

TFL_PSF_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE PORTOBELLO ROAD, KENSINGTON AND CHELSEA, W10 6HJ

Summary Report

FEBRUARY 2020



Portobello Road, Kensington and Chelsea, W10 6HJ

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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 Portobello Road, Kensington and Chelsea, W10 6HJ ('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 at approximate National Grid Reference TQ 24420 81400 within the Royal Borough of Kensington and Chelsea. It occupies an area of approximately 0.4 hectares and the northern boundary is adjacent to the Circle and Hammersmith Railway Lines.

The surveys carried out for Portobello Road comprise the following:

- Topographical and Buried Services Survey (Ref 1);
- Geotechnical and Geo-Environmental Desk Study (Ref 2);
- Flood Risk Review (Ref 3);
- Detailed Unexploded Ordnance report (Ref 4);

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

2 Topographical Survey

Only a small area of the Site was surveyed due to the level of vegetation present. The survey is preliminary in nature and for information only.

The Site slopes upwards to the north. The levels recorded at the southern boundary are between 14.39m and 14.53m AOD with those on the northern boundary recorded between 16.57m and 18.66m AOD. This is due to the embankment of the railway line.

Many trees are marked on the survey drawing.

3 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 Site is a vacant parcel of land which appears to be part of the embankment for the Hammersmith and City and Circle railway lines to the north. It does not appear to have been previously development, however Made Ground is anticipated to be present.

Potential risks to human health and the built environment have been identified. No sensitive controlled waters are considered to be present. 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. Services may be present beneath the site which may require removal/ relocating prior to redevelopment.

Conventional shallow foundations may be appropriate for the site, but this would depend on the thickness of the Made Ground and the underlying ground conditions. 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. The potential for the shrinkage and swelling of the underlying London Clay and sulphate attack to below ground concrete should also be considered.

The close proximity to the railway line may have restrictions on the minimum distance that excavations / foundations and development can be undertaken.

4 Flood Risk Review

Flood risk to the site from a range of potential sources has been considered in the Flood Risk Review.

The site is located in Flood Zone 1 on the Flood Map for Planning (Rivers and the Sea) and has a 'very low' risk of flooding from rivers and the sea, equivalent to an annual chance less than 1 in 1,000 (0.1%). No other local sources of flooding are considered to pose an onerous risk to the site in the context of its potential redevelopment.

However, the site sits within an area identified as a Critical Drainage Area (CDA) therefore, according to the National Planning Policy Framework, a Flood Risk Assessment (FRA) would be necessary to support future redevelopment of the site.

The Planning Practice Guidance indicates that the site would be suitable for most types of development subject to the development of an acceptable drainage strategy to support the FRA.

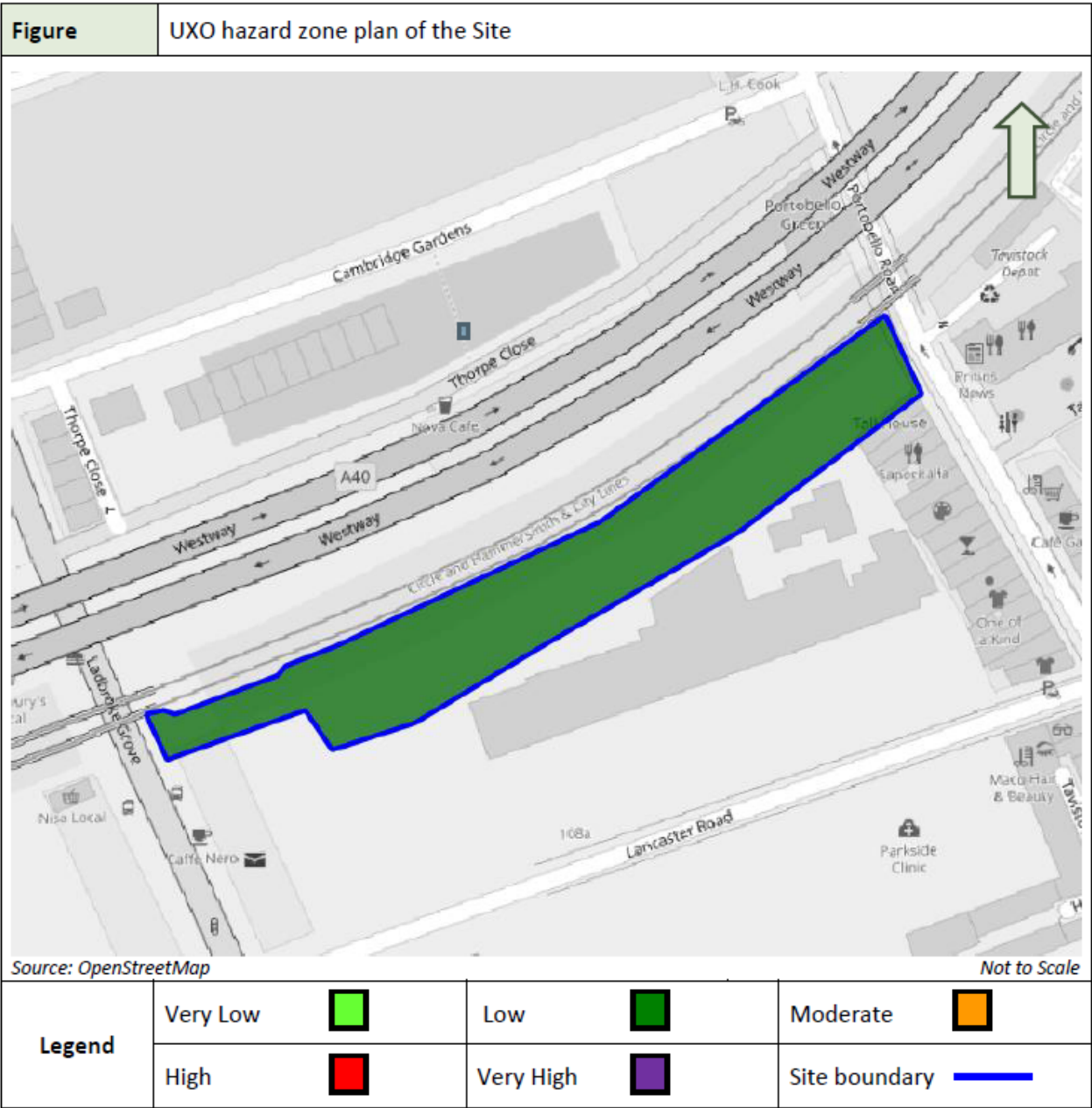
5 Detailed Unexploded Ordnance Report (Zetica)

Key findings: No sources of Unexploded Ordnance (UXO) hazard have been identified.

Key actions: Proceed with works.

No records have been found indicating that the Site was bombed and no other significant sources of UXO hazard have been identified on the Site.

Given this, it is considered that the Site has a low UXO hazard level, as shown in the figure below, reproduced as Figure 4 in the Zetica report.



The main findings of the report are summarised below.

- No records of bombing or military activity on the Site during World War One (WWI) have been found.

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- During World War Two (WWII) the main strategic targets in the vicinity of the Site included major transport infrastructure, gas works, munitions factories, aircraft and engineering works, and political and military headquarters.
- No records have been found indicating that the Site was bombed during WWII. Records indicate that the nearest High Explosive (HE) bomb fell approximately 50m northwest of the Site.
- No records of military activity on the Site post-WWII have been found.

The Zetica report should be reviewed to fully understand the risk associated with developing the site and the mitigation measures that should be put in place.

6 References

1. 40Seven (February 2020) Topographical Survey – Portobello Road (Site Ref: 1178_P_Portobello Road Prelim).
2. Arcadis Consulting (UK) Limited (2020) at Portobello Road, Geotechnical and Geo Environmental Desk Study (Report Number 10038043-ARC-10-XX-RP-YY-0042-01-Geo Report_Portobello).
3. Arcadis Consulting (UK) Limited (2020) Portobello Road, Flood Risk Review (Report Number 10038043-ARC-10-XX-RP-YY-0043-01-Flood Risk Review_Portobello).
4. Zetica Ltd (2020) UXO Desk Study and Risk Assessment Portobello Road (P9364-20-R5).

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