

TFL_PSF_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE 424 UPPER RICHMOND ROAD, LONDON, SW14 7JX

Summary Report

FEBRUARY 2019

Incorporating

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CONSULTANCY

 **Hyder**

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Summary Report

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Report No 10024781-ARC-08-XX-RP-YY-0001-01-Summary Report

Date FEBRUARY 2019

VERSION CONTROL

Version	Date	Author	Changes
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01	February 2019	Various	1 st issue
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1 Introduction

Arcadis Consulting (UK) Limited (Arcadis) has been commissioned by Transport for London (TfL) to undertake a number of technical surveys for a site referred to as 424 Upper Richmond Road, London ('the Site').

TfL is aiming to divest a number of small sites to enable prospective regeneration. The objective of the Small Sites Initiative is to provide robust and pragmatic advice that sensibly de-risks each of the sites such that unreasonable "abnormal" development costs are not incurred by developers.

This report provides a summary of the technical surveys commissioned for the Site and reference should be made to the individual reports for further detailed information.

The Site is located north of Upper Richmond Road West on the corner of Clifford Avenue and Chiswick High Road, in the urban area of Chiswick, surrounded by residential, commercial and industrial buildings.

The Site covers 0.09 hectares, centred at National Grid reference (NGR) 519839, 175358. The Site is currently occupied by Richmond Hand Car Wash in the northern part of the Site and 424 Upper Richmond Road (Clifford House) which consists of an unoccupied commercial property on the ground floor and a possible domestic property on the first floor of the building.

The surveys carried out for Upper Richmond Road, London comprise the following;

- Topographical and Buried Services Survey (Ref 1);
- Archaeological Desktop Review (Ref 2); and
- Geotechnical and Geo-Environmental Desk Study Report (Ref 3)

A summary of the findings of these surveys are detailed in the following sections.

2 Topographical and Buried Services Survey

The topographical survey indicates that the Site is generally flat with approximately 1m difference between the northern and southern boundaries. The northern boundary level is recorded at 7.98m / 8.1m whilst the southern boundary is 8.83m (Ordnance Survey Datum).

There is a brick wall (0.4m high) running along the western boundary of the Site. A large section of the northern part of the Site appears to be reinforced. There is a small GPR anomaly indicated in the south western part of the Site.

Services are indicated along the western boundary of the Site, mainly within the pavement. There is a BT cable crossing the Site into the adjacent building and an electricity cable indicated in the northern section of the Site.

3 Archaeology Desktop Review

An archaeological desk-top review for the site located at 424 Upper Richmond Road has been carried out. This involved a rapid information-gathering and review of the Site and a 500m study area using information from publicly held sources. A brief assessment of potential heritage/archaeological constraints and opportunities at the site has been made.

There are no scheduled monuments within the Site and there are none within the study area. There are no listed buildings within the Site and three within the study area, East Sheen Filling Station, Christ Church and railings.

There are no conservation areas or registered parks and gardens within the Site or the study area. There is one archaeological priority area, the boundary of which is located 421m north-east of the Site.

This review has suggested that there is low or moderate potential for buried archaeological remains to survive at the Site. The Site has been occupied with the same domestic and commercial architecture since the early 20th century, therefore, the ground below is not likely to have been disturbed since that period. Although the Site has potential for buried archaeological remains to exist, it is not considered likely to be a barrier to development on the Site.

For any future planning application, the potential for below ground remains need to be fully evaluated. The Greater London Archaeological Advisory Service (GLAAS), who advise the local planning authority, would have to be consulted at an early stage in the planning process to determine the historic environment requirements of any application.

4 Geotechnical and Geo-Environmental Desk Study

The geo-environmental and geotechnical desk study comprises a review of existing historical and current information on the Site. No intrusive site investigations have taken place.

The historical review revealed previous development on the Site to be unspecified buildings developed circa 1913, as well as other historical commercial activities such as car dealers and a car wash (potential for hydrocarbons, lubricants and cleaning chemicals on Site). Several historical and current potential off-site sources have been identified, including laundry, unspecified works and a petrol filling station. Some of these are potential upgradient of the Site, and therefore contamination could viably impact the Site.

Potential risks to human health, controlled waters and the built environment have been identified associated with potential on-site sources of Made Ground, potential leaks and spills from vehicle washing and the onsite car dealership. Potential risks to human health, controlled waters and the built environment from off-site potential sources have also been identified. It is recommended that an intrusive site investigation is carried out prior to redevelopment to quantify these risks. This should include the contamination testing of soils and leachates, groundwater monitoring and gas monitoring in accordance with best practices and current guidance.

Potential founding solutions will be dependent on the encountered thickness of Made Ground and the geotechnical properties of the natural deposits. Made Ground is generally considered unsuitable for foundations due to its variable composition and its potential for high total and differential settlement. Deeper trench fill may be possible although the maximum practical extent of this type of foundation is in the region of 2-2.5m. In areas of deeper Made Ground, or where deeper soft / loose bands are recorded either piling or ground treatment e.g. vibro-stone columns should provide a suitable foundation solution. The advice of a specialist ground improvement contractor should be sought to verify the suitability of the ground for treatment. In addition, the risks associated with the London Clay include high plasticity clay, which are subject to shrinkage, swelling and sulphate attack, should be considered during the investigation / design.

The Site is located in an area where records indicate that several High Explosive bombs fell and therefore it is recommended that a detailed desk study needs to be commissioned to assess, and potentially zone, the UXO hazard level on the Site.

5 References

- 1) 40Seven (2019) TfL Sites Phase 2 Small Sites Upper Richmond Road Pas128 M4p Underground Utility Mapping Survey (1670_P_Upper Richmond Road)
- 2) Arcadis Consulting (UK) Limited (2019) TfL Phase 2 Site Investigations: Small Sites Initiative Upper Richmond Road, 10024781-ARC-08-XX-RP-YY-0001-01-Archaeology Desktop Review
- 3) Arcadis Consulting (UK) Limited ((2019) Upper Richmond Road, Geotechnical and Geo Environmental Desk Study (Report Number 10024781-ARC-08-XX-RP-YY-0001-01-Geo Report)

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