

Site Details:

Status Park, HEATHROW, UB3
5EY

Client Ref: 8127
Report Ref: GS-5201748
Grid Ref: 509152, 176952

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

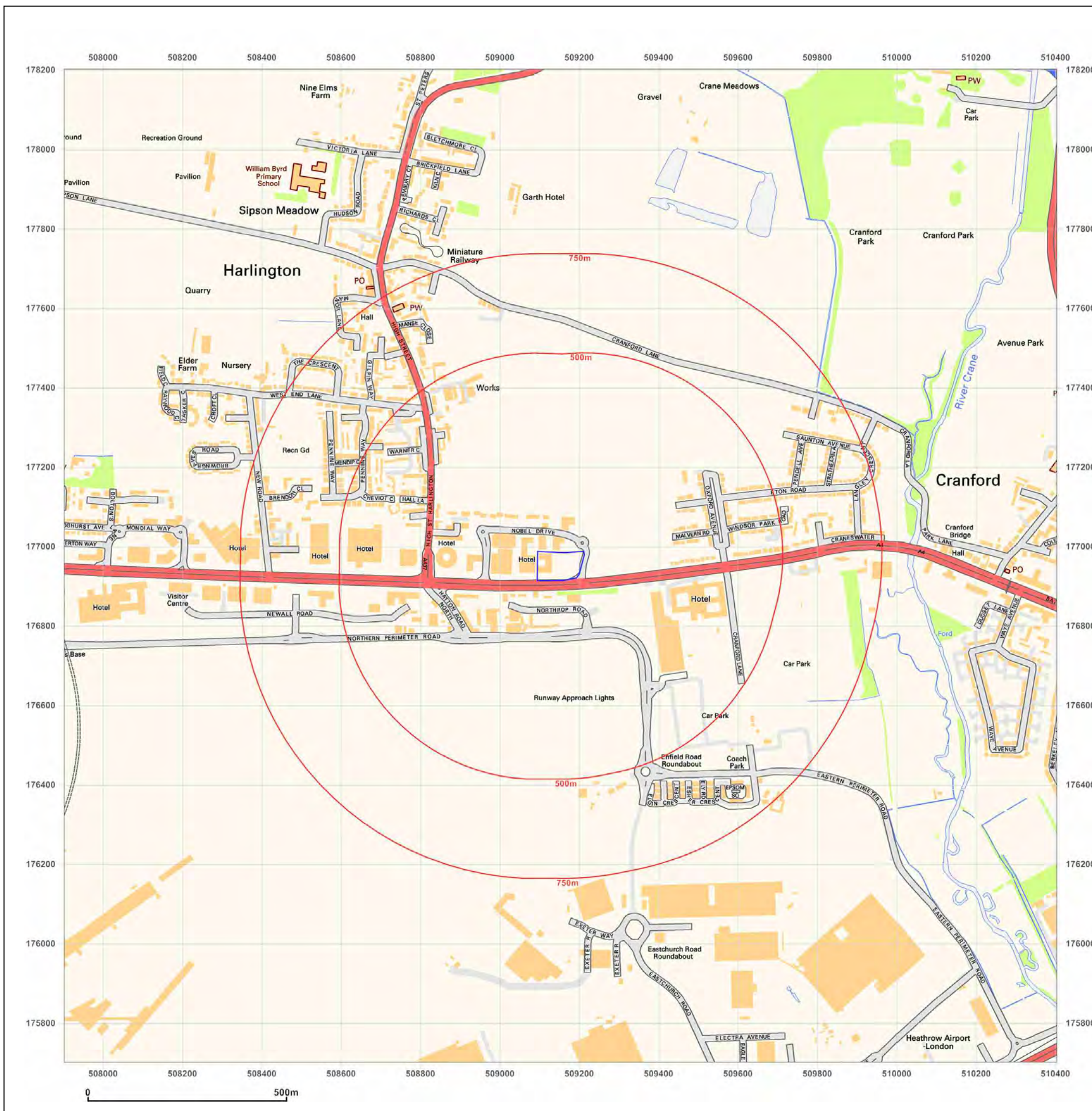


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Production date: 06 July 2018

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Site Details:

Status Park, HEATHROW, UB3
5EY

Client Ref: 8127
Report Ref: GS-5201748
Grid Ref: 509152, 176952

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000

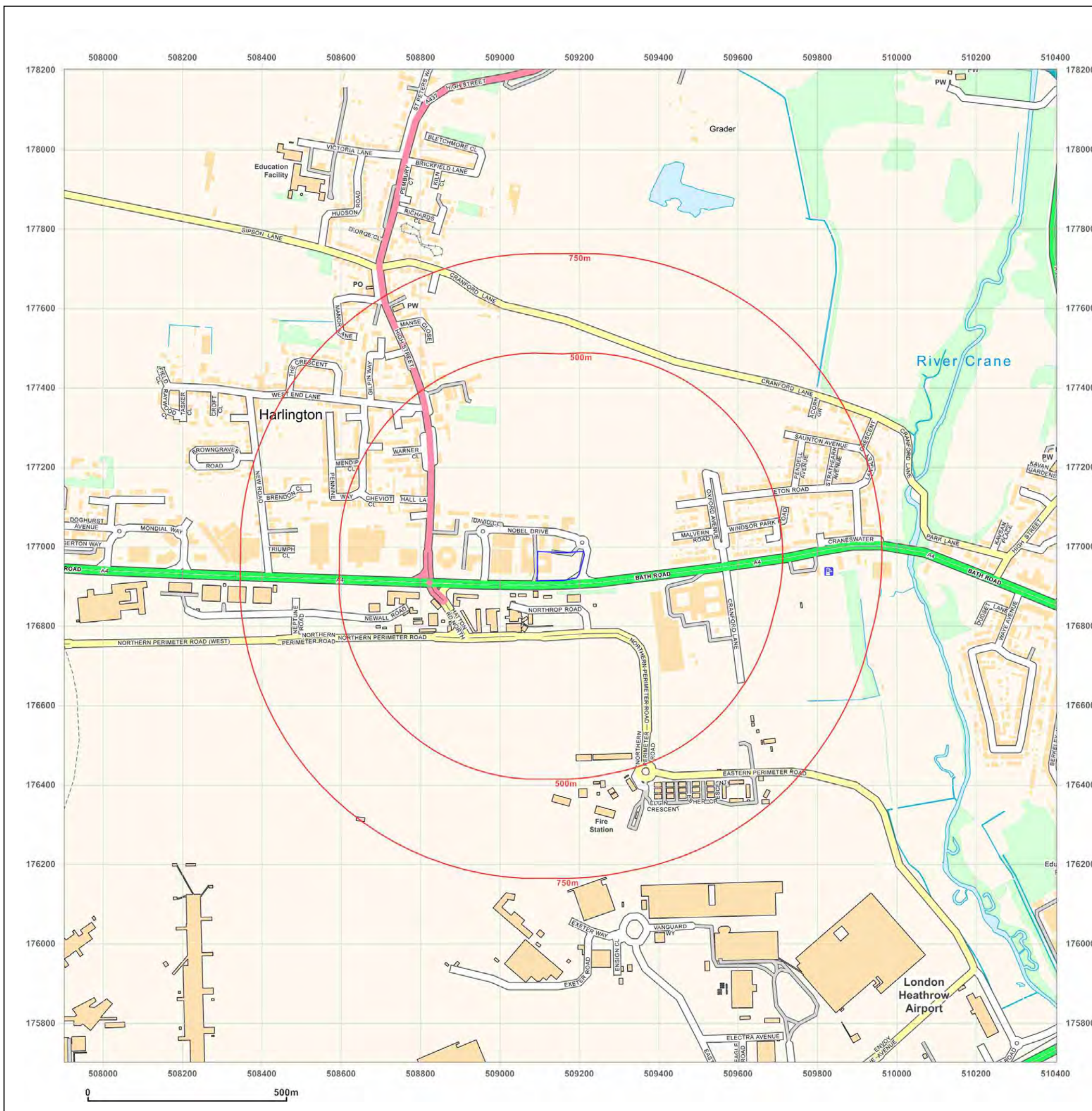


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Appendix C

Qualitative Risk Assessment

Qualitative Risk Assessment: Land Adjacent to Building 2, Status Park, Nobel Drive, Harlington, Hayes, UB3 5EY

The assessment of risk has been carried out using the risk matrix presented in the following table. Classifications of likelihood, severity and risk are provided in subsequent tables.

Table C1 Risk Assessment Matrix – Comparison of severity and likelihood

	Likelihood of significant impact				
Severity of potential impact (hazard)		Very Low	Low	Moderate	High
	Very Minor	Negligible	Very Low	Low	Low/Moderate
	Minor	Very Low	Low	Low/Moderate	Moderate
	Moderate	Low	Low/Moderate	Moderate	High
	Severe	Low/Moderate	Moderate	High	Very High

Table C2 Classification of Likelihood

Likelihood Classification	Definition
High	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.
Moderate	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.
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.
Very Low	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Table C3 Classification of Severity (hazard)

Severity Classification	Definition
Severe	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short term risk of pollution of sensitive water resource. Catastrophic damage to buildings/property. A short term risk to a particular ecosystem or organisation forming part of such ecosystem.
Moderate	Chronic damage to Human Health "significant harm". Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of such ecosystem.
Minor	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services "significant harm". Damage to sensitive buildings/structures/services or the environment.
Very Minor	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc). Easily repairable effects of damage to buildings, structures and services.

Table C4. Classification of Risk

Risk Classification	Definition
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the long term.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from an identified hazard, but there is a low likelihood of this hazard occurring and if realised, harm would at worst normally be mild.
Very Low	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

The risk assessment has been carried out based on the site being residential properties with private gardens. Should the proposed end use be altered, a revised risk assessment may be required.

Table C5 Qualitative Risk Assessment: Epping Upper Clapton Rugby Football Club, Upland Road, Epping, CM16 6NL

Potential contamination sources related to industry	Pathway	Receptor	Hazard classification	Likelihood classification	Risk classification
Historical use of the site: As farm land and school.	Soil ingestion, dermal contact, inhalation uptake, leaching migration, groundwater migration.	Current users of the site or adjacent land.	Very Minor	Low	Very Low
		Construction workers on the site.	Very Minor	Low	Very Low
		Future users of the proposed site.	Very Minor	Low	Very Low
	Leaching migration through the concrete /open ground.	Controlled water bodies in/on/under and close to the site (surface water).	Very Minor	Low	Very Low
		Controlled water bodies close to the site (ground water).	Very Minor	Low	Very Low
	Chemical attack.	Current physical structures on and adjacent to the site.	Very Minor	Very Low	Negligible
		Future physical structures on the site, including services.	Minor	Very Low	Very Low

Potential contamination sources related to industry	Pathway	Receptor	Hazard classification	Likelihood classification	Risk classification
Current use of the site: car park.	Soil ingestion, dermal contact, inhalation uptake, leaching migration, vegetation uptake, groundwater migration.	Current users of the site or adjacent land.	Minor	Low	Low
	Soil ingestion, dermal contact, inhalation uptake	Construction workers on the site.	Minor	Very Low	Negligible
	Leaching migration through the concrete /open ground.	Controlled water bodies in/on/under and close to the site (surface /ground water).	Minor	Low	Low
	Chemical attack from observed stains.	Current physical structures on and adjacent to the site, including services.	Minor	Low	Low
Future use of the site: Hotel.	Soil ingestion, dermal contact, inhalation uptake, leaching migration, vegetation uptake, groundwater migration.	Future users of the site or adjacent land.	Very Minor	Low	Low
		Physical structures on and adjacent to the site, including services.	Very Minor	Low	Low

Potential contamination sources related to industry	Pathway	Receptor	Hazard classification	Likelihood classification	Risk classification
		Controlled water bodies in/on/under and close to the site (surface /ground water).	Very Minor	Low	Very Low
Historic and current offsite uses: Agricultural; Commercial Office; Hotel; Gravel Pit.	Soil ingestion, vegetable/root uptake, dermal contact, inhalation uptake, leaching migration, groundwater migration.	Current users of the site or adjacent land.	Moderate	Low	Low/Moderate
		Construction workers on the site.	Moderate	Very Low	Low
		Future users of the proposed site.	Moderate	Low	Low/Moderate
	Leaching migration into the controlled water bodies.	Controlled water bodies in/on/under and close to the site (surface water).	Moderate	Moderate	Moderate
		Controlled water bodies close to the site (ground water).	Moderate	Moderate	Moderate
	Chemical attack.	Current physical structures on and adjacent to the site.	Moderate	Low	Low/Moderate
		Future physical structures on the site, including services.	Moderate	Low	Low/Moderate

Potential contamination sources related to industry	Pathway	Receptor	Hazard classification	Likelihood classification	Risk classification
Unexploded ordnance	Explosion	Current user, construction workers, Future users	Moderate	Low	Low/Moderate
Ground gas	Inhalation of methane and/or carbon dioxide	Future occupants of the residential properties	Moderate	Moderate	Moderate

APPENDIX D

Site Photos

Target Notes and Photographs

Photo No.	Feature (Target Note no.)	Photograph of Feature
1	Looking west across car park toward building 2. Several drains are visible. Storage of building materials can also be seen.	
2	North side of car park looking west. Brick paving is a likely pathway for contaminants.	
3	Shows that the car park consists of different surface types. Here there is brick, tarmac, soil and concreted stone.	

4

Looking south-west. The bus in the background indicated the proximity to Bath Road.



5

Industrial drum identified containing unknown chemicals with an attached outlet hose is in proximity to the manhole.



6

Looking east along central planting area shows building material stored next to open ground.



7

Unidentified Cotoneaster shrub growing at the western end of the central planting area.



APPENDIX E

Site Walkover Figure



Legend	
	Site boundary
	Target Notes
	Areas
	Points

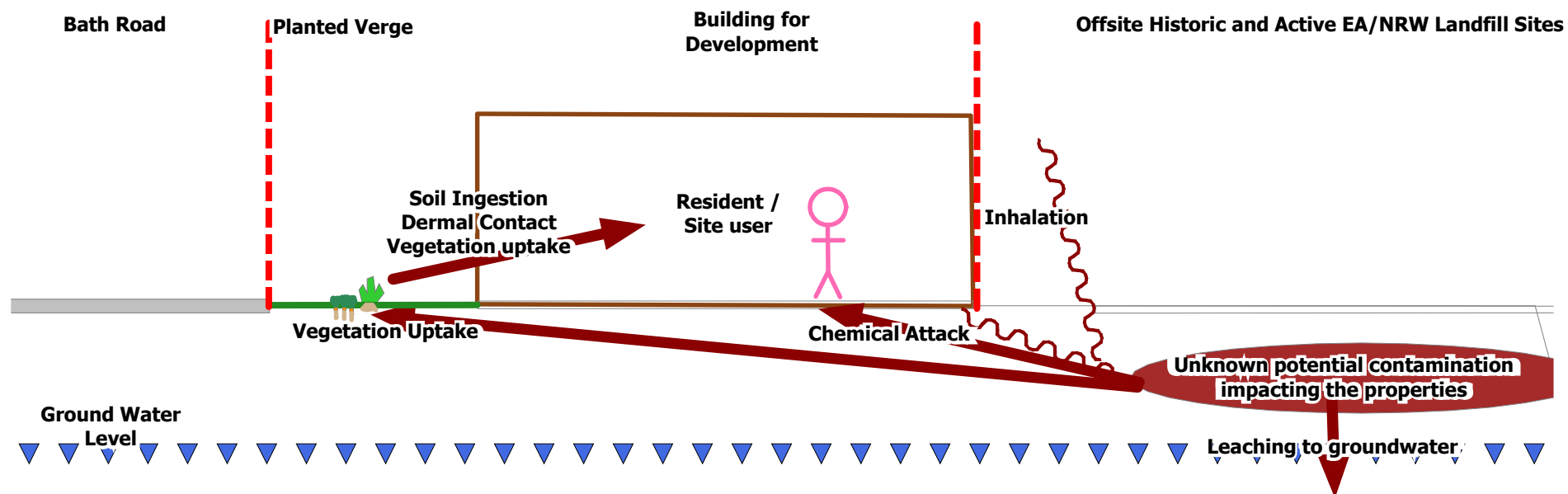
**Figure 1: PRA Survey at
Land Adjacent to Building 2, Status Park, Nobel Drive,
Harlington, Hayes UB3 5EY**



Scale: NTS
Job no.: 8127
Drawn by: SAJ
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APPENDIX F

Conceptual Model



Building 2, Status Park, UB3 5EY Contamination Conceptual Model

Scale: NTS
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 Rev0.1



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