

10 November 2021

FAO Jenny Evans  
 London Borough of Hillingdon  
 Civic Centre  
 High Street  
 Uxbridge  
 Middlesex  
 UB8 1UW

Our ref: CGK/00150

Please reply to: [emmat@cgl-uk.com](mailto:emmat@cgl-uk.com)

Dear Sirs,

### **CGK/00150 – Otterfield Road – Preliminary Risk Assessment Addendum Letter**

During early 2014, CET Infrastructure (CET) issued tiered risk assessment reports following CLR11 to Frankhams Consultancy Ltd, who were acting on behalf of The London Borough of Hillingdon. The reports considered a site in West Drayton proposed to be developed for mixed leisure, commercial and residential end use. The proposed development was not completed and in October 2021, The London Borough of Hillingdon instructed CGL to provide works to update the reports previously compiled by CET Infrastructure. The objective of this letter report is to provide an addendum to the existing PRA delivering information relevant to land condition at the site between completion of the CET Infrastructure 2014 report and the date above, whilst considering a refreshed development proposal that comprises a public library and residential units with associated parking.

#### Introduction and Background

The study site comprised a triangular shaped plot of land situated to the west of Otterfield Road, West Drayton UB7 8PE. The site is centred on National Grid Reference TQ 062 807 and occupies an approximate area of 0.3Ha.

A Phase I Preliminary Risk Assessment (PRA) and Phase II Generic Risk Assessment (GRA) report relating to the site at Otterfield Road, West Drayton were issued by CET to Frankham Consultancy Group Ltd in 2014. The aim of this report is to provide an addendum to this report, referring to a site walkover visit alongside maps and photographs of the site and the surrounding area published since 2014.

Since the initial PRA, the proposed site plans have changed. In the 2014 PRA the redevelopment involved the construction of residential housing, healthcare and leisure facilities, whilst the new development plans involve the construction of a library, residential housing, a playground, parking spaces and various gardens with soft and hard landscaping features, as shown in Appendix A.

#### Summary of Phase I Preliminary Risk Assessment (PRA) issued in 2014

The site is mapped as being underlain by the London Clay Formation with superficial deposits of the Lynch Hill Gravel Member. On-site risks identified in the PRA included Made Ground, associated with a historical backfilled swimming pool and redevelopment as well as historical commercial activities including rubber/plastic manufacturing and a historical sub-station. Potential contaminants identified included metals, PAHs, asbestos, phenols, PCBs, VOCs and ground gases.

The risk via direct contact and ingestion was deemed to be moderate to future site users, construction workers and buried services, with the greatest risk of exposure in proposed gardens and soft landscaped areas associated with proposed residential properties. The risk from ground gases was deemed low to future site users as the hazard was thought to be applicable only if the material used to backfill the swimming pool contained significant levels of organic matter.

Necessary protection measures mentioned in the PRA included appropriate PPE, dust suppression and health and hygiene measures in place to mitigate the risk from dust and ingestion of any contaminants.

#### Summary of Phase II Generic Risk Assessment (GRA) issued in 2014

An intrusive investigation in 2014 comprised eight shallow hand excavated trial pits to depths of up to 1.2m below ground level (bgl) and three cable percussion boreholes to 25m bgl. Made Ground was proved to a maximum depth of 1.7m bgl, which was underlain by superficial deposits of Lynch Hill Gravel Member then the London Clay Formation.

The GRA report concluded that elevated concentrations of arsenic and three PAH compounds were recorded when the laboratory results of Made Ground samples were compared against the 'residential with plant uptake' generic assessment criteria. The GRA recommended that remedial works should take place before the site would be suitable for residential use.

It was judged that there was a negligible ground gas risk on the site due to the low total organic carbon (TOC) of the Made Ground and backfill materials were noted to comprise site-won demolition rubble.

#### Walkover Survey – October 2021

The site description provided below is based on a site walkover undertaken by a CGL Environmental Scientist on 22<sup>nd</sup> October 2021. Photographs from the site walkover are included in Appendix A.

The site comprised a fenced-off triangular shaped plot of disused land surfaced with areas of asphalt to the south alongside concrete and grass areas across the site. Uneven ground was noted across the site with short tree stumps present across the entire site. The site was bound by residential gardens to the east, a road and public car park to the south with recreation areas to the west. There was evidence that the general public had been accessing the area with a range of rubbish noted across the site, including gas canisters, bottles, cans, plastic bags, chairs and fly tipped household electronics.

A stockpile of fresh woodchips was noted in the south west corner of the site on an area of asphalt hardstanding. It is understood this material was placed there following the management and cut-back of trees and vegetation on the site in August/September 2021.

### Historical Maps

Extracts of the aerial photographs taken from Google Earth between 2014 and 2021 are presented as Plate 1a to Plate 1f.

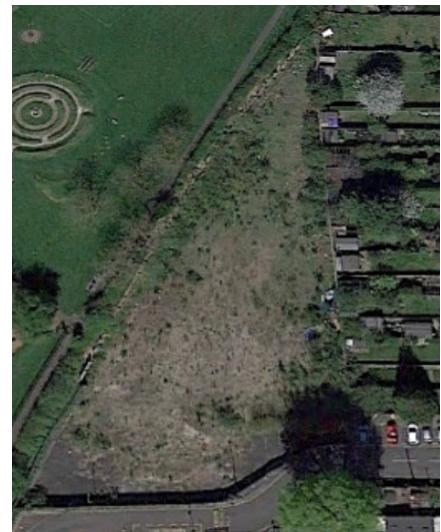
**Plate 1a. 2014 Google Earth Extract**



**Plate 1b. 2015 Google Earth Extract**



**Plate 1c. 2017 Google Earth Extract**



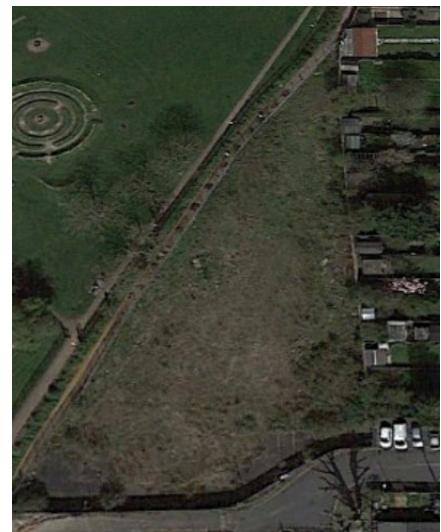
**Plate 1d. 2019 Google Earth Extract**



**Plate 1e. 2020 Google Earth Extract**



**Plate 1f. 2021 Google Earth Extract**



Plates 1a to 1f show limited changes in the site since 2014. Vegetation growth on the site can be observed.

### Conclusions

From the walkover survey, aerial photographs and comparison of the site description and photographs from the GRA report issued by CET in 2014, it is judged that the contamination risk on the site has not changed significantly. The risk from inhalation, ingestion and direct contact of contaminants to future site users, construction workers and buried services is judged to be moderate due to the proposed development plan including highly sensitive soft landscaping and garden areas.

### Recommendations

Due to the contamination noted in the previously issued GRA by CET and the proposed changes to the redevelopment since 2014, further intrusive investigations should be carried out in the newly proposed soft landscaping and garden areas to assess the human health risk and compare the necessary Suitable for Use Levels (S4UL) for 'residential with plant uptake'. If exceedances against this criteria are noted, a remediation strategy will need to be formulated.

We trust that the above is of assistance and that you will not hesitate to contact us should you have any queries.

Yours sincerely

A handwritten signature in black ink that appears to read "Emma Tyson".

Emma Tyson

**Card Geotechnics Limited**

- Appendix A – Proposed Development Plan
- Appendix B – Walkover Survey Photographs



Area Schedule (80 GIA)			
Level	Number	Unit Type	Area
00 Ground Floor	06	1Bed Wheelchair	65.2 m <sup>2</sup>
00 Ground Floor	05	1Bed	69.4 m <sup>2</sup>
00 Ground Floor	04	1Bed Wheelchair	69.6 m <sup>2</sup>
00 Ground Floor	03	1Bed Wheelchair	65.8 m <sup>2</sup>
1Bed Wheelchair	4		270 m <sup>2</sup>
00 Ground Floor	02	2Bed	65.6 m <sup>2</sup>
00 Ground Floor	01	2Bed	65.2 m <sup>2</sup>
2Bed	2		131 m <sup>2</sup>
00 Ground Floor:	6		401 m <sup>2</sup>
01 First Floor Plan:	08	1Bed	59.2 m <sup>2</sup>
01 First Floor Plan:	09	1Bed	50.1 m <sup>2</sup>
01 First Floor Plan:	11	1Bed	51.1 m <sup>2</sup>
01 First Floor Plan:	18	1Bed	54.2 m <sup>2</sup>
01 First Floor Plan:	15	1Bed	54.3 m <sup>2</sup>
01 First Floor Plan:	12	1Bed	51.7 m <sup>2</sup>
1Bed	6		311.6 m <sup>2</sup>
01 First Floor Plan:	19	2Bed	65 m <sup>2</sup>
01 First Floor Plan:	14	2Bed	65.1 m <sup>2</sup>
01 First Floor Plan:	13	2Bed	65.1 m <sup>2</sup>
01 First Floor Plan:	16	2Bed	63.6 m <sup>2</sup>
01 First Floor Plan:	17	2Bed	63.7 m <sup>2</sup>
2Bed	5		322.6 m <sup>2</sup>
01 First Floor Plan:	10	3Bed	100.5 m <sup>2</sup>
01 First Floor Plan:	07	3Bed Wheelchair	114.6 m <sup>2</sup>
3Bed Wheelchair:	1		114.6 m <sup>2</sup>
01 First Floor Plan:	13		849.4 m <sup>2</sup>
02 Second Floor FFL	27	1Bed	64.5 m <sup>2</sup>
02 Second Floor FFL	30	1Bed	54.2 m <sup>2</sup>
02 Second Floor FFL	24	1Bed	51.1 m <sup>2</sup>
02 Second Floor FFL	21	1Bed	50.2 m <sup>2</sup>
02 Second Floor FFL	22	1Bed	50 m <sup>2</sup>
1Bed	5		259.8 m <sup>2</sup>
02 Second Floor FFL	31	2Bed	65.1 m <sup>2</sup>
02 Second Floor FFL	29	2Bed	63.7 m <sup>2</sup>
02 Second Floor FFL	28	2Bed	63.7 m <sup>2</sup>
2Bed	3		192.5 m <sup>2</sup>
02 Second Floor FFL	20	3Bed	114.6 m <sup>2</sup>
02 Second Floor FFL	23	3Bed	100.5 m <sup>2</sup>
02 Second Floor FFL	25	3Bed	103.5 m <sup>2</sup>
02 Second Floor FFL	26	3Bed	94.9 m <sup>2</sup>
3Bed	4		413.6 m <sup>2</sup>
02 Second Floor FFL:	12		865.9 m <sup>2</sup>
03 Third Floor FFL	40	1Bed	54.2 m <sup>2</sup>
03 Third Floor FFL	38	1Bed	54.3 m <sup>2</sup>
03 Third Floor FFL	37	1Bed	50.7 m <sup>2</sup>
03 Third Floor FFL	36	1Bed	51.1 m <sup>2</sup>
03 Third Floor FFL	34	1Bed	50.1 m <sup>2</sup>
03 Third Floor FFL	33	1Bed	50.1 m <sup>2</sup>
1Bed	6		310.7 m <sup>2</sup>
03 Third Floor FFL	39	3Bed	87.4 m <sup>2</sup>
03 Third Floor FFL	35	3Bed	100.5 m <sup>2</sup>
3Bed	3		302.6 m <sup>2</sup>
03 Third Floor FFL:	9		613.3 m <sup>2</sup>
04 Fourth Floor FFL	44	1Bed	51.1 m <sup>2</sup>
04 Fourth Floor FFL	41	1Bed	50.1 m <sup>2</sup>
04 Fourth Floor FFL	42	1Bed	50 m <sup>2</sup>
1Bed	3		151.2 m <sup>2</sup>
04 Fourth Floor FFL	45	2Bed	64 m <sup>2</sup>
04 Fourth Floor FFL	46	2Bed	63.1 m <sup>2</sup>
04 Fourth Floor FFL	47	2Bed	63.1 m <sup>2</sup>
2Bed	3		190.3 m <sup>2</sup>
04 Fourth Floor FFL	43	3Bed	100.5 m <sup>2</sup>
3Bed	1		100.5 m <sup>2</sup>
04 Fourth Floor FFL:	7		442.1 m <sup>2</sup>
05 Fifth Floor FFL	50	3Bed	75.9 m <sup>2</sup>
05 Fifth Floor FFL	48	3Bed	80.6 m <sup>2</sup>
05 Fifth Floor FFL	49	3Bed	93.6 m <sup>2</sup>
3Bed	3		249.5 m <sup>2</sup>
05 Fifth Floor FFL:	3		249.5 m <sup>2</sup>
<b>Grand total:</b>	<b>50</b>		<b>3421.1 m<sup>2</sup></b>

**Viewsley Housing and Library Sites**  
Space One, Hammersmith, London, W6 0EA

hunters project number: M9534  
client project number: -  
drawn by: GV  
checked by: JW  
scale: 1 : 200 @ A0

**YIEWSLEY FORMER POOL SITE PROPOSED SITE PLAN**

Issued for PLANNING  
revision date  
Issued by: hunters  
revised by: hunters  
drawing title: M9534- APL202

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# PHOTO SHEET – OTTERFIELD ROAD



Photograph 1 – Facing the southern boundary of the site



Photograph 2 – Photograph showing ground conditions in central area of the site



Photograph 3 – Eastern site boundary



Photograph 4 – Eastern site boundary



Photograph 5 – Refuse in south east corner of the site



Photograph 6 – Facing north of the site

Client <b>London Borough of Hillingdon</b>	Project <b>Otterfield Road</b>	Job No <b>CGK00150</b>
	Title <b>Photographic Plates</b>	<b>Page 1 of 1</b>