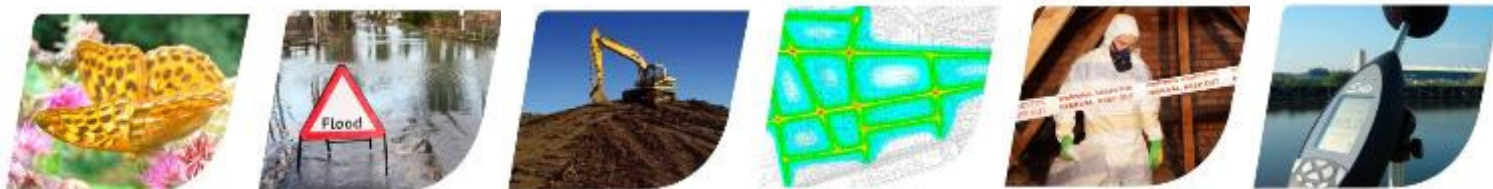


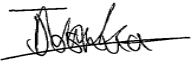
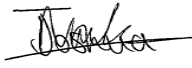
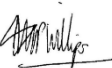
PHASE I GEO-ENVIRONMENTAL SITE ASSESSMENT
12-14 BENTINCK COURT
BENTINCK ROAD, WEST DRAYTON
UB7 7RQ

REC REFERENCE: 51700P1R1

REPORT PREPARED FOR: LAMBERT SMITH HAMPTON

JUNE 2015



Issue/revision	Issue 1	Revision 1	Revision 2
Remarks	Draft	Revised	
Date	June 2015	June 2015	
Prepared by	Joshua Mills	Joshua Mills	
Qualifications	BSc (Hons)	BSc (Hons)	
Signature			
Checked by	Tim Conibear	Tim Conibear	
Qualifications	BSc (Hons)	BSc (Hons)	
Signature			
Authorised by	Stuart Phillips	Stuart Phillips	
Qualifications	BSc (Hons)	BSc (Hons)	
Signature			
Job No.	51700	51700	

EXECUTIVE SUMMARY	
Site Address	12-14 Bentinck Court, Bentinck Road, West Drayton, UB7 7RQ.
Grid Reference	505876, 180370
Site Area	0.03ha
Current Site Use	At the time of the visit the site comprised a rectangular-shaped two storey brick built building with a flat roof. The first floor comprised offices and the ground floor comprised ancillary office space and meeting room.
Environmental Setting	The site is underlain by Unproductive Langley Silt Member Superficial Deposits and Unproductive London Clay bedrock geology. There are no licensed groundwater abstraction activities within 2.0km of the site boundary, and the site is not located within a groundwater Source Protection Zone (SPZ). There are two (2no.) records of river networks within 250m of the site; a canal and primary river.
Site History	Historical maps indicate that the site was first developed in circa 1964, comprising a long rectangular building along the south western boundary of the site. A further building was constructed alongside the previous building in circa 1968. The site is redeveloped into the current configuration in circa 1982.
Ground Gases	Made ground from the demolition of former buildings on-site is a potential source of land gas.
Radon	0-1% of homes are at or above the Action Level – no special precautions required.
Mining / Land Stability	The site is unaffected by mining. No special precautions required.
Initial Conceptual Site Model (CSM)	The initial CSM has identified a number of potentially-contaminative land uses both on and off-site. On Site: Made Ground resulting from the demolition of former buildings could be a potential source of asbestos, heavy metals, polycyclic aromatic hydrocarbons (PAH), total petroleum hydrocarbons (TPH), and ground gas. These potential on-site sources are considered to pose a Low-moderate (inactive) risk to future site users. Off-site: Various industrial land uses within influencing distance from the site are considered to be a potential source of heavy metals, TPH, and PAH. These off-site contamination risks are considered to present a low-moderate (inactive) risk to future site users.
Development Constraints	None identified.
Recommendations	With regards to soil contamination, on the proviso that all hardstanding remains in place with no proposed areas of soft landscaping utilised, the pathway between the source and receptor will therefore be broken, and as such does not pose a significant risk to human health. No further works are therefore required in this regard. With regards to the risk of land gas generated from sources off site, given that no historical or active landfill sites have been identified within influencing distance of the site no significant risk is present. No further works are therefore required in this regards.



With regards to the risk of land gas generated from sources on site, on the proviso that deep Made Ground is not present, no significant risk is posed and no further works are therefore required.

On the basis of the above the site is considered suitable for change of use to residential under Schedule 2, Part 3, Class O of the GPDO 2015.

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APPENDICES

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1.0 INTRODUCTION

1.1 Background

Resource and Environmental Consultants Ltd (REC) have been commissioned by Lambert Smith Hampton to undertake a Phase I Geo-Environmental Report at 12-14 Bentinck, Bentinck Road, West Drayton, UB7 7RQ. A site location plan is presented in Appendix II.

1.2 Proposed Development

REC understands the client is proposing to retain the existing building and convert into nine (9no.) residential apartments. A proposed development plan is presented within appendix II.

1.3 Objectives

The objectives of this geo-environmental report are to:

-  Undertake a site inspection to identify any current areas of potential environmental concern;
-  Review historical plans, geology, hydrogeology, site sensitivity, flood-plain issues, mining records and any Local Authority information available in order to complete a Desk Study in line with Environment Agency (EA) document Model Procedures for the Management of Contaminated Land (Contaminated Land Report 11 (CLR11) 2004);
-  Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and potential off-site receptors;
-  Provide a factual and interpretative report relating to the desk study and provide preliminary environmental recommendations with regards to the future development of the site; and,
-  Provide recommendations regarding future works required.

1.4 Sources of Information

Background information was sought from the following sources:

-  GroundSure data search: GS-2124753 & GS-2124754;
-  Historical mapping dated 1866 to 2014;
-  Online planning records held by London Borough of Hillingdon;
-  Environment Agency Groundwater Vulnerability Map (<http://maps.environment-agency.gov.uk/wiyby>);
-  HPA Indicative Atlas of Radon in England and Wales (HPA-RPD-033:2007);
-  Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2007); and
-  British Geological Survey Online Mapping (<http://www.bgs.ac.uk>).

1.5 Risk Classification

REC Ltd has utilised the available data to classify the site on the basis of its likely contaminated land liability and potential for geotechnical constraints in relation to the proposed development. The risk classification definitions are summarised below:

Risk	Definition
Low	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
Low-Moderate	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed use. However, minor issues may require further consideration in the event of a future redevelopment of the site etc.
Moderate	Some potential contaminated land liabilities/geotechnical constraints are likely to affect the property as a result of historical and/or current activities. The risks identified are unlikely to pose an immediate significant issue but the purchaser/developer may wish to make further enquiries of the vendor or undertake further environmental improvements. Redevelopment of the site will likely require further site investigation.
Moderate-High	Some potentially significant contaminated land liabilities/geotechnical constraints have been identified at the property that requires further assessment including intrusive ground investigations.
High	Significant potential contaminated land liabilities/geotechnical constraints have been identified at the property. Further assessment including intrusive ground investigation will be required to determine to level of risk and associated liability.

1.6 Limitations of the Study

The full limitations of this report are presented in Appendix I.

2.0 SITE SETTING

2.1 Site Details

Site Address	12-14 Bentinck Court, Bentinck Road, West Drayton, UB7 7RQ.
National Grid Reference	505876, 180370
Site Area	0.03ha

All acronyms used within this report are defined in the Glossary presented in Appendix IV.

A site location plan is presented in Appendix II.

2.2 Current Site Use

Site Description

A site walkover was conducted by REC on Friday 29th May 2015. At the time of the visit the site comprised a rectangular-shaped two storey brick built building with a flat roof. The 1st floor comprised offices and the ground floor comprised further office space associated with design engineering. Some small scale paints and glues were noted to be stored within the workshop. Three (3no.) modern domestic gas boilers were present within the building. Anecdotal evidence suggests that an asbestos survey has been carried out and that asbestos containing floor tiles are present within one of the boiler cupboards.

Selected photographs of the site are presented within Appendix III.

Hazardous Materials Storage

No Above Ground Storage Tanks (ASTs) or Underground Storage Tanks (USTs) were observed at the site during the site walkover.

Polychlorinated Biphenyls (PCBs)

No potential sources of PCBs were observed at the site during the course of the site walkover.

Waste Storage

No potential waste streams were identified to be generated at the site.

Drainage Issues

A formal drainage survey has not been completed but it is considered likely that the site has a connection to the foul sewer which is assumed to be located in Bentinck Road, to the west of the site.

2.3 Surrounding Area

The surrounding land uses are summarised below:

Direction	Land Use
North	Commercial
East	Commercial
South	Residential Dwellings
West	Commercial

3.0 SITE HISTORY

3.1 On-Site Historical Development

A review of historical maps pertinent to the site is summarised in Table 3.1 below.

Table 3.1 Summary of Potentially Contaminative Historical Land Uses

Map Edition	Historical Land Use
1866 (1:2,500)	The site is referenced as an open field.
1964 (1:1,250)	A long rectangular building is shown along the south western boundary of the site. The site is referenced as a 'works'.
1968-73 (1:1,250)	A further building has been constructed on site, which is now referenced as an 'engineering works'.
1982-87 (1:1,250)	The site has been redeveloped into the current configuration.

3.2 Off-Site Historical Development

A review of potentially contaminative land uses identified on historical Ordnance Survey maps is summarised below in Table 3.2.

Table 3.2 Summary of Potentially Contaminative Off-Site Historical Land Uses

Surrounding Feature	Approximate Distance from Site	Dates	Direction
Historical Mapping (using 1:2,500/1:1,250)			
Various Factories and Engineering Works	Adjacent – 250m	Pre-1935 - Present	N, E, S, W
Victoria Oil Works	~150m	Pre-1866 – pre 1899	South-East
Identified by GroundSure Data Search			
Electrical Equipment Repair and Servicing	On-site	Present	-
Various Factories and Engineering Works	38-209m		N, NE, SE, S
Garages	67-162m		N, NE, E
Electricity Substations	134-247m		NW, E, SE, SW
Tanks	165-248m		NW, N
Petrol Stations	355-436m		North

3.3 Planning History

Planning records held by the Local Planning Authority (London Borough of Hillingdon) did not yield any environmentally-pertinent information with regards to historical development of the site.

4.0 ENVIRONMENTAL SETTING

4.1 Geology & Hydrogeology

The British Geological Survey (BGS) records for the subject site indicate that the site is underlain by the following geological sequence:

Geological Unit	Classification	Description	Aquifer Classification	Sensitivity
Superficial Deposits	Langley Silt Member	CLAY and SILT	Unproductive	Low
Bedrock	London Clay Formation	CLAY, SILT and SAND	Unproductive	Low

There are no records of groundwater abstraction points within 1.0km of the site. There are two (2no.) records of potable water abstraction points within 2.0km of the site. Both licenses relate to Hillingdon Hospital located 1864m north-east of the site. The site is not located within a groundwater Source Protection Zone (SPZ). The data search indicates that the site has a high soil leaching potential.

4.2 Geotechnical Data

A review of available geotechnical data records identified the following ground conditions:

Hazard	Designation
Shrink-Swell	Very Low
Landslides	Very Low
Soluble Rocks	Negligible
Compressible Ground	Negligible
Collapsible Rocks	Low
Running Sand	Very Low

4.3 Mining & Ground Workings

A review of available records of historical ground workings identified thirteen (13no.) records within 250m of the site. These recorded surface workings comprised:

-  A canal 8-14m north-east of the site (1864, 1894, 1898, 1913, 1932, 1938, 1955, 1970, 1975, 1989);
-  A dock 152m north-west of the site (1970); and
-  A pond 227m north of the site (1894, 1913).

There are no records of current ground workings within 250m of the site. A review of available records did not identify any mines or natural cavities within 250m of the subject site.

4.4 Railways & Tunnels

The data search has identified thirty six (36no.) records of historical railway sidings (174-246, S, SW), a single (1no.) record of an abandoned historical railway (181m, SW) and seven (7no.) records of active railways (202-248m, SW, S) within 250m of the site.

4.5 Hydrology

The data search has identified two (2no.) records of river networks within 250m of the site. Grand Union Canal is located 19m north-east of the site and Fray's River (primary river) is located 220m west of the site. There are five (5no.) records of surface water features (13-217m, NE, NW, W, SE, SW) within 250m of the site.

The data search shows that there are groundwater flooding susceptibility areas within 50m of the study site, relating to superficial deposits flooding.

4.6 Radon Risk Potential

A review of available data has indicated the subject site is situated in an area where less than 1% of homes are above the Action Level and BRE Report BR211 reports that no special radon protective measures are necessary in the construction of new dwellings or extensions.

4.7 Industrial Land Uses

The site is situated within a mixed commercial and industrial area. The data search identifies thirty six (36no.) entries of current industrial land use within 250m of the subject site. This includes; Electrical Equipment Repair and Servicing (on site); Various Factories and Engineering Works (38-209m); Garages (67-162m); Electricity Substations (134-247m); Tanks (165-248m) and Petrol Stations (355-436m).

4.8 Sensitive Land Uses

The data search indicates that the site is located within a nitrate vulnerable zone that the London Green Belt Area is located 226m west of the site.

4.9 Site Sensitivity Assessment

The site is considered to be located within a '**low to moderate**' sensitivity setting due to the following:

-  Residential properties are located in close proximity;
-  The underlying superficial deposits and solid geology are classified as a unproductive with respect to aquifer designation;
-  Rivers and surface water features are located in close proximity.
-  The site is not located within a groundwater Source Protection Zone (SPZ);
-  The site is located within a nitrate vulnerable zone, and;
-  There are several records of potentially contaminative industrial sites within an influencing distance of the subject site.

5.0 CONSULTATIONS

5.1 Contaminated Land Officer

The London Borough of Hillingdon contaminated land officer was unable to provide information on the site within the time constraints of the report.

5.2 Landfill Sites and Waste Treatment Sites

The data search identified two (2no.) records of Environment Agency historic landfill sites (industrial waste 258m W, Industrial/Commercial/Household waste 461m W) and a single (1no.) Landfill from Local Authority and Historical Mapping records (Refuse Tip 401m W) situated within a 500m radius of the subject site. The data search also identified two (2no.) Waste Transfer Stations (237m SE, 306m W), a (1no.), a Scrap Metal Yard (489m W), and a single (1no.) Environmental Agency Licensed Waste Site (315m SW) situated within a 500m radius of the site.

5.3 Regulatory Database

The following information has been obtained from a commercially available environmental database. The summary table only includes records not otherwise detailed in the report.

Table 5.1 Summary of Historical Data

Activity	0-249m	250-500m	Details
Historic IPC Authorisations	5	0	All five (5no.) at 201m NW, Petroleum/Inorganic Chemical Processes, Astor-Stag/Astor Ltd.
Contaminated Land Register Entries and Notices	0	0	Not Applicable (N/A).
Records of Part A(2) and Part B Activities and Enforcements	4	6	178m SE/316m SW: Part B, Coal/Gypsum/Carbon Process (Historical Permit). 187m E: Part B, Dry Cleaner (Historical Permit). 223m N: Part Re-spraying of Road Vehicles (Historical Permit). 243m N: Part B, Metal Process (Historical Permit). 270m E: Part B, Dry Cleaner (Current Permit). 276m W: Part B, Waste Oil Burner (Current Permit). 286m W: Part B, Waste Oil Burner (Historical Permit). 194m E: Part B, Industrial Processes (Historical Permit). 199m E: Part B, Crematoria (Current Permit). 383m N: Part B, Petrol Vapour Recovery Process (Historical Process). 440m S: Part B, Dry Cleaning Process (Current Process).
Environmental Agency Recorded Pollution Incidents	6	1	(5) 58m NE: Firefighting Run-off/fumes, Land impact: Significant, Air Impact: Minor (06-04-2002). 171m NW: Pollutant Not Identified. Water Impact: Minor. (10/11/2003) 478m N: Construction and Demolition Materials and Wastes. Land Impact: Minor (05-04-2002).
Licensed Discharge Consents	10	5	65m W: Trade Discharges – Cooling Water (revoked). 162m W: Sewage discharges – Pumping Station. 162m W: Sewage discharges – Pumping Station (revoked). (2) 179m SW: Miscellaneous Discharges – Surface Water (revoked).

Activity	0-249m	250-500m	Details
			201m NW: Trade Discharges – Cooling Water (revoked). 240m SW: Miscellaneous Discharges – Surface Water. 240m SW: Miscellaneous Discharges – Unspecified (revoked). 240m SW: Sewage Discharges – Final/Treated Effluent (revoked). (2) 256m S: Trade Discharges – Cooling Water (revoked). 269m S: Trade Discharges – Cooling Water (revoked). 459m NW: Trade Discharges – Cooling Water (revoked). 493m NW: Trade Discharges – Cooling Water (revoked).

6.0 CONCEPTUAL SITE MODEL (CSM)

6.1 Initial CSM

In accordance with Environment Agency, CLR11 (2004) and BS10175 (Code of Practice for Investigation of Potentially Contaminated Land), REC Ltd have developed an initial CSM to identify potential contamination sources, migration pathways and receptors within the study area.

6.2 Contaminant Sources

On-site Potential Sources

-  Potential made ground associated with the demolition of former buildings, and;
-  Former industrial use of the site.

Off-site Potential Sources

-  Various factories and engineering works;
-  Historic oil works;
-  Car garages;
-  Electricity substations;
-  Tanks;
-  Historic railway sidings, and;
-  Petrol stations.

6.3 Potential Pathways

Receptors may be potentially at risk from the identified potential sources of contamination via the following pathways:

-  Ingestion of impacted soils;
-  Ingestion of impacted vegetables;
-  Inhalation of dust;
-  Dermal contact with soils;
-  Inhalation of fibres;
-  Migration of hazardous gases into buildings;
-  Migration of vapours into buildings; and,
-  Vertical & Lateral migration of mobile contaminants;

6.4 Potential Receptors

REC has identified the following potential receptors:

 Future site users.

Construction workers are not considered to be a plausible receptor as exposure will be managed through the use of appropriate PPE and hygienic working practices, as required under HSE/ CDM regulations. Furthermore potential exposure to possible contaminants is not expected to be over prolonged work duration: thereby limiting any impact to ground workers.

Table 6.1 Conceptual Site Model

Source	Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Classification of Consequence	Overall Risk Rating	Active / Inactive
On-Site							
Made Ground associated with the demolition of former buildings	Heavy Metals (As, Cd, Cr, Pb, Hg, Se, Ni, Zn)	Ingestion of contaminated soils Contact with contaminated soils	Future Site Users	Likely	Medium	Moderate	Inactive – on the proviso that all hardstanding remains in place with no areas of soft landscaping utilised, the pathway between the source and receptor will therefore be broken, and as such does not pose a significant risk to human health
	PAHs	Ingestion of impacted soils Ingestion of impacted vegetables Dermal contact with impacted soils	Future Site Users	Likely	Medium	Moderate	Inactive – see note above
	Total Petroleum Hydrocarbons (TPH)	Ingestion of impacted soils Ingestion of impacted vegetables Dermal contact with impacted soils	Future Site Users	Likely	Medium	Moderate	Inactive – see note above
	Ground Gas (CH ₄ , CO ₂)	Migration into Buildings	Future Site Users	Unlikely	Medium	Moderate	Inactive - on the proviso that deep Made Ground is not present no significant risk is posed.
Former industrial use of the site	Heavy Metals (As, Cd, Cr, Pb, Hg, Se, Ni, Zn)	Ingestion of contaminated soils Contact with contaminated soils	Future Site Users	Likely	Medium	Moderate	Inactive – on the proviso that all hardstanding remains in place with no areas of soft landscaping utilised, the pathway between the source and receptor will therefore be broken, and as such does not pose a significant risk to human health
	PAHs	Ingestion of impacted soils Ingestion of impacted vegetables Dermal contact with impacted soils	Future Site Users	Likely	Medium	Moderate	Inactive – see note above
	Total Petroleum Hydrocarbons (TPH)	Ingestion of impacted soils Ingestion of impacted vegetables Dermal contact with impacted soils	Future Site Users	Likely	Medium	Moderate	Inactive – see note above

Off-Site							
Various Factories and Engineering Works (38-209m)	Heavy Metals (As, Cd, Cr, Pb, Hg, Se, Ni, Zn)	Lateral migration to site	Future Site Users	Low Likelihood	Medium	Low / Moderate	Inactive – given the distance from the site, and the impermeable nature of the underlying soils, it is considered unlikely that lateral migration will affect the subject site.
	PAH	Lateral migration to site	Future Site Users	Low Likelihood	Medium	Low / Moderate	Inactive – given the distance from the site, and the impermeable nature of the underlying soils, it is considered unlikely that lateral migration will affect the subject site.
	TPH	Lateral migration to site	Future Site Users	Low Likelihood	Medium	Low / Moderate	Inactive – given the distance from the site, and the impermeable nature of the underlying soils, it is considered unlikely that lateral migration will affect the subject site.
Car Garages (67-162m)	TPH	Lateral migration to site	Future Site Users	Unlikely	Medium	Low / Moderate	Inactive – given the distance from the site, and the impermeable nature of the underlying soils, it is considered unlikely that lateral migration will affect the subject site.
Electricity Sub-stations (134-247m)	Polychlorinated Biphenyls (PCBs)	Lateral migration to site	Future Site Users	Unlikely	Medium	Low	Inactive – given the distance from the site, and the impermeable nature of the underlying soils, it is considered unlikely that lateral migration will affect the subject site.

Tanks (165-248m)	TPH	Lateral migration to site	Future Site Users	Unlikely	Medium	Low / Moderate	Inactive – given the distance from the site, and the impermeable nature of the underlying soils, it is considered unlikely that lateral migration will affect the subject site.
Historic Railway Sidings (174-246m)	Heavy Metals (As, Cd, Cr, Pb, Hg, Se, Ni, Zn)	Lateral migration to site	Future Site Users	Low Likelihood	Medium	Low / Moderate	Inactive – given the distance from the site, and the impermeable nature of the underlying soils, it is considered unlikely that lateral migration will affect the subject site.
	PAH	Lateral migration to site	Future Site Users	Low Likelihood	Medium	Low / Moderate	
Petrol Filling Stations (355-436m)	Total Petroleum Hydrocarbons (TPH)	Lateral migration to site	Future Site Users	Unlikely	Medium	Low	Inactive – given the distance from the site, and the impermeable nature of the underlying soils, it is considered unlikely that lateral migration will affect the subject site.

End of report

APPENDIX I

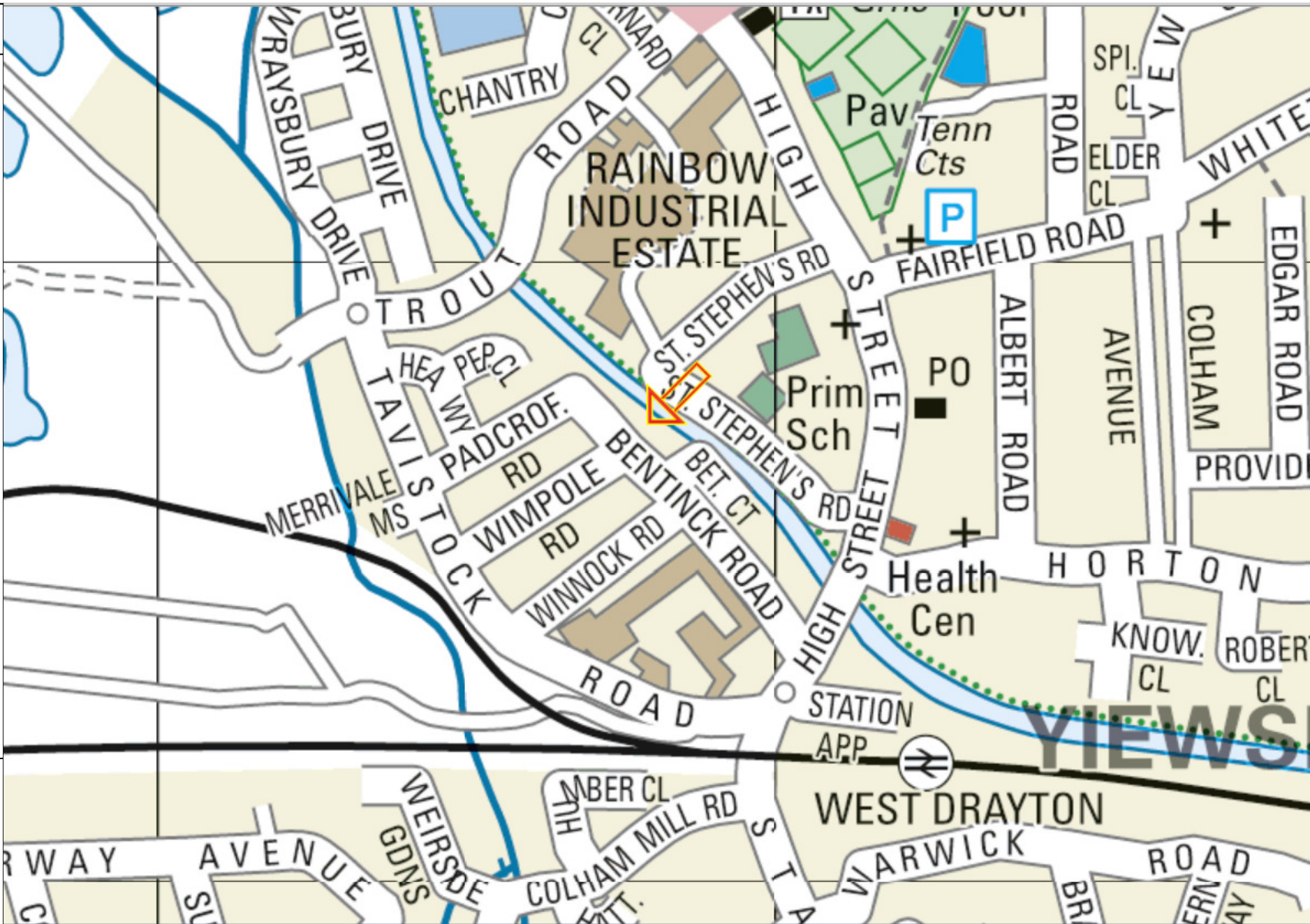
LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between REC Ltd and the Client as indicated in Section 1.2.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not be made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.
8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
9. REC cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by REC is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by REC in this connection without their explicit written agreement there to by REC.
10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

APPENDIX II

DRAWINGS

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Drawing Title:

001-Site Location Plan

KEY:



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Client:
Lambert Smith
Hampton

Job No: 51700

Drawn By: JM

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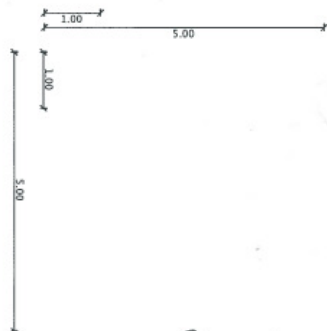
Notes:

Drawing Title:
002-Site Layout Plan

KEY:

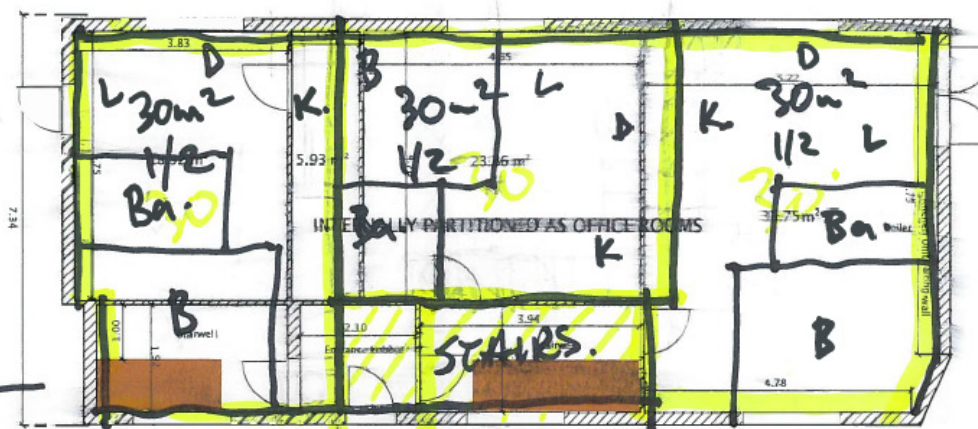


Scale: 1:100



CURRENT GROUND FLOOR

Remove
Stairs.



CURRENT FIRST FLOOR

Windows running length of wall



Windows running length of wall and round corners

Remove
Stairs.

st.

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APPENDIX III
PHOTOGRAPHS

PHOTO 1: 12-14 BENTINCK COURT TAKEN FROM BENTINCK ROAD



PHOTO 2: 1ST FLOOR OFFICE SPACE



PHOTO 3: GROUND FLOOR ANCILLARY OFFICE SPACE



PHOTO 4: REAR OF THE SITE



APPENDIX IV

GLOSSARY

TERMS

AST	Above Ground Storage Tank
BGS	British Geological Survey
BSI	British Standards Institute
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CIEH	Chartered Institute of Environmental Health
CIRIA	Construction Industry Research Association
CLEA	Contaminated Land Exposure Assessment
CSM	Conceptual Site Model
DNAPL	Dense Non-Aqueous Phase Liquid (chlorinated solvents, PCB)
DWS	Drinking Water Standard
EA	Environment Agency
EQS	Environmental Quality Standard
GAC	General Assessment Criteria
GL	Ground Level
GSV	Gas Screening Value
HCV	Health Criteria Value
ICSM	Initial Conceptual Site Model
LNAPL	Light Non-Aqueous Phase Liquid (petrol, diesel, kerosene)
ND	Not Detected
LMRL	Lower Method Reporting Limit
NR	Not Recorded
PAH	Poly Aromatic Hydrocarbon
PCB	Poly-Chlorinated Biphenyl
PID	Photo Ionisation Detector
QA	Quality Assurance
SGV	Soil Guideline Value
SPH	Separate Phase Hydrocarbon
Sp.TPH (CWG)	Total Petroleum Hydrocarbon (Criteria Working Group)
SPT	Standard Penetration Test
SVOC	Semi Volatile Organic Compound
UST	Underground Storage Tank
VCCs	Vibro Concrete Columns
VOC	Volatile Organic Compound
WTE	Water Table Elevation

UNITS

m	Metres
km	Kilometres
%	Percent
%v/v	Percent volume in air
mb	Milli Bars (atmospheric pressure)
l/hr	Litres per hour
µg/l	Micrograms per Litre (parts per billion)
ppb	Parts Per Billion
mg/kg	Milligrams per kilogram (parts per million)
ppm	Parts Per Million
mg/m ³	Milligram per metre cubed
m bgl	Metres Below Ground Level

m bcl	Metre Below Cover Level
mAOD	Metres Above Ordnance Datum (sea level)
kN/m ²	Kilo Newtons per metre squared
µm	Micro metre