



THE BUILDING COMPLIANCE TEAM

**Contaminated Land,
Phase 1 Desktop Study,
6 The Runway, Ruislip,
HA4 6SE**

On behalf of Skyline Construction Group

REPORT DATE: 5 January 2021

REPORT VERSION: Final v.1

REPORT REF: TBCT/21/01/SCG/TR/CLR



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6 The Runway Ruislip HA4 6SE Phase 1 Desktop Study (Contaminated Land)

REPORT DATE: 5 January 2021
REPORT VERSION: Final v.1
REPORT REF: TBCT/21/01/SCG/TR/CLR
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EXECUTIVE SUMMARY

Overall Summary

The site historically comprised open fields until the site and neighbouring properties were constructed by c.1960. The site currently comprises empty office accommodation. The site benefits from 100% complete hardstanding/ building cover, there are no areas of open ground/landscaping, nor are any areas of open ground or landscaping proposed for the future residential use of the site.

Overall, the assessment has identified a LOW overall contamination risk to current and future site users and the wider environment posed from the site, as there is no viable pathway linkage as per the source-Pathway-receptor linkage model.

No further contaminated land related investigations are therefore deemed necessary given the above. However, a potential risk to groundworkers involved in extension works is plausible. Given this, it is proposed that appropriate PPE should be worn by workers and a watching brief should be maintained during the proposed extension works with respect to mitigating/managing any potential risks to groundworkers.

Section Summary	Summary
Site Details	Area: Approx. 0.05 Ha NGR: TQ 10892 85489 Current use: Empty office accommodation Proposed use: Residential dwelling (5 x studio flats)
Site History	Historical mapping data indicates that the subject site comprised open fields until the site and neighbouring properties were constructed by c.1960. There was no notable change in building footprint of the site since construction to date. Historically in the surrounding area has comprised a School, 20m Southwest, 'Works' buildings from c.1960s to the north and south (understood to actually be offices/ commercial premises though), a railway line present 40m north since c.1914 and a depot over 100m to the north of the site since c.1960.
Environmental Setting	The site currently comprises empty office accommodation. The site is proposed for a residential (sensitive) land use in the future. Residential properties surround the subject site currently and more are proposed to be converted/ constructed in the near future. The site is located above an unproductive strata relating to the underlying London Clay Formation. The site does not fall within a Groundwater Source Protection Zone (SPZ). The nearest surface watercourse is located over 500m away. Given the site is underlain by London Clay it is understood there isn't any connectivity between the site and the watercourse. The risk to sensitive receptors from the site is considered to be Low.
Regulatory Consultations	A search of planning files didn't reveal anything of particular note from an environmental standpoint. Comments from The London Borough of Hillingdon's Contaminated Land Officer indicated that the Council doesn't have any specific concerns regarding the site from a contaminated land perspective it appeared. The site is not currently prioritised for investigation under Part IIA of the Environmental Protection Act 1990, nor is it proposed to be in the future.

Risk Assessment	Historically the site comprised open fields prior to the site being constructed c.1960. Historically mapping has not identified any significant potentially contaminative land uses on or in the nearby vicinity of the site that could affect the site and wider environment in its current and proposed use and form, as adjacent sites have been predominantly utilised as schools, offices or residential accommodation. The assessment has identified a low overall risk to current and future site users and the wider environment. This is because this report has not identified any viable complete pollutant linkages which would require further investigation. The site is therefore not deemed capable of meeting the definition of contaminated land as defined by Part IIA of the Environmental Protection Act 1990.
Conclusions & Recommendations	Overall, the assessment has identified a LOW overall contamination risk to current and future site users and the wider environment posed from the site as there is no viable pathway linkage as per the source-Pathway-receptor linkage model. As such it is very unlikely the site would be capable of meeting the definition of contaminated land as defined by Part IIA of the Environmental Protection Act 1990. No further contaminated land related investigations are therefore deemed necessary given the conclusions outlined above. However, whilst a review of contaminated land related reports from neighboring properties has also led to the similar conclusions as above, from the information gleaned from contaminated land reports relating to nearby sites any contamination (if present) is likely to be low level and not represent a significant risk (i.e not be above residential with plant uptake screening criteria), but there could be a potential risk, albeit low, to future ground workers once hardstanding is broken. Given the above, it is proposed that a watching brief should be maintained during the proposed extension works with respect to mitigating/managing any potential risks to groundworkers. Site workers should undergo a relevant 'tool box talk' on potential ground contamination risks, they should wear suitable PPE and refrain from eating or drinking unless in a deemed 'clean environment'. Should any areas of visual / olfactory contamination be identified then works should cease and a suitably qualified environmental consultant should be notified immediately as well as the Contaminated Land Officer at the Council so that any impacted areas can be investigated fully and any remedial requirements specified (if required).

1.0 INTRODUCTION

1.1 Authority

The Building Compliance Team, was commissioned by *Skyline Construction Group* “the client” to undertake a Contaminated Land Phase 1 Desktop Assessment of 6 The Runway, Ruislip, HA4 6SE, hereafter referred to as “the site”. A site location and boundary plan is included as Figure 1.

1.2 Background

The site is subject to a planning application (742114/APP/2020/3417) for ‘two storey front and first floor side extension and change of use from offices to 5 x studio flats with associated car parking, cycle and refuse storage’. A requirement of The London Borough of Hillingdon’s Planning Department is that a Contaminated Land Desktop Study Report is initially undertaken and be provided to the Local Planning Authority as part of the application process.

1.3 Aims and Objectives

The purpose of the Phase 1 Contamination Assessment is to develop an initial conceptual model of the site and establish whether or not there are any potentially unacceptable risks present to future occupants of the site and the wider environment.

1.4 Report Components

The desk study review comprises:

- Site walkover of external accessible areas and use of aerial photography;
- review of the site’s current and historical land use to assess the potential for ground contamination to be present;
- review of the site’s environmental setting to assess the environmental sensitivity of the site and surrounding area;
- review of any pertinent background information including any relevant reports held provided for review,
- a qualitative risk assessment;
- development of a conceptual site model; and
- provision of conclusions and recommendations.

The environmental risk assessment presented within this report has been prepared having regard to the *contaminant-pathway-receptor* model introduced under Part IIA of the Environmental Protection Act 1990, and associated guidance on contaminated land published by the *Department of Environment, Food and Rural Affairs/ Environment Agency*. The methodology is essentially a qualitative assessment, based on the identification and evaluation of potential 'contaminant-pathway-receptor contaminant linkages'. On the basis of this risk assessment, consideration has been given to the potential for the site to be designated as 'contaminated land' (under the Local Authority contaminated land inspection strategy) as defined in Part IIA of the Environmental Protection Act 1990.

The scope of the report is in general accordance with:

- *Model Procedures for the Management of Land Contamination' - Contaminated Land Report 11 (Withdrawn 8th October 2020);*
- Land Contamination Risk Management (LCRM) Stage 1 Risk Assessment;
- British Standard requirements for the '*Investigation of potentially contaminated sites – Code of practice*' (ref. BS10175:2017);
- *National Planning Policy Framework 2012 (updated 2019);* and
- *DEFRA Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance (2012).*

2.0 LAND USE

Section		Description / Information		
Grid Reference	NGR: TQ 10892 85489			
Centred Postcode	HA4 6SE			
Site Size	Approx. c.0.05 Ha			
This section of the report is based upon a site which was undertaken on 04.01.21. The site location and site boundary plans are shown as Figure 1.				
Site layout, activities, structures and operations:	The site currently comprises a two-storey office building of brick construction (Photograph 1). The building was segregated into separate office room areas (Photograph 2), a small kitchen and bathroom area was also evident. The site is currently set in a predominantly residential/commercial area (Photograph 4). No bulk storage of waste was observed. No bulk storage of chemicals, fuels etc. was observed. No visual signs of ground contamination were observed inside the building or outside the building during the walkover.			
Surface Cover	The site benefits from complete hardstanding surface cover in the form of asphalt and concrete. Hardstanding cover was noted to be in moderate condition. There is no open or landscaped ground associated with the site.			
Storage/Tanks	There are no known current or historic above ground or underground storage tanks on the subject site.			
Electrical Sub Stations	There were no electrical substations located on the site.			
Visual Contamination	There were no visual signs of surface ground contamination identified during the walkover.			
Neighbouring Land Uses	North:	Residential properties		
	South:	Development site with residential flats proposed		
	East:	Residential properties		
	West:	Offices accommodation		
Historical Map Review (site and access road)	OS Map Date	Map Scale	On Site	Key Off Site (100m radius)
	1865	1:2500	Open fields	N/A
	1894-96	1:2500	Open fields	N/A
	1914	1:2500	Open fields	Railway line (40m North)
	1935	1:2500	Open fields	Railway line (40m North)

Section		Description / Information		
	1940	1:2500	Open fields	Railway line (40m North)
	1960	1:1250	Works	Works (20m North), Works Southeast 20m +), Railway line (40m North), Depot (100m North)
	1962	1:1250	Works	Works (20m North), Works Southeast 20m +), Railway line (40m North), Depot (100m North)
	1972-76	1:1250	Works	Works (20m North), Works Southeast 20m +), Railway line (40m North), Works (100m North)
	1989-91	1:1250	Works	Works (20m North), Works Southeast 20m +), Railway line (40m North), Works (100m North)
Aerial Photographs	Photograph Date		On Site	
	2020		Building resembling current form.	
	Details		Distance & Direction	
Landfills (500m)	There are no recorded landfills within 500m of the site.			N/A
Part B LAPPC (500m)	There are five reported LAPPC site within 500m of the site. 1. XL Cleaners (PG6/46 Dry cleaners) 2. Star Ruislip (PG1/14 Petrol Filling Station) 3. Shell Northholt (PG1/14 Petrol Filling Station) 4. BP Malthurst Filling Station (PG1/14 Petrol Filling Station)			260m Northeast 270m Southwest 280m West 320m Northeast

3.0 ENVIRONMENTAL SETTING

Section		Description / Information
Geology & Hydrogeology	Strata	Hydrological Classification
	Made Ground: Made Ground is likely to be present across the site as a whole as a result of past construction and/or demolition activities. London Clay Formation: This formation comprises mainly bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay.	N/A Unproductive stratum
Source Protection Zones	The site is not situated within a Groundwater Source Protection Zone (SPZ).	
Surface Water (1km)	The nearest surface water feature (Yeading Brook) is located approximately 535m southeast of the site.	
Licensed Private Water Abstractions (1km)	There are no licenced private water abstractions within 1km of the site.	
Pollution Incidents (500m)	There are two recorded Significant or Major pollution incidents within 500m of the site. Both were categorised as Significant: 240m north with unknown chemicals cited as the pollutant from July 1993. 390m Northeast in April 1995, no further details are provided.	
COMAH Sites (500m)	There are no COMAH (Control of Major Accident Hazard) sites within 500m of the site.	
Radon	The site falls within a radon risk area whereby properties within 1km of the site have a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).	
Ecology	There are no designated SSSI or RAMSAR sites recorded 500m of the site.	
Asbestos	Risks associated with asbestos are not within the scope of this report. However, given the age of the building, understood to be constructed in the 1960s, there is the potential for asbestos to be present on site. The site benefits from having had an Asbestos Survey recently. The survey is discussed in further detail in Section 4 of this report.	
Archaeology	An archaeological assessment is not within the bounds of this report. Nothing of specific note was identified following a historical map review.	
UXO	An Unexploded Ordnance (UXO) assessment is not within the bounds of the report. It may be necessary to consider prior to construction works commencing.	
Flood Risk	The site is not identified by the EA (online databases viewed 30 December 2020) as being at risk of flooding from Rivers or the Sea.	

4.0 PREVIOUS ENVIRONMENTAL REPORTS & CONSULTATIONS

4.1 Existing Environmental Reports

At the time of reporting there were 3 Environmental Reports that were made available for review. These are briefly summarised in turn below:

1. The Environmental Protection Group Ltd, Preliminary Risk Assessment, Howard House , The Runway, Ruislip, March 2020. The reports aim was for a similar purpose to this report, in that it was required to discharge a contaminated land related condition for the proposed change of use of office accommodation to residential flats.

The report identified the sites use as office accommodation with 100% hardstanding cover. The report concluded there was a low overall risk posed to future site residents and the environment as no significantly potentially contaminative land uses were identified on or adjacent to the site.

The report further added that as there were no viable plausible pollution pathways, given the sites 100% hardstanding cover, and negligible ground gas risks due to no landfill in the locality and that the site was underlain by the London Clay Formation, no further work was required. The report did highlight a potential risk to groundwaters, however this could be suitably mitigated by a proposed watching brief during redevelopment works.

2. Ground and Water Limited, Ground Investigation Report, St Martin's House, The Runway, Ruislip, report reference GWPR2643/GIR/July 2019, Version 2, 1 July 2019. A site investigation was undertaken to primarily provide geotechnical information on ground conditions beneath the site to inform foundation design. Contaminated land sampling was also undertaken. The investigation identified that a thin layer of Made Ground (surface finishing's over sub-base material) underlain by London Clay Formation to a maximum depth of 10.45 mbl. No groundwater was identified from the site investigation. In relation to soil contamination limited sampling and testing was undertaken for the following contaminants: Semi-metals and heavy metals incl. Arsenic, Cadmium, Chromium (incl. Hexavalent Chromium), Copper, Lead, Mercury, Nickel, Selenium, Vanadium, Zinc, Asbestos screen, Polycyclic Aromatic Hydrocarbons (PAH's) incl. Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthracene, Benzo(ghi)perylene, Fuel Oils – Speciated TPH including full aliphatic/aromatic split, BTEX compounds (Benzene, Toluene, Ethylbenzene, Xylene) and MTBE.

The report concluded that no contaminants of concern recorded levels exceeding the Generic Assessment Criteria (GAC) used for site assessment, based on a 'residential without plant uptake' end use. The report noted that some chrysotile asbestos fragments were identified by the site investigation within shallow Made Ground, given the quantified identified and the risk assessment calculations undertaken the report didn't require any specific remedial action given the low levels

identified (0.002 – 0.004%). An asbestos management strategy was advocated within the report to deal with any future ACMs that could be found during the redevelopment.

3. Blue A Limited, Refurbishment Survey with Part Demolition (MA Only), 6 the Runway, South Ruislip, Ruislip, HA4 6SE, Ref P1706 dated 17 December 2020. The report identified asbestos to be present on site in the form of floor tiles only. The floor tiles were in good condition and deemed a low risk.

It is understood these floor tiles will be removed during the refurbishment of the site and in accordance with CAR 2012.

4.2 Consultation with Planning Department

Consultation with the planning department identified the follow records relating to the subject property from the Council's online planning portal (search undertaken 4th January 2021).

Table 1: Planning History Search Results

Application No.	Development Description	Date	Status	Decision
74214/APP/2020/3417	Two storey front and first floor side extension and change of use from offices to 5 x studio flats with associated car parking, cycle and refuse storage	04-12-20	Decided	Approved
74214/APP/2020/2659	Two storey front and first floor side extension and change of use from offices	07-10-20	Decided	Refusal
74214/APP/2020/1548	Two storey front and first floor side extension and creation of second floor	11-08-20	Decided	Refusal
74214/APP/2020/496	Change of use from office (Use Class B1) to form 5 residential apartments	04-05-20	Decided	Approved
74214/APP/2019/2340	Erection of three storey building to provide 2 x 2-bed and 1 x 1-bed self contained flats with associated amenity space and bike storage, involving demolition of existing building	01-10-19	Decided	Approved
74214/APP/2018/3521	Erection of three storey building to provide 2 x 2-bed flats with associated	13-06-19	Decided	Approved
42219/88/1627	Change of use to motor vehicle repairers	15-09-88	Decided	Refusal

4.3 Consultation with Environmental Health (Contaminated Land)

Below are comments received after a dialog with a Mr Snape from the Council's Environmental Health Department on 4th January 2021.

The site hasn't been prioritised under the Council Contaminated Land Priority inspection list and the site is unlikely to be proritised in the future under the Council's Part IIA of the EPA duties.

There has been recent development in the surrounding area and no significant site wide ground contamination was reportedly identified from site investigations in the nearby vicinity of the site.

The Environmental Health Department summarised that perhaps their key aim was to ensure the change of use of the site to a sensitive land use was adequately risk assessed so as to safeguard the future site occupants.

4.4 Consultation with Petroleum Officer

Historical mapping records and Envirocheck Data doesn't indicate the likely potential of underground storage tanks beneath the site given the predominate use of the site as office accommodation, as such a formal consultation with the Petroleum Officer isn't considered necessary.

4.5 Trade Directory Records

Evidence from current trade directories indicate that three companies either currently or recently occupied the site for use as office accommodation. The three companies were Lionhead Construction, a house building firm, R & D Management London Ltd and MGA Contacts Ltd. Both companies were damp proofing and water proofing contractors.

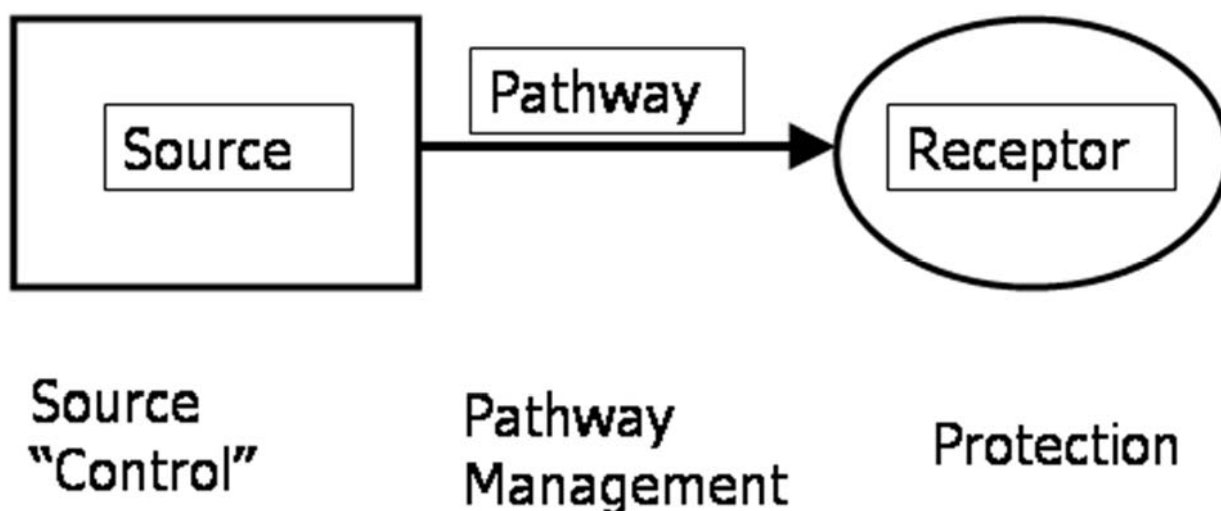
5.0 RISK ASSESSMENT

5.1 Risk Assessment Basis

This Risk Assessment consists of an appraisal of the *contaminant-pathway-receptor* 'contaminant linkages' which is central to the approach used to determine the existence of 'contaminated land' according to the definition set out under Part IIA of the Environmental Protection Act 1990. For a risk to exist (under Part IIA), all three of the following components must be present to facilitate a potential 'pollutant linkage'.

- **Source** referring to a potential contaminant.
- **Pathway** for the contaminant to migrate to the receptor(s).
- **Receptor** that could be affected by the contaminant(s).

The above linkages are portrayed below in diagrammatic form:



Receptors include human beings, other living organisms, crops, controlled waters and buildings / structures. The assessment includes a qualitative review for the 'significant possibility of significant harm' (SPOSH). The mere presence of a contaminant source / hazard at a site does not mean that there will necessarily be attendant risks or that the site will be designated as 'contaminated land'.

The level of risk is determined using the risk matrix presented in Tables 2 and 3 below.

Table 2: Risk Assessment Matrix, probability and consequence

Impact Likelihood				
Severity of potential impact		Low	Moderate	High
	Minor	Low	Low to moderate	Moderate
	Moderate	Low to moderate	Moderate	High
	Significant	Moderate	High	Very high

Table 3: Classification on risk likelihood

Likelihood Classification	Definitions
Low	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Moderate	Here there is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
High	Here there is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.

The Risk Assessment comprises three sections:

- A summary of current and historical land use and environmental sensitivity information demonstrated as a tabular Conceptual Site Model (CSM) and/or diagrammatic CSM with Contaminant, Pathway and Receptor components.
- An assessment of Overall Risk compiling the findings of the previous section together with the likelihood of occurrence and its commercial impact. This risk is assessed in relation to 'Ground Contamination' and 'Other Environmental Issues', and has been classified under three categories; and

5.2 Hazard Identification

Information identified from the site history search has not identified any potentially contaminative land uses on site or in the nearby vicinity as it is understood the site and surrounding areas were offices/ commercial premises and not 'Works' buildings.

Table 4: Potential contaminants of concern

Process/ Land use	Potential Associated Contaminants/Pollution Source
Offices build in the 1960's	Asbestos Hydrocarbons (parking out front of site)

5.3 Initial Conceptual Site Model (CSM)

Land cannot be determined as 'contaminated land' unless there is **at least** one completed pollution linkage on site. The CSM is used to guide the further investigation activities at the site and it identifies potential contaminants, receptors (both on and off-site) and exposure pathways that may be present. The identification of such potential "pollutant linkages" is a key aspect of the evaluation of potentially contaminated land. This section will identify all possible pollution linkages for the site and highlight those, which are considered to be most significant.

Source: (Land Use)

The site is situated within a now predominantly residential area of Ruislip. The site and part of the surrounding area is understood to have formerly comprised office/ commercial land uses. The site currently comprises empty office accommodation. The site is surfaced with complete (100%) hardstanding/ building cover, no areas of open or landscaped ground is present nor is proposed as part of the sites proposed change of use.

Historically the site comprised open fields until the site and surrounding properties on 'The Runway' were constructed by c.1960. Historical maps suggest the site and other properties on 'The Runway' were works, but anecdotal evidence from research, site walkover and third-party contaminated land reports suggest all or the majority were used as office accommodation. Planning records for the site and nearby offices do not show any extensive renovations or extensions historically, i.e the site hasn't been subjected to multiple phases of development.

Overall, the report has identified a **Low** risk relating to the sites land use.

Pathways:

The site is covered by complete (100%) hardstanding/ building cover. The London Clay Formation beneath the site will afford significant protection to any sensitive groundwater reserves at depth beneath the site from any potential surface or near surface contaminants (if present). In relation to ground gas, the site is underlain by the London Clay Formation which has a LOW gas generation potential.

Overall, no viable pollution pathways have been identified with respect to the current and future occupants of the site the risk from pathways identified is considered to be **Low**.

Receptors: (Environmental Sensitivity)

The site currently comprises empty office accommodation. The site is proposed for a residential (sensitive) land use in the future. Residential properties surround the subject site currently and more are proposed to be converted/ constructed in the near future.

The site is located above an unproductive strata relating to the underlying London Clay Formation. The site does not fall within a Groundwater Source Protection Zone (SPZ). The nearest surface water course is located over 500m away. Given the site is underlain by London Clay it is understood there isn't any connectivity between the site and the watercourse. The risk to sensitive receptors from the site is considered to be **Low**.

5.4 Overall Risk Outcome

Risk Assessment

Rating: Low

Historically the site comprised open fields prior to the site being constructed in by c.1960. Historically mapping has not identified any significant potentially contaminative land uses on or in the nearby vicinity of the site that could affect the site and wider environment in its current and proposed use and form, as adjacent sites have been utilised as schools, offices or residential accommodation this report has shown.

The site is underlain by the London Clay Formation that will afford protection from the vertical and horizontal migration of contaminants (if present) in the nearby area.

Overall, the assessment has identified a low overall risk to current and future site users and the wider environment. This report has not identified any viable complete pollutant linkages which would require further investigation to safeguard current or future site users or the wider environment. The site is therefore not deemed capable of meeting the definition of contaminated land as defined by Part IIA of the Environmental Protection Act 1990.

6.0 CONCLUSIONS & RECOMMENDATIONS

The site historically comprised open fields until the site and neighbouring properties were constructed by c.1960. The site currently comprises empty office accommodation and is set within a predominantly residential/commercial setting. The site comprises 100% complete hardstanding/ building cover, there are no areas of open ground/landscaping, nor are any areas of open ground or landscaping proposed for the future residential use of the site.

Whilst the site and surrounding buildings have been labelled as 'works' on historical mapping, evidence from this report suggest these have been used as office/ commercial retail accommodation.

The site is underlain by the London Clay Formation that will afford significant protection to deeper more productive aquifers at depth and to current and future site users from any contamination in the locality at depth from vertical or horizontal migration.

The Council Environmental Health Department didn't express any specific concerns regarding the site and stated the site is not currently or likely to be prioritised for further investigation under their Part IIA of the Environmental Protection Act 1990 duties.

Overall, the assessment has identified a LOW overall contamination risk to current and future site users and the wider environment posed from the site as there is no viable pathway linkage as per the source-Pathway-receptor linkage model. As such it is very unlikely the site would be capable of meeting the definition of contaminated land as defined by Part IIA of the Environmental Protection Act 1990.

No further contaminated land related investigations are therefore deemed necessary given the conclusions outlined above.

However, whilst a review of contaminated land related reports from neighboring properties has also led to the similar conclusions as above, from the information gleaned from contaminated land reports relating to nearby sites any contamination (if present) is likely to be low level and not represent a significant risk (i.e not be above residential with plant uptake screening criteria), but there could be a potential risk, albeit low, to future ground workers once hardstanding is broken.

Given the above it is proposed that a watching brief should be maintained during the proposed extension works with respect to mitigating/managing any potential risks to groundworkers. Site workers should undergo a relevant 'tool box talk' on potential ground contamination risks, they should wear suitable PPE and refrain from eating or drinking unless in a deemed 'clean environment'.

Should any areas of visual / olfactory contamination be identified then works should cease and a suitably qualified environmental consultant should be notified immediately as well as the Contaminated Land Officer at the Council so that any impacted areas can be investigated fully and any remedial requirements specified (if required).

Visual and olfactory evidence of contamination can take many forms including hydrocarbon or solvent odours, ash and clinker, buried wastes, burnt wastes/objects, metallic objects, staining and discolouration of soils, oily sheen on ground water and fragments of asbestos containing materials (ACMs) (Note: this list is intended to be used as a guide to some common types of contamination and is not exhaustive).

With regard to the above, and that provision has been made in respect of any potential risks to groundworkers it is intended that this Phase 1 Desktop Study report should meet the requirements for discharge of Planning Condition 5 of Planning Permission 74214/APP/2020/3417.

FIGURES

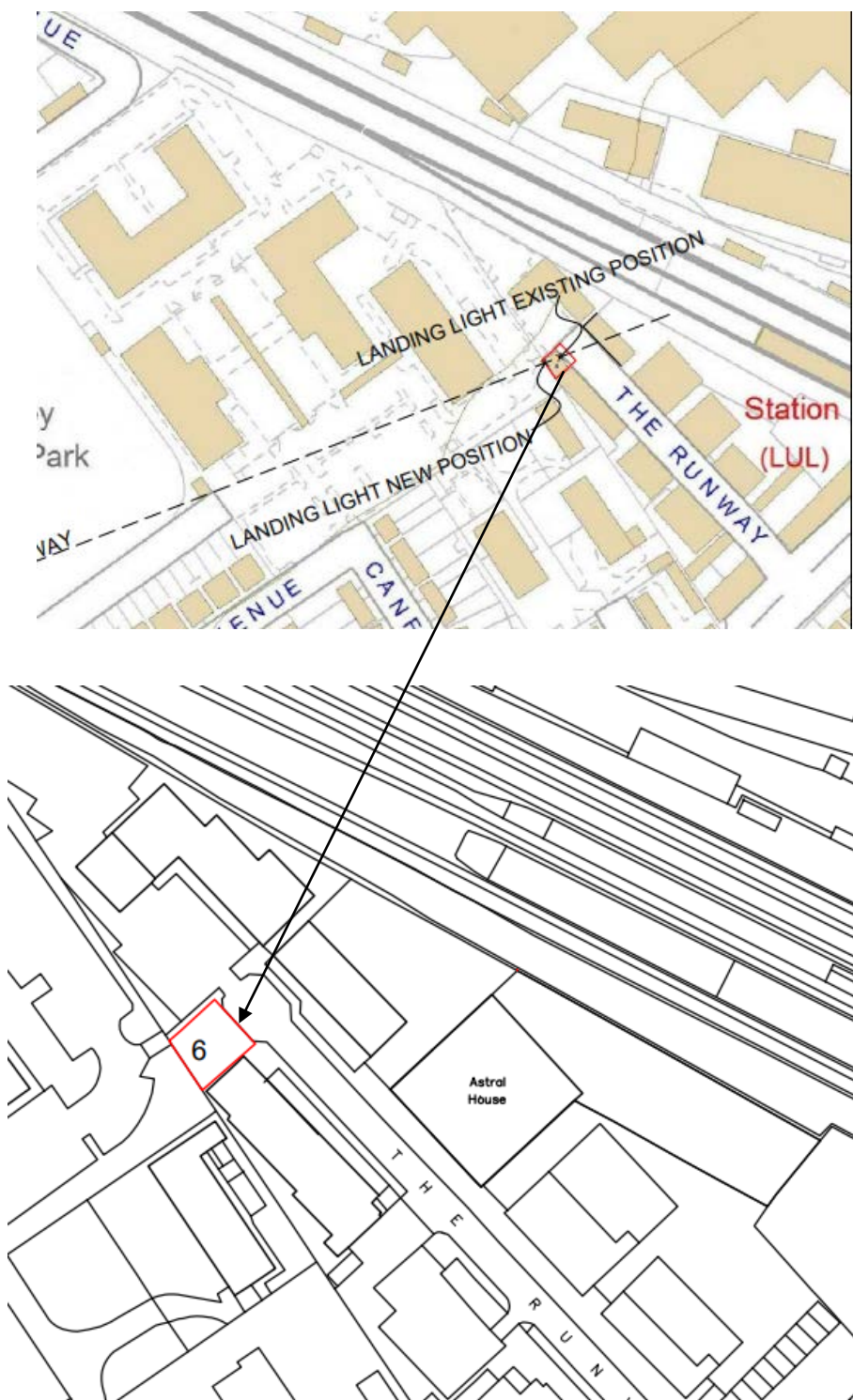


Figure 1:	Site Location & Boundary Plans
Date:	January 2021
Project Name:	6 The Runway, Ruislip, HA4 6SE
Project Ref:	TBCT/21/01/SCG/TR/CLR

APPENDICIES

APPENDIX 1: Site Photographs

Photograph 1: View of front of the property.



Photograph 2: View inside the property



Photograph 3: View to the side of the property



Photograph 4: View from site looking northeast



APPENDIX 2: Historical Maps Extracts

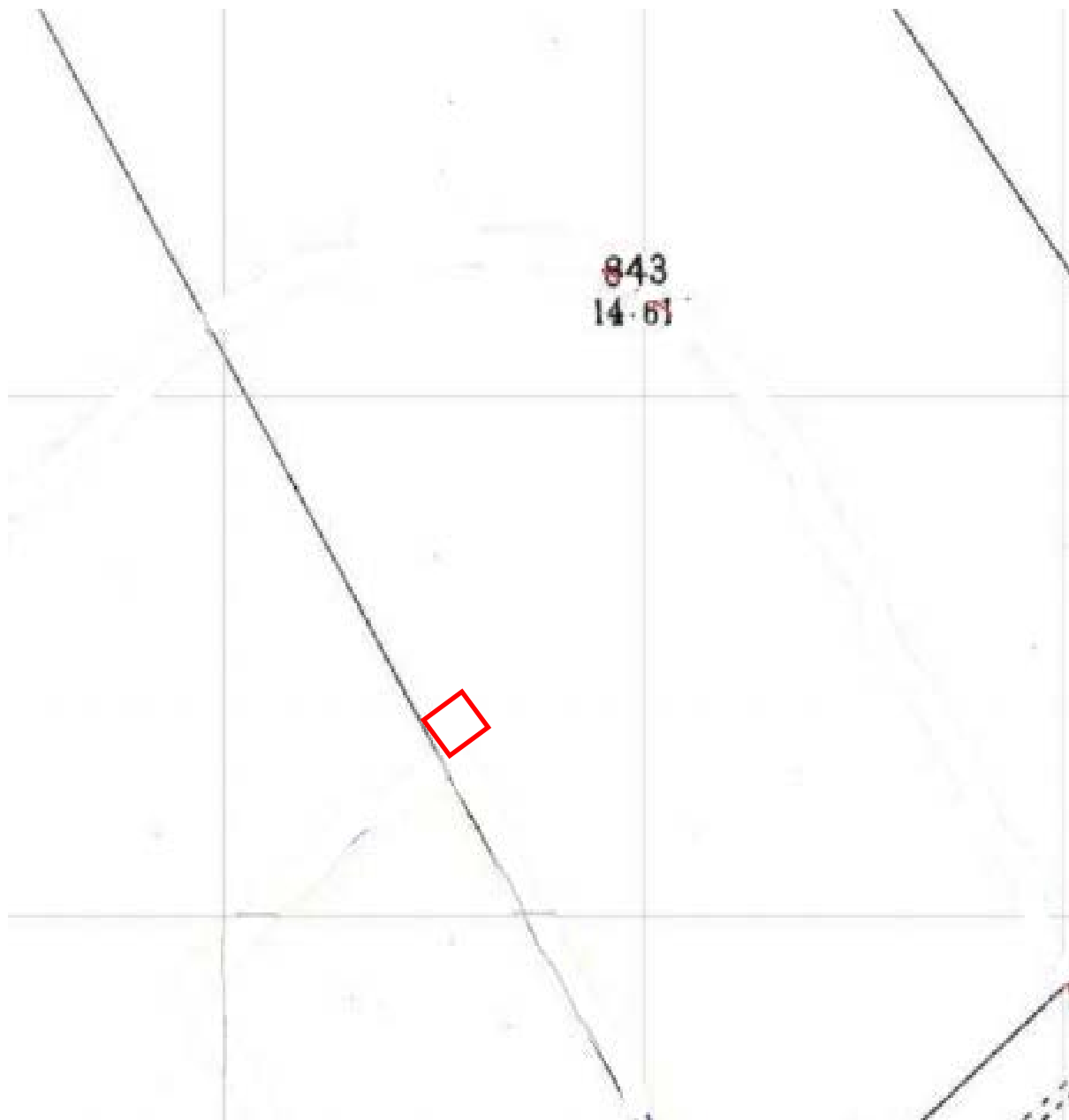


Figure 2:	Historical Map Extract
Date:	1894-1896
Project Name:	6 The Runway, Ruislip, HA4 6SE
Project Ref:	TBCT/21/01/SCG/TR/CLR

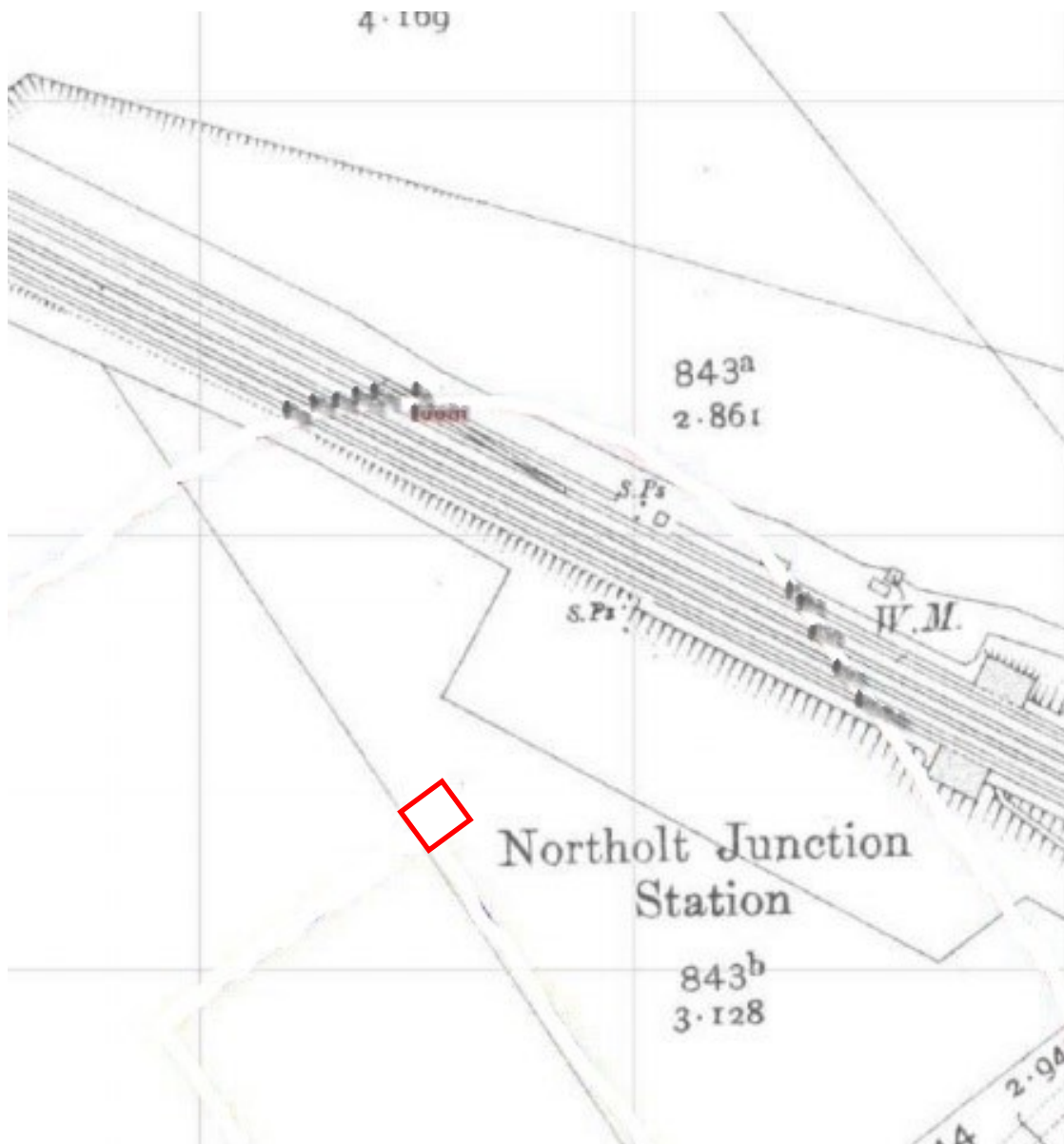


Figure 3:	Historical Map Extract
Date:	1914
Project Name:	6 The Runway, Ruislip, HA4 6SE
Project Ref:	TBCT/21/01/SCG/TR/CLR

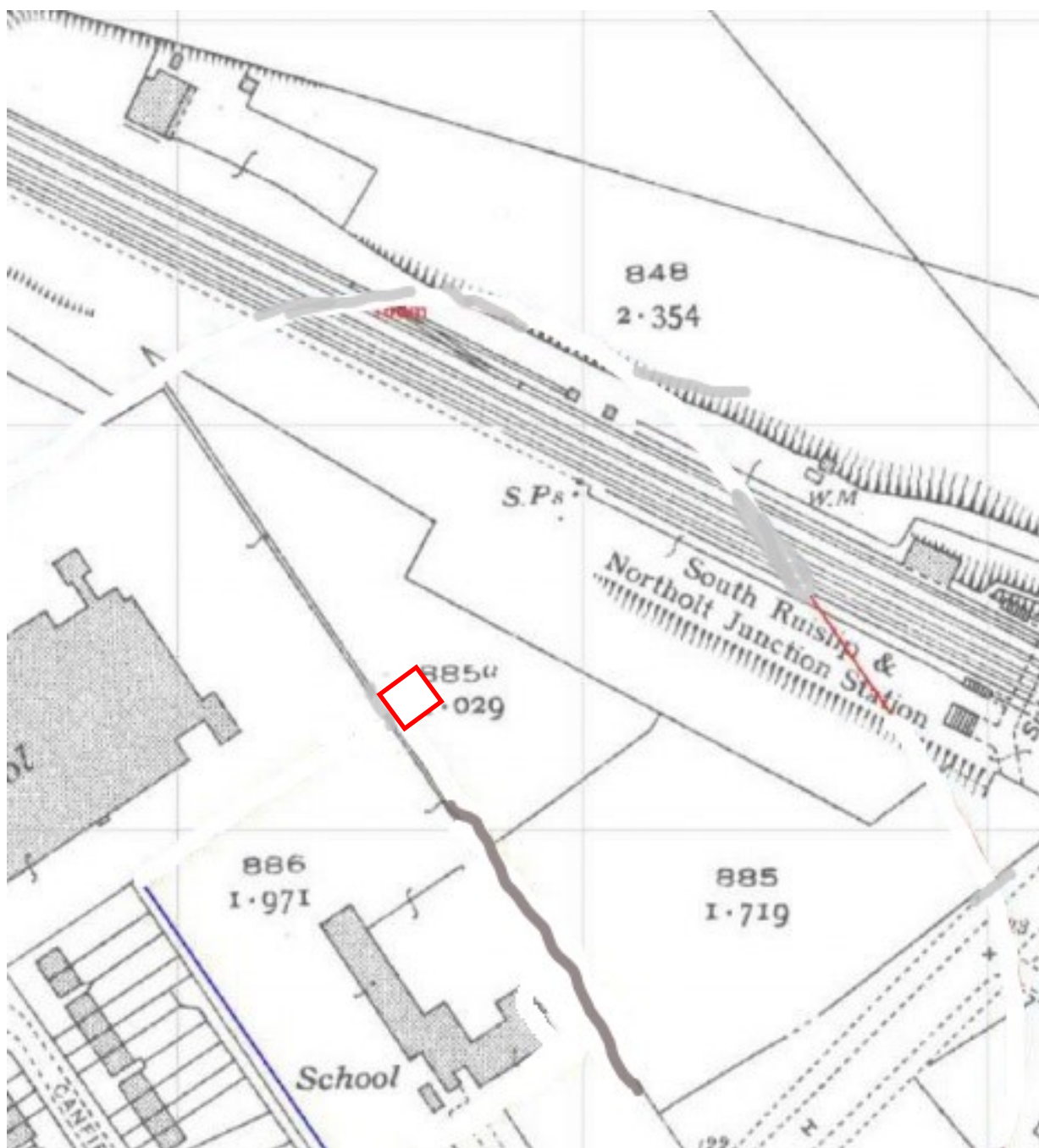


Figure 4:	Historical Map Extract
Date:	1940
Project Name:	6 The Runway, Ruislip, HA4 6SE
Project Ref:	TBCT/21/01/SCG/TR/CLR

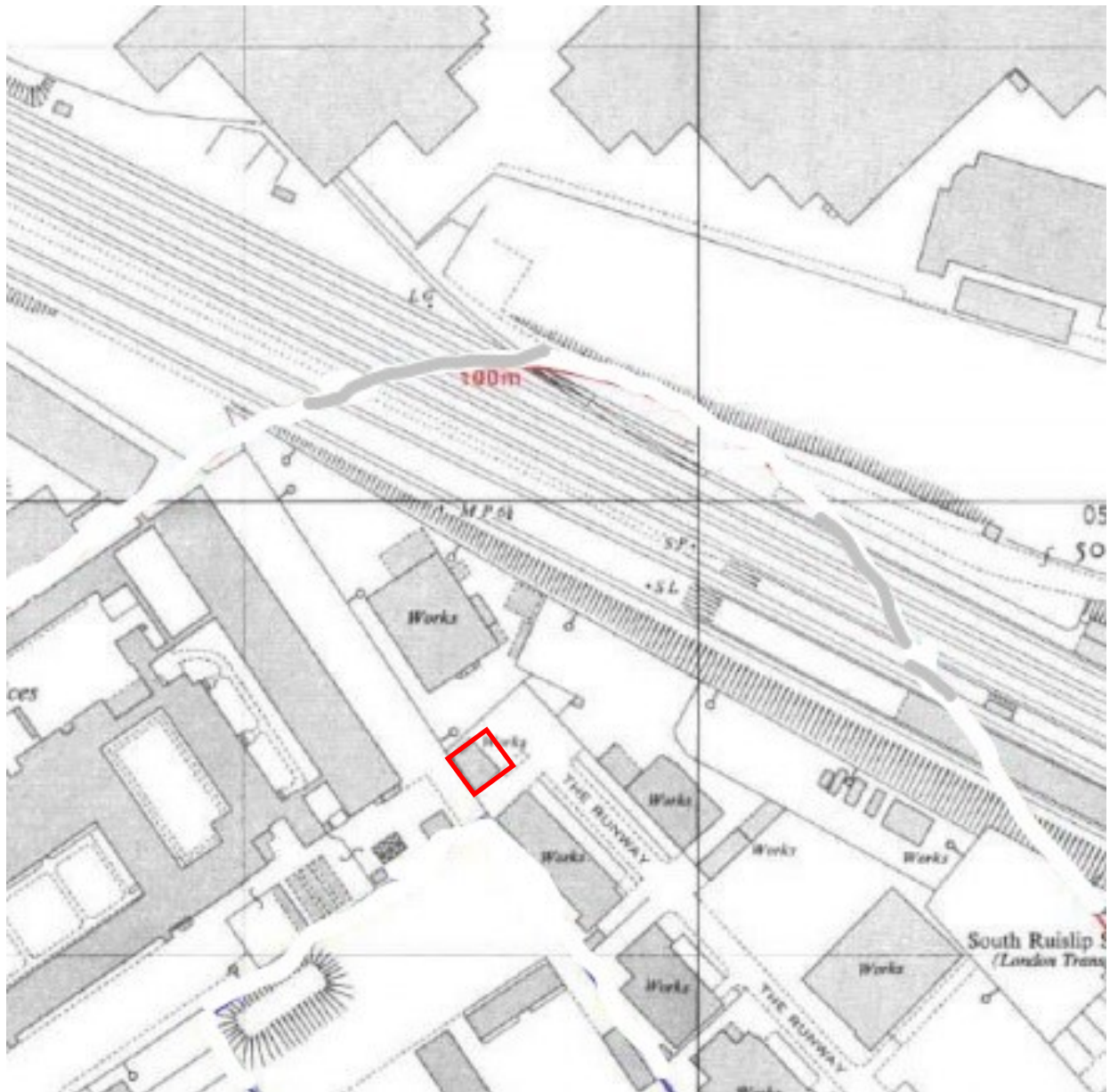


Figure 5:	Historical Map Extract
Date:	1960
Project Name:	6 The Runway, Ruislip, HA4 6SE
Project Ref:	TBCT/21/01/SCG/TR/CLR

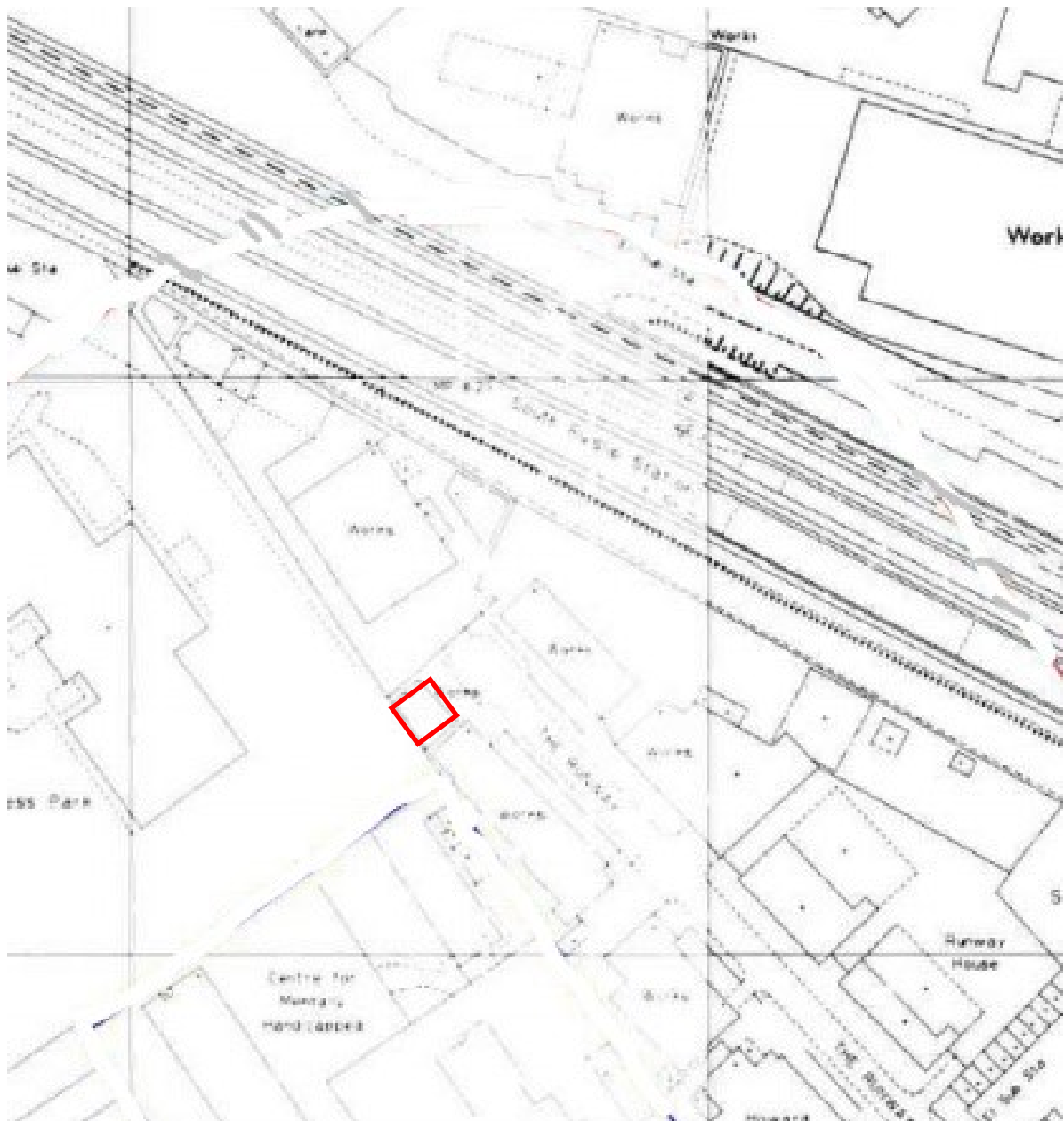


Figure 6:	Historical Map Extract
Date:	1989-1991
Project Name:	6 The Runway, Ruislip, HA4 6SE
Project Ref:	TBCT/21/01/SCG/TR/CLR