERIES: SITE LOCATION PLAN

CDA REF: 000 SCALE(S): 1:300 ORIGINAL PAPER SIZE: A1

REVISION: 03 REVISION DESCRIPTION: Design Freeze Issue

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	CLASS	NUMBER
637	- CDA	- A	- 00	- DR	- A	- 00	- 0100



NOTES:
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

02	Design Freeze Issue	DV	NC	20/11/2021
01	Planning Permit Issue	DV	NC	19/11/2021
00	FOR INFORMATION	DV	NC	10/09/2021

REV	DESCRIPTION	DRAWN	CHECKED	DATE
-----	-------------	-------	---------	------

CREATE
DESIGN + ARCHITECTURE
Wiggleworth House 69 Southwark Bridge Road London SE1 9HH
+44 207 021 0267 info@createdesign.org www.createdesign.org

CLIENT: Curwen Group

PROJECT: The Former Victoria Pub
BUILDING: Sandown Crescent
ADDRESS: UB8 3QH

DRAWING NAME: BLOCK 2 PLANS 1

DRAWING SERIES: 0000-0199 GA PLANS

CDA REF: 000 SCALE(S): 1:100 ORIGINAL PAPER SIZE: A1

REVISION: 02 REVISION DESCRIPTION: Design Freeze Issue

PROJECT	ORGANIZATION	VOLUME	LEVEL	TYPE	ROLE	CLASS	NUMBER
637	- CDA	- XX	- 00	- DR	- A	- 20	- 0100



NOTES:
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

02	Design Freeze Issue	DV	NC	20/11/2021			
01	Planning Permit Issue	DV	NC	19/11/2021			
00	FOR INFORMATION	DV	NC	10/08/2021			
REV	DESCRIPTION	DRAWN	CHECKED	DATE			
CREATE							
DESIGN + ARCHITECTURE							
Wigglesworth House 69 Southwark Bridge Road London SE1 9HH							
+44 207 021 0267 info@createdesign.org www.createdesign.org							
CLIENT:		Curwen Group					
PROJECT:		The Former Victoria Pub					
BUILDING:		Sandown Crescent					
ADDRESS:		UB34QH					
DRAWING NAME:		BLOCK 2 PLANS 2					
DRAWING SERIES:		0000-0199 GA PLANS					
CDA REF:	SCALE(S):	ORIGINAL PAPER SIZE:					
000	1:100	A1					
REVISION:		REVISION DESCRIPTION:					
02		Design Freeze Issue					
PROJECT	ORGANIZATION	VOLUME	LEVEL	TYPE	ROLE	CLASS	NUMBER
637	- CDA	- XX	- 02	- DR	- A	- 20	- 0101