PHASE I GEO-ENVIRONMENTAL SITE ASSESSMENT

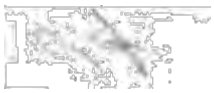
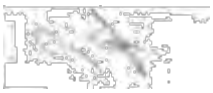
1-6 STATION ROAD, ICKENHAM

ENSAFE REFERENCE: 1CO108844/P1/R1

REPORT PREPARED FOR: B&V INVESTMENTS LTD

APRIL 2020

QUALITY ASSURANCE

Issue/revision	Issue 1	Revision 1	Revision 2
Remarks		Updated Proposed Development Plan	
Date	March 2020	April 2020	
Prepared by	Jason Seaton	Lauren Burnett	
Signature			
Position	Consultant	Consultant	
Checked by	Charlotte Law	Max Parsons	
Signature			
Position	Senior Consultant	Senior Consultant	
Authorised by	Ged Sojka	Ged Sojka	
Signature			
Position	Operations Director	Operations Director	
Report number	1CO108844/P1/R0	1CO108844/P1/R1	

EXECUTIVE SUMMARY

Site Address	1-6 Station Parade, Ickenham Road, Ruislip, HA4 7DL
Grid Reference	508510, 186904
Site Area	0.08 hectares
Current Site Use	Ground floor commercial properties with residential use above.
Proposed Use	Ensafe understands that the proposed development comprises a five-storey structure housing circa.22no. residential units.
Environmental Setting	• Superficial Geology: none identified; and • Bedrock Geology: London Clay Formation (Clay, Silt and Sand) – unproductive aquifer.
Site History	The site comprised open land until 1935 when residential properties were noted on historical maps. Commercial activity became apparent in the 1974 historical map and the site remains the same until present day.
Initial Conceptual Site Model (CSM)	**Potential Sources** • No potential sources identified. **Potential Pathways** • Soft landscaping is proposed within the proposed development plan, and so this may act as a potential pathway. **Potential Receptors** • Future site users
Conclusions & Recommendations	**Risk to Sensitive Receptors** • A **low** risk has been identified for human health from historical development of the site. However, due to proposed soft landscaping within the development it is recommended that an intrusive investigation is undertaken in order to investigate the potentially active pathways. **Other Considerations** • A geotechnical investigation should be undertaken in order to assess the volume change potential of the underlying London Clay Formation and the development constraints this may present; and, • Additionally, depending on the depth of piling required, a piling risk assessment may be required in order to assess any potential risk to groundwater.

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APPENDICES

1.0 INTRODUCTION

1.1 Background

Ensafe Consultants Ltd – formerly known as Resource & Environmental Consultants Ltd (REC) has been commissioned by B&V Investments Ltd ('the Client') to undertake a Phase I Geo-environmental Assessment at 1-6 Station Parade, Ickenham Road, Ruislip, HA4 7DL ('the Site').

A site location plan is presented in Appendix III as Drawing No. 1CO108844-001.

1.2 Proposed Development

Ensafe understands that the proposed development comprises the demolition of the current structures and the construction of a five-storey building to create circa. 22no. residential units. A proposed development plan is presented in Appendix III as drawing no 1CO108844-002 – Proposed Development Plan.

1.3 Objectives and Scope

The objectives of the desk-based study are to support the development of the site.

The scope therefore is to:

- Undertake a site walkover to identify any current areas of potential environmental concern in order to establish the source, pathway, receptor conceptual site model (CSM);
- Review historical plans, geology, hydrogeology, site sensitivity, flood-plain issues, mining records and any local authority information available in order to complete a Phase I Desk Study in line with Environment Agency (EA) document Model Procedures for the Management of Contaminated Land (Contaminated Land Report 11 (CLR11));
- Assess the implications of potential environmental risks, liabilities, and development constraints associated with the site in relation to the future use of the site;
- Provide preliminary recommendations on potential development issues; and
- Provide recommendations regarding future works required.

1.4 Sources of Information

Background information was sought from the following sources:

- Groundsure database search (report GS-6616321, dated 13/02/2020);
- Historical mapping dated 1865 to 2020. A selection of historical map excerpts is reproduced in Section 3.1 and Appendix IV;
- Online planning records held by London Borough of Hillingdon;

- Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2015 and HPA Indicative Radon Atlas for England and Wales); and
- British Geological Survey Online Mapping (www.bgs.ac.uk).

1.5 Risk Classification

Ensafe 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 property development. The risk classification definitions are summarised below.

Table 1.1 Risk Classification Terms

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

The limitations of this report are presented in Appendix I.

1.7 Confidentiality

Ensafe has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Ensafe.

2.0 SITE SETTING

2.1 Site Details

Table 2.1 Site Details

Site Address	1-6 Station Parade, Ickenham Road, Ruislip, HA4 7DL
National Grid Reference	508510, 186904
Site Area	0.08 hectares

2.2 Current Site Use

A site walkover was undertaken on 17th February 2020 and the following site description comprises the site layout and features based on the Ensafe Engineer's observations at the time. Photographs from the site walkover are presented within Appendix V.

The site comprises ground floor shops with residential maisonettes above. Shops include a car show room, newsagents and beauty parlours. All shops were secure and showed no sign of forced entry.

The rear of the site comprised car-parking spaces and sheds for the properties. The area contained abandoned rubbish. One shed was seen to have asbestos sheeting on the roof. The rest of the site to the eastern border was a hardstanding road which upon visual inspection was observed to be in good condition.

Potential for Hazardous Materials

No evidence of underground or above ground storage tanks was identified on site. No electricity substations were noted on or immediately close to the site. Asbestos may be present within the building, given the age of the structure. Asbestos sheeting was suspected to the rear of the building.

2.3 Surrounding Area

The surrounding land uses are summarised below:

Table 2.2 Summary of Surrounding Land Uses

Direction	Land Use
North	B466 with residential properties beyond
East	Residential properties
South	Residential properties with railway line beyond
West	Commercial properties with railway line beyond

3.0 SITE HISTORY

3.1 Historical Maps

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

Table 3.1 Review of historical maps

Map Edition	Historical Land Use	Historical Map Excerpt
1865 to 1935 (1:2,500 & 1:10,560)	The site comprises open space in an agricultural field with no buildings within the site boundary. No industrial activity is noted in the surrounding area. A pond is located to the north east of the site. A railway is now noted approximately 100m south west of the site Ruislip and Ickenham Station approximately 100m to the south. The surrounding area comprises several agricultural fields. The nearest settlement – Kingsend is located approximately 400m east of the site.	 Map date 1865 (1:10,560)
1935 to 1974 (1:1,250, 1:2,500 1:10,000 & 1:10,560)	By 1935, there appear at least four residential properties with private gardens within the site boundary. The pond to the northeast is no longer present. The surrounding area has undergone significant urbanisation to the north east where Ruislip is now located.	 Map date: 1935 (1:2,500)
1974 to Present (1:1,250, 1:2,500 & 1:10,000)	By 1974 the site appears to have undergone commercial development. A post office is noted at 4 Station Parade. A depot and buildings possibly relating to railway activity appear as early as 1938 approximately 200m to the south of the site. A garage is now noted approximately 50m north east of the site with tanks noted approximately 250m south east and a depot approximately 50m south of the site. The surrounding area to the north, east and west is now dominated by residential activity. The area to the south is mostly dominated by railway activity.	 Map date: 1974 (1:10,000)

3.2 Historical Database

A review of historical Ordnance Survey maps and the database search identified potentially contaminative land uses within a 250m radius of the site. These are given as Table 3.2.

Table 3.2 Summary of Potentially Contaminative Historical Land Use

Surrounding Feature	Distance (m)	Dates	Direction
Garage	35-36	1960 - 1984	NE
Railway Sidings	From 59	1912 - 1987	S, SW
Electricity Substation	From 69	1976 - 1992	Various
Unspecified Commercial / Industrial	148	1969	SW
Unspecified Tanks	170	1960 - 1987	SW

3.3 Planning History

Ensafe has undertaken a review of online planning records held by London Borough of Hillingdon. A single site in the surrounding area was identified that may cause potential to be a risk to human health. This refers to planning application ref. 66564/APP/2012/2801 for Change of use of the ground floor from Use Class B8 (Storage and Distribution) to Use Class B2 (General Industrial) for use as a vehicle servicing and MOT station to include a vehicular crossover.

4.0 ENVIRONMENTAL SETTING

4.1 Geology & Hydrogeology

The British Geological Survey (BGS) Geological Map (Sheet no. 255 – Beaconsfield) with respect to the site area indicates that the site is underlain by the geological sequence given as Table 4.1.

Table 4.1 Summary of Geological and Hydrological Data

Geological Unit	Classification	Description	Aquifer Classification	Permeability	Sensitivity
London Clay Formation	Bedrock	Clay, Silt and Sand	Unproductive aquifer	Very Low to Moderate	Low

The nearest borehole record is located 51m west of the site. The geology recorded shows London Clay Formation from surface to approximately 9.50mbgl overlying Lambeth Group to approximately 25.90mbgl overlying Chalk until the base of the hole at 60.90mbgl.

The data search report indicates that there are 6no. groundwater abstraction licences within 2km of the site. The nearest active licence is located 1.16km northwest and relating to a potable water supply at Ickenham Pumping Station; the licence is held by Affinity Water Ltd. Of these abstractions 5no. are for potable water; the nearest active is relating to the groundwater abstraction licence listed above. Additionally, the site is not located within a groundwater source protection zone. However, a Zone 2 (Outer catchment) source protection zone is located 333m north west of the site.

Environment Agency information on groundwater vulnerability and soil leaching potential suggests the site is within an area with low leaching potential.

4.2 Geotechnical Data

Geotechnical data obtained within the data search identifies the ground conditions summarised in Table 4.2, relating to natural ground subsidence.

Table 4.2 Summary of Desk Search Geotechnical Information

Hazard	Designation	Comments
Shrink-Swell Clay	Low	Ground conditions predominantly medium plasticity.
Running Sand	Very Low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
Compressible Deposits	Negligible	Compressible strata are not thought to occur.
Collapsible Deposits	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Landslides	Very Low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
Ground Dissolution	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

It should be noted that this data is qualitative and based on anticipated ground conditions only and not on any other topographical or geotechnical data.

4.3 Mining and Ground Workings

The Groundsure report indicates that no records of mining activities or natural cavities at, or in close proximity to, the site. Small scale mining for chalk may have occurred historically meaning mine adits, shafts and tunnels may be present.

4.4 Railways and Tunnels

The nearest active railway feature to the site is an active railway 109m south west of the site. The London Underground Central line also operates 134m south west of the site. It should also be noted that a proposed tunnel relating to the HS2 project is located 90m southwest of the site. The nearest historical railway feature is railway sidings located 59m to the south.

4.5 Hydrology

There are no surface water features within 250m of the site. There are no surface water abstraction licenses within 2km of the site.

The site has a very low Risk of Flooding from Rivers and the Sea (RoFRaS) flood rating, which corresponds to a less than 1 in 1,000 chance of flooding in any given year. The site is not located within an Environment Agency floodplain.

4.6 Radon Risk Potential

The site is not located within a Radon Affected Area, as less than 1% of the properties are above the Action Level, as such, no radon protection measures are considered necessary.

4.7 Industrial Land Uses

The site is located in a largely commercial and residential area, with the following potentially contaminative current land uses identified within a 250m radius below.

Table 4.3 Current Contaminative Land Uses

Current Land Use	Distance	Direction
Electricity Substation*	23	SW
Vehicle Repair Garages*	35	S
Depot	42	S
Fuel Filling Station	47	NE

*nearest listed.

4.8 Sensitive Land Uses

The database search revealed the following designated environmentally sensitive land uses within a 1km radius of the site:

- London Greenbelt Area located 16m northwest at its nearest point.

The proposed development does not pose an impact risk to the above sensitive land uses.

5.0 CONSULTATIONS

5.1 Contaminated Land Officer

Ensafe accessed the contaminated land register available from the London Borough of Hillingdon on 16th March 2020. At this time, there were no entries within 500m of the site.

5.2 Landfill Sites and Waste Treatment Sites

A review of available information identifies that there are 4no. landfill or waste treatment sites within 1km of the site. The nearest of which is located 149m south east of the site at Kershire Construction and is a Commercial and Industrial Waste Treatment Station.

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 5.2 Summary of Data Search Regulatory Data

Activity	Distance from Site (m)		Details
	0 – 249	250 – 500	
Records of Part A(2) and Part B Activities	1	0	A single activity located 44m north east and is a Part B permit related to unloading of petrol into storage at service stations.
Environment Agency Recorded Pollution Incidents	1	0	A single incident located 65m west. Pollutant was oils and fuel resulting in Category 2 (significant) impact to water, Category 3 (minor) impact to land and no impact to air.

6.0 CONCEPTUAL SITE MODEL (CSM)

6.1 Initial CSM

In accordance with Environment Agency, CLR 11 (2004) and BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land), Ensafe has 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 sources of contamination identified on site include:

- Made Ground associated with historical development of the site.

Off-site Potential Sources

- Historical and active electricity substations (nearest located 23m south west);
- Active various vehicle repair garages (nearest 35m south west);
- Historical garage (located 35m north east);
- Active Depot (located 42m south); and,
- Active Fuel Filling Station (47m north east).

6.3 Potential Pathways

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

- Migration of mobile contaminants on or off site via services, sewers and manmade conduits;
- Direct contact, ingestion and inhalation of contaminants on site;
- Migration of mobile contaminants into groundwater and transport into surface waters; and,
- Migration of hazardous gases.

6.4 Potential Receptors

Human Receptors

The following potential receptors have been identified: future users of the site and buildings.

Construction workers are not considered to be a plausible receptor as exposure will managed through the use of appropriate PPE and hygienic working practices, as required under HSE/ CDM regulations. Furthermore exposure is likely to be for a short duration.

Controlled Waters

No potential receptors have been identified regarding controlled waters.

6.5 Risk Assessment

CIRIA 552: Contaminated Land Risk Assessment 'A Guide to Good Practice' provides guidance on risk assessment taking into account factors such as severity of the potential harm that may arise from a successful pollutant linkage, potential magnitude of the hazard, and the sensitivity of the target receptor. Risk assessment is initially assessed by determining the severity of the potential hazard, which takes into account receptor sensitivity and the magnitude of the potential impact as detailed in Tables 6.1 & 6.2 below.

6.5.1 Severity

Table 6.1 Receptor sensitivity

Category	Human sensitivity	Environmental sensitivity
Very Low	Ground workers	Non-sensitive water course
Low	Commercial / Industrial	Secondary Aquifer
Moderate	Residential without plant uptake	Principal Aquifer / Sensitive Watercourse
High	Residential with plant uptake	Groundwater Source Protection Zone

Table 6.2 Magnitude of Impact

Category	Example
No Impact	No identified or potential pollutants present / Greenfield site
Slight Impact	Minor leaks and spills from fuel infrastructure, inert landfills / Residential, retail or Offices
Moderate Impact	Major leaks and spills from fuel infrastructure / Railways, Collieries, Scrapyards
Gross Impact	Heavily contaminated industrial sites, hazardous landfills / Gas works, Chemical Works

Severity is subsequently assessed considering the potential receptor and magnitude of impact as outlined within Table 6.3.

Table 6.3 Determination of level of severity for potential hazards

	Receptor Sensitivity			
	Very Low	Low	Moderate	High
No Impact	Minor	Minor	Minor	Minor
Slight Impact	Minor	Minor	Minor	Mild
Moderate Impact	Minor	Minor	Mild	Medium
Gross Impact	Minor	Mild	Medium	Severe

6.5.2 Likelihood

The likelihood of an event is assessed while considering the potential for presence of a contaminant, presence of receptor, and the substantiality of the pollutant pathway. Likelihood is broken down into four separate categories within the CSM as shown in Table 6.4 below:

Table 6.4 Definitions of likelihood categories

Category	Definition
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable.
Low Likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so.
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term.
High Likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor.

6.5.3 Risk Rating

Table 6.5 demonstrates the methodology used to provide an overall risk rating within the preliminary CSM with respect to any potential sources of contamination that may affect the site. An overall risk rating is assigned to each potential contaminant considering the assessed likelihood and severity as determined using the methodologies within Tables 6.1 to 6.4.

Table 6.5 Level of risk rating for hazard definition

	Severity			
	Minor	Mild	Medium	Severe
Unlikely	Very Low	Very Low	Low	Low / Moderate
Low Likelihood	Very Low	Low	Low / Moderate	Moderate
Likely	Low	Low / Moderate	Moderate	High
High Likelihood	Low / Moderate	Moderate	High	Very High

6.6 Conceptual Site Model

A site specific CSM has therefore been created using the above information and is provided on the following page:

Table 6.6 Conceptual Site Model (CSM) Table

Source	Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Severity	Overall Risk Rating	Active / Inactive
On-Site							
Made Ground associated with historical development of the site	Heavy Metals, PAH and TPH	Ingestion of soils & dermal contact with soils	Future Site Users	Likely	Minor	Low	**Potentially Active –** further investigation recommended.
	Ground Gases (CO_2 & CH_4)	Migration into buildings	Future Site Users	Likely	Minor	Low	
Off-Site							
Historical and active electricity substations (nearest located 23m south west)	PCBs	Lateral migration onto site	Future Site Users	Low Likelihood	Minor	Very Low	**Inactive –** Due to the relatively low mobility of PCBs, this is not considered a risk to human health
Active various vehicle repair garages (nearest 35m SW); Historic garage (located 35m north east); Active Depot (located 42m south); and, Active Fuel Filling Station (47m north east).	Heavy Metals, PAH, TPH						**Inactive –** due to distance from the site.
	Ground Gases		Migration into buildings				

Note: PAH- Polycyclic Aromatic Hydrocarbon, TPH –Total Petroleum Hydrocarbon, PCBs – Polychlorinated Biphenyls.

7.0 CONCLUSIONS & RECOMMENDATIONS

7.1 Risk to Sensitive Receptors

A **low** risk has been identified for human health from historical development of the site. However, due to proposed soft landscaping within the development it is recommended that an intrusive investigation is undertaken in order to investigate the potentially active pathways.

7.2 Other Considerations

A geotechnical investigation should be undertaken in order to assess the volume change potential of the underlying London Clay Formation and the development constraints this may present.

Additionally, depending on the depth of piling required, a piling risk assessment may be required in order to assess any potential risk to groundwater.

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 Ensafe Consultants 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. Ensafe 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 Ensafe 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 Ensafe in this connection without their explicit written agreement there to by Ensafe.

10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

APPENDIX II

GLOSSARY

TERMS

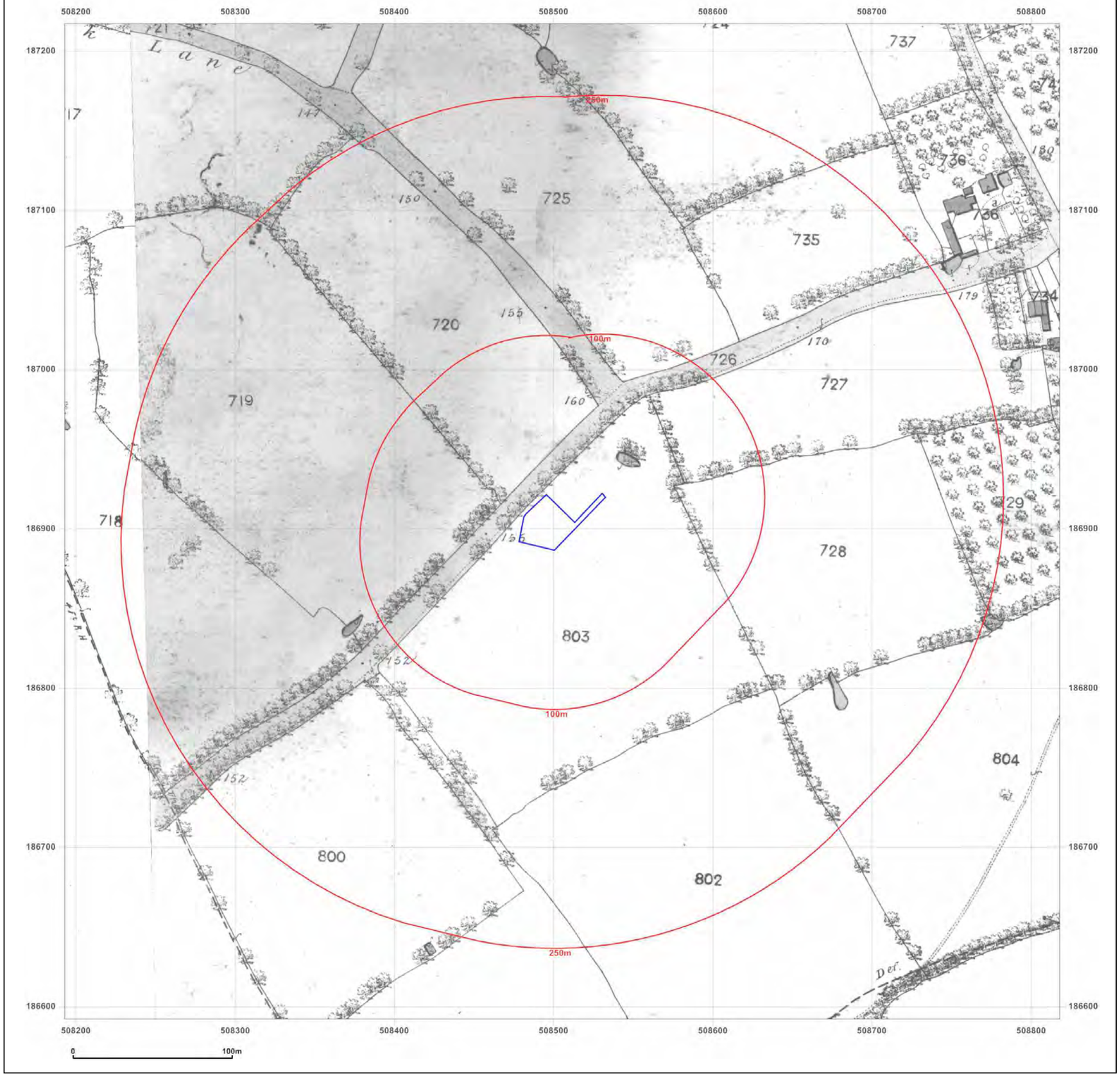
AST	Above Ground Storage Tank
BGS	British Geological Survey
BSI	British Standards Institute
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CIEH	Chartered Institute of Environmental Health
CIRIA	Construction Industry Research Association
CLEA	Contaminated Land Exposure Assessment
CSM	Conceptual Site Model
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

APPENDIX III

DRAWINGS

APPENDIX IV

HISTORICAL MAPPING



Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

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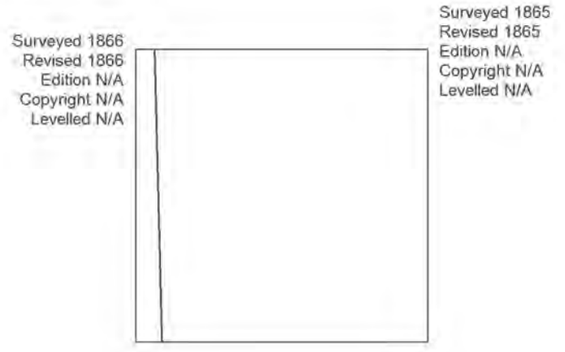

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W: www.groundsure.com

Production date: 13 February 2020

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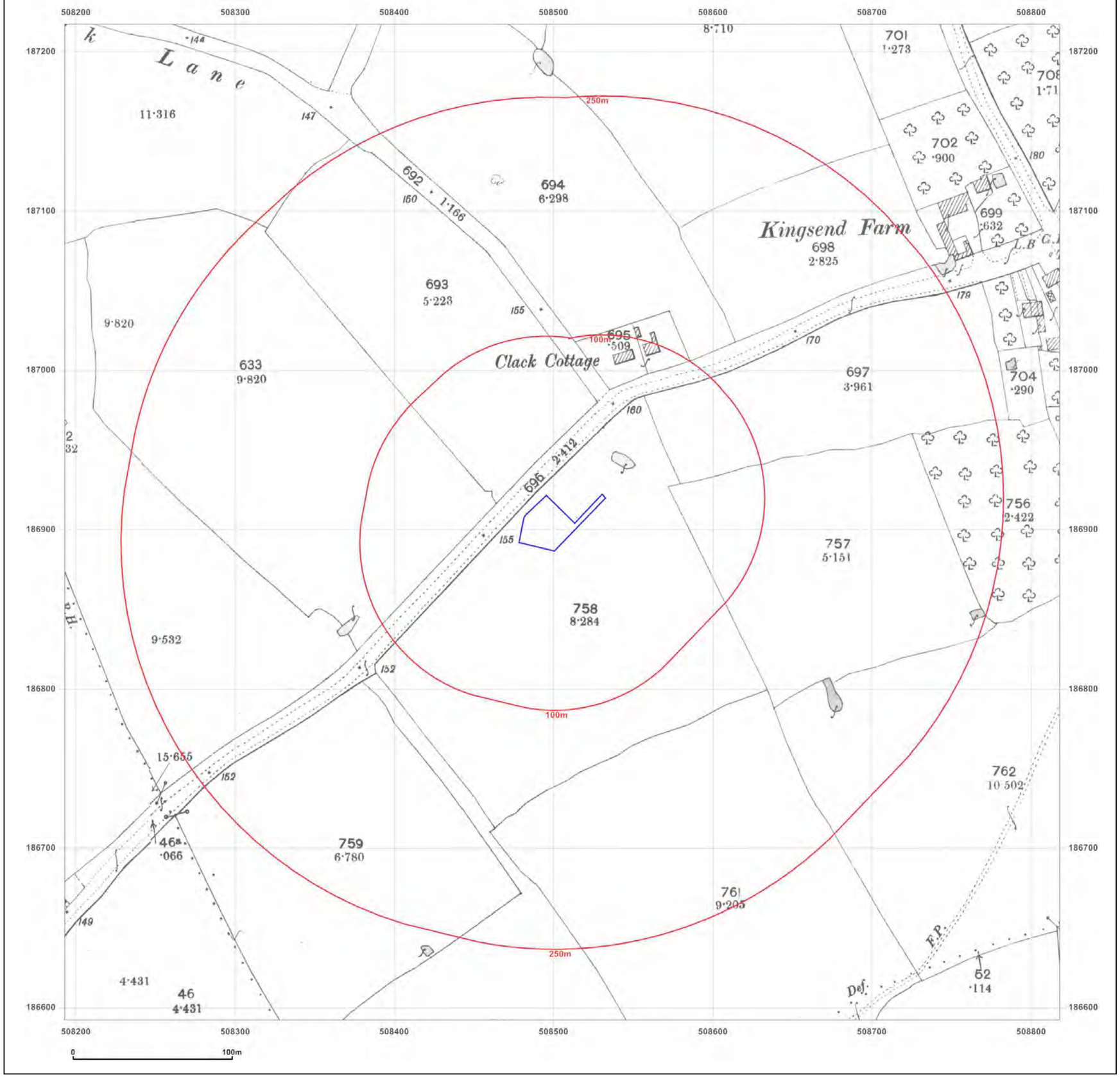

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Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: County Series

Map date: **1896**

Scale: 1:2,500

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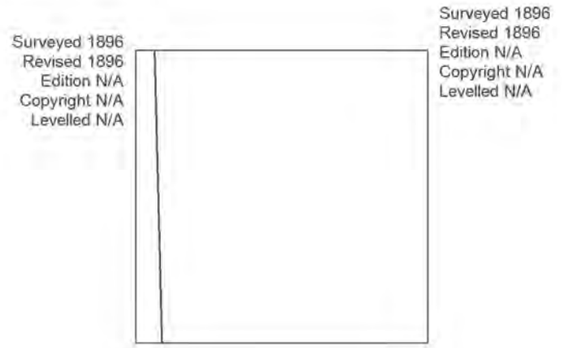

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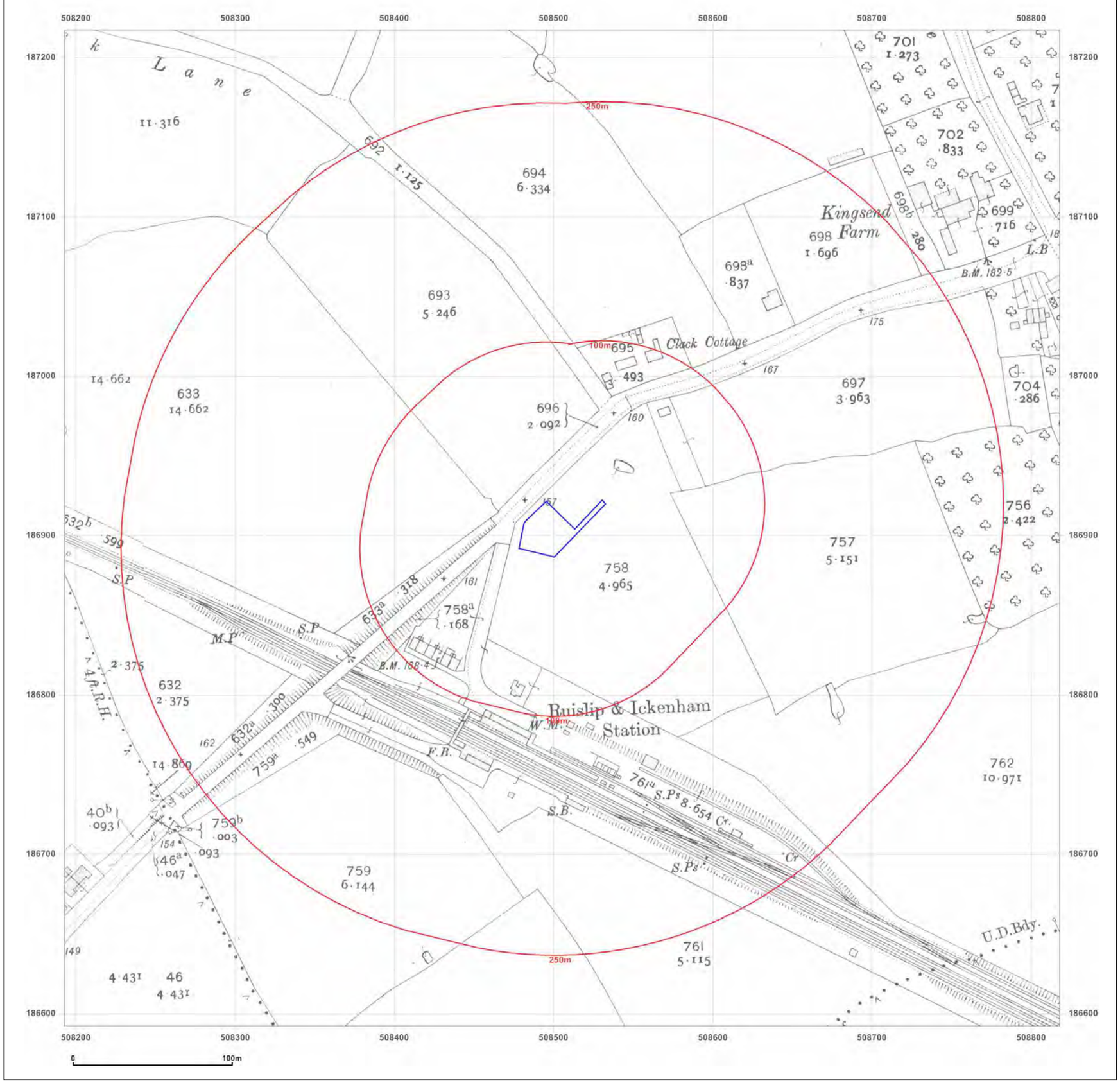

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Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

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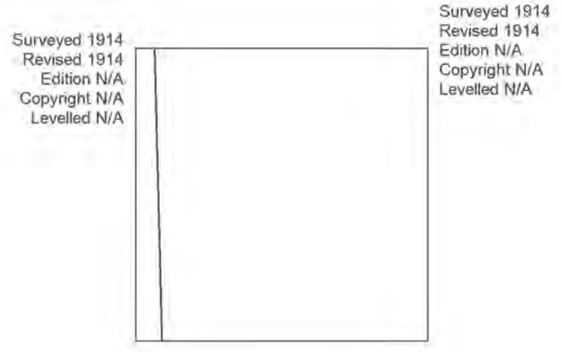

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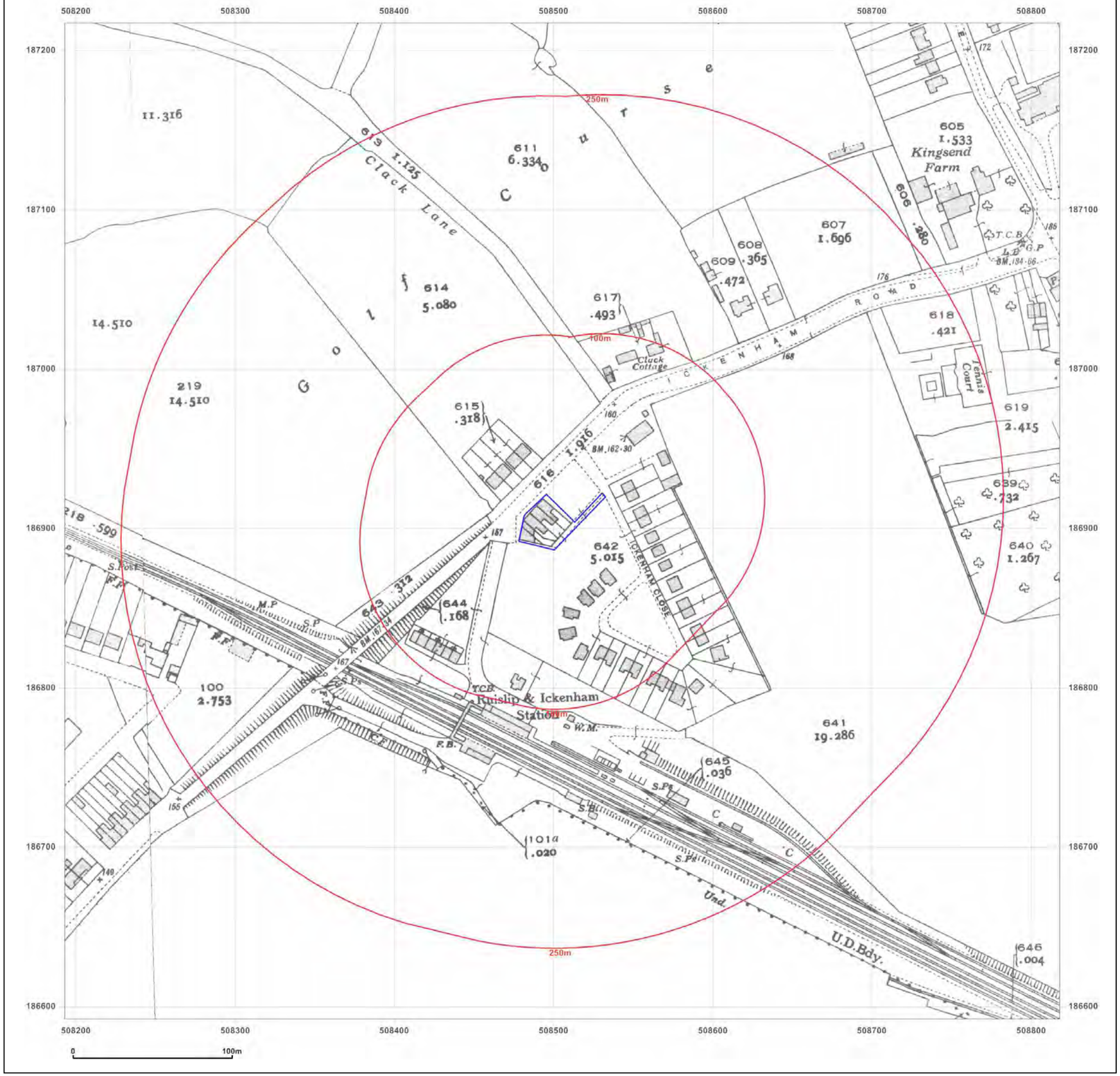

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: County Series

Map date: **1934-1935**

Scale: 1:2,500

Printed at: 1:2,500

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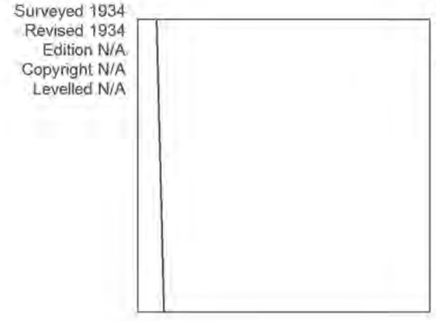
Surveyed 1934
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1935
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A



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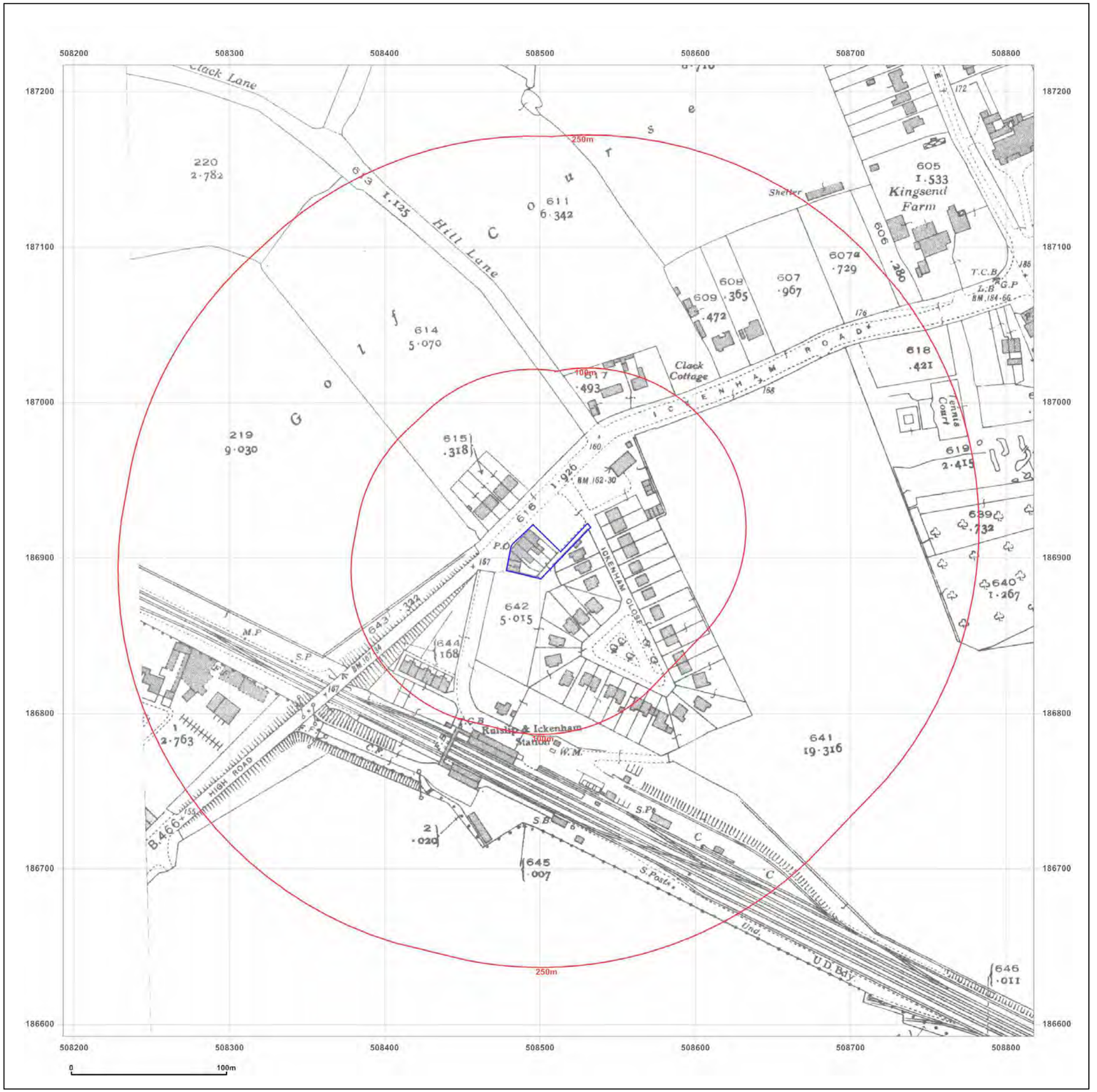

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: County Series
Map date: **1938**
Scale: 1:2,500
Printed at: 1:2,500

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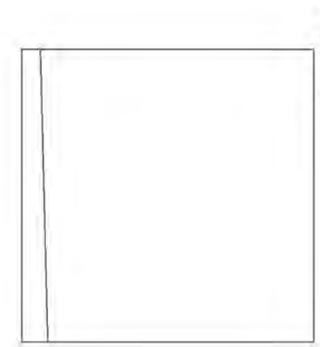

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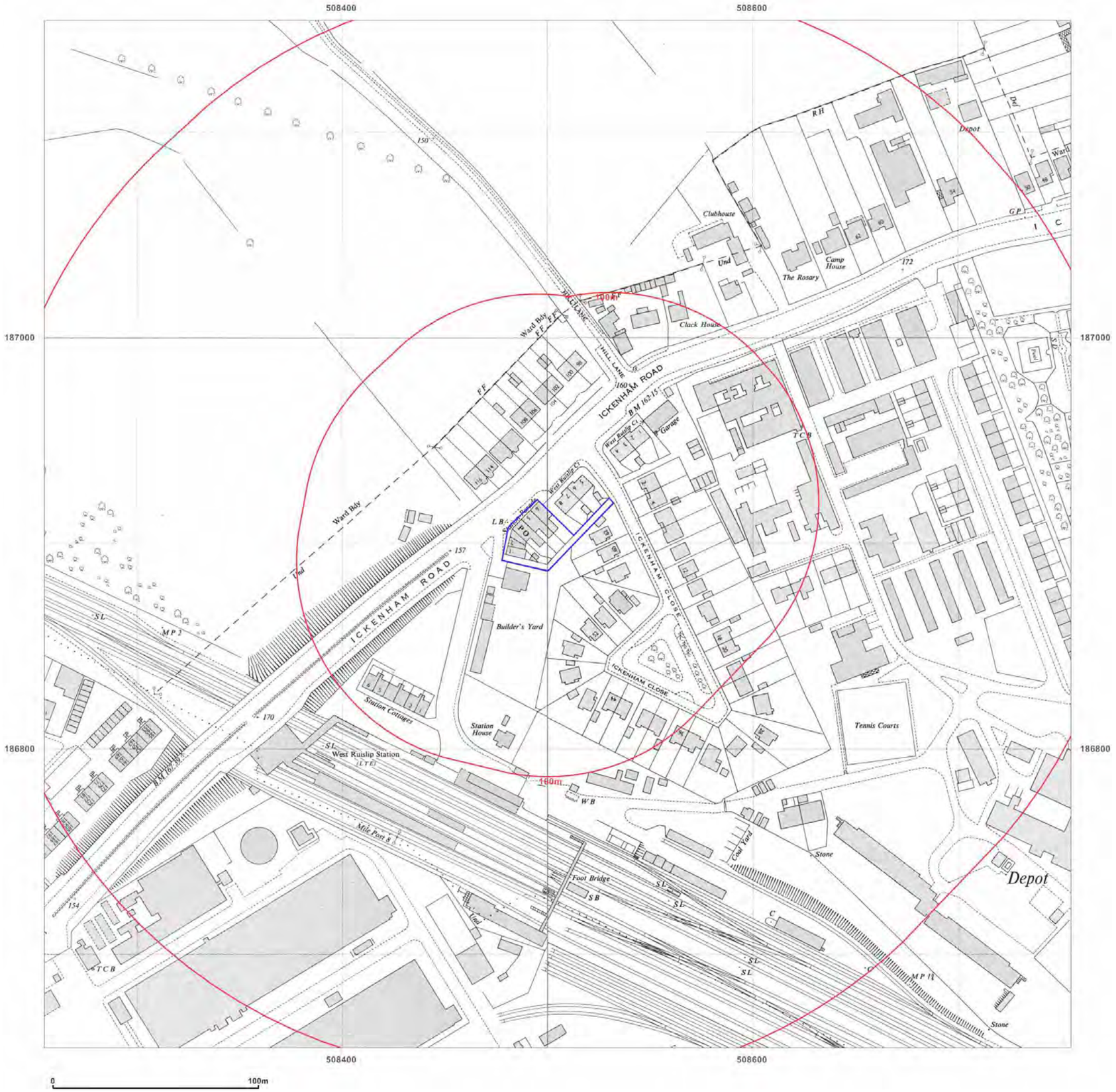

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid

Map date: **1961**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1961
Revised 1961
Edition N/A
Copyright 1961
Levelled 1957

Surveyed 1961
Revised 1961
Edition N/A
Copyright 1961
Levelled 1957

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1957

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1957

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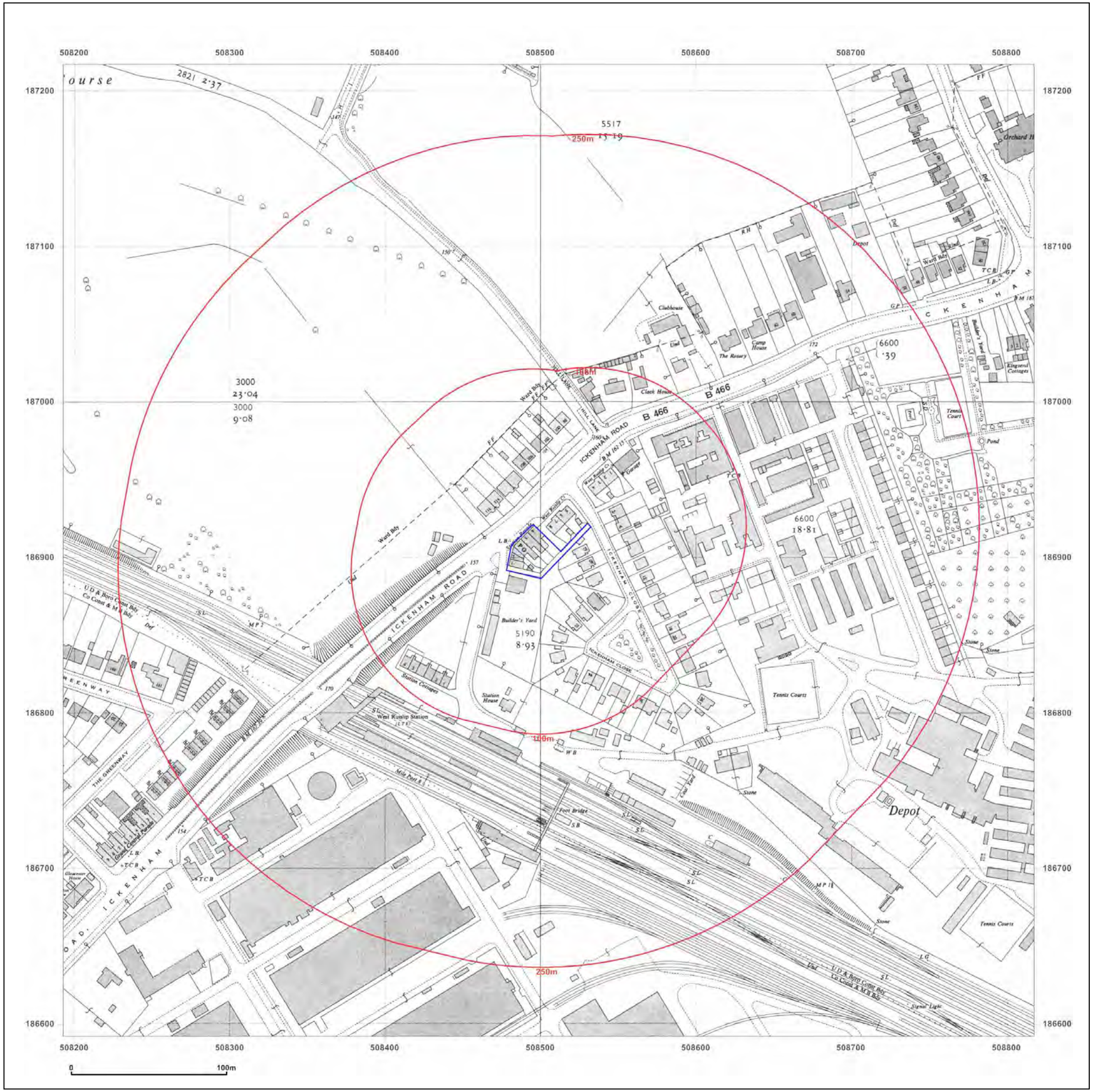

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid

Map date: **1960-1961**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1960
Revised 1960
Edition 1962
Copyright 1962
Levelled 1957

Surveyed 1960
Revised 1960
Edition 1962
Copyright 1962
Levelled 1957

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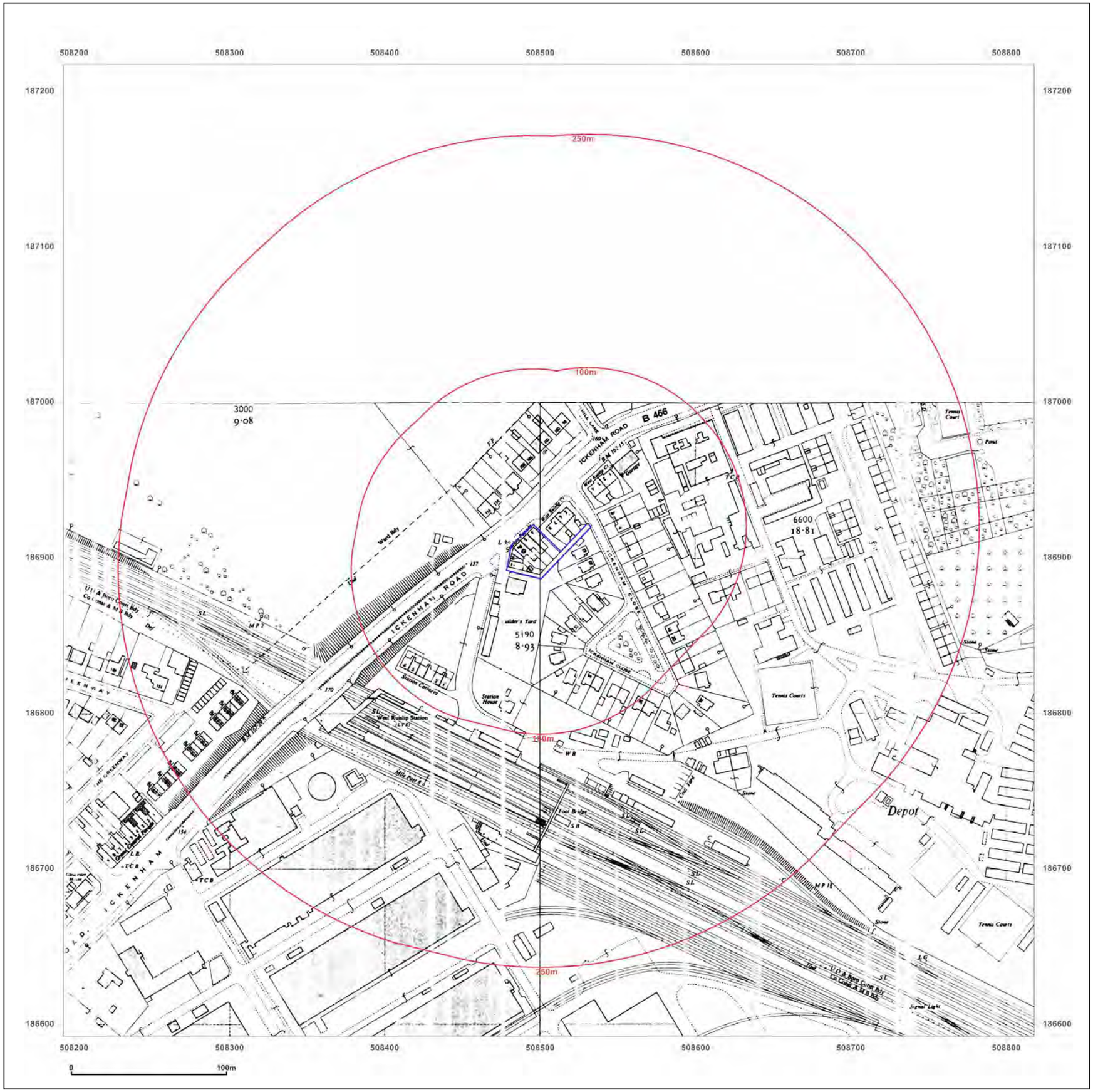

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid

Map date: **1962**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid

Map date: **1968**

Scale: 1:1,250

Printed at: 1:2,000

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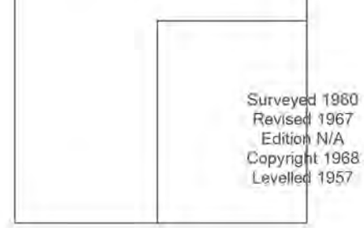

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Production date: 13 February 2020

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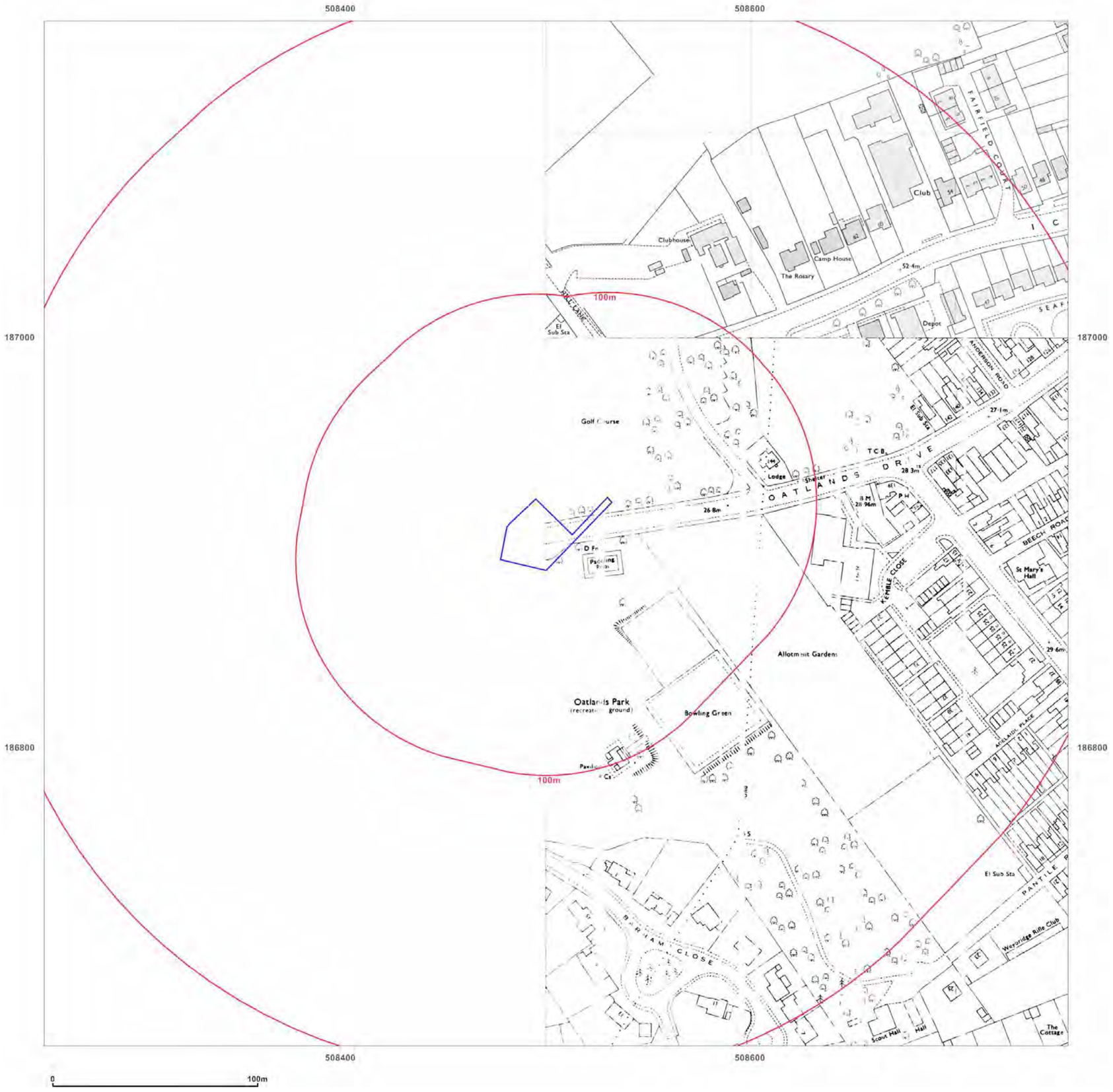

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid

Map date: **1972-1974**

Scale: 1:1,250

Printed at: 1:2,000

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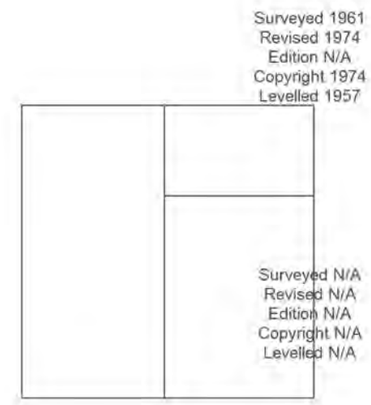

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Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid
Map date: **1976**
Scale: 1:1,250
Printed at: 1:2,000

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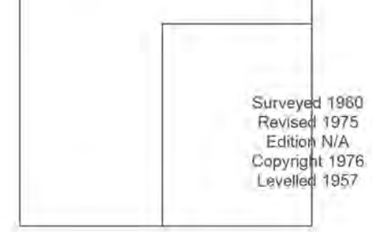

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Production date: 13 February 2020

Map legend available at:
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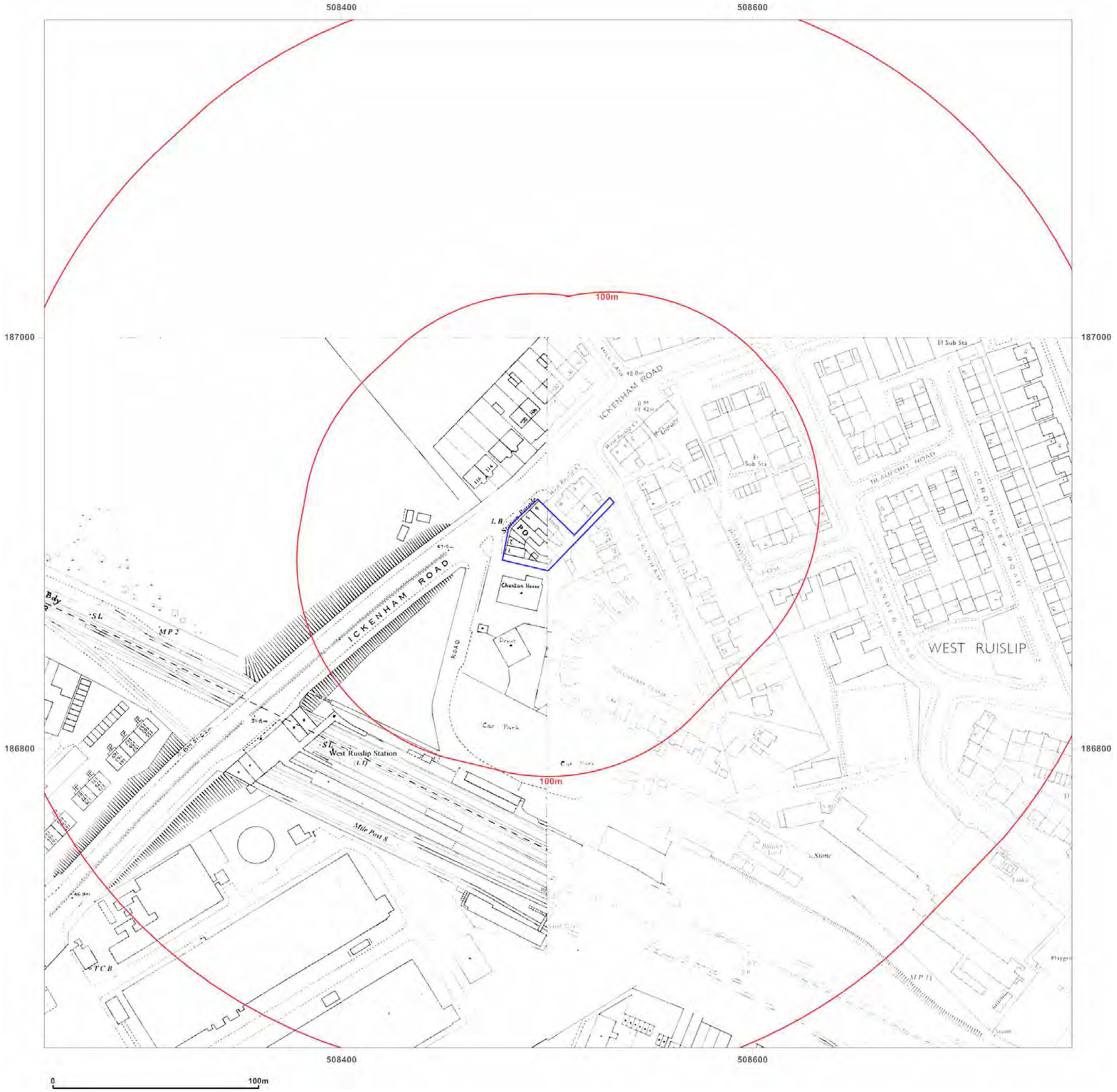

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid
Map date: **1984**
Scale: 1:1,250
Printed at: 1:2,000

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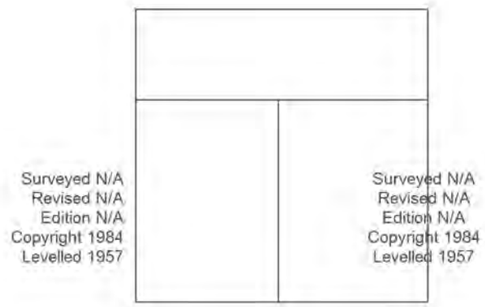

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Production date: 13 February 2020

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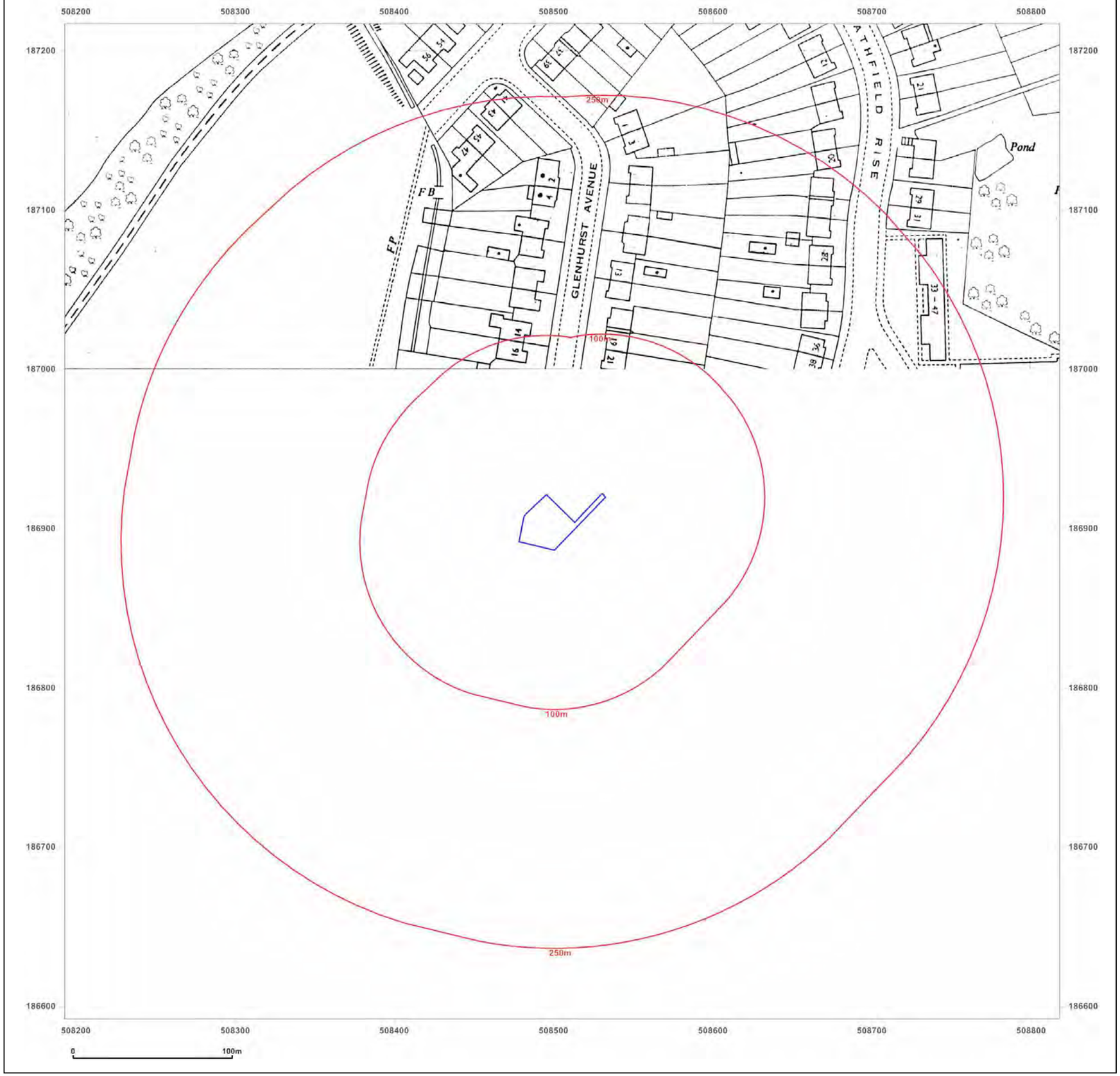

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid

Map date: **1987**

Scale: 1:2,500

Printed at: 1:2,500

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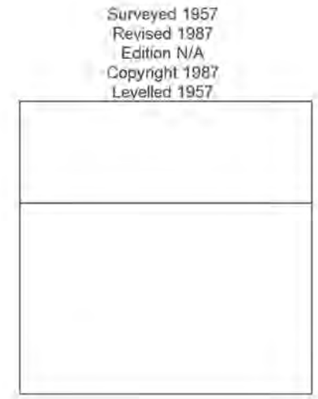

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Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
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HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid
Map date: **1987-1992**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1957
Revised 1987
Edition N/A
Copyright 1987
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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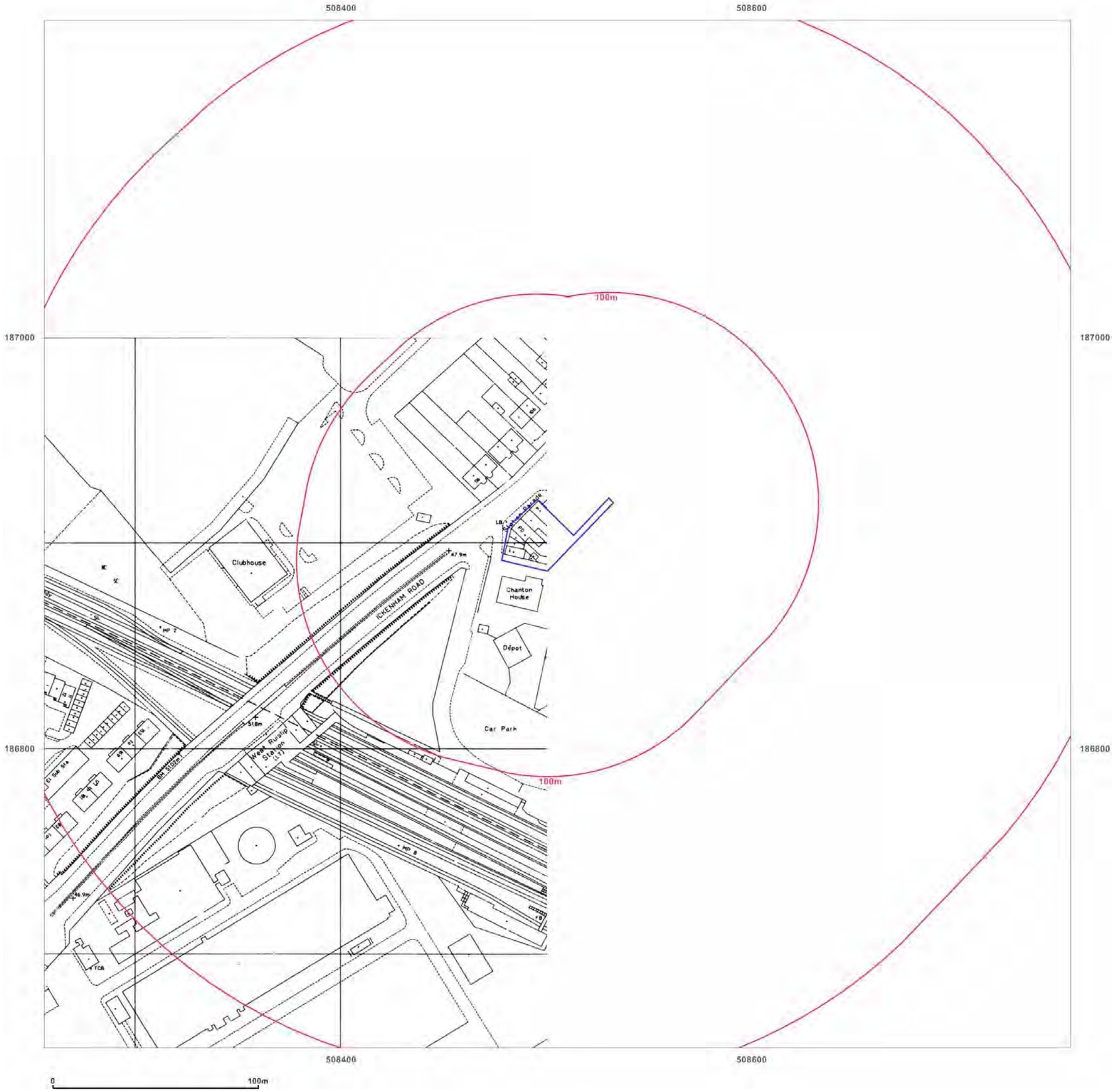

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid
Map date: **1992**
Scale: 1:1,250
Printed at: 1:2,000

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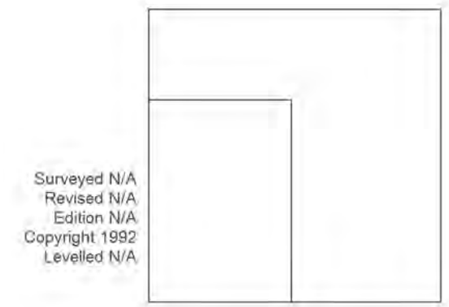

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Production date: 13 February 2020

Map legend available at:
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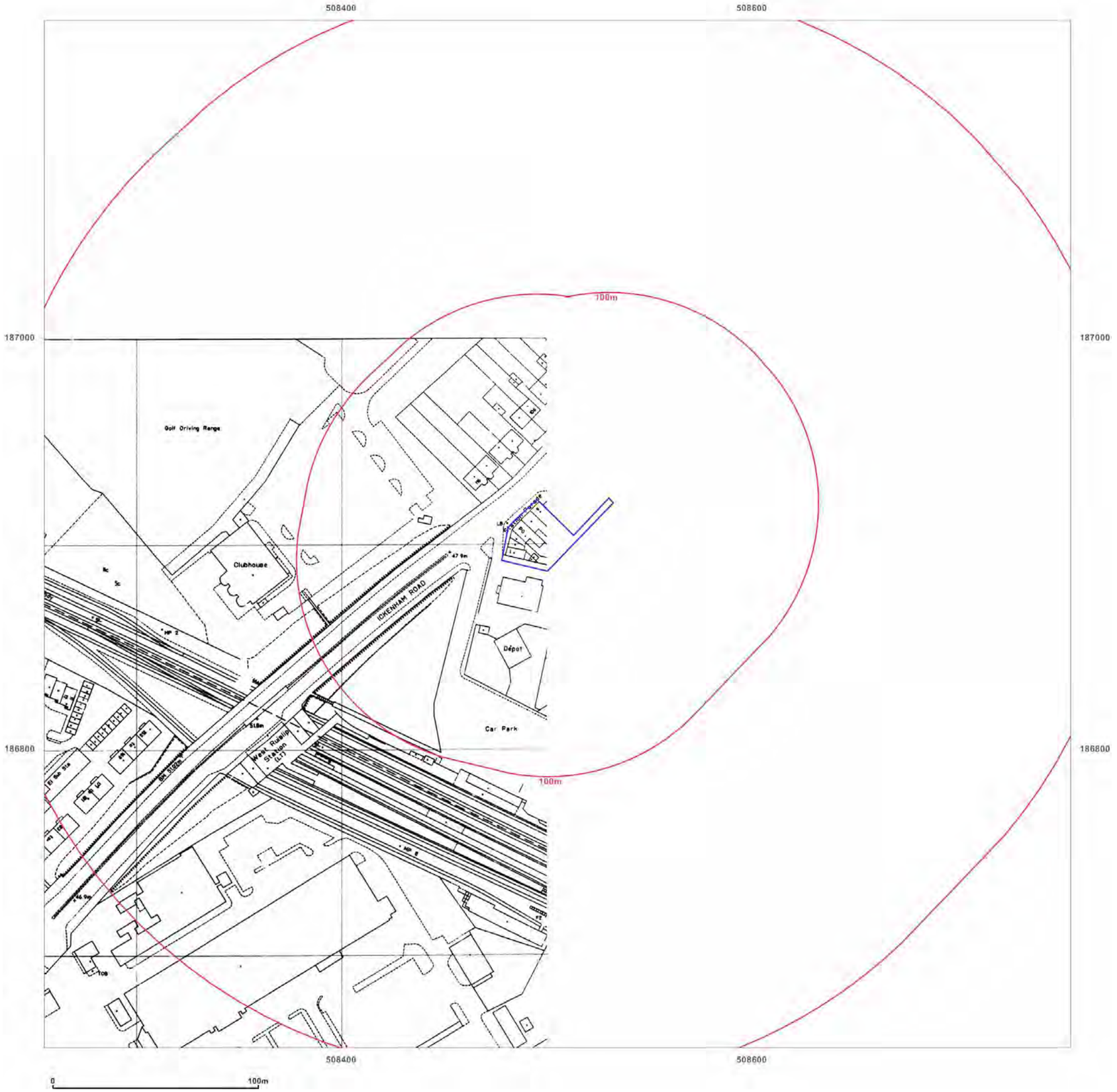

Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: National Grid
Map date: **1992**
Scale: 1:1,250
Printed at: 1:2,000

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Revised N/A
Edition N/A
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Levelled N/A

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Groundsure INSIGHTS

Site Details:

1-6 STATION PARADE,
ICKENHAM ROAD, RUISLIP,
HA4 7DL

Client Ref: 1CO108844_008089
Report Ref: GS-6616320
Grid Ref: 508505, 186904

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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APPENDIX V

PHOTOGRAPHS

PLATE 1: Rubbish left at rear of property

PLATE 2: Garage with possible asbestos roof

PLATE 3: Internal area of car showroom

PLATE 4: Roof of car showroom

PLATE 5: Maisonette kitchen

PLATE 6: Maisonette roof

PLATE 7: Rear courtyard of properties