

# **TFL\_PSF\_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE WADHAM ROAD, WANDSWORTH, SW15 2LR**

## **Geotechnical and Geo-Environmental Desk Study**

JANUARY 2020

A large, solid orange geometric shape, resembling a stylized triangle or a section of a larger triangle, is positioned in the bottom right corner of the page. It has a diagonal line running from the bottom left towards the top right, and a horizontal line near the bottom. The shape is composed of two main triangular sections meeting at a diagonal line.

# Wadham Road, Wandsworth, SW15 2LR

## Geotechnical and Geo-Environmental Desk Study

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### VERSION CONTROL

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# 1 INTRODUCTION

## 1.1 Terms of Reference

Arcadis Consulting (UK) Limited (Arcadis) has been commissioned by Transport for London (TfL) 'the Client' to undertake a number of technical surveys for a site at Wadham Road, Wandsworth, SW15 2LR ('the Site').

TfL is aiming to divest a number of small sites to enable positive regeneration. The objective of this review is to identify potential development constraints due to geotechnical and geo-environmental conditions on Site based on the findings of this desk study.

The objectives of this review are to:

- Review available geo-environmental information regarding the Site and its surrounding area; and
- Provide outline information on potential geo-environmental and geotechnical constraints which may impact on the land value or redevelopment potential for the site.

The site location is shown in Figure 1 below.

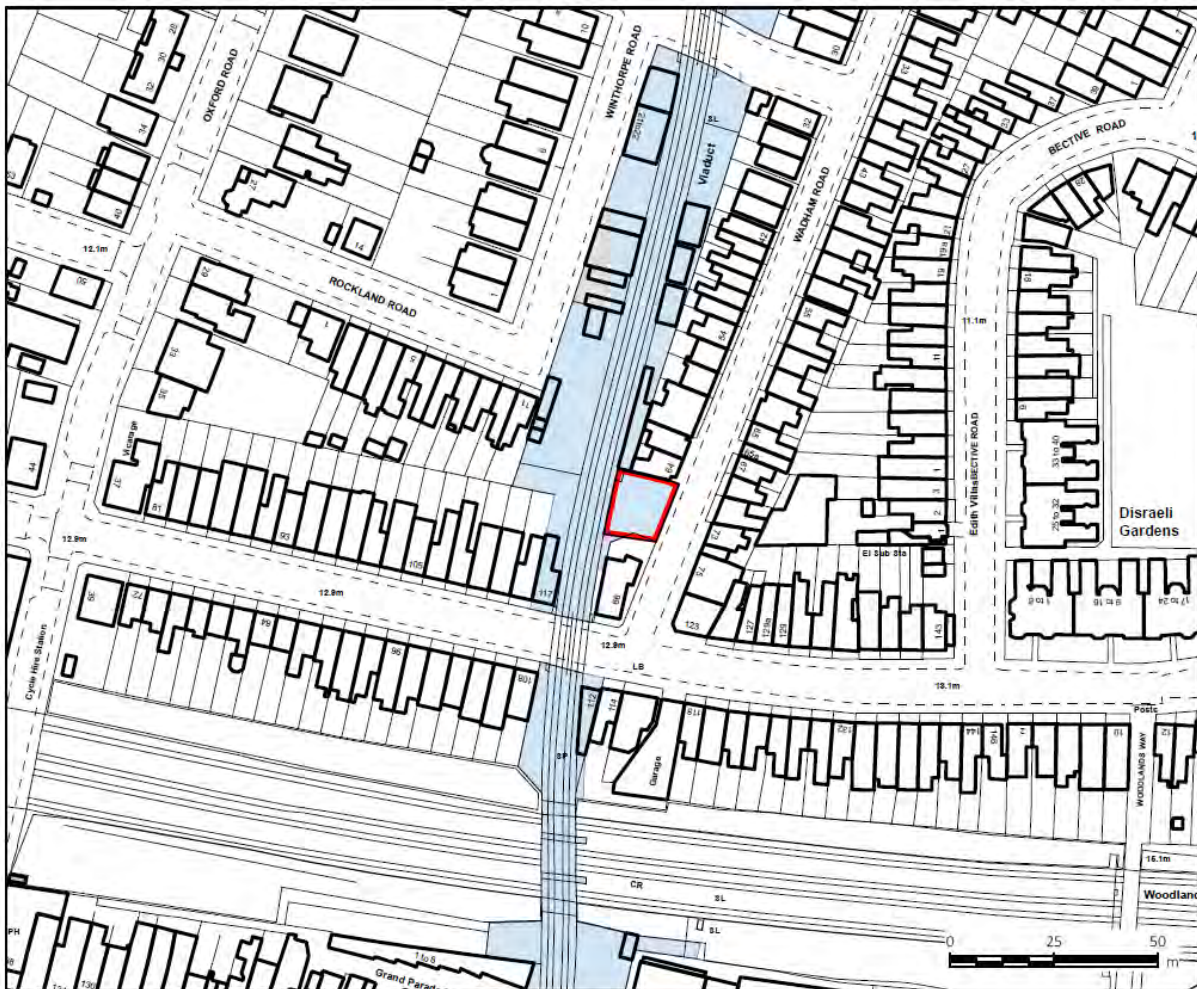


Figure 1: Site Location Plan provided by TfL

## 1.2 Sources of Information

As part of this desk study report various sources of information have been used and are detailed below:

- The on-line British Geological Survey (BGS) Geology of Britain Map Viewer (Ref. 1);
- Historical borehole records available through BGS website (above) (Ref. 1);
- Historical Ordnance Survey maps obtained from Groundsure (included in Appendix A);
- Environmental Information from Groundsure Enviro Insight (Appendix B);
- Current publicly available aerial images and maps from Google maps (Ref. 2);
- Zetica Regional Unexploded Ordnance Map and Pre- Desk Study Assessment (Appendix C); and
- Unexploded Ordnance data obtained from Bomb Sight National Archives website (Ref. 3).

## 1.3 Limitations and Expectations

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This report has been compiled from a number of sources, which Arcadis believes to be trustworthy. However, Arcadis is unable to guarantee the accuracy of information provided by others. The report is based on information available at the time. Consequently, there is a potential for further information to become available, which may change this report's conclusion and for which Arcadis cannot be responsible.

## 2 SITE SETTING AND HISTORY

### 2.1 Site Location

Table 2.1: Details relating to Site Location

Site Location / Address	Wadham Road, Wandsworth, SW15 2LR
National Grid Reference	524414, 175073
Approximate Site Area	The site covers an area of approximately 0.022 hectares
Description of Site	<p>The site is square in shape and is located directly adjacent to a railway line within a generally urbanised area. The site is temporarily occupied by London Roofing Ltd, with majority of the surface utilised as a storage facility for pipes, general rubbish, electrical cable, portable toilets and tiles. Two compounds, which operate as offices, are located onsite, one along the southern and one along the northern boundary.</p> <p>The surface of the site is comprised of concrete, in poor to moderate condition, with evidence of degradation and cracking across majority of the surface. Multiple sections of concrete have been removed, possibly to enable installation or repair of underground services associated with the railway. Electrical cable runs along the southern and northern boundaries and across the surface of the site. Electricity is sourced from a power terminal box located at the north eastern corner of the site and is protected by waterproof conduit and heavy-duty protector ramps in locations where it may be driven on. No staining or scarring is evident on the surface of the site.</p> <p>The site is accessed from Wadham Road, via steel gates. The eastern and northern boundary of the site comprise of brick walls and are in relatively good condition. A wooden fence in good condition occupies the southern boundary of the site. There is no boundary line evident to the west of the site, which extends beneath the overhead train line. The area beneath train line is used as a further storage area by London Roofing.</p> <p>The surface of the site is relatively flat and slopes gently to the east towards Wadham Road.</p>
Topography	The topography of the site is generally flat at approximately 17m Above Ordnance Datum (AOD). The regional topography of the area generally dips in a northerly direction towards the River Thames.
Surrounding Area	<p>The site lies within a wider urban setting, with an overhead trainline located immediately to the west. A secondary train line is located 85m south of the site which runs in a east-west direction.</p> <p>Residential houses are located to the north, south and east of the site.</p> <p>The closest industrial land use is a mechanics located 50m north west of the site.</p>

## 2.2 Site History

A review of the available historical Ordnance Survey maps (Appendix A) has been undertaken to assess the historical development of the Site and surrounding areas.

It is not the intention of this report to provide a full history, but to identify those past uses on and within the vicinity of the Site that could have resulted in contamination of the soils and/or waters. Significant changes to the land use of the Site and surrounding areas are summarised in Table 2.2 below.

Table 2.2 History of Site and Surrounding Area

Date	Historical Development (Site and Surrounding Area)
1865-1871	<p>The site is undeveloped land.</p> <p>Several buildings for residential and commercial purposes are located approximately 90m to the east of the site.</p> <p>Railway lines (running east to west) belonging to London and South Western Railway and associated cuttings are located approximately 80m south of the site.</p> <p>The River Thames is located approximately 350m northeast of the Site. Putney railway station is located approximately 350m west. A school is located approximately 200m north of the site. Residential buildings approximately 80m northeast, 90m east and 120m southwest.</p>
1894-1916	<p>A glasshouse is now marked on the northern portion of the site.</p> <p>The surrounding land has undergone significant developed, with increased residential development to the north, south, east and west of the site.</p> <p>Laundry building is noted to 150m northeast.</p> <p>Elevated railway lines are noted immediately adjacent to the west of the site and railway sidings approximately 160m south of the site. East Putney station is developed to 250m south.</p>
1920-1938	<p>No significant changes are noted on site.</p> <p>The surrounding area has undergone continued development.</p>
1947-1950	<p>The glasshouse structure on the northern portion in the site is no longer marked. Another structure is noted at the northwest corner of the site. Further to this, the southern portion of the site appears to share land use across two sites.</p> <p>A garage is noted 50m south of the site. Motor repair works and associated garages are marked approximately 180m southeast of and 150m north. Smithy works building and ventilating equipment works buildings with garages are marked to 220m northeast. Milk depot and unspecified works noted to 250m south. Warehouses noted to 300m southeast of the Site.</p> <p>The existing laundry facility 150m north east of the site has undergone development, expanding the footprint of the building.</p>
1965-1969	<p>The garage previously identified 150m north of the site is re-labelled as engineering works.</p> <p>Substation located 75m south east of the site.</p>
1974- 1991	<p>No significant changes of on the site.</p> <p>Electric substation marked to 200m southeast and 250m north east. The laundry facility previously located 150m north east of the site has been re-labelled as laboratory.</p>

Date	Historical Development (Site and Surrounding Area)
2010-2020	<p>The site developed into its current layout.</p> <p>Automotive repairs yard is located 40m north west and 50m south east of the site</p> <p>Further residential development is noted in the surrounding area.</p>

### 2.2.1 Summary of Site History

The site was undeveloped until a building was observed to be marked on its northern portion from circa 1896. The site remained unchanged until between 2010 and 2019, where the current site setting can be observed.

The site has consistently been located within a predominantly urban setting since 1896.

The railway located approximately 80m south of the site was first observed between 1865 and 1871 and the subsequent railway line immediately to the west was constructed between 1894 and 1895.

The laundry facility located 150m northeast of the site was constructed prior to 1916 and underwent further expansion in 1950. The facility was then utilised as a laboratory post 1950 to 1991.

Garages have been identified 50m south east and 150m north of the site. The garage located 150m north of the site was utilised as engineering works post 1965. The garage to the south remains a garage to the present day.

## 2.3 Unexploded Ordnance

With reference to the Zetica Unexploded Bomb Risk report for the site (Appendix C), the Site is designated as lying within an area denoted as "high" bomb risk. Further reference has been made to the Bomb Sight National Archives (Ref. 3) which indicates that three High Explosive (HE) bomb was dropped within an approximate 100m radius of the Site.

A pre-desk study assessment (PDSA) was obtained from Zetica (Appendix C) which states that during WWII the Site was located in the Municipal Borough of Wandsworth, which officially recorded 1,480 No. High Explosive (HE) bombs with a bombing density of 162.5 bombs per 405 hectares (ha).

The PDSA recommends that a detailed desk study needs to be commissioned to assess, and potentially zone, the UXO hazard level on the Site.

### 3 PHYSICAL AND ENVIRONMENTAL SETTING

#### 3.1 Published Geology, Hydrogeology and Hydrology

With reference to the sources of information detailed in section 1.2, the following information has been obtained.

Table 3.1 Information Regarding Geology, Hydrogeology and Hydrology

Geology / Aquifer Status	<p>Superficial Deposits: HEAD (Clay, Silt, Sand and Gravel) which is designated as Secondary Undifferentiated aquifer.</p> <p>Solid Geology: London Clay Formation which is designated as Unproductive Strata.</p>
BGS Boreholes (within 100m of the site)	<p>The nearest historic BGS borehole to the site (TQ27NW258, dated 1960) is approximately 117m north and is summarised below.</p> <p>Made ground comprises of tarmac and is recorded to a depth of 0.1meters below ground level (m bgl), underlain by gravel and clay to a depth of 1.05m bgl, followed by clay, sand and gravel to a depth of 2.7m bgl, followed by 'hard silty sandy clay' to a depth of 5.4m bgl. Ballast underlays the silty sandy clay to a depth of 7.6m bgl, followed by 'grey silty sandy clay' to a depth of 8.4m bgl, followed by 'dark grey clay' to 12.2m bgl upon which the borehole was terminated.</p> <p>Groundwater strike was encountered at 7.3m bgl.</p>
Within a Source Protection Zone	The Site is not located within a groundwater Source Protection Zone.
Licensed Groundwater Abstraction Points	There are no licensed groundwater abstraction points identified within 500m of the Site.
Surface Water Feature	The nearest surface water feature noted is River Thames is located approximately 380m northeast of the Site, flowing northwards.
Likely Groundwater Flow Direction	<p>Based on the published geology, significant groundwater movement is not anticipated. However, perched pockets of groundwater may be present within the Made Ground as per the nearby borehole records.</p> <p>Based on the local topography, shallow groundwater would likely flow north or northeast towards River Thames (300m north).</p>

#### 3.2 Environmental Public Registers

Public register information from the Groundsure Report (Appendix B) for the Site and the surrounding area (within 250m radius) has been summarised in Table 3.2 below.

It is not the purpose of this section to provide a comprehensive account of the environmental data but only to detail those factors that could impact the Site.

Table 3.2. Environmental Data

Data type	Description	Distance (m) and Direction
Radon	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).	N/A



## Geotechnical and Geo-Environmental Desk Study

Data type	Description	Distance (m) and Direction
Discharge Consent	None recorded within 500m	N/A
Pollution Incidents to controlled waters	None identified	N/A
Environmental Permit	One active Part B permit recorded 250m of the Site for the process of dry cleaning registered to Park View Dry cleaners	223m north
Potentially Infilled Land	Several features of potentially infilled land related to cuttings were identified with in 250m of the Site.	55m southwest 62m– 80m south 139-143m southeast 148m west 152m southeast 155m-156m west 226m east
Landfill sites (current and historical)	No current or historic landfill sites are recorded within 500m of the site.	N/A
Contemporary Trade Directory Entries (Within 250m of the site)	Following were noted under Vehicle Repair, Testing and Services:  Wardo Autos London Ltd Putney Autos DA Motors Wadham Tyres Ltd Wadham Garage Wadham Tyres Garage & MOT	35m north, 46m south 93 north 199 northeast 242 north 242 north
	Electric Substation	47m east 183m south 193m southeast 200m southeast 218m southeast 237m southwest 239m northeast
	Gettinger Limited (Leather Products)	206m northeast
	Caroline Gardner (Published Goods)	210m north
	Sheila House Clearance (Clearance and Salvage Dealers)	218m east
	East Putney (Underground Network Stations)	227m south
	Simon Services (Waste Storage, Processing and Disposal)	

Data type	Description	Distance (m) and Direction
Fuel Station Entries	No active petrol station is located within 250m of the Site. One historical petrol station is located within 250m of site.	231m south

Based on the review of the environmental public register, the following current and historic site activities are considered to have a viable potential impact on the site.

The infilled land related to the railway embankment is located immediately adjacent to the west. There is some potential for runoff and leaching to have migrated towards and possibly under the site via groundwater movement. The railway 80m south of the site has a low likelihood of impact via groundwater movement.

Wardo's Autos London located north of the site is considered a possible source of contaminants. However, given that the hydraulic gradient is anticipated to flow to the north towards The River Thames, migration toward the site is unlikely.

Putney Autos located 46m south of the site of the site is considered a potential source of contamination given the likelihood of hydraulic gradient toward the site and mobility of some of the potential contaminants.

The remaining industrial services are discounted due to the distance, anticipated mobility of likely contaminants and/or anticipated hydraulic gradient.



## 4 PRELIMINARY CONCEPTUAL MODEL

Geo-environmental assessments are required in accordance with current regulatory guidance (CIRIA C552 - Ref. 4 and LCRM – Ref. 5) to consider the significance of potential contamination in terms of plausible contaminant source-pathway-receptor contaminants linkages. As part of this process, it is necessary to develop a conceptual model of these potential contaminant linkages by identifying the potential contamination sources, sensitive receptors and any potential exposure pathways. A risk assessment is then undertaken to determine the likelihood and significance of these potentially complete contaminant linkages.

### 4.1 Potential Contaminant Sources

Based on the information obtained from the historical and environmental research, the following potential sources of contamination have been identified on and off site (Table 4.1).

It should be noted that it is considered unlikely that all these substances would be present at significant concentrations within the site.

Table 4.1: Potential sources of contamination on and off site.

Source	Potential Contaminants
<b>On Site</b>	
Made Ground is likely to be present on the site the past developments on the site	Asbestos, heavy metals, hydrocarbons, ground gas, pesticides, phenols, polychlorinated biphenyls (PCBs)
Current site use as storage facility	Petroleum hydrocarbons, asbestos, metals, VOCs.
London Clay bedrock underlying the site	Sulphates
<b>Off Site</b>	
Railway line and infilled land	Petroleum hydrocarbons, PCB, phenols, sulphates herbicides heavy metals, asbestos and glycols.
Vehicle repair services	PAHs, Petroleum hydrocarbons, volatile and semi volatile organic compounds (VOC and sVOC) glycol, metals, asbestos.

### 4.2 Potential Receptors

The proposed form of the development is currently unknown. As a precautionary approach the potential receptors into consideration the proposed future land use as residential properties with private gardens and landscaped areas. It is considered possible that any potential contamination within the soils may be disturbed during the construction phase, or during gardening or landscaping undertaken by any future site users.

#### 4.2.1 Human Health

- Future site users (residents, visitors, maintenance workers and contractors).

Contamination risks to construction workers are not appraised by chronic (long term) exposure human health risk assessments. There are no appropriate published criteria applicable to assessment of potential risks to construction workers. The potential risks should be addressed by a site-specific construction workers risk assessment and implementation of appropriate health and safety measures, to adequately mitigate any potential risks. All works should be conducted in accordance with the CDM regulations 2015 (Ref. 6) or any other relevant guidance. Construction workers are not considered further site users.

## 4.2.2 Controlled Waters

- The River Thames located to 380m northeast of the site (via groundwater pathway)

## 4.2.3 Buildings

- Underground/ structures/services (water pipes, concrete, foundations).
- Proposed buildings

## 4.3 Potential Pathways

Potential pathways are the routes that link the receptor to the contamination. The potential pathways for this site are summarised in the table below.

Table 4.2: Potential Contaminative Pathways

Receptor	Pathway
Human health (future site users/ residents, visitors, maintenance workers and contractors)	Accidental ingestion of contaminants within soil, water and dust. Inhalation of dust, vapours and ground gases. Dermal contact with contaminants within soil, water and dust. Ingestion of contaminated vegetables and soil attached to vegetables, if future Site users were to use the gardens.
Controlled Water (River Thames)	Lateral migration of contamination to the river through surface runoff or groundwater/preferential pathways
Buildings	Direct contact of building services or foundations with contaminants in the soil and Made Ground. Gas and / or vapour accumulation in confined and poorly ventilated spaces.

## 4.4 Preliminary Qualitative Risk Assessment

Primary sources of (potential) on-site contamination are associated with Made Ground as a result of historical development on site and neighbouring train line, and spills and leaks from current site usage.

If significant depths of Made Ground are present, and this contains putrescible matter, ground gas / vapours could be generated which could accumulate in confined spaces and pose risk to future site users.

The present use of the site as a storage facility for pipes, rubbish, electrical cables, tiles may have had an adverse impact on the site, especially considering the poor condition of hardstanding concrete. This may of provided a pathway for contaminants to enter the ground. Without mitigation, future site users may be at risk from contaminants that may be present within the Made Ground and shallow soils. Exposure could occur in gardens or soft landscaped areas, especially if soils are disturbed by activities such as digging / gardening.

Given the distance from the site to the nearest surface water receptor (The River Thames-300m north), a significant linkage is not likely to exist, unless impact was of a highly mobile or severe degree.

Migration of soil gases and/or impacted water from the adjacent railway embankment, is considered possible, but unlikely to be severe, due in part to the low anticipated permeability of the underlying superficial deposits and London Clay solid geology.

A partially complete exposure pathway has been established for vehicle repair services located 46m south east of the site. This is considered a low risk, given the anticipated relatively low mobility groundwater, however it remains a potential off-site source.

The risks will need to be further understood through intrusive investigation to characterise the ground conditions and check for potential contaminants. If the Site is found to be contaminated, mitigation measures may be required to break the source-pathway-receptor linkages.

## 5 Waste Management and Potential Development Constraints

### 5.1 Waste Management

Consideration should be given to the disposal of waste soils/Made Ground which are likely to be generated by the development. Chemical testing of soils/Made Ground is likely to be required to inform a waste classification assessment and determine the potential disposal options. It should be noted that the waste contractor may require testing of the actual material to be disposal prior to acceptance, and there is no obligation on a landfill operator to accept the waste.

Soils suspected of being contaminated should be segregated from soils which appear to be 'clean' and should not be used elsewhere on the site as fill or landscaping unless they can be proven to be fit for purpose.

Imported topsoil for gardens and landscaped areas should be clean, fit for purpose and validated as necessary.

### 5.2 Potential Development Constraints

Below ground services may be present associated with the adjacent railway lines. Vehicular access to the Site is only possible from the north-east.

A ground investigation is recommended to determine the potential contamination present on the site and confirm the ground conditions. From experience, the potential for the need to undertake remediation should be relatively limited given the previous use of the site and the anticipated geology (relatively impermeable) which would limit impacts from off-site sources.

The following potential environmental conditions have been identified that will warrant further consideration and/or implementation:

- Removal of hand standing covering the site.
- The close proximity to the railway line to the west may present restrictions on the minimum distance that excavations (including exploratory holes, trial pits and foundations) can be undertaken. Liaison with London Underground should be undertaken.
- Excavation and replacement of upper part of Made Ground may be necessary to support foundation solution;
- Asbestos protection measures during disturbance of Made Ground (depending on the findings of the ground investigation);
- Groundwater control measures and treatment of extracted groundwater (depending on the findings of the ground investigation);
- Provision of gas protection measures (depending on the findings of the ground investigation);
- Provision of contaminant resistant water supply pipes (depending on the findings of the ground investigation);
- Provision of clean cover system in garden areas and public open space;
- Potentially further investigation and consultancy advice to support planning obligations;

## 6 Geotechnical Considerations

Made Ground is anticipated to be present at the site given historical development and the close proximity to the railway. Superficial deposits (HEAD member) are anticipated and are expected to be underlain by the London Clay. The anticipated geology of the site should be confirmed through an intrusive investigation.

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.

At this stage, 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 providing a competent bearing stratum. If made ground is not too thick, 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.

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.

## 7 Conclusion and Recommendations

Potential receptors are site users, proposed buildings and underground structures / services. The River Thames located to the north is identified as the sensitive surface water receptor.

Made Ground is anticipated to be present onsite considering the past development and close proximity to the neighbouring railway.

The current land use of the site as a storage facility by London Roofing could have contaminated the underlying geology as a result of surface spills and leaks and subsequent migration through degraded concrete hardstand.

Vehicle repair services located to the south east and north of the site are a potential contaminant source. However due to the relatively low anticipated permeability groundwater migration will be restricted and it is considered unlikely that the contaminant source would pose a severe risk to the site condition.

Potential geo-environmental constraints have been identified that may impact on the future development. Whilst contamination may be present within the underlying soils, mitigation of risks to Site end users might be delivered by the appropriate design of the development itself (i.e. the use of hardstanding to limit the pathway for human exposure) rather than large scale removal of materials.

### 7.1 Design Considerations

Potential risks to human health, controlled waters and the built environment have been identified. It is recommended that an intrusive site investigation should be undertaken prior to redevelopment to quantify these risks. This should include for chemical testing of soils, groundwater monitoring (if present) and gas monitoring in accordance with the recommendations in CIRIA C665 (Ref. 7) and LCRM (Ref. 5) and consideration of shrinkage, swelling of London Clay and sulphate attack to below ground concrete.

### 7.2 Construction Considerations

During construction, a watching brief should be undertaken to identify the presence of unforeseen contamination. If contamination is encountered, all works should cease in that area until the advice of a suitably qualified professional can be sought.

Construction / demolition workers should use appropriate personal protective equipment and follow the site-specific contractors risk assessment which should include risks to human health from potential contamination. Due to the previous site use, consideration should be given to the potential presence of asbestos within the Made Ground.

Good site management practices should be adopted during the construction phase such as covering stockpiles to minimise surface runoff/dust creation.

There is a potential risk from UXO, and it is recommended that a site-specific detailed desk study is undertaken prior to any intrusive investigations or earthworks. A watching brief from a UXO specialist may be required.

Underground services may be present beneath the site associated with the adjacent nearby railway. These will need to be taken into consideration during the proposed development.

## 8 References

1. British Geological Survey (BGS) [online]. Available at: <https://mapapps.bgs.ac.uk/geologyofbritain/home>. Accessed January 2020.
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4. CIRIA C552 (2001) Contaminated land risk assessment. A guide to good practice.
5. Land Contamination: Risk Management, Environment Agency, June 2019 (LCRM)
6. The Construction (Design and Management) Regulations 2015.
7. CIRIA C665 (2007) Assessing risks posed by hazardous ground gases to buildings (revised).

## **APPENDIX A**

### **Historical Ordnance Survey Maps**



#### Site Details:

2 THE MEWS, WADHAM ROAD,  
LONDON, SW15 2LR

**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1868

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1868  
Revised 1868  
Edition N/A  
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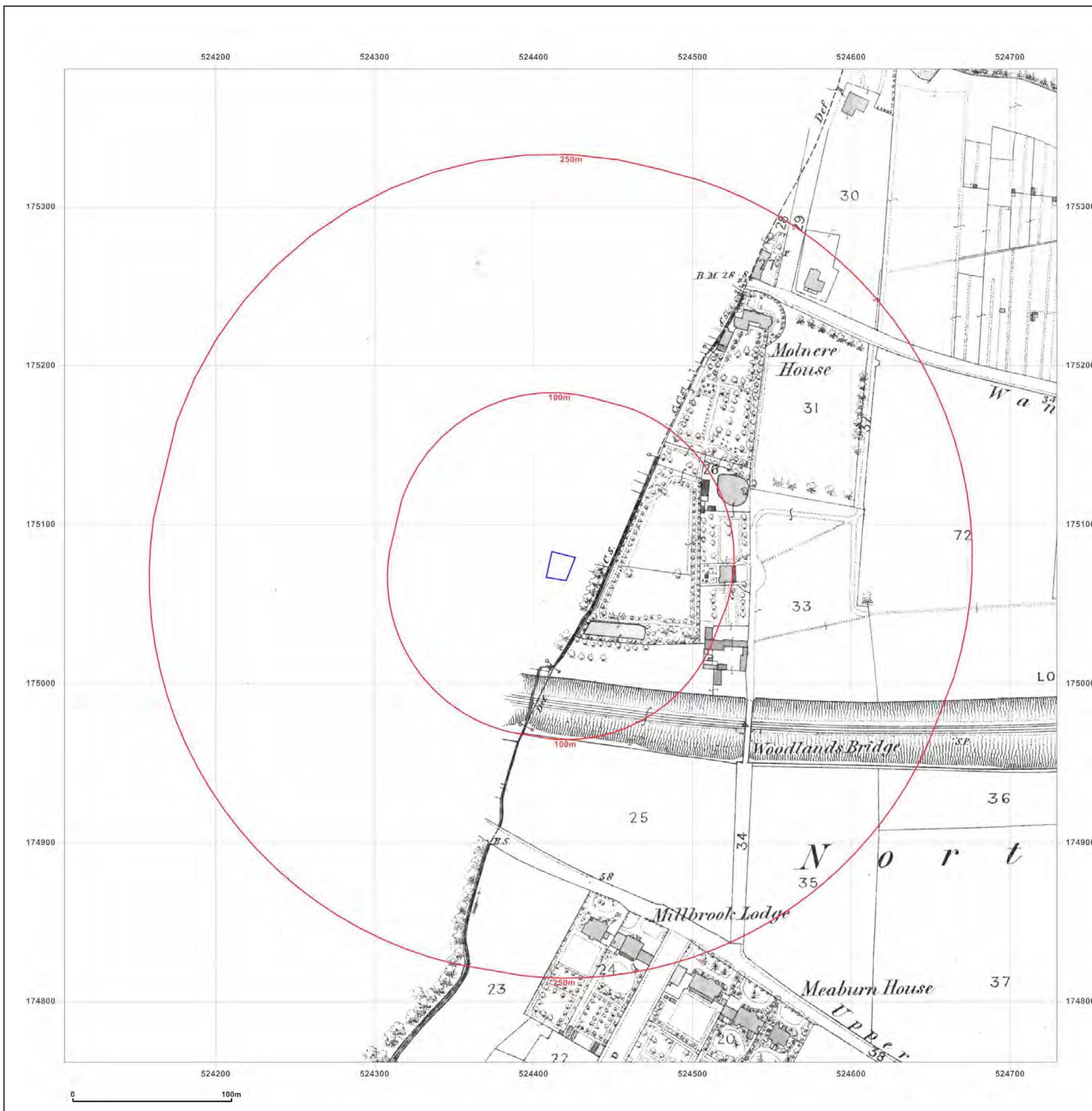


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#### Site Details:

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LONDON, SW15 2LR

**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1868

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1868  
Revised 1868  
Edition N/A  
Copyright N/A  
Levelled N/A

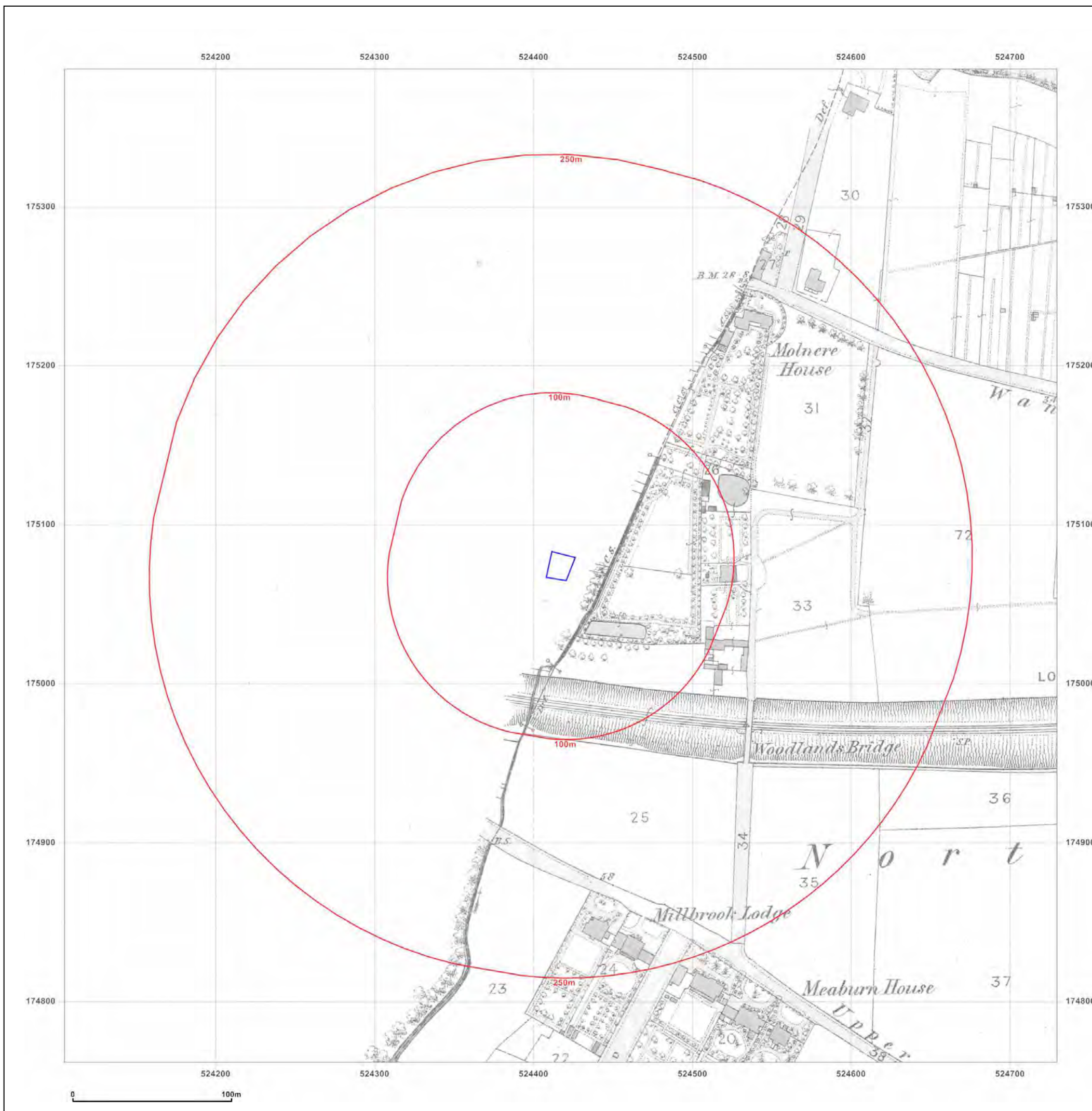


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#### Site Details:

2 THE MEWS, WADHAM ROAD,  
LONDON, SW15 2LR

**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** 1056 Scale Town Plan

**Map date:** 1869

**Scale:** 1:1,056

**Printed at:** 1:1,056



Surveyed 1866  
Revised N/A  
Edition 1869  
Copyright N/A  
Levelled N/A

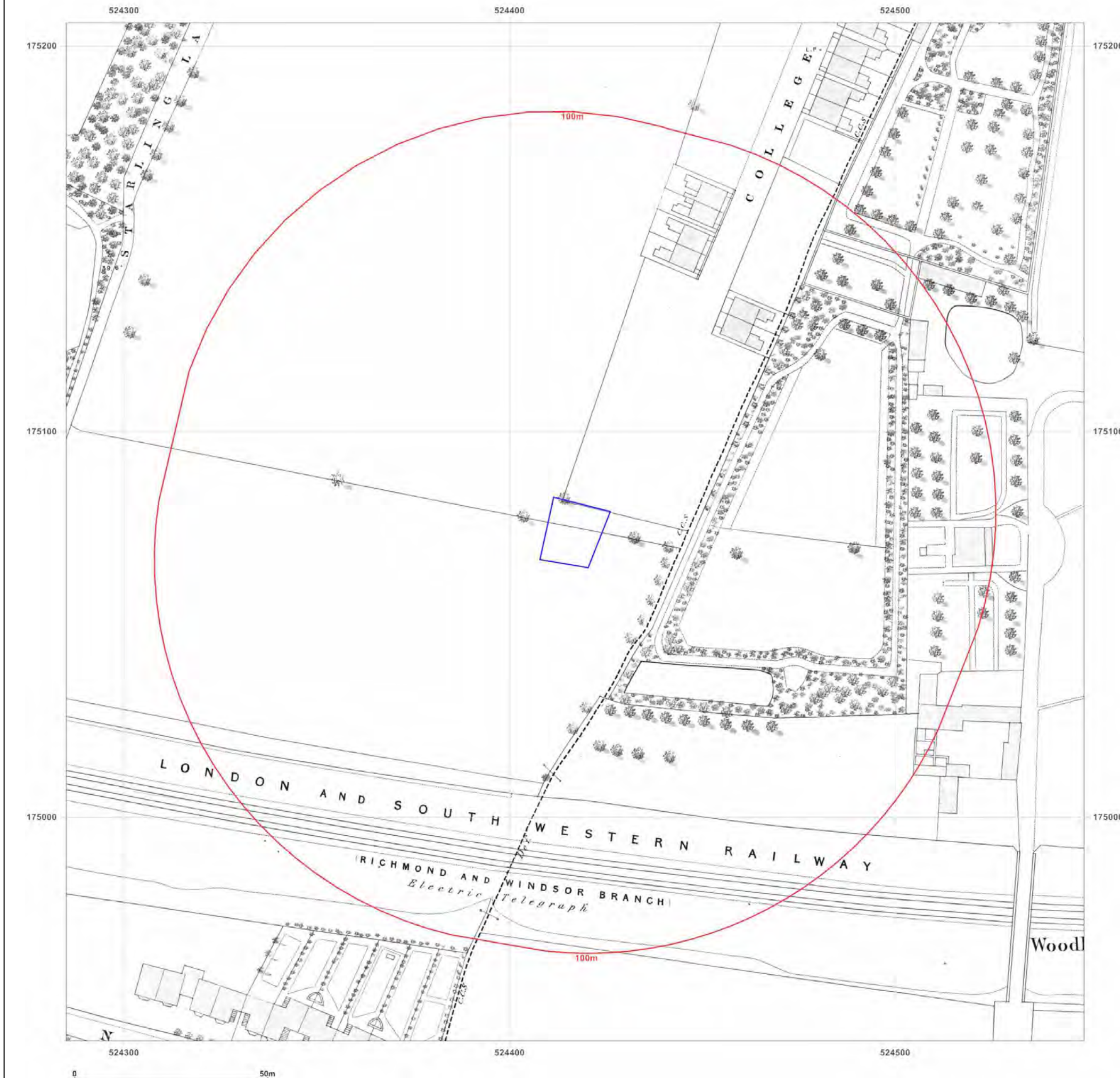


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** 1056 Scale Town Plan

**Map date:** 1869

**Scale:** 1:1,056

**Printed at:** 1:1,056



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

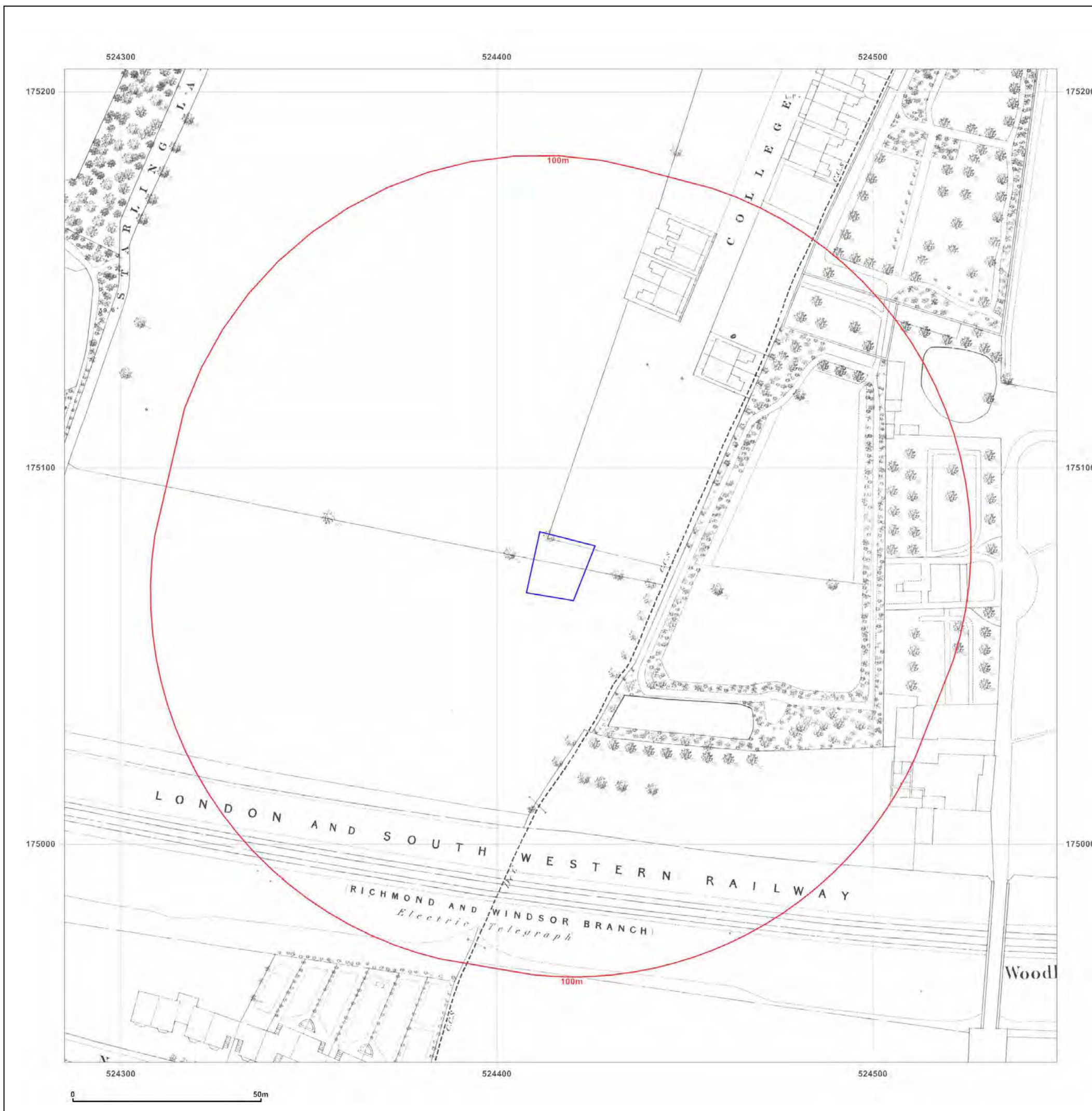


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#### Site Details:

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LONDON, SW15 2LR

**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1869

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1869  
Revised 1869  
Edition N/A  
Copyright N/A  
Levelled N/A

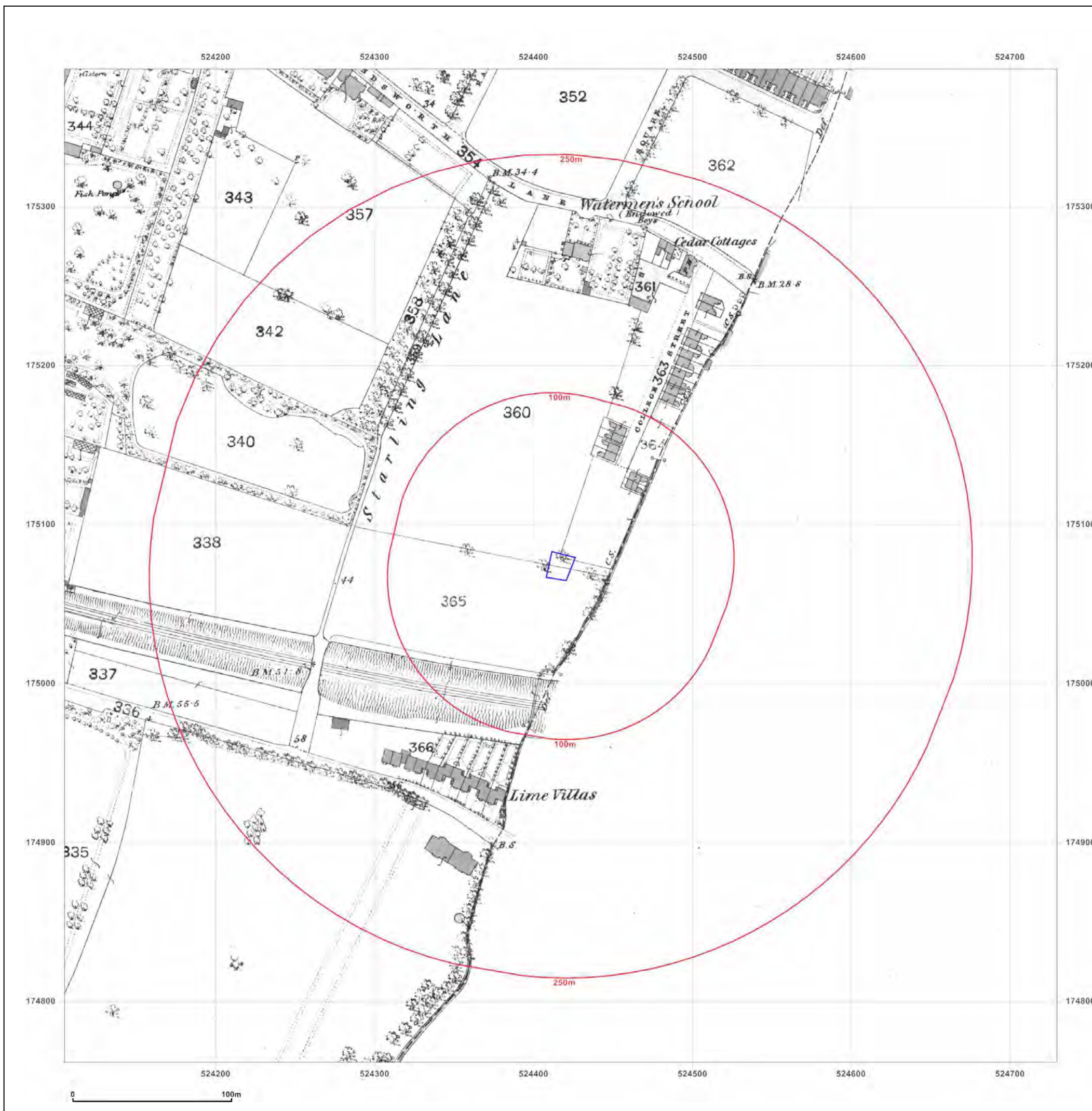


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#### Site Details:

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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1869

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1869  
Revised 1869  
Edition N/A  
Copyright N/A  
Levelled N/A

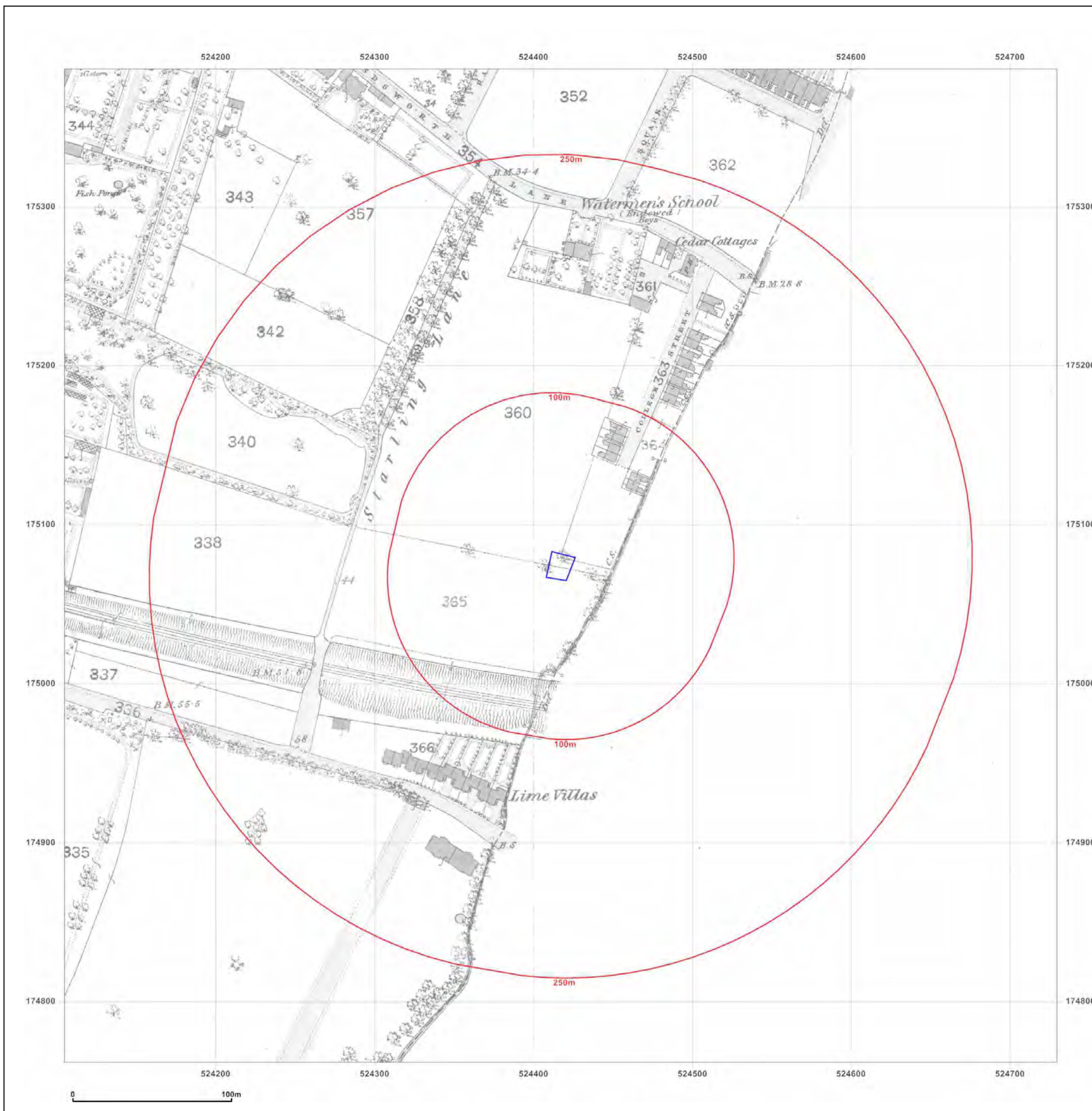


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1871

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1886  
Revised N/A  
Edition 1871  
Copyright N/A  
Levelled N/A

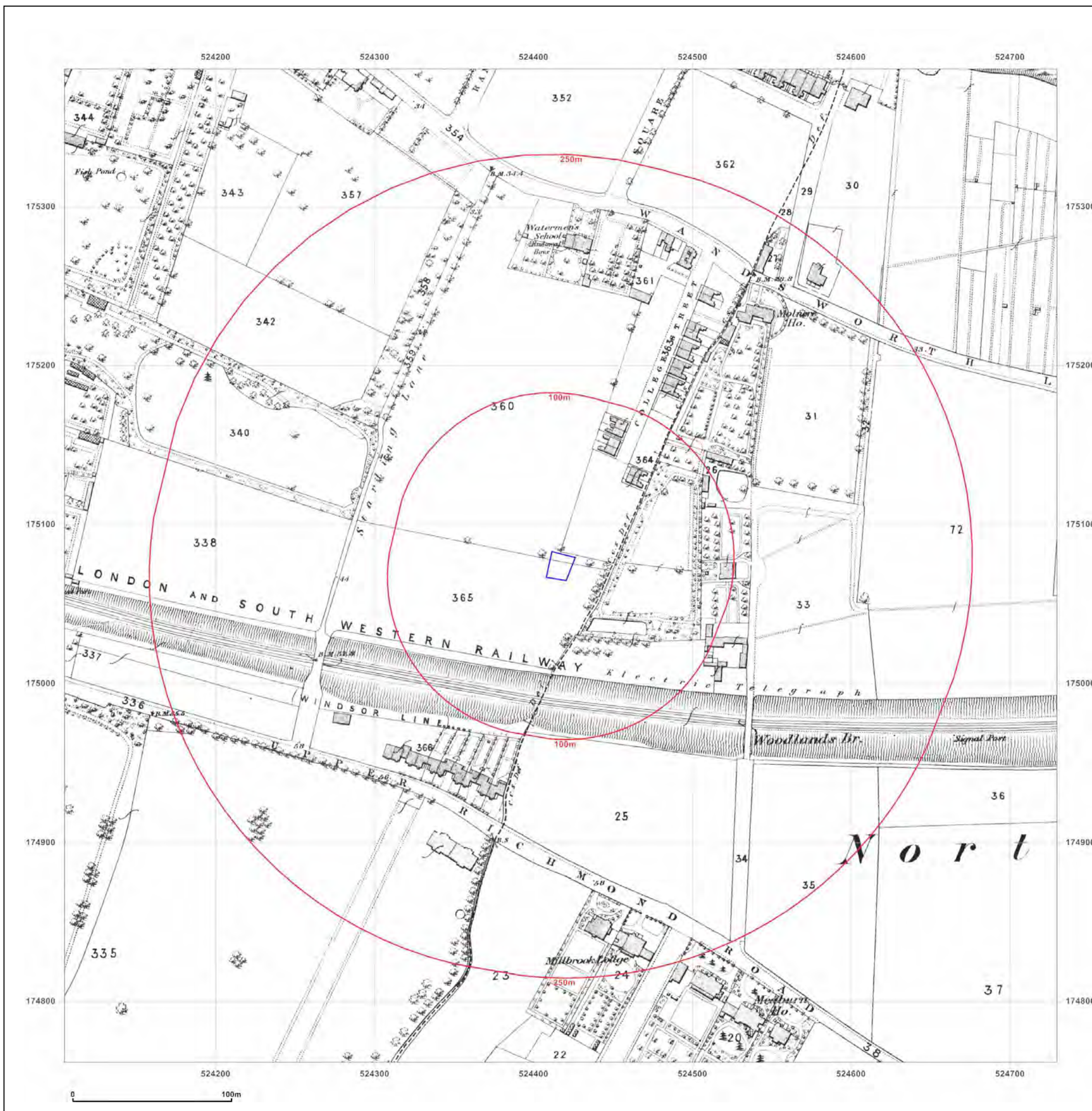


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#### Site Details:

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LONDON, SW15 2LR

**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** 1056 Scale Town Plan

**Map date:** 1896

**Scale:** 1:1,056

**Printed at:** 1:1,056



Surveyed 1893  
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Edition 1896  
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Client Ref: 14034794  
Report Ref: GS-6555053  
Grid Ref: 524417, 175074

Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: 14034794  
Report Ref: GS-6555053  
Grid Ref: 524417, 175074

Map Name: County Series

Map date: 1916

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1916  
Revised 1916  
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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1950

**Scale:** 1:1,250

**Printed at:** 1:2,000



Surveyed 1950  
Revised 1950  
Edition N/A  
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Surveyed 1950  
Revised 1950  
Edition N/A  
Copyright N/A  
Levelled 1934

Surveyed 1950  
Revised 1950  
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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1950

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1950  
Revised 1950  
Edition N/A  
Copyright N/A  
Levelled 1934

Surveyed 1950  
Revised 1950  
Edition N/A  
Copyright N/A  
Levelled 1934

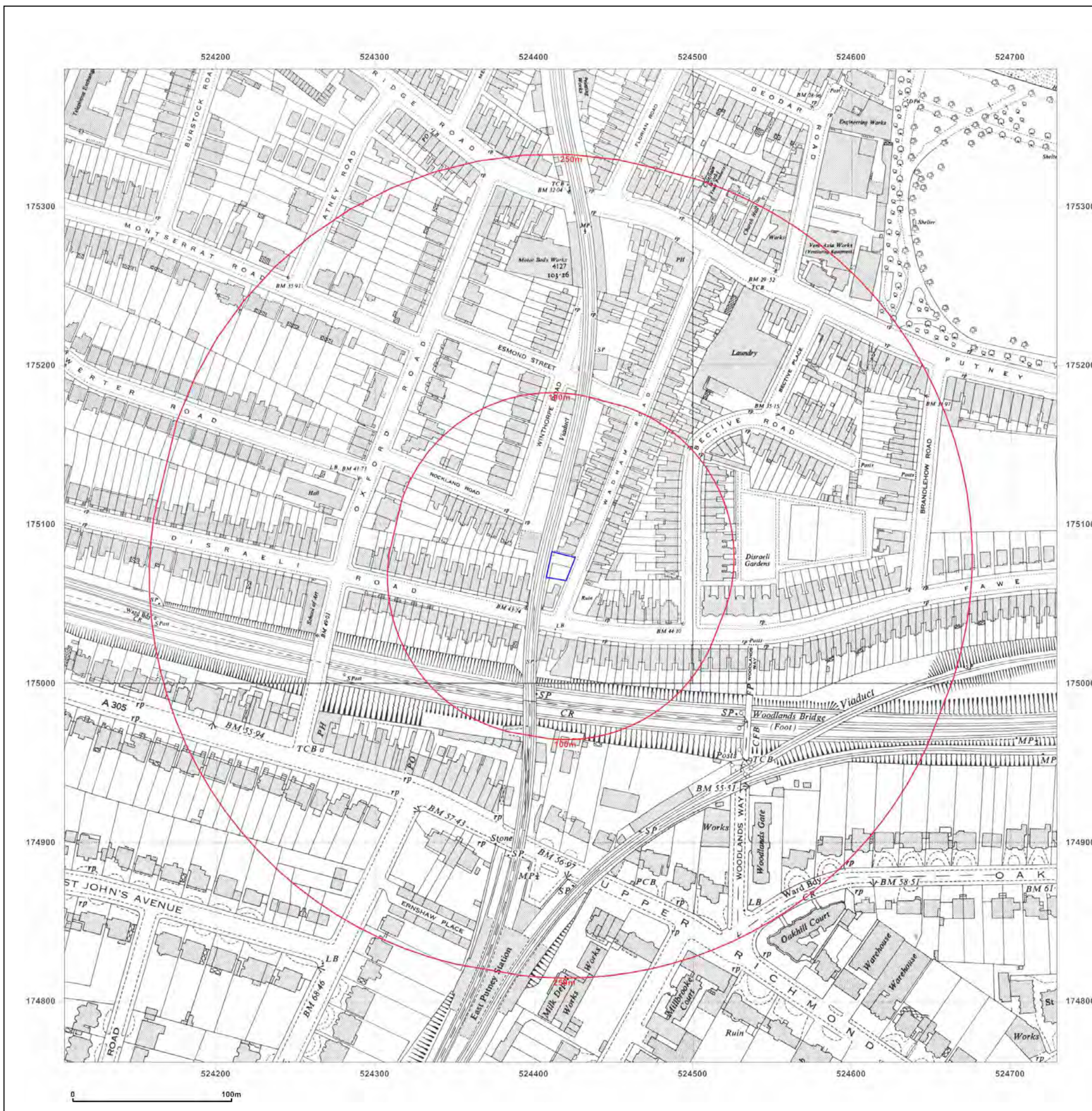


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**Map Name:** National Grid

**Map date:** 1950

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1950  
Revised 1950  
Edition N/A  
Copyright N/A  
Levelled 1934

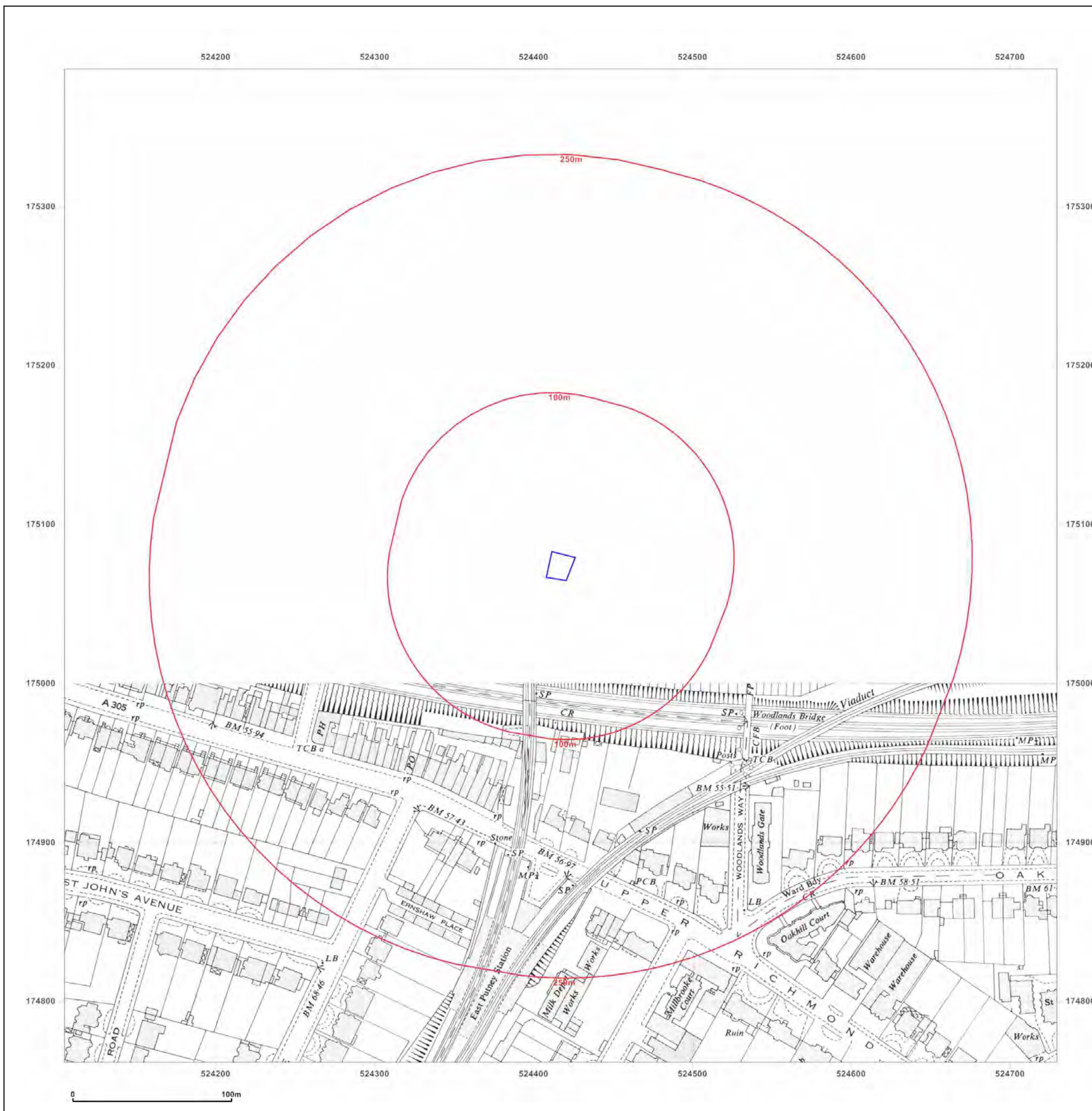


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1951

**Scale:** 1:1,250

**Printed at:** 1:2,000



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

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

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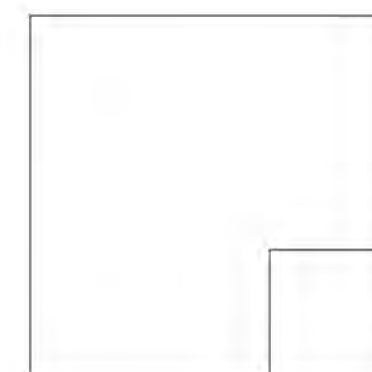
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**Map Name:** National Grid

**Map date:** 1956

**Scale:** 1:1,250

**Printed at:** 1:2,000



Surveyed 1950  
Revised 1956  
Edition N/A  
Copyright N/A  
Levelled 1954

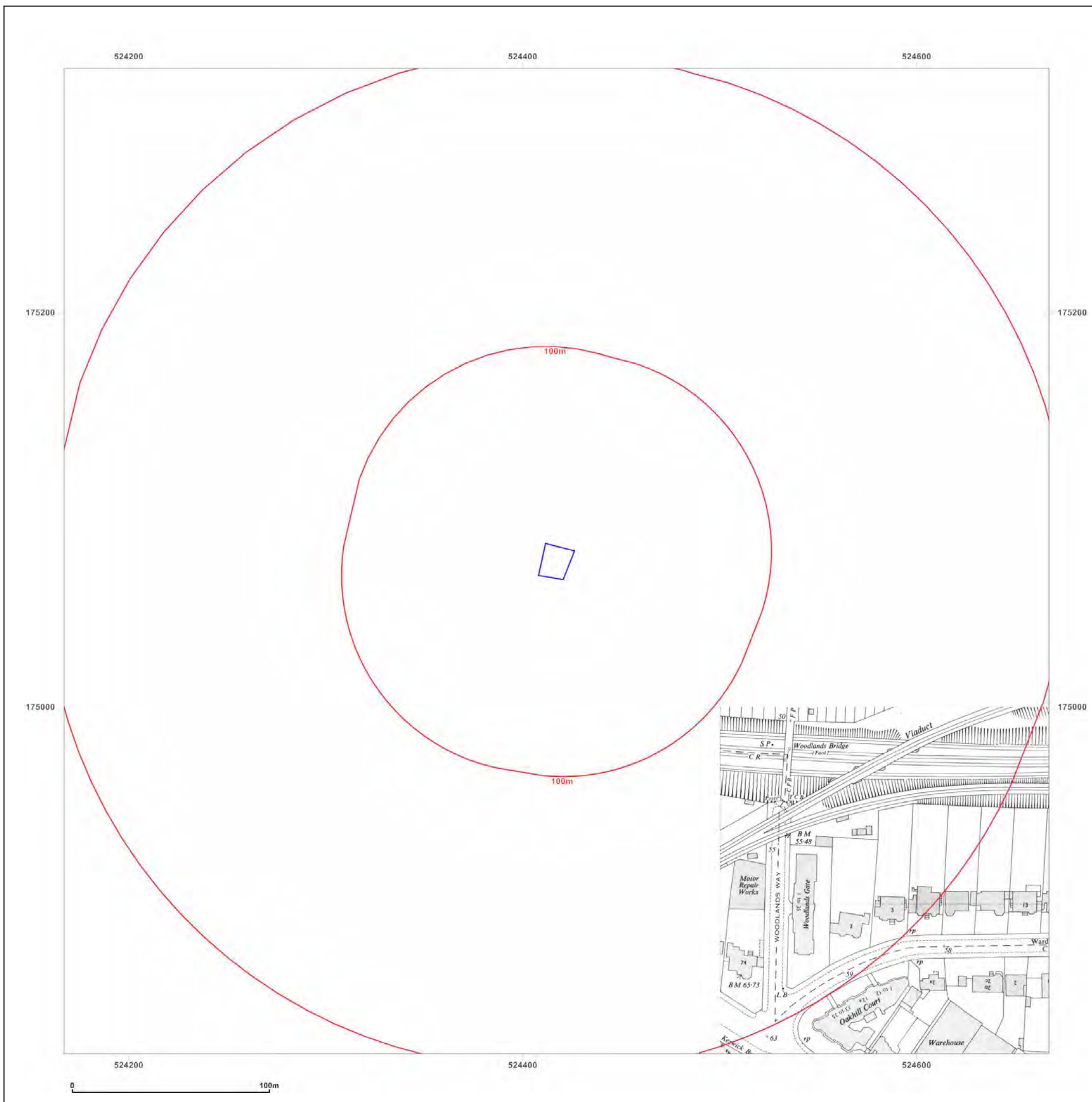


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1965-1969

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Revised 1967  
Edition N/A  
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Levelled 1954

Surveyed 1950  
Revised 1964  
Edition N/A  
Copyright 1965  
Levelled 1954

Surveyed 1969  
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**Client Ref:** 14034794  
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**Map Name:** National Grid

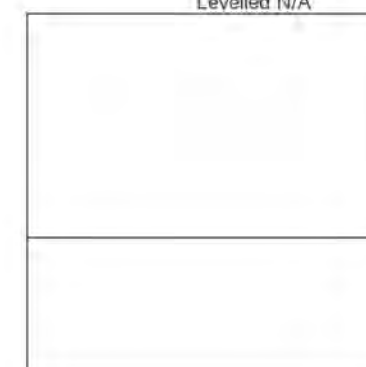
**Map date:** 1969

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Surveyed N/A  
Revised 1968  
Edition 1969  
Copyright N/A  
Levelled N/A

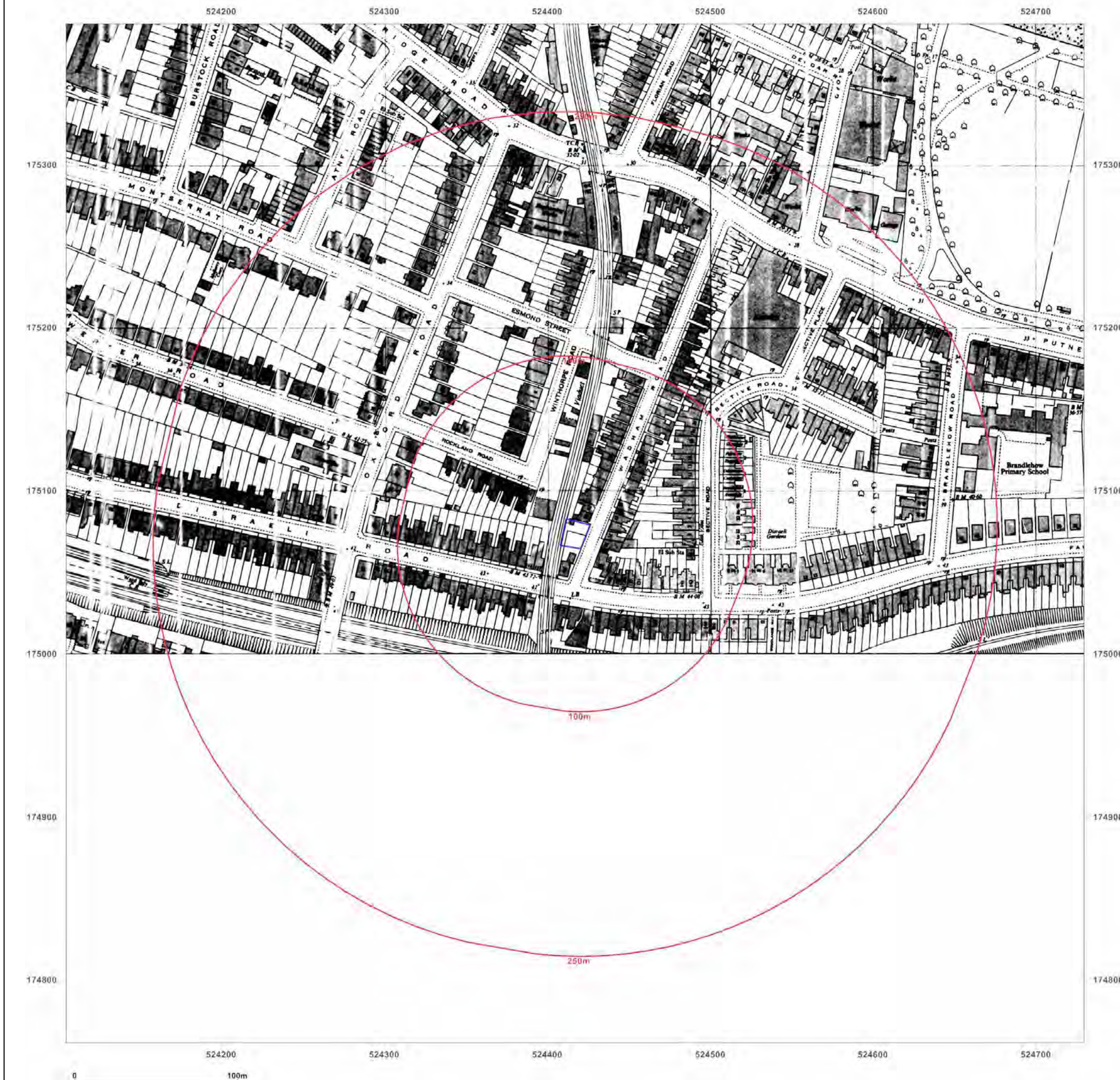


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**Client Ref:** 14034794  
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**Map Name:** National Grid

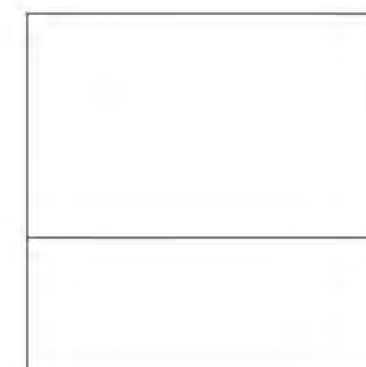
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**Printed at:** 1:2,500



Surveyed 1967  
Revised 1968  
Edition N/A  
Copyright 1969  
Levelled 1954

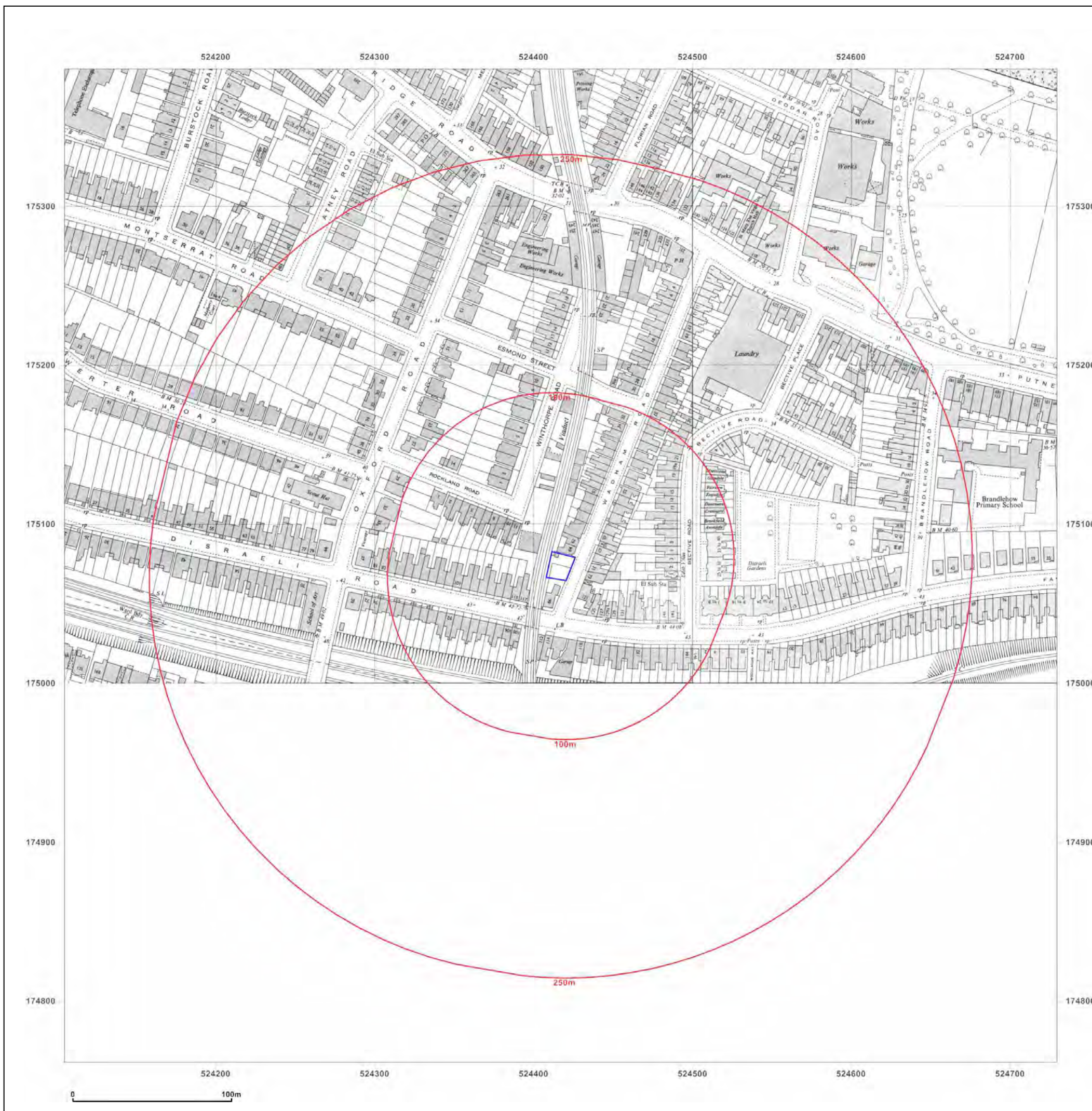


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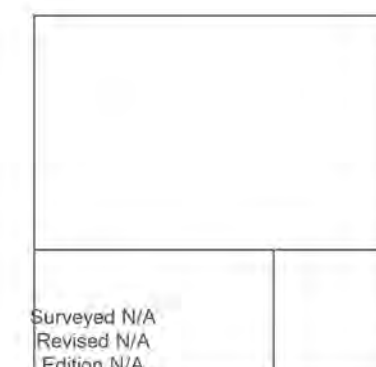
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**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1970

**Scale:** 1:1,250

**Printed at:** 1:2,000



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

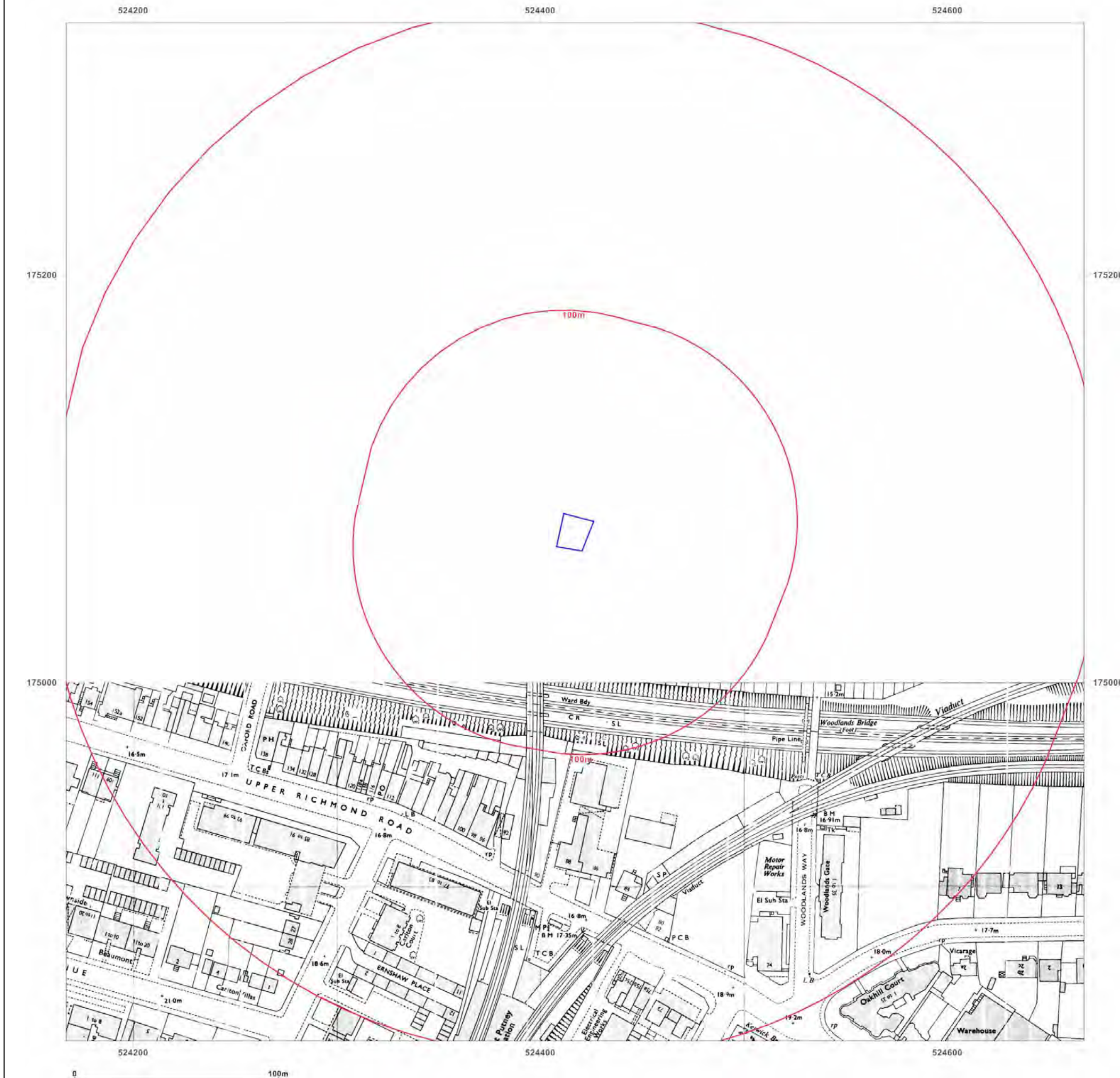


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#### Site Details:

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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1979-1983

**Scale:** 1:1,250

**Printed at:** 1:2,000



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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1988-1991

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Revised N/A  
Edition N/A  
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Surveyed 1972  
Revised 1990  
Edition N/A  
Copyright 1990  
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Surveyed 1972  
Revised 1990  
Edition N/A  
Copyright 1990  
Levelled 1972

Surveyed 1972  
Revised 1988  
Edition N/A  
Copyright 1988  
Levelled 1972

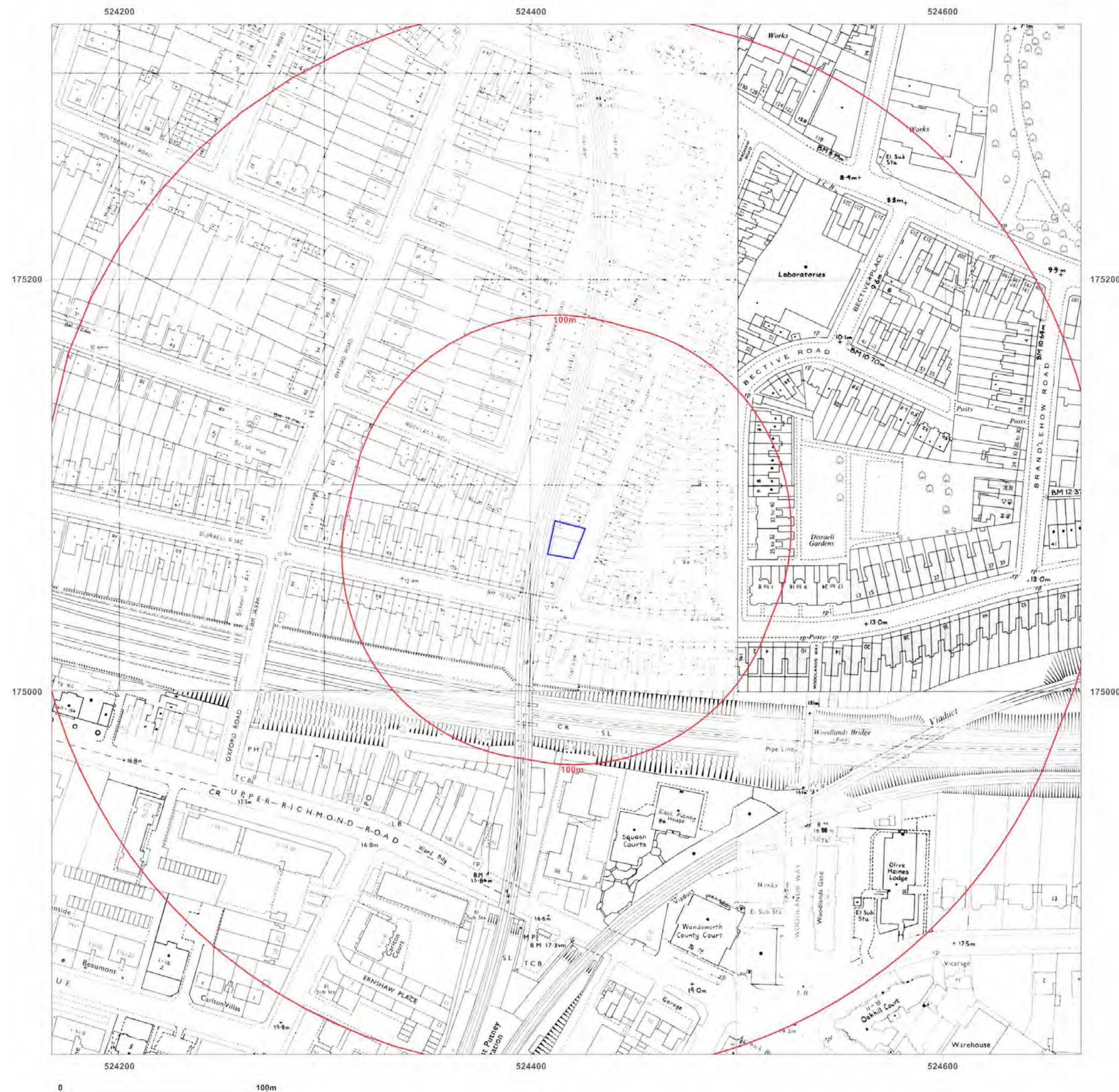


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1989-1991

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Edition N/A  
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Levelled 1972

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Revised N/A  
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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1991-1994

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Edition N/A  
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**Grid Ref:** 524417, 175074

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**Scale:** 1:1,250

**Printed at:** 1:2,000



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Edition N/A  
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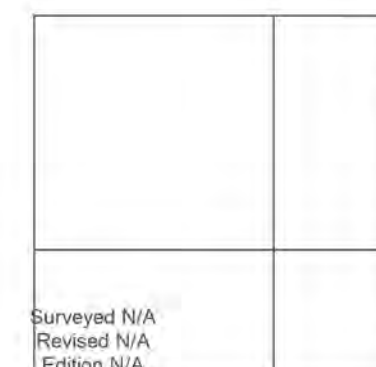
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**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1991-1995

**Scale:** 1:1,250

**Printed at:** 1:2,000



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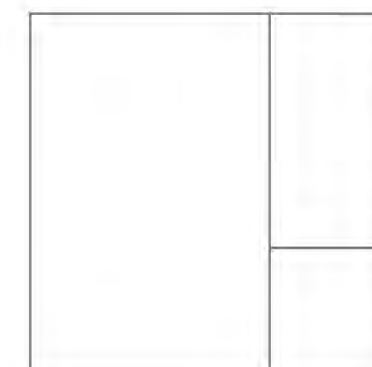
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**Map Name:** National Grid

**Map date:** 1991-1995

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Revised 1995  
Edition N/A  
Copyright 1995  
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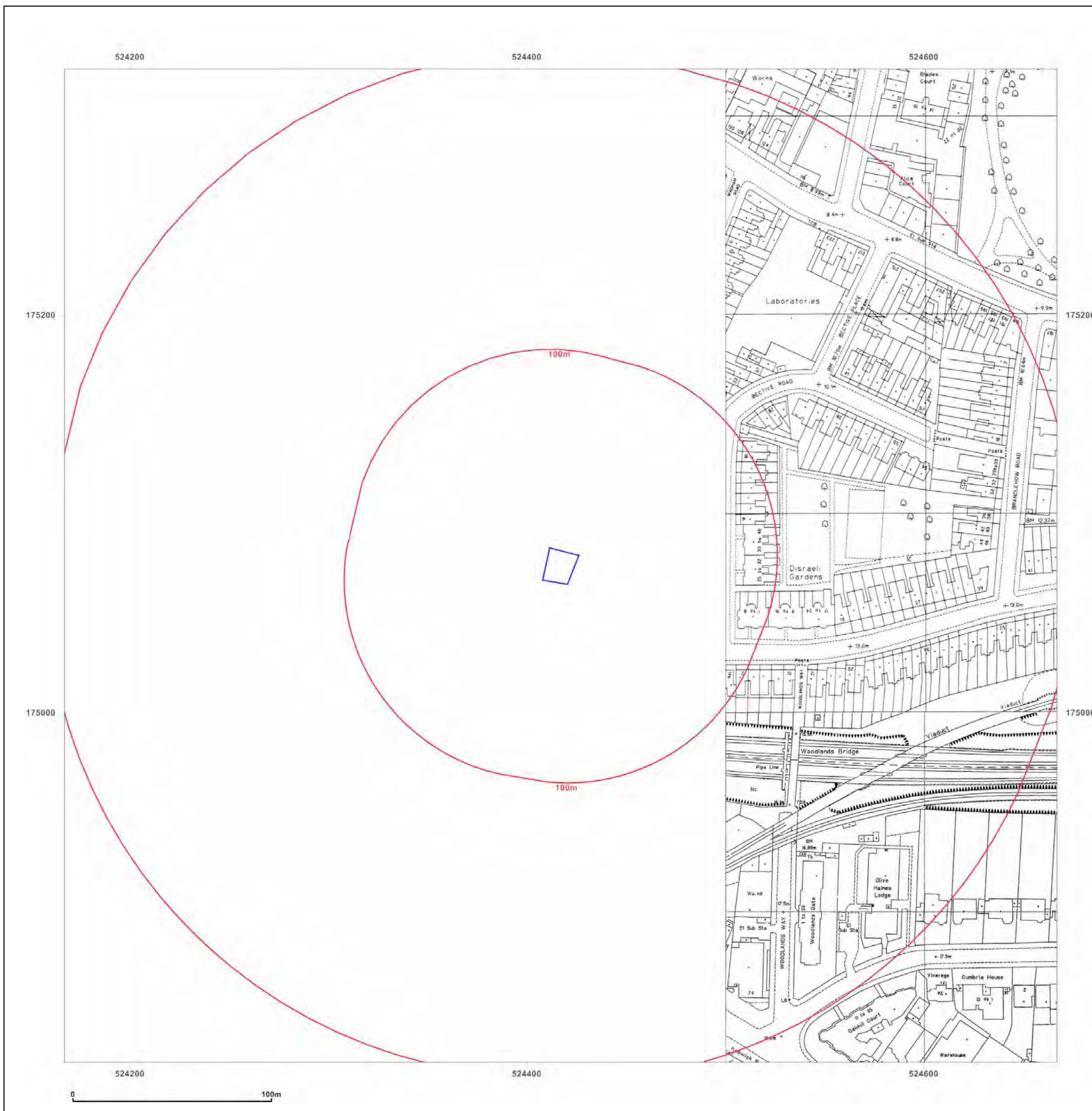


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250



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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1865-1866

**Scale:** 1:10,560

**Printed at:** 1:10,560



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Surveyed 1865  
Revised 1865  
Edition N/A  
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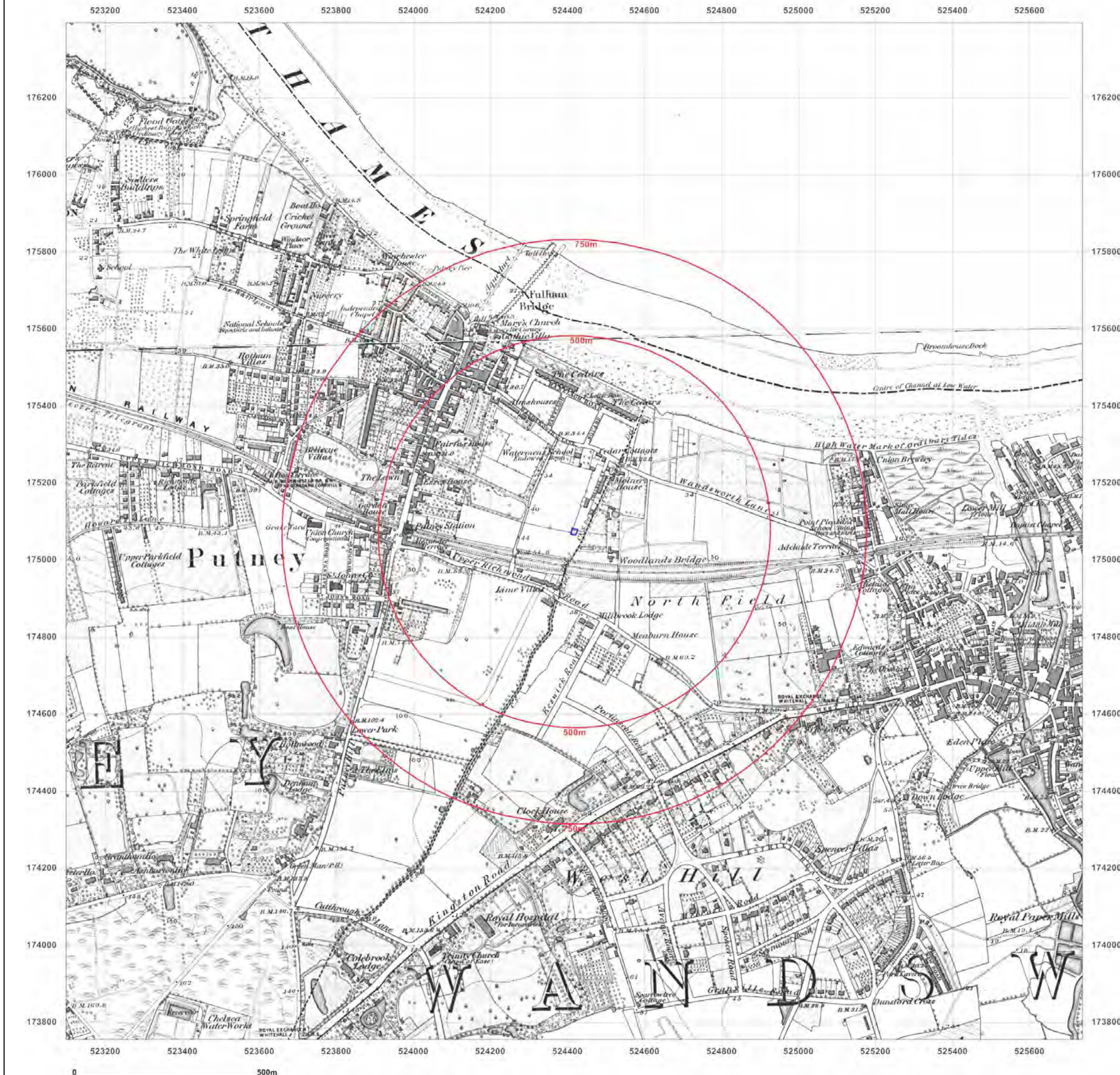


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1873

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1866  
Revised 1873  
Edition N/A  
Copyright N/A  
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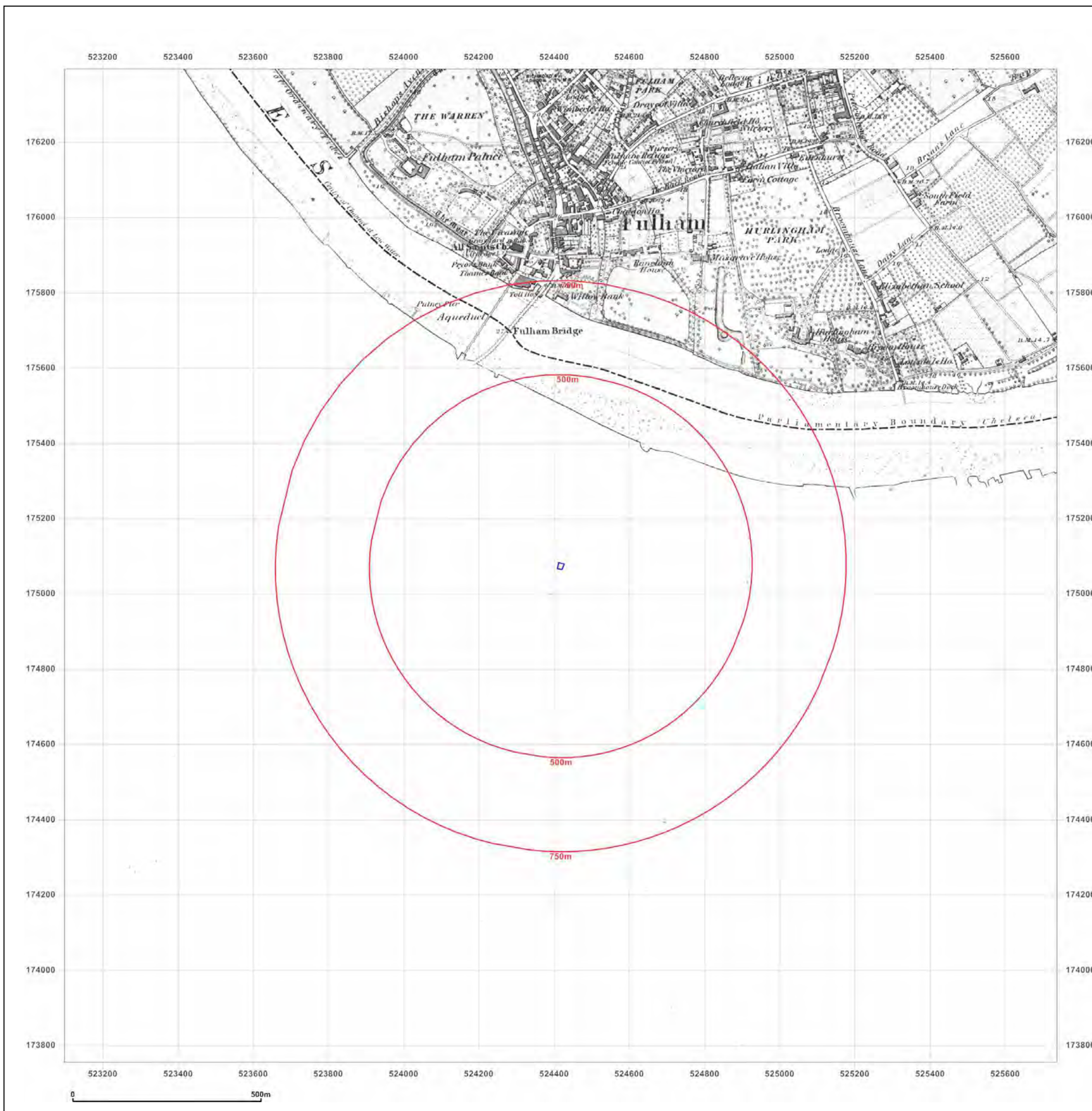


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1894-1895

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1866  
Revised 1894  
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Surveyed 1866  
Revised 1895  
Edition N/A  
Copyright N/A  
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Surveyed 1894  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

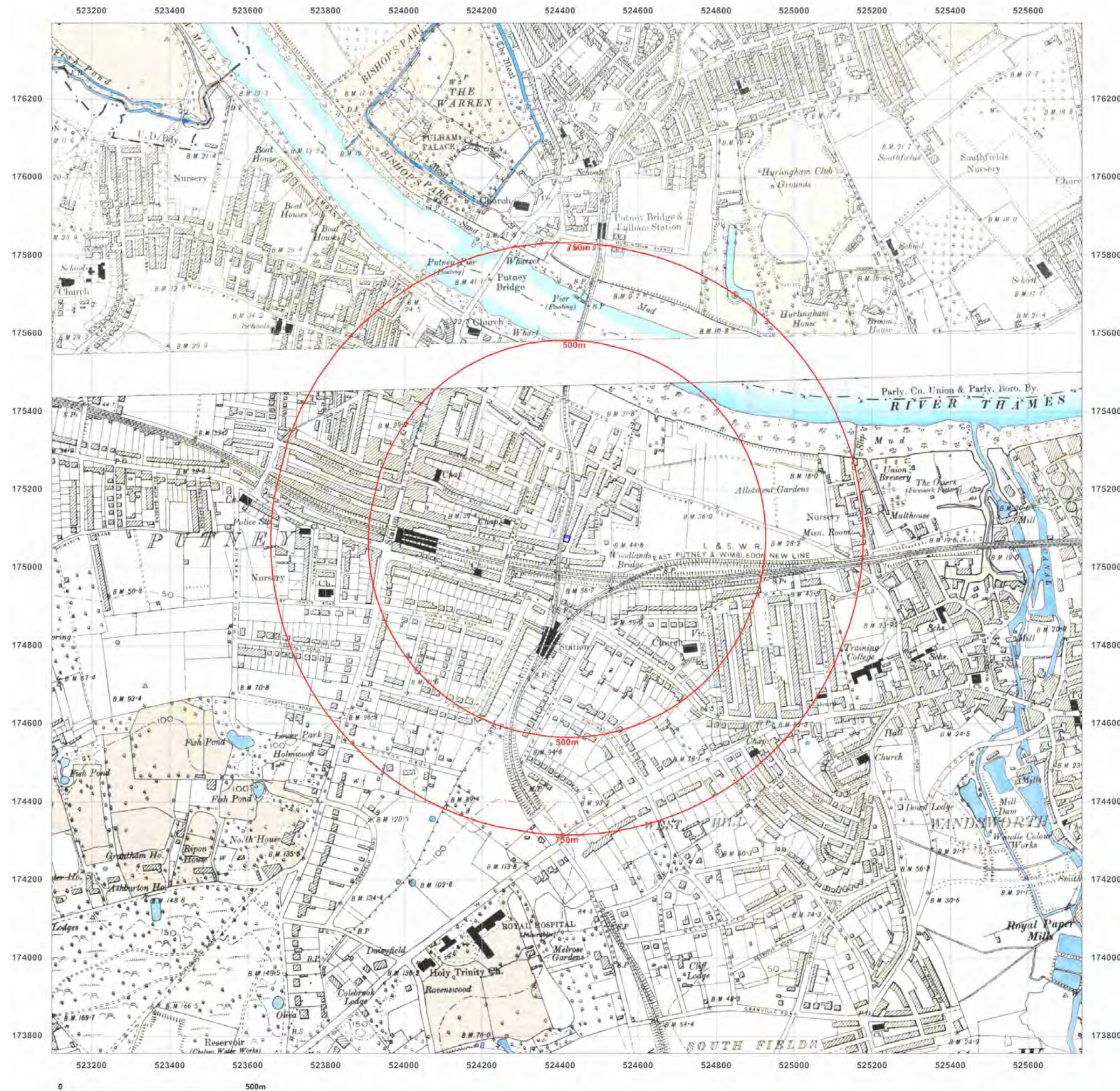


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1894-1895

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1894  
Revised 1894  
Edition N/A  
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Levelled N/A

Surveyed 1867  
Revised 1895  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1894  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

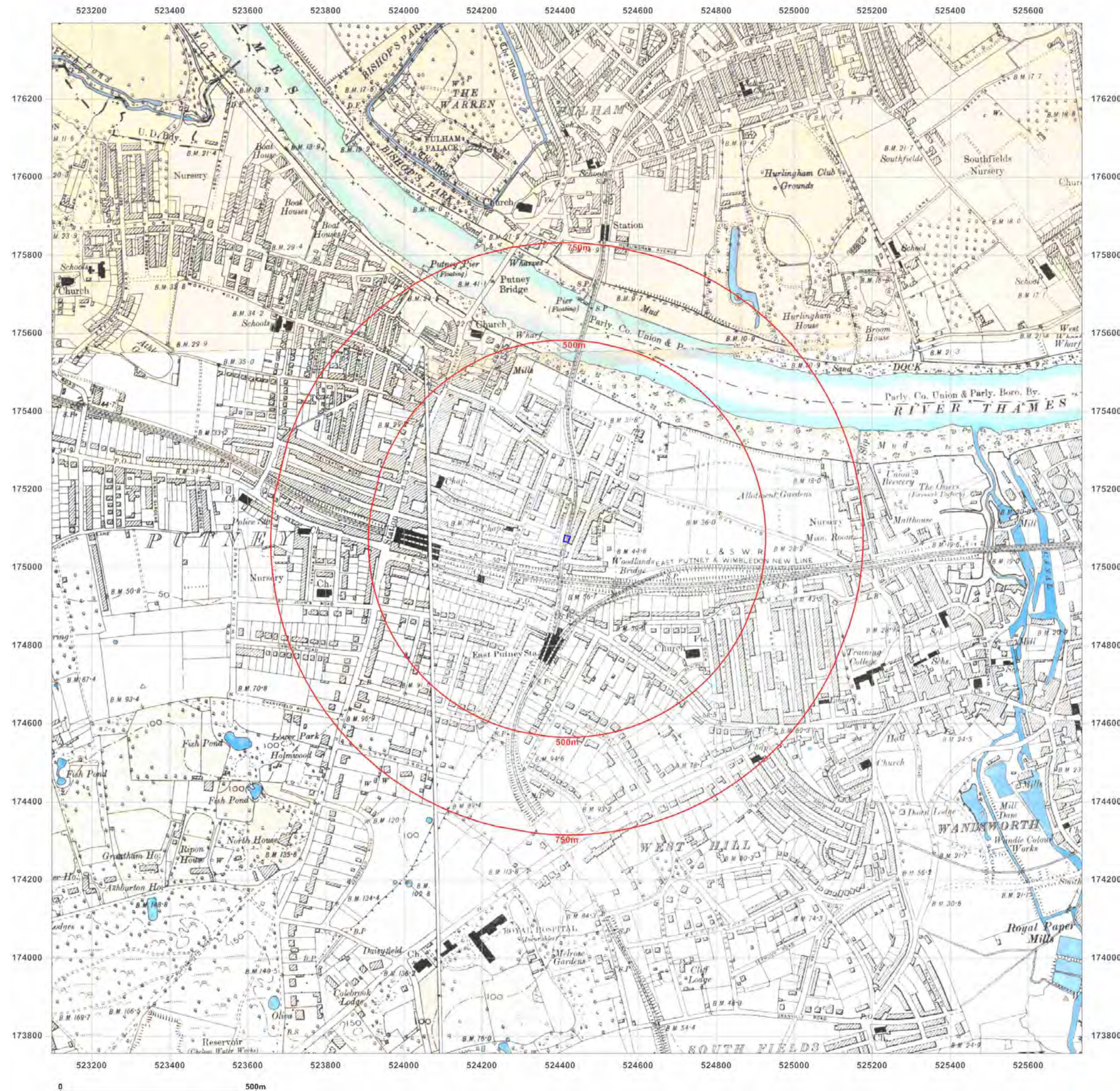


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Client Ref: 14034794  
Report Ref: GS-6555053  
Grid Ref: 524417, 175074

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1869  
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Edition 1896  
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Surveyed 1868  
Revised 1894  
Edition 1896  
Copyright N/A  
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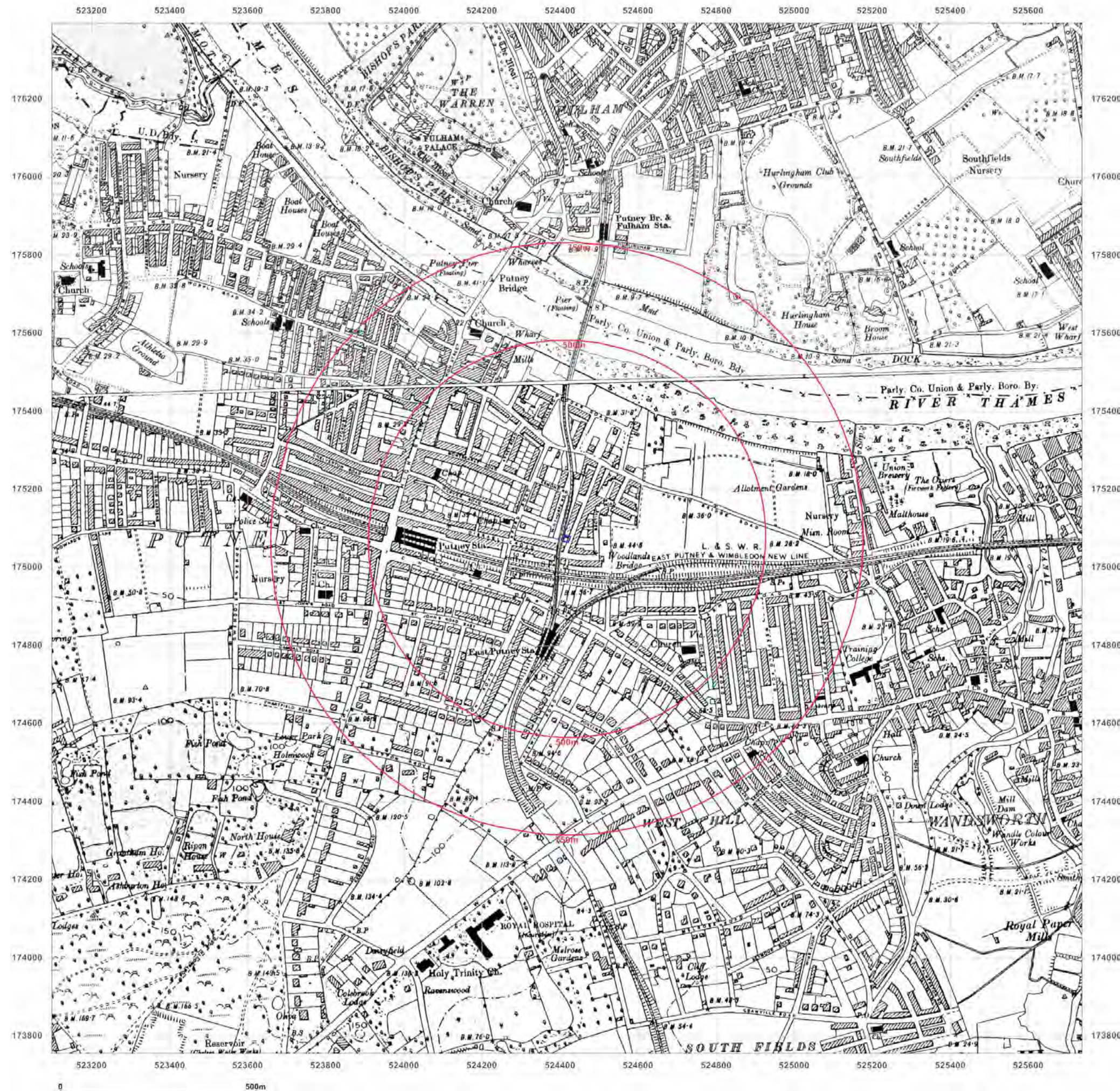


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**Client Ref:** 14034794  
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**Map Name:** County Series

**Map date:** 1894-1899

**Scale:** 1:10,560

**Printed at:** 1:10,560



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Revised 1894  
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Copyright N/A  
Levelled N/A

Surveyed 1866  
Revised 1895  
Edition N/A  
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Levelled N/A

Surveyed 1867  
Revised 1895  
Edition N/A  
Copyright N/A  
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Surveyed 1894  
Revised 1894  
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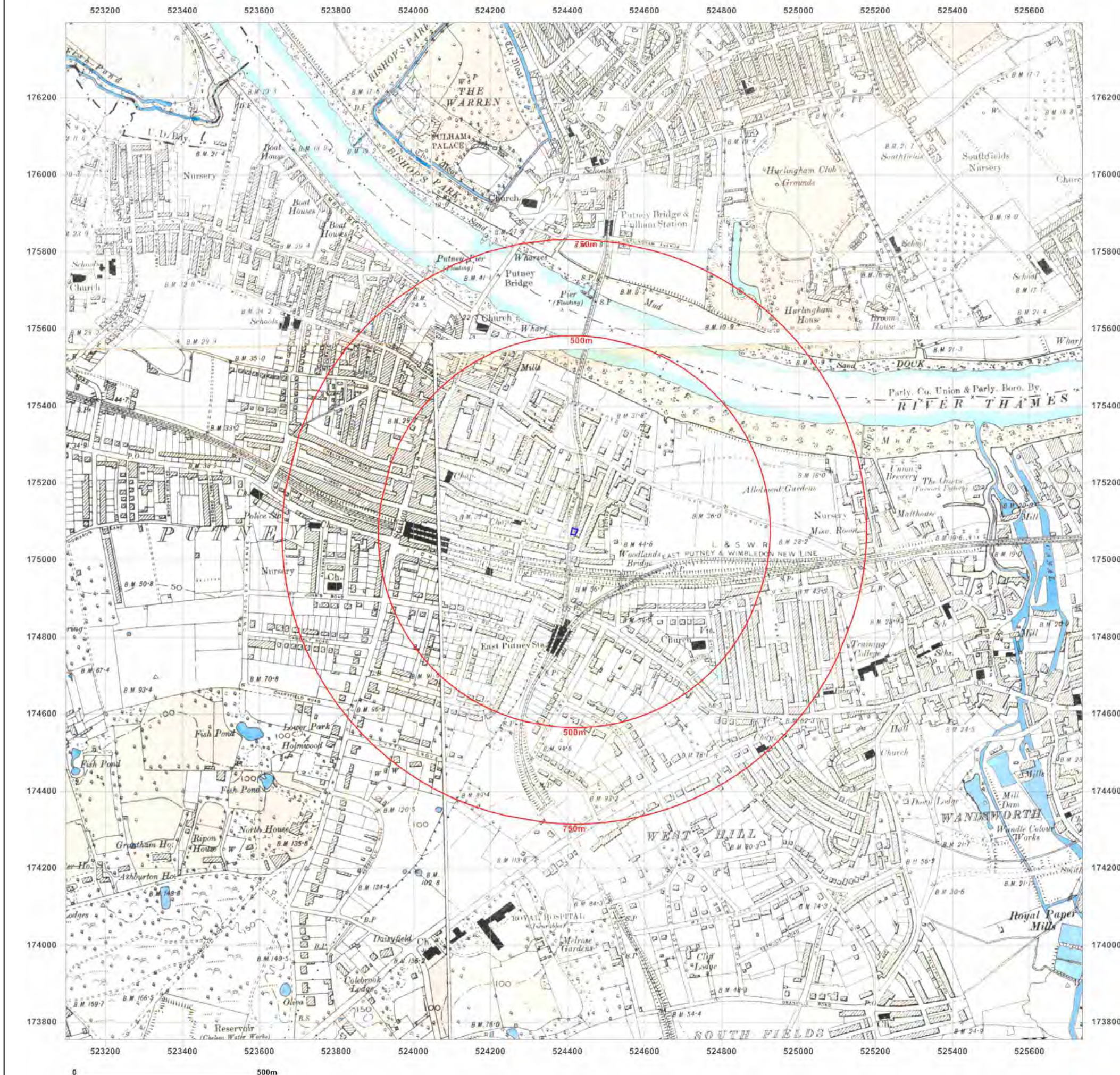


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1913

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1866  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

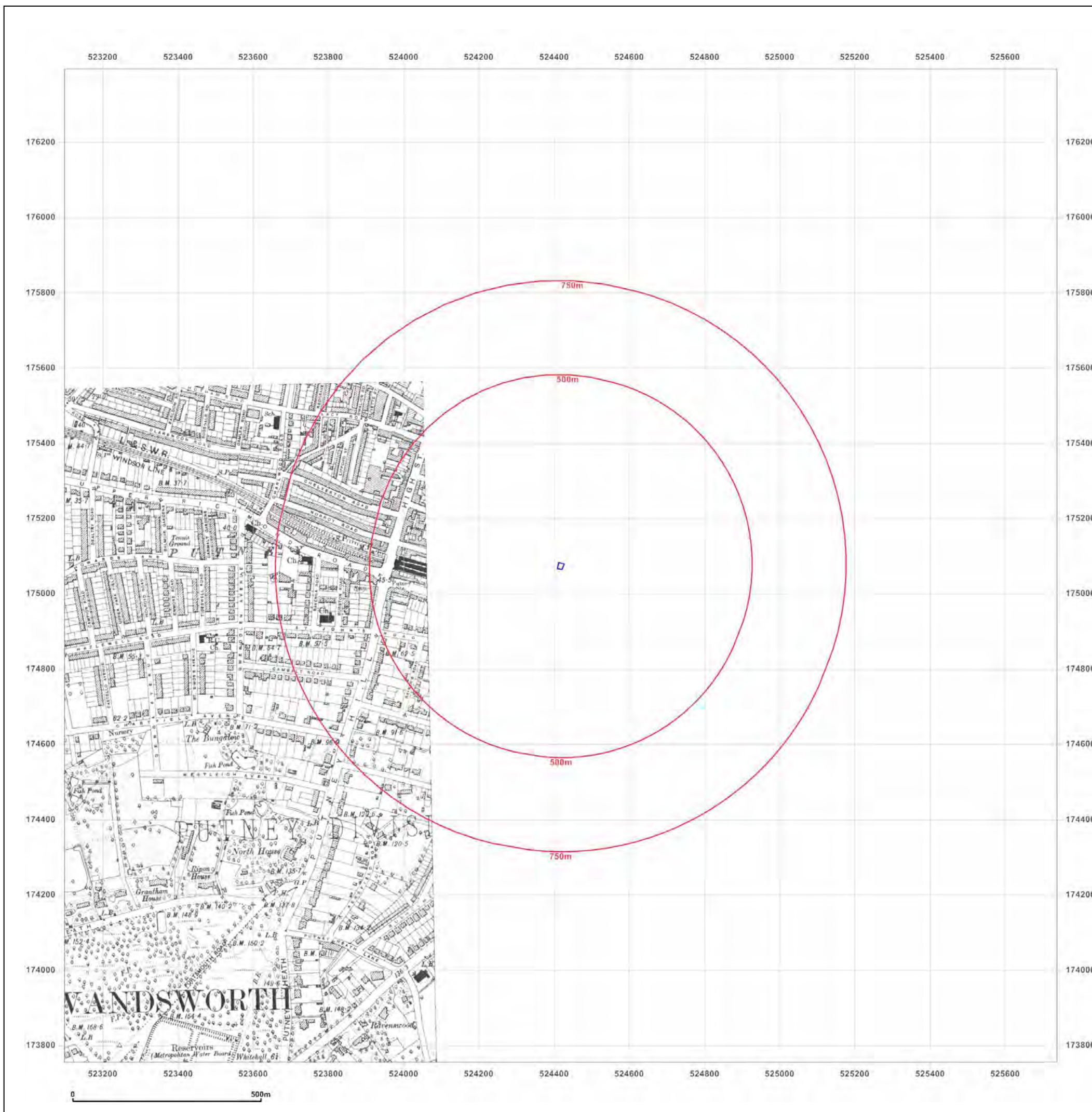


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

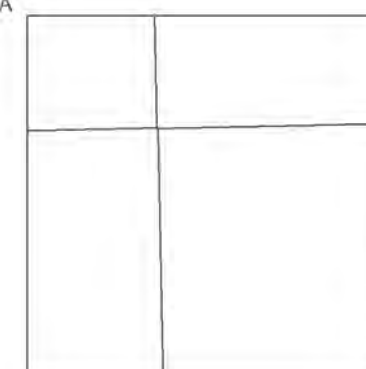
**Map date:** 1919-1920

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1866  
Revised 1919  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1864  
Revised 1919  
Edition 1920  
Copyright N/A  
Levelled 1915

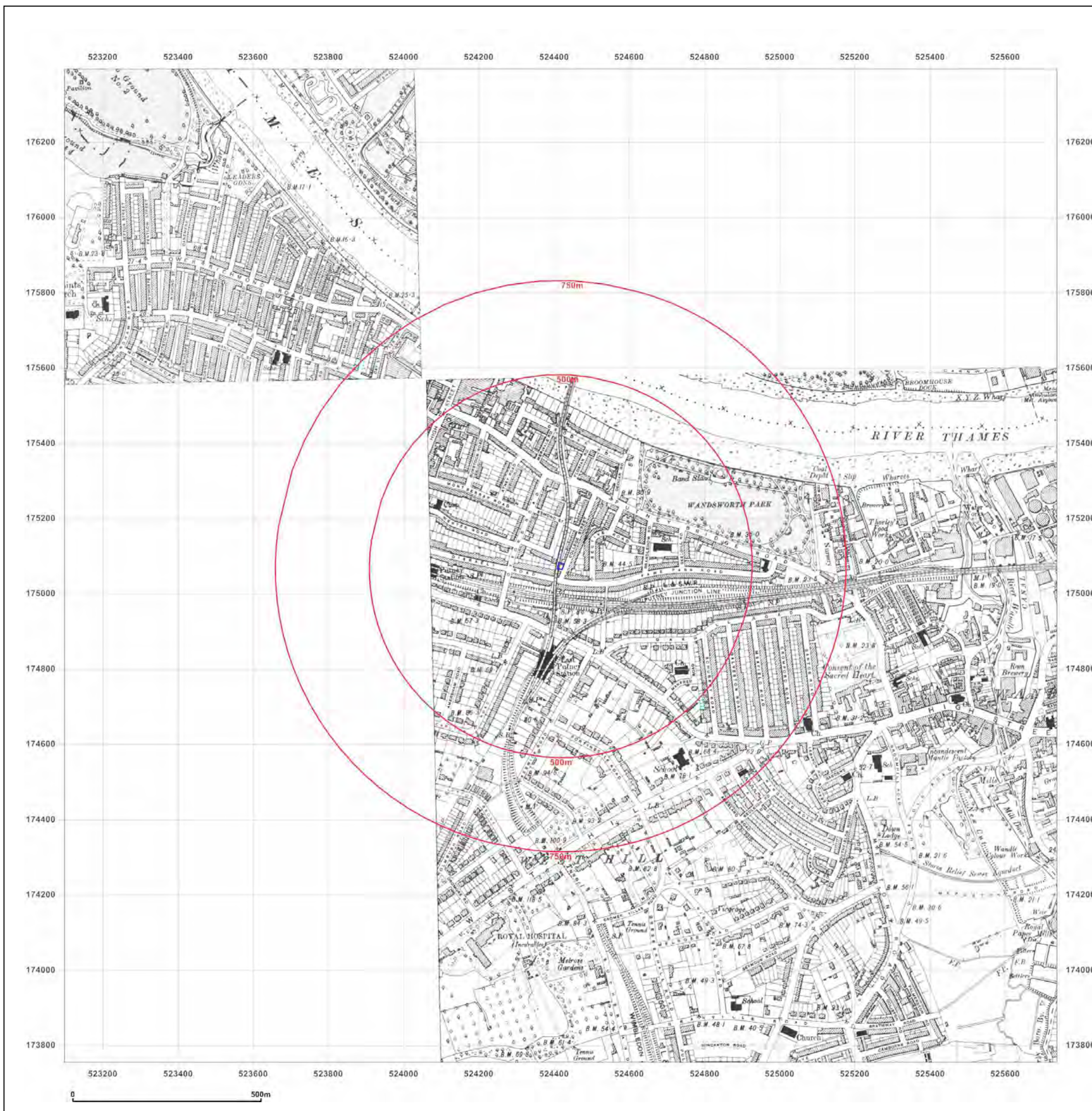


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Grid Ref: 524417, 175074

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887  
Revised 1920  
Edition N/A  
Copyright N/A  
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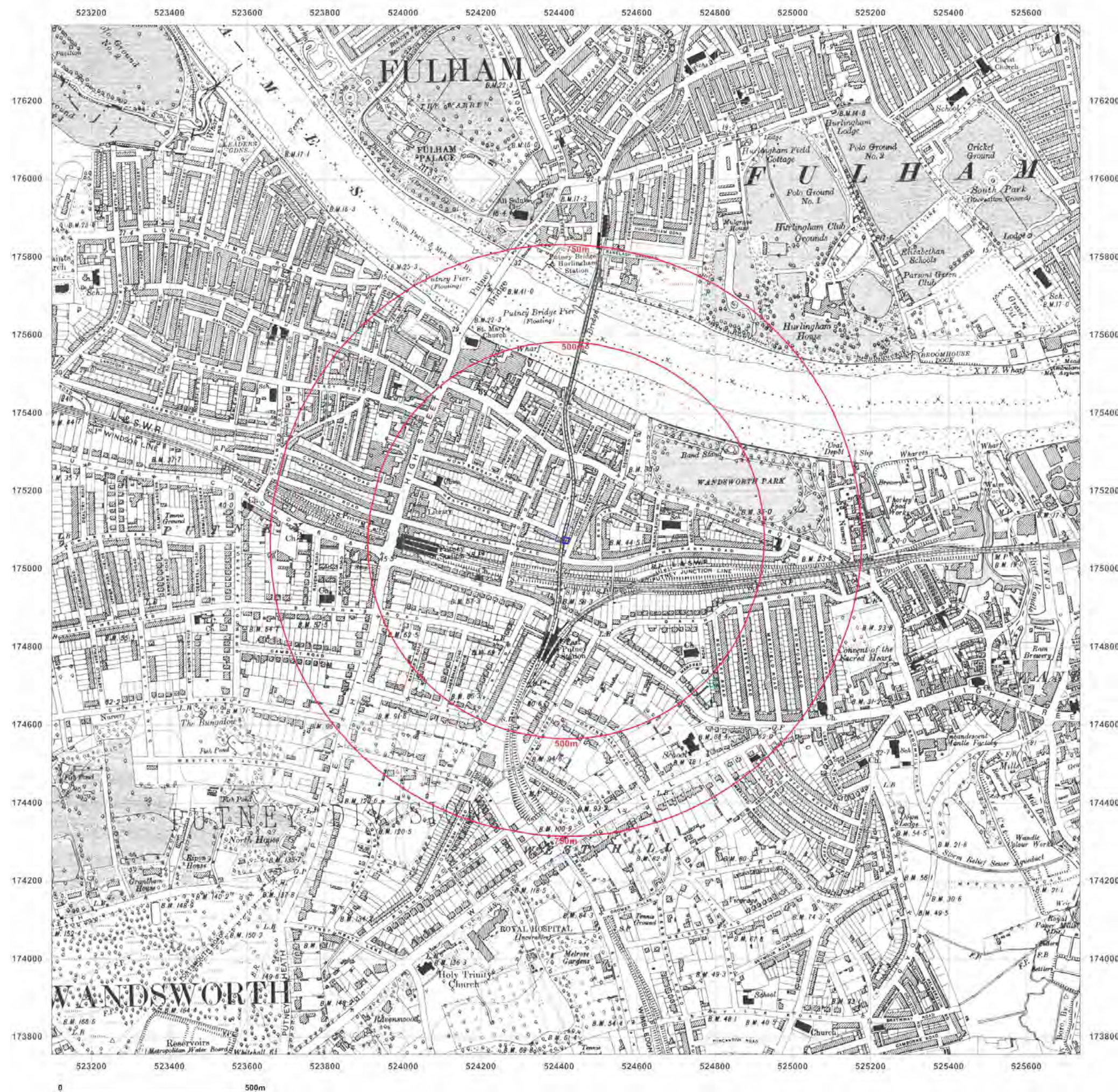


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**Map Name:** County Series

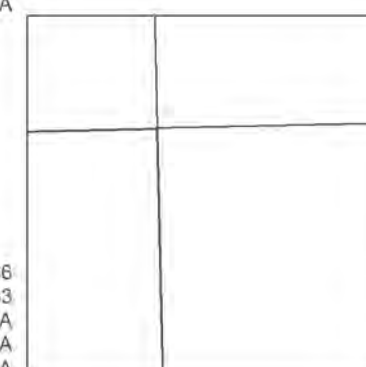
**Map date:** 1933

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**Printed at:** 1:10,560



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Revised 1933  
Edition N/A  
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Surveyed 1864  
Revised 1933  
Edition N/A  
Copyright N/A  
Levelled N/A

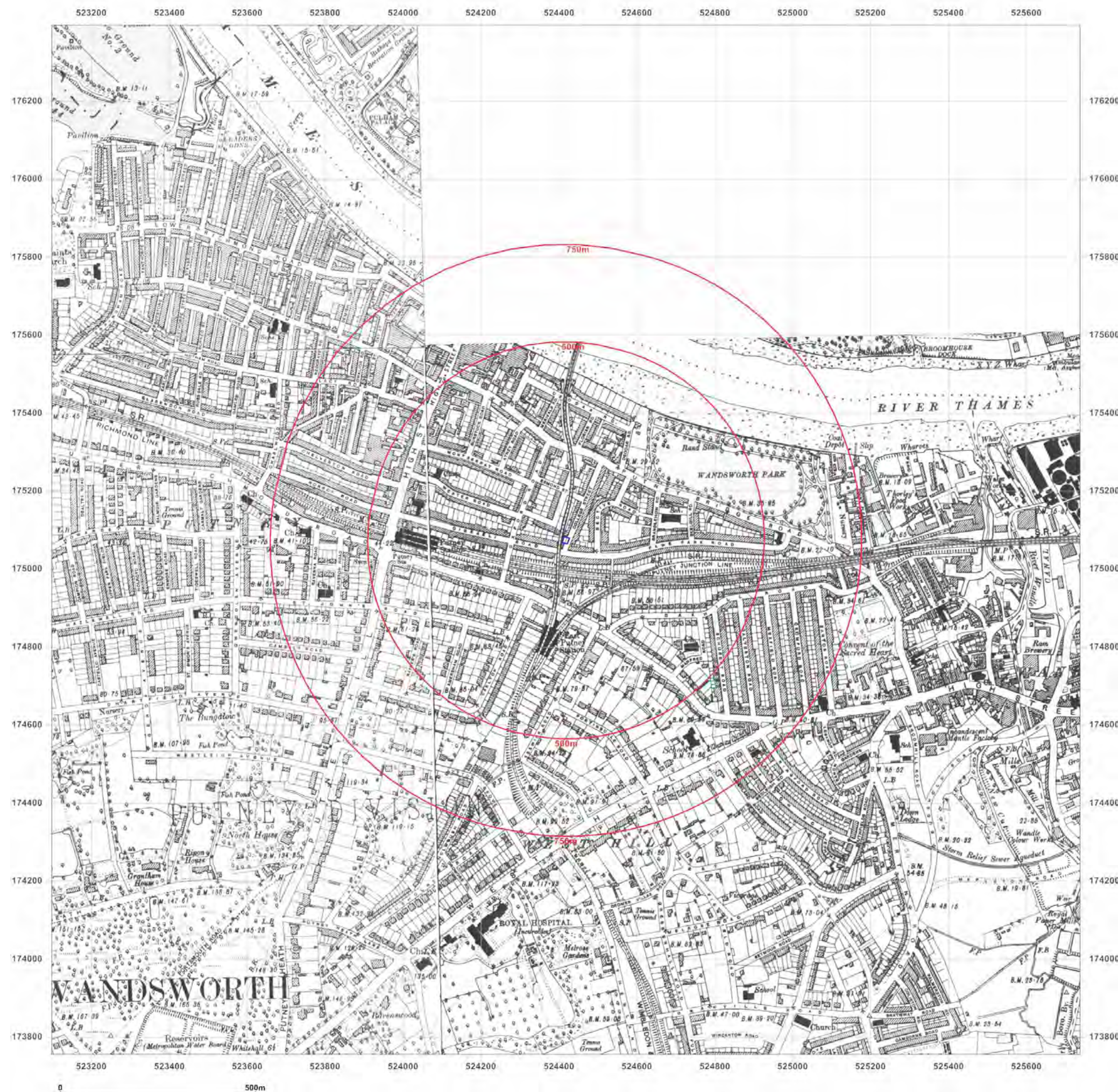


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**Map Name:** County Series

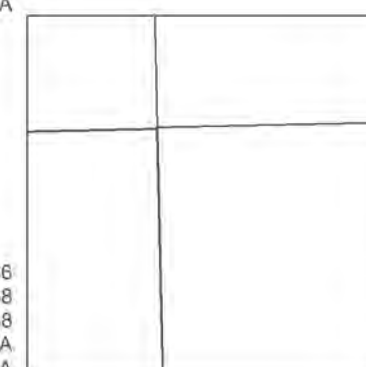
**Map date:** 1933-1938

**Scale:** 1:10,560

**Printed at:** 1:10,560



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Levelled N/A



Surveyed 1866  
Revised 1938  
Edition 1938  
Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1938  
Edition N/A  
Copyright N/A  
Levelled N/A

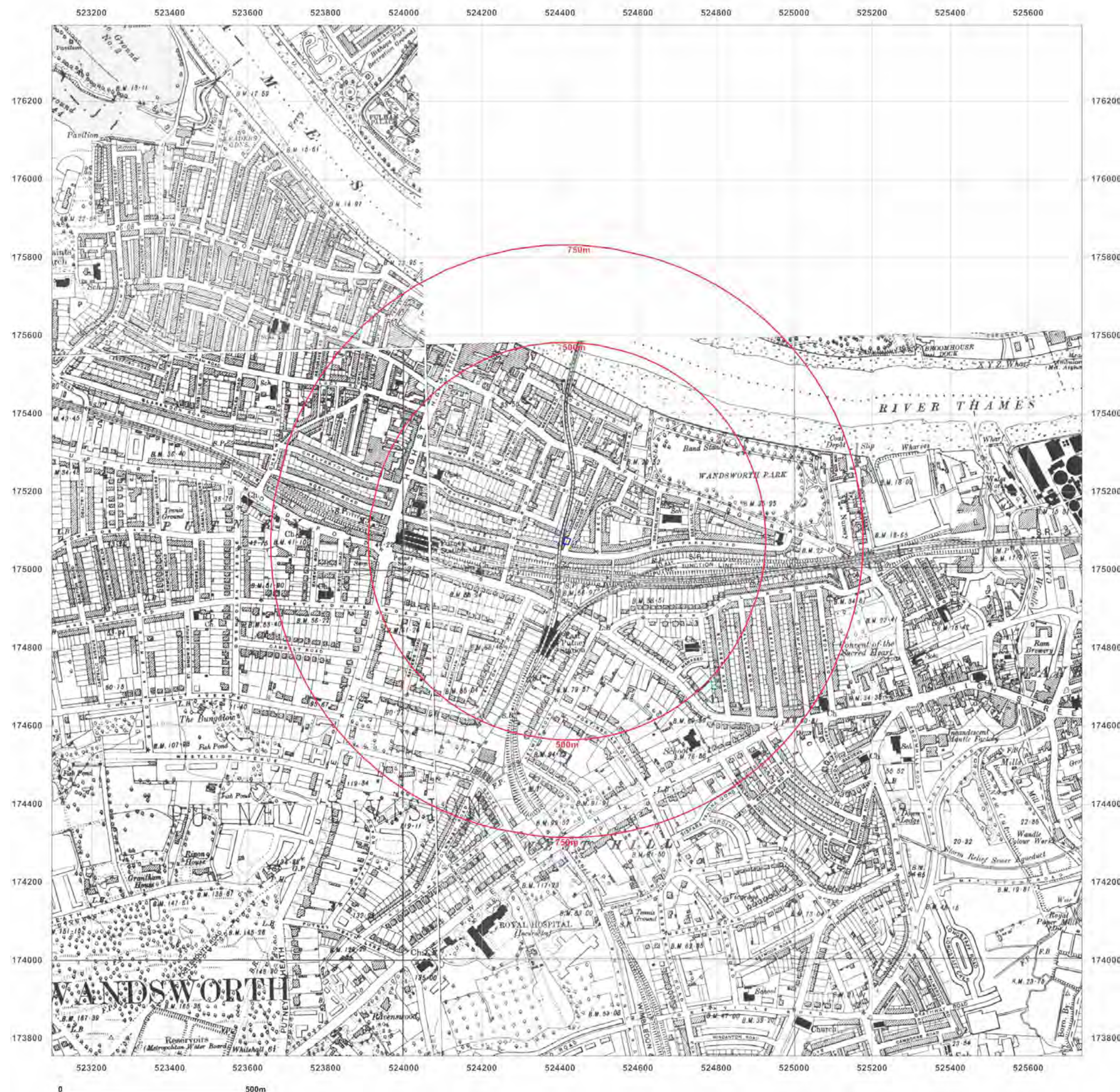


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**Client Ref:** 14034794  
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**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1938

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1866  
Revised 1938  
Edition N/A  
Copyright N/A  
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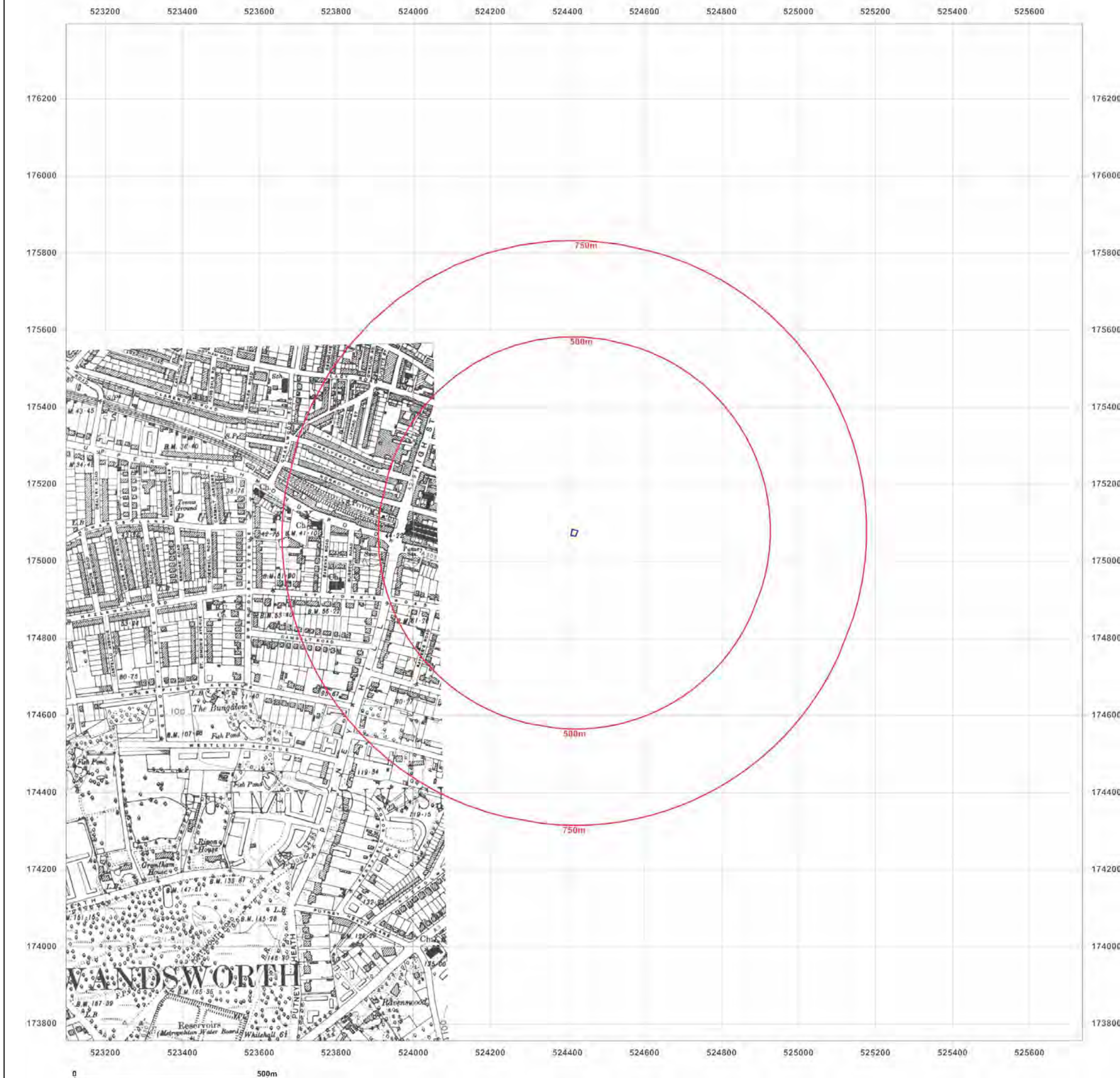


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**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** County Series

**Map date:** 1938

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1867  
Revised 1938  
Edition N/A  
Copyright N/A  
Levelled N/A

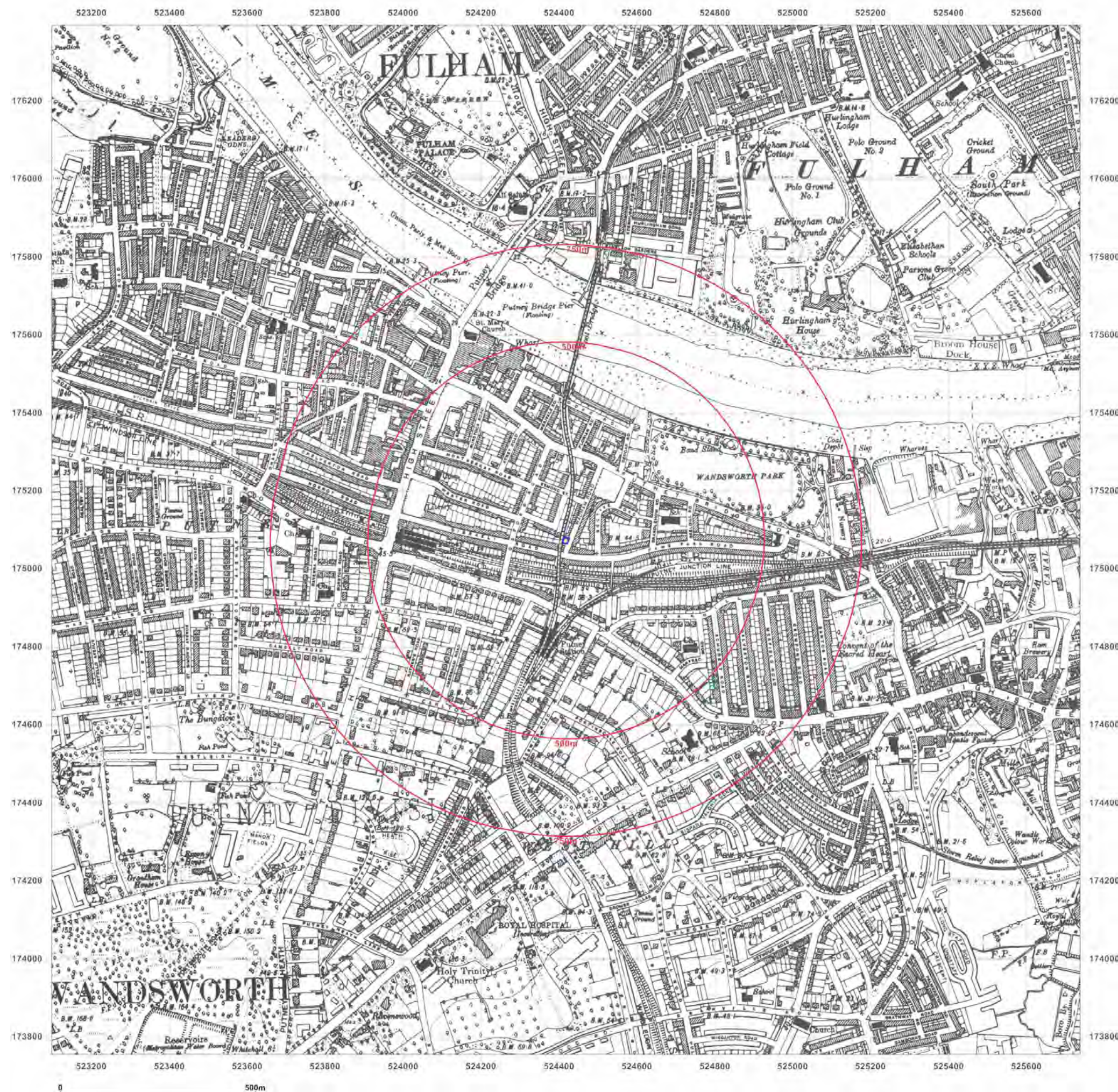


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** Provisional

**Map date:** 1947-1950

**Scale:** 1:10,560

**Printed at:** 1:10,560



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Revised 1947  
Edition N/A  
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Revised 1948  
Edition N/A  
Copyright N/A  
Levelled 1921

Surveyed N/A  
Revised 1948  
Edition 1950  
Copyright N/A  
Levelled N/A

Surveyed N/A  
Revised 1948  
Edition N/A  
Copyright N/A  
Levelled 1934

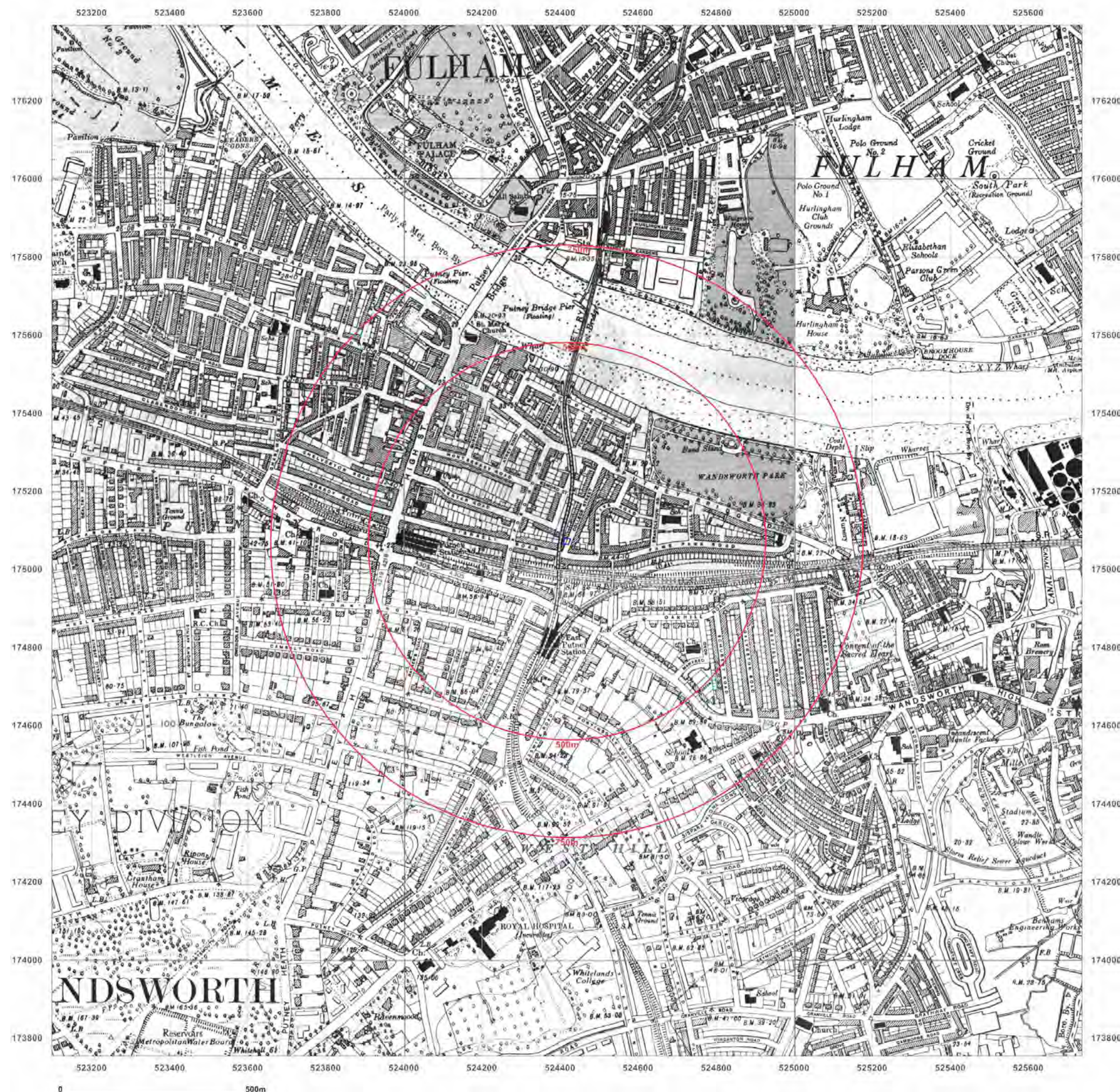


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** Provisional

**Map date:** 1954-1958

**Scale:** 1:10,560

**Printed at:** 1:10,560



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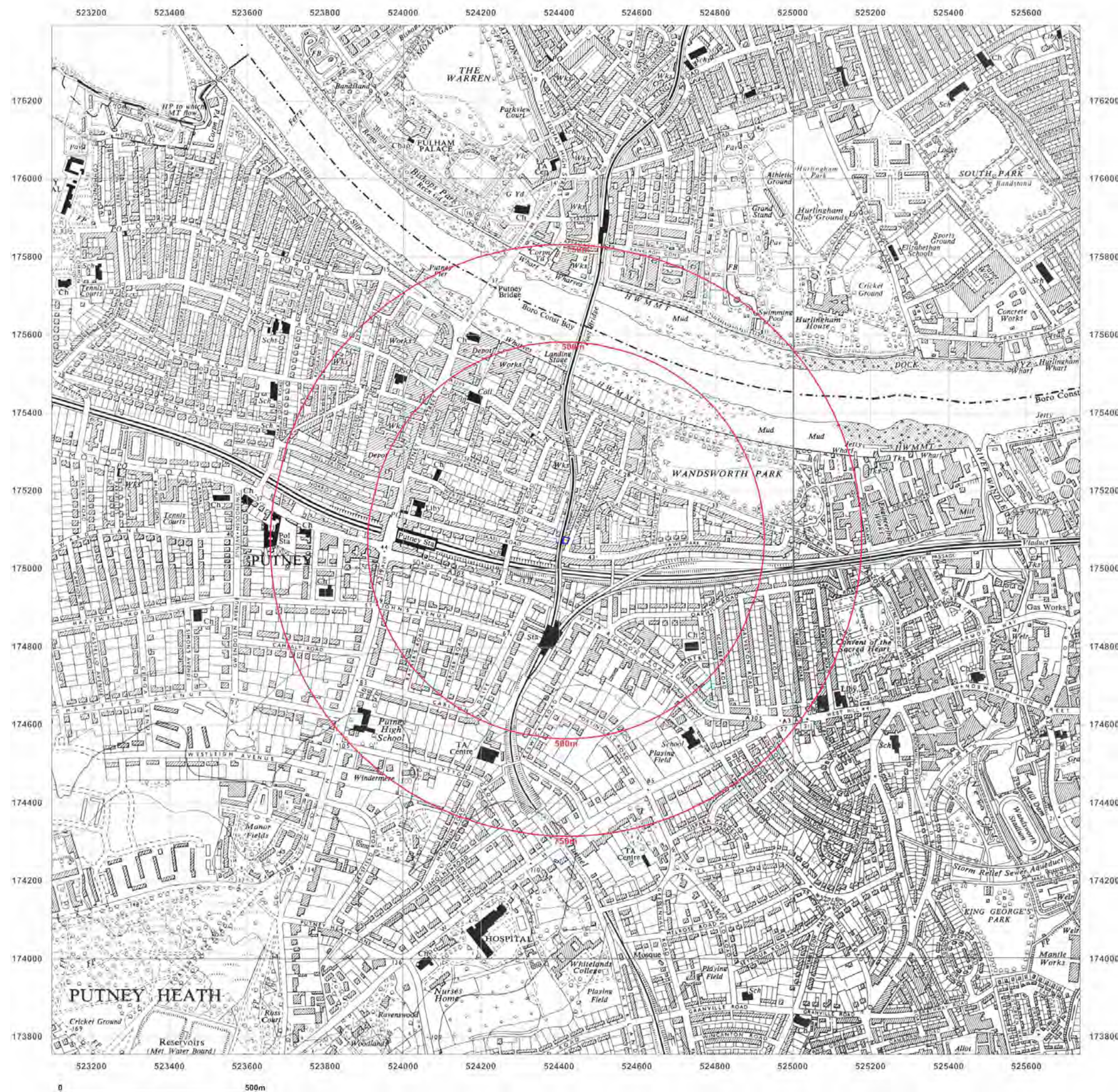


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** Provisional

**Map date:** 1962-1967

**Scale:** 1:10,560

**Printed at:** 1:10,560



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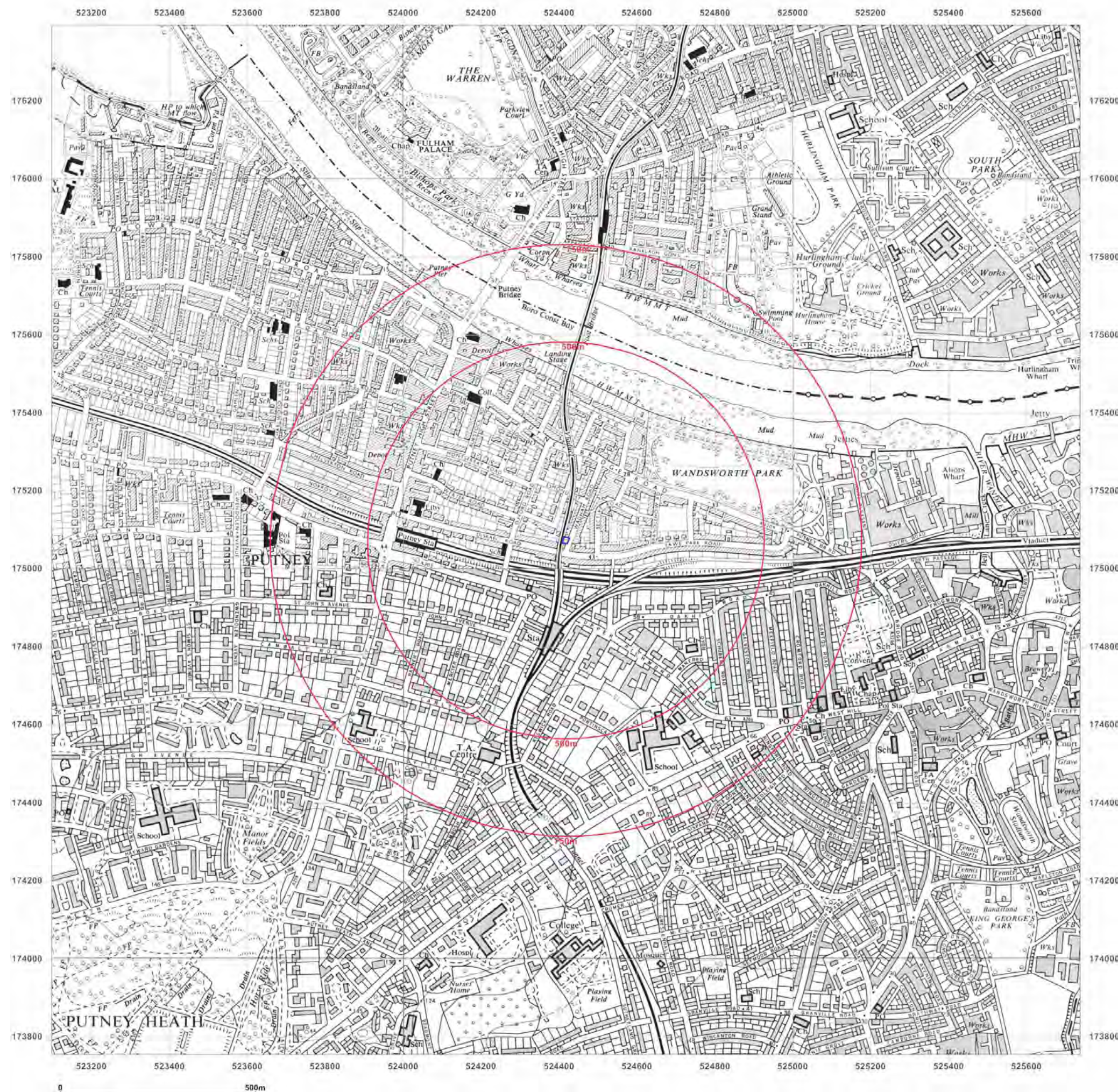


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**Client Ref:** 14034794  
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**Grid Ref:** 524417, 175074

**Map Name:** Provisional

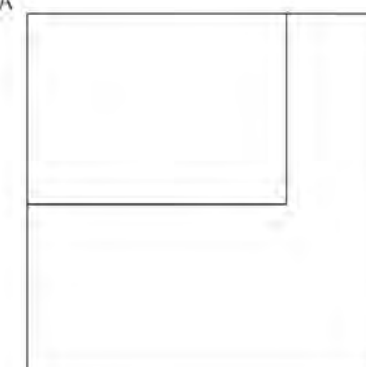
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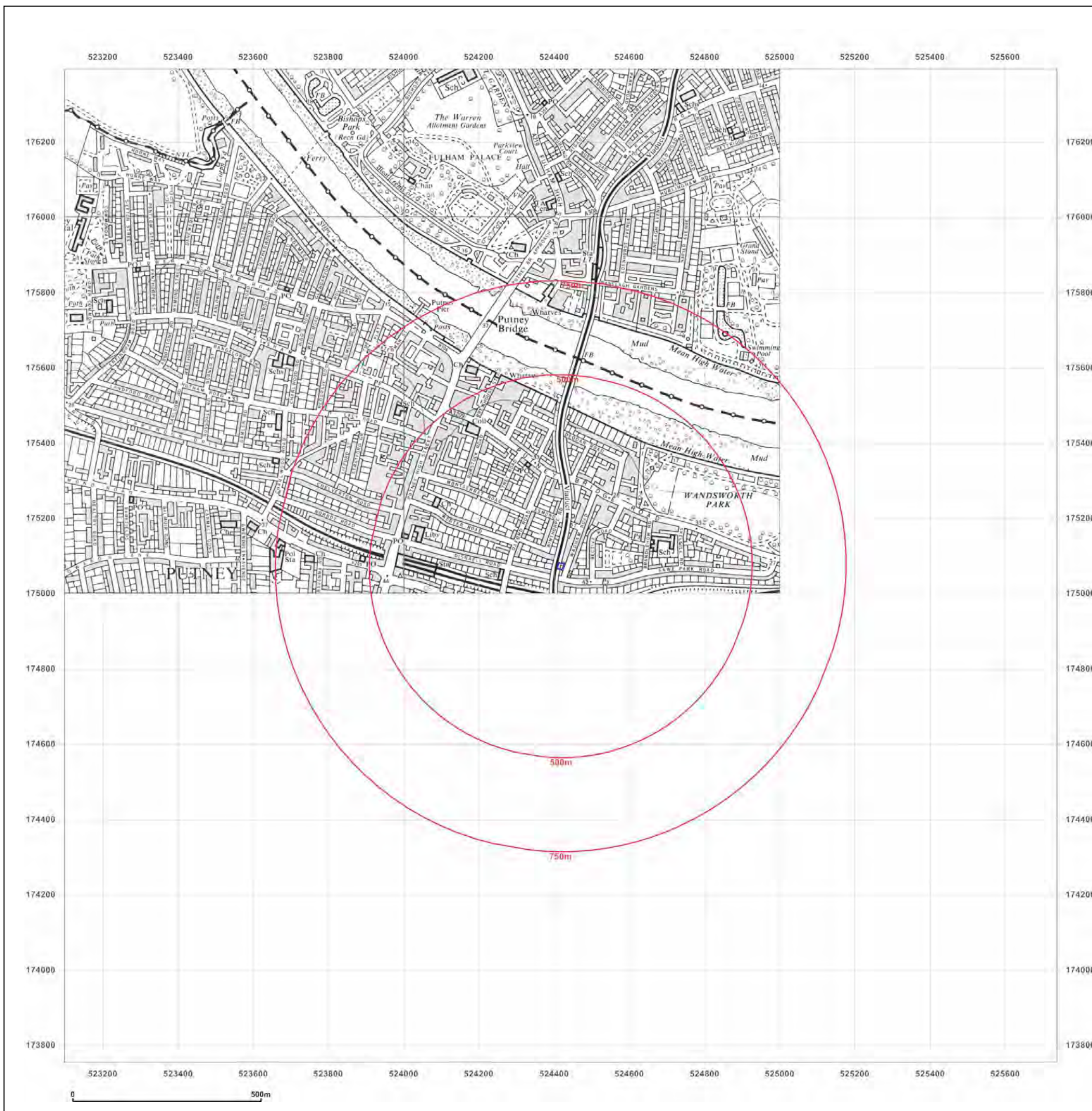


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**Map Name:** National Grid

**Map date:** 1973-1974

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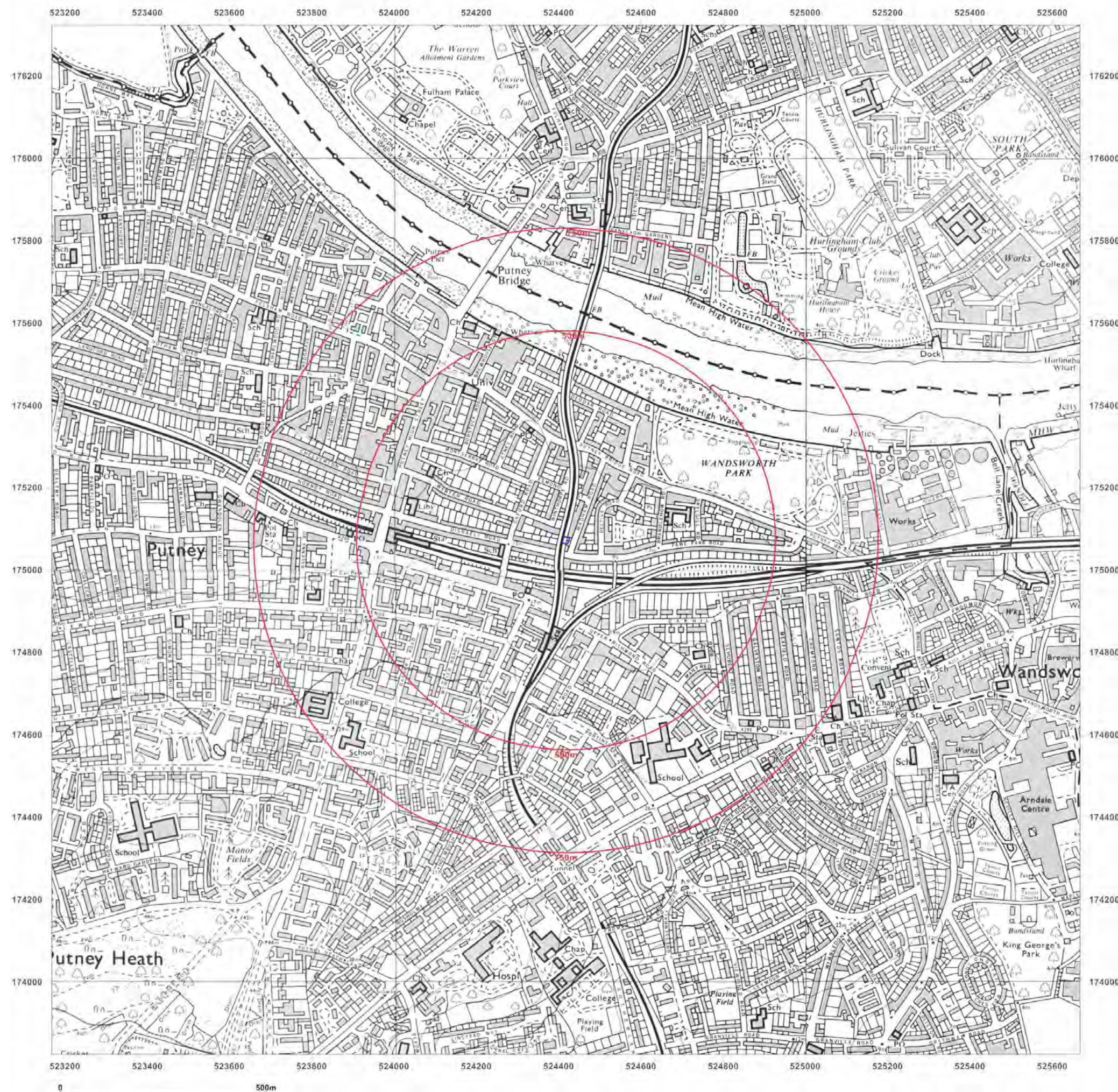


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 1985-1987

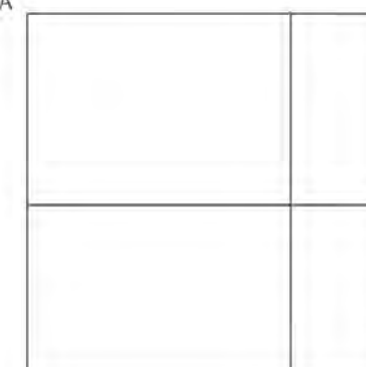
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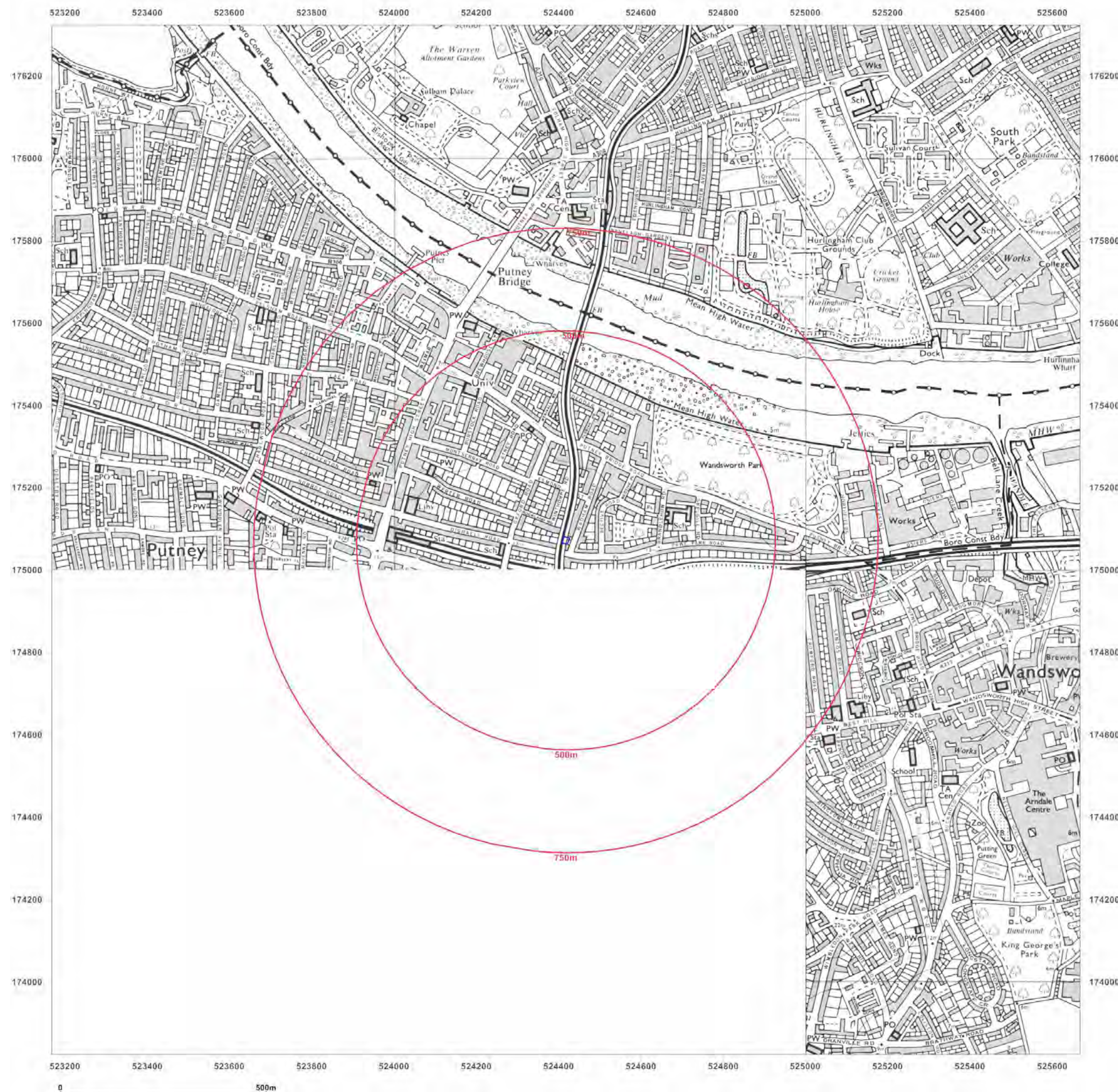


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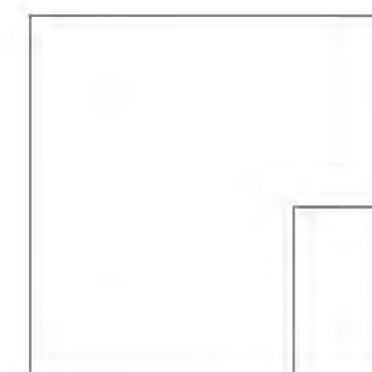
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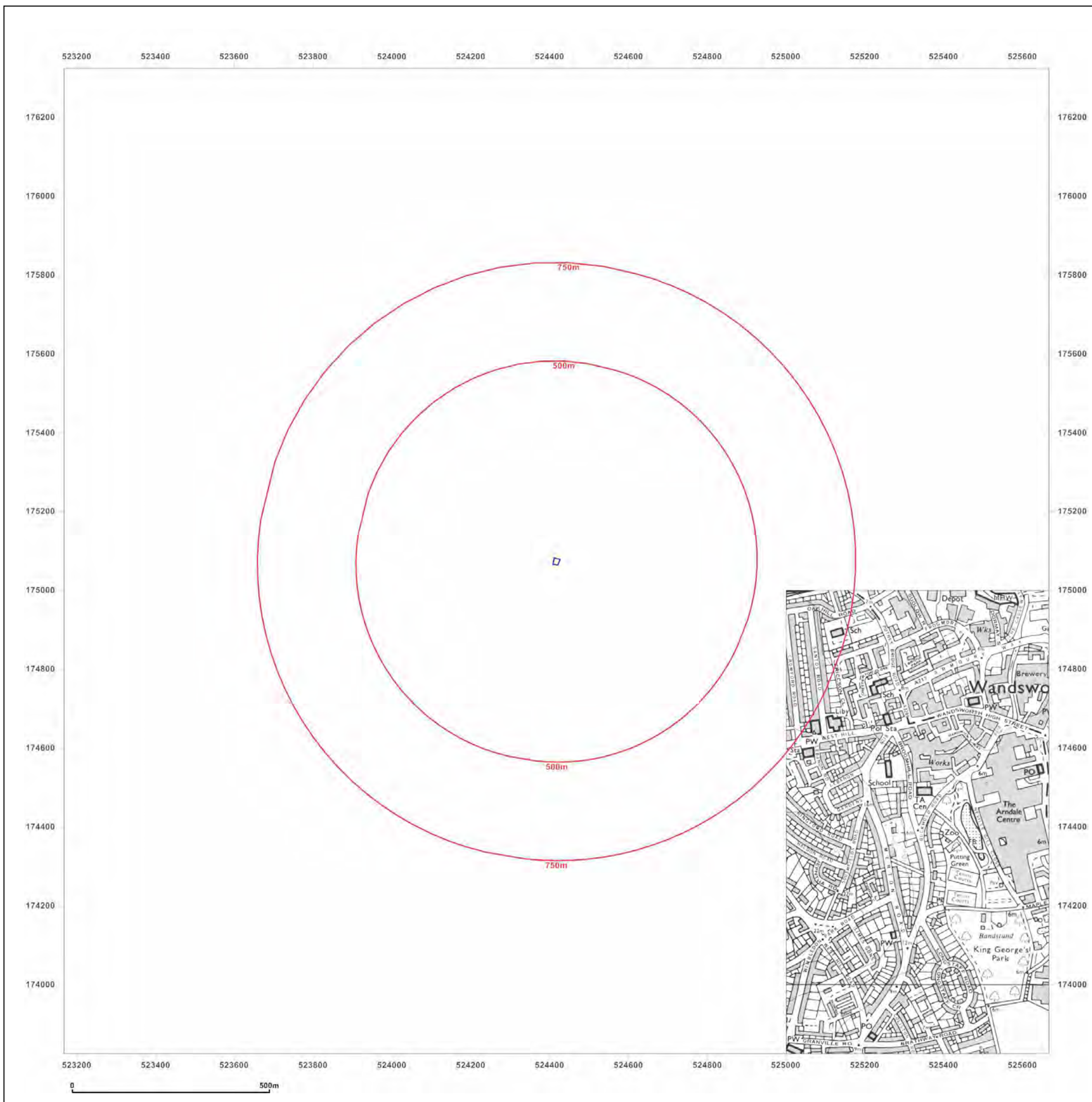


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Client Ref: 14034794  
Report Ref: GS-6555053  
Grid Ref: 524417, 175074

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

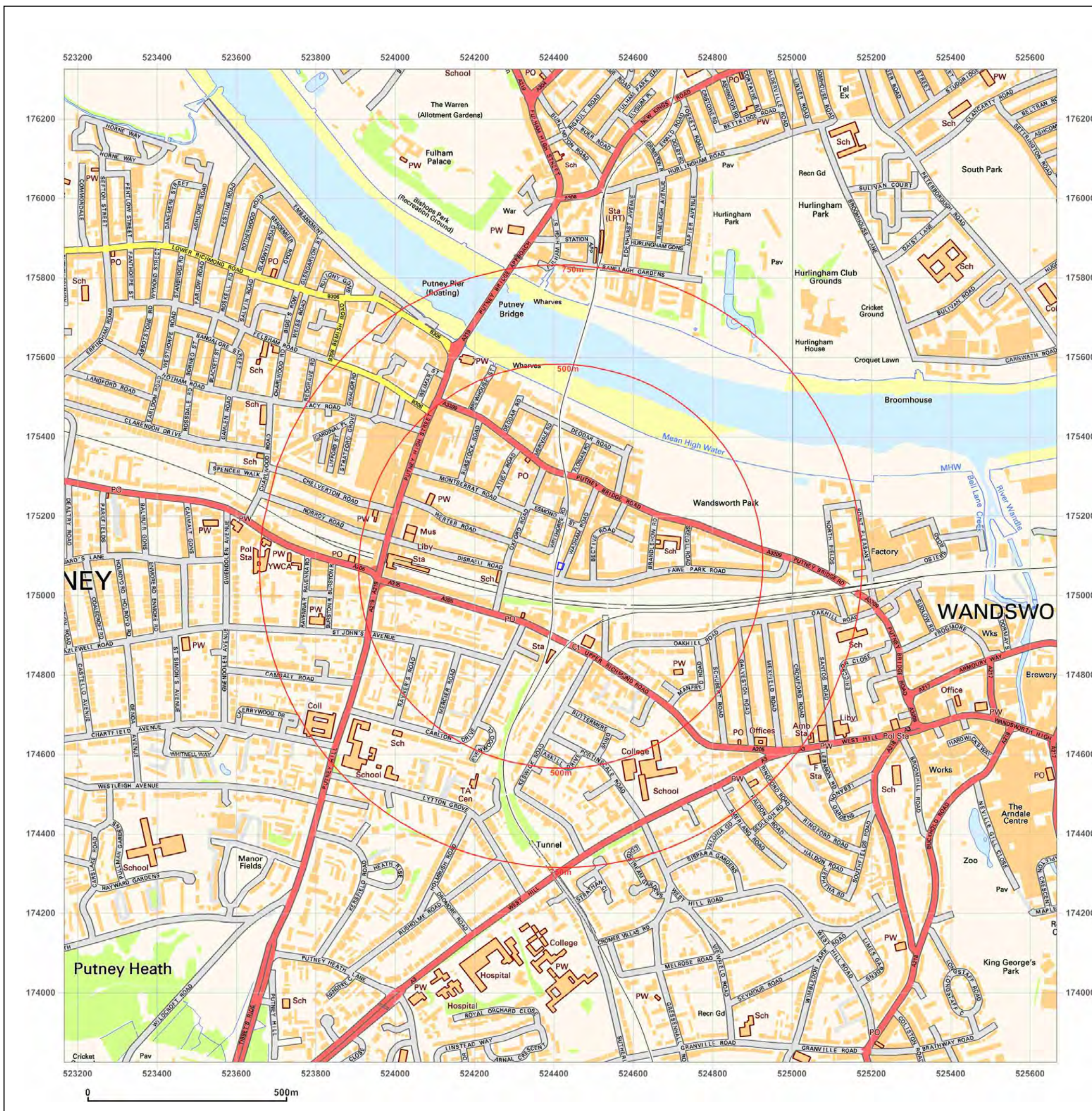


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#### Site Details:

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Client Ref: 14034794  
Report Ref: GS-6555053  
Grid Ref: 524417, 175074

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

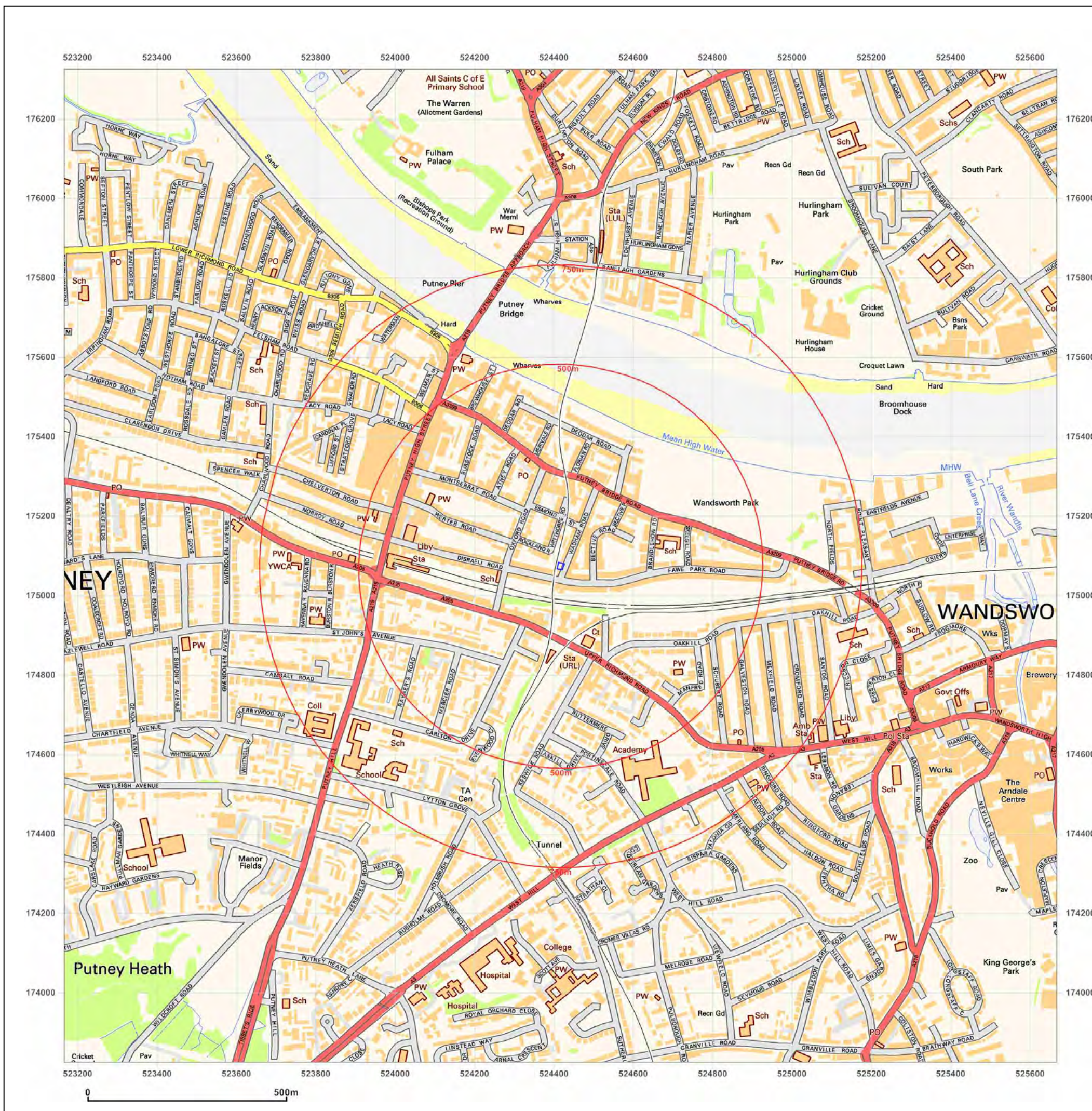


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**Client Ref:** 14034794  
**Report Ref:** GS-6555053  
**Grid Ref:** 524417, 175074

**Map Name:** National Grid

**Map date:** 2020

**Scale:** 1:10,000

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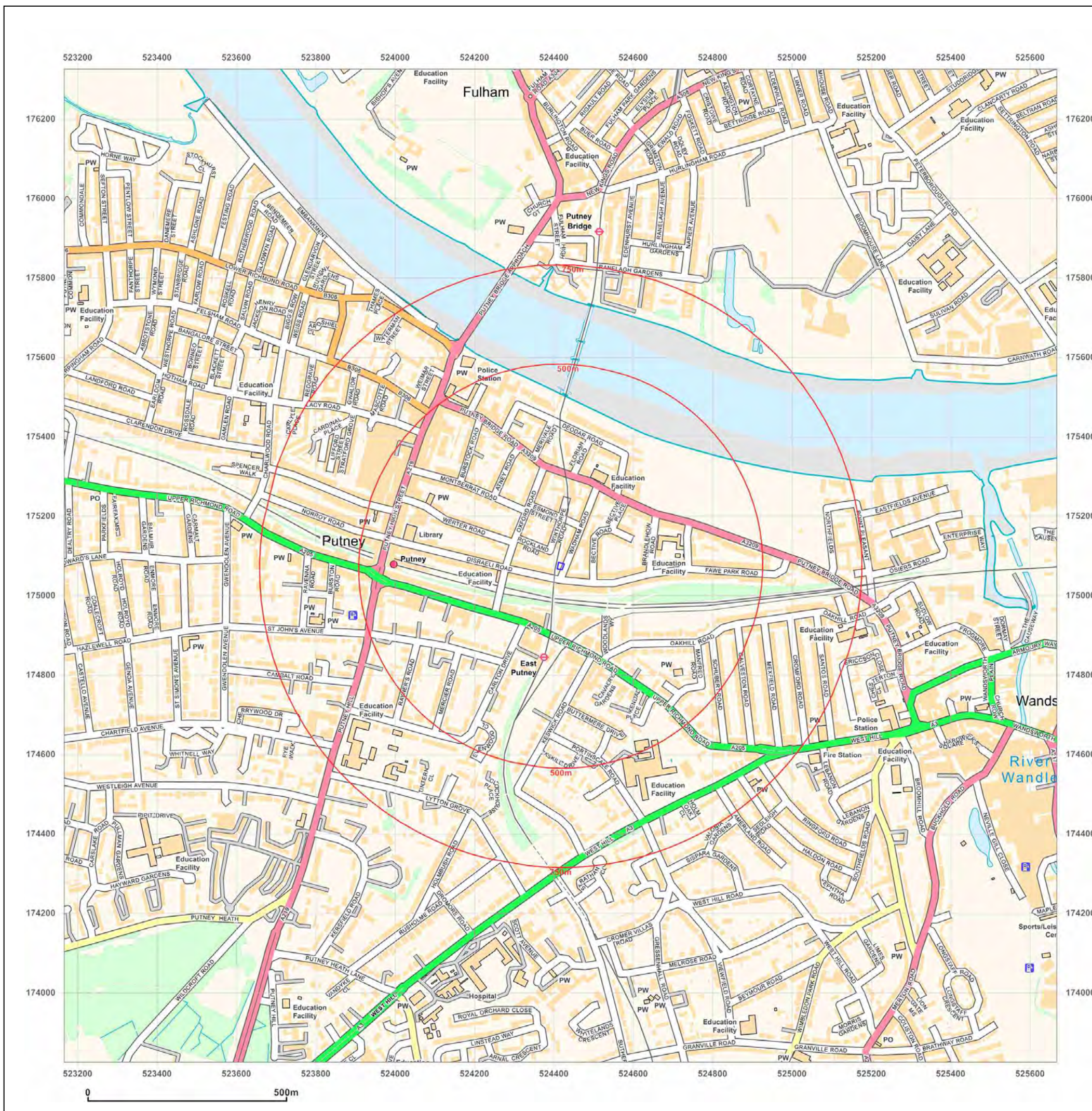


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**APPENDIX B**  
**Groundsure Data Sheets**





Arcadis Consulting UK Ltd

Arcadis CONSULTING UK LTD, THE PITHAY,  
BRISTOL, BS1 2NL

Groundsure  
Reference:

GS-6555051

Your Reference: 14034794

Report Date

15 Jan 2020

Report Delivery  
Method:

Email - pdf

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Yours faithfully,

Managing Director  
Groundsure Limited

Enc.  
Groundsure Enviroinsight



Address: 2 THE MEWS, WADHAM ROAD, LONDON, SW15 2LR

Date: 15 Jan 2020

Reference: GS-6555051

Client: Arcadis Consulting UK Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 23-Sep-2016

Grid Reference: 524414,175073

Site Size: 0.0223ha

Report Reference: GS-6555051

Client Reference: 14034794



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# Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	46	76
1.2 Additional Information – Historical Tank Database	0	0	10	13
1.3 Additional Information – Historical Energy Features Database	0	2	37	88
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	7	24	25
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	0	27	34
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	3	3
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0



Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	1
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	4
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	1	8

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	3	19	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	1	1
4.3 National Grid Underground Electricity Cables	0	0	2	2
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology				0-500m		
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site				Identified		
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site				Identified		
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	14	17
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	2	0	Not searched	Not searched



Section 6: Hydrogeology and Hydrology	0-500m					
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	Yes
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	0	0	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding						
7.1 Environment Agency Zone 2 floodplains within 250m of the study site	None identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	None identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Potential at Surface					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Moderate					

Section 8: Designated Environmentally Sensitive Sites						
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	1
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	1
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	3
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0



Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards	
9.1 Maximum risk of natural ground subsidence	Moderate
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Moderate
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining	
10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified



# Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

## 1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

## 2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

## 3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

## 4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

## 5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

## 6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

## 7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

## 8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

## 9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

## 10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

## 11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

## Note: Maps

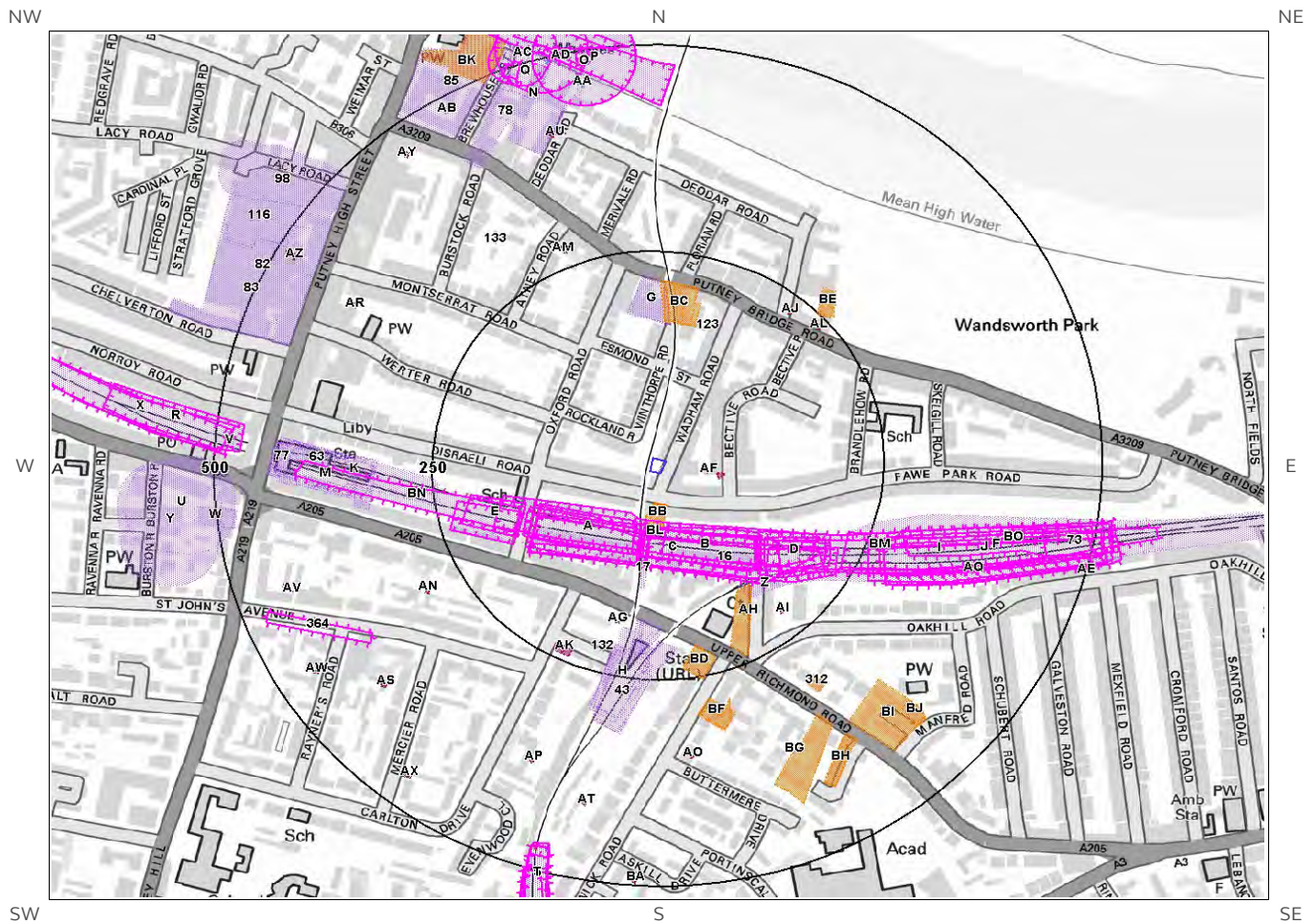
Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

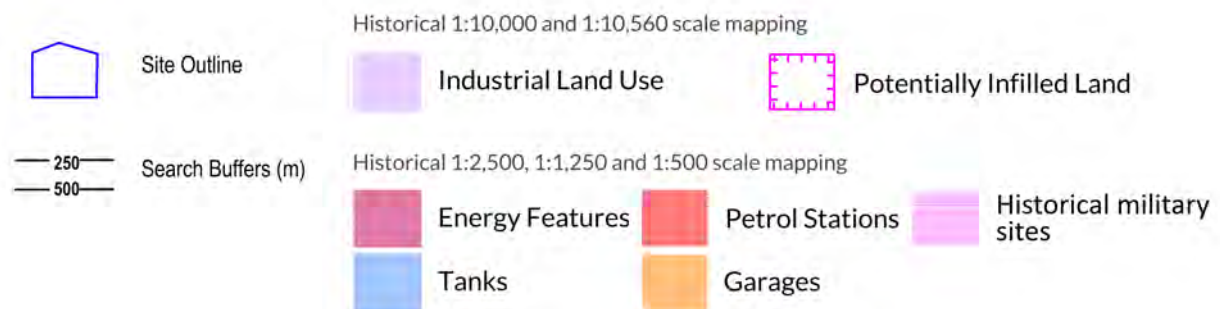
All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.



# 1. Historical Land Use



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# 1. Historical Industrial Sites

## 1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 122

ID	Distance [m]	Direction	Use	Date
1BL	55	SW	Cuttings	1933
2A	62	S	Cuttings	1933
3A	62	S	Cuttings	1911
4BM	65	S	Cuttings	1948
5B	65	S	Cuttings	1911
6B	65	S	Cuttings	1933
7A	66	S	Cuttings	1865
8B	67	S	Cuttings	1865
9B	67	S	Cuttings	1894
10A	70	S	Cuttings	1894
11C	72	S	Cuttings	1938
12C	72	S	Cuttings	1920
13A	75	S	Cuttings	1899
14B	78	S	Cuttings	1894
15A	79	S	Cuttings	1894
16	80	S	Cuttings	1899
17	99	S	Railway Buildings	1948
18I	139	SE	Cuttings	1865
19D	143	SE	Cuttings	1911
20D	143	SE	Cuttings	1933
21E	148	W	Cuttings	1911
22E	148	W	Cuttings	1933
23D	152	SE	Cuttings	1894
24E	155	W	Cuttings	1920
25E	155	W	Cuttings	1938
26BN	156	W	Cuttings	1865
27D	156	SE	Cuttings	1894
28G	162	N	Unspecified Works	1962
29F	164	SE	Railway Sidings	1938
30F	164	SE	Railway Sidings	1920
31G	164	N	Fish Nursery	1958
32H	176	S	Railway Station	1933
33H	177	S	Railway Station	1948
34H	182	S	Railway Station	1933



35H	182	S	Railway Station	1911
36H	190	S	Railway Station	1899
37H	193	S	Railway Station	1920
38H	193	S	Railway Station	1938
39H	198	S	Railway Station	1955
40H	198	S	Railway Station	1966
41H	202	S	Railway Station	1974
42H	205	S	Railway Station	1894
43	216	S	Railway Station	1894
44I	226	E	Cuttings	1955
45K	243	W	Railway Station	1962
46L	243	W	Railway Station	1899
47J	252	E	Cuttings	1911
48J	252	E	Cuttings	1933
49J	255	E	Cuttings	1920
50J	255	E	Cuttings	1938
51J	262	E	Cuttings	1894
52J	270	E	Cuttings	1894
53J	271	E	Cuttings	1899
54BO	283	E	Cuttings	1933
55K	312	W	Railway Station	1933
56K	314	W	Railway Station	1911
57K	314	W	Railway Station	1933
58L	316	W	Railway Station	1894
59M	316	W	Railway Station	1920
60M	316	W	Railway Station	1938
61M	316	W	Railway Station	1958
62M	316	W	Railway Station	1947
63	318	W	Railway Station	1987
64M	318	W	Railway Station	1894
65M	319	W	Railway Station	1974
66M	319	W	Railway Station	1967
67M	342	W	Railway Station	1933
68M	344	W	Railway Station	1938
69M	346	W	Railway Station	1895
70M	347	W	Railway Station	1938
71M	347	W	Railway Station	1913
72M	348	W	Railway Station	1899
73	384	E	Railway Sidings	1974
74N	389	N	Wharves	1962
75N	389	N	Unspecified Works	1962
76N	389	N	Unspecified Works	1958
77	401	W	Railway Station	1865
78	402	NW	Unidentified Mills	1899
79P	426	N	Unspecified Wharf	1947
80O	433	N	Unspecified Wharves	1987



81O	433	N	Unspecified Wharves	1974
82	439	W	Unspecified Depot	1958
83	439	W	Unspecified Depot	1962
84N	440	N	Unspecified Mills	1894
85	443	NW	Unspecified Depot	1958
86Q	458	N	Unspecified Mills	1894
87P	458	N	Unspecified Wharves	1958
88Q	459	N	Unspecified Mills	1896
89BK	464	NW	Unspecified Depot	1962
90S	465	S	Cuttings	1933
91R	469	W	Cuttings	1987
92R	469	W	Cuttings	1967
93R	469	W	Cuttings	1974
94S	470	S	Cuttings	1955
95S	470	S	Cuttings	1948
96T	470	S	Cuttings	1911
97T	470	S	Cuttings	1933
98	472	NW	Unspecified Works	1958
99AC	473	N	Unspecified Wharf	1894
100W	476	W	Smithy	1938
101U	477	W	Smithy	1938
102U	477	W	Smithy	1913
103V	479	W	Railway Building	1938
104V	479	W	Railway Building	1920
105W	479	W	Smithy	1933
106X	479	W	Cuttings	1933
107AD	480	N	Unspecified Wharf	1896
108S	481	S	Cuttings	1938
109S	481	S	Cuttings	1920
110X	482	W	Cuttings	1938
111O	483	N	Unspecified Wharves	1967
112V	483	W	Railway Building	1947
113Q	485	N	Unspecified Wharf	1938
114Q	485	N	Unspecified Wharf	1920
115V	491	W	Railway Building	1865
116	492	NW	Unspecified Works	1962
117Y	493	W	Smithy	1938
118Y	493	W	Smithy	1920
119S	497	S	Cuttings	1894
120P	498	N	Unspecified Wharf	1895
121S	499	S	Cuttings	1974
122S	499	S	Cuttings	1966



## 1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

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ID	Distance (m)	Direction	Use	Date
123	167	N	Tank or Trough	1869
124Z	179	SE	Unspecified Tank	1995
125Z	179	SE	Unspecified Tank	1991
126Z	179	SE	Unspecified Tank	1995
127Z	179	SE	Unspecified Tank	1969
128Z	179	SE	Unspecified Tank	1980
129Z	179	SE	Unspecified Tank	1988
130Z	179	SE	Unspecified Tank	1991
131Z	179	SE	Unspecified Tank	1869
132	218	S	Unspecified Tank	1916
133	317	NW	Unspecified Tank	1916
134BG	368	SE	Unspecified Tank	1983
135AA	456	N	Unspecified Tank	1966
136AA	456	N	Unspecified Tank	1967
137AA	457	N	Unspecified Tank	1991
138AB	479	NW	Unspecified Tank	1995
139AB	479	NW	Unspecified Tank	1991
140AB	479	NW	Unspecified Tank	1983
141AB	479	NW	Unspecified Tank	1869
142AC	492	N	Unspecified Tank	1869
143AD	494	N	Unspecified Tank	1868
144AE	498	E	Unspecified Tank	1868
145AE	498	E	Unspecified Tank	

## 1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

127

ID	Distance (m)	Direction	Use	Date
146AF	47	E	Electricity Substation	1991
147AF	47	E	Electricity Substation	1983
148AF	60	E	Electricity Substation	1967



149AF	60	E	Electricity Substation	1967
150AF	62	E	Electricity Substation	1994
151AF	62	E	Electricity Substation	1991
152AG	183	S	Electricity Substation	1969
153AG	183	S	Electricity Substation	1979
154AG	183	S	Electricity Substation	1990
155AG	183	S	Electricity Substation	1991
156AH	193	SE	Electricity Substation	1991
157AH	193	SE	Electricity Substation	1988
158AH	193	SE	Electricity Substation	1980
159AH	193	SE	Electricity Substation	1989
160AH	193	SE	Electricity Substation	1969
161AH	193	SE	Electricity Substation	1995
162AH	193	SE	Electricity Substation	1991
163AH	193	SE	Electricity Substation	1995
164AH	193	SE	Electricity Substation	1995
165AI	214	SE	Electricity Substation	1991
166AI	214	SE	Electricity Substation	1995
167AI	214	SE	Electricity Substation	1980
168AI	214	SE	Electricity Substation	1988
169AI	214	SE	Electricity Substation	1989
170AI	214	SE	Electricity Substation	1991
171AI	214	SE	Electricity Substation	1990
172AI	214	SE	Electricity Substation	1990
173AJ	226	NE	Electricity Substation	1991
174AJ	226	NE	Electricity Substation	1991
175AJ	227	NE	Electricity Substation	1991
176AJ	227	NE	Electricity Substation	1990
177AK	233	SW	Electricity Substation	1979
178AK	233	SW	Electricity Substation	1969
179AK	233	SW	Electricity Substation	1992
180AK	233	SW	Electricity Substation	1991
181AK	234	SW	Electricity Substation	1991
182AK	234	SW	Electricity Substation	1991
183AL	235	NE	Electricity Substation	1994
184AL	236	NE	Electricity Substation	1991
185AM	267	N	Electricity Substation	1991
186AM	267	N	Electricity Substation	1983
187AM	272	N	Electricity Substation	1967
188AM	272	N	Electricity Substation	1967
189AM	272	NW	Electricity Substation	1990
190AM	272	NW	Electricity Substation	1979
191AN	290	SW	Electricity Substation	1991
192AN	290	SW	Electricity Substation	1992
193AN	290	SW	Electricity Substation	1991
194AN	291	SW	Electricity Substation	1969



195AN	291	SW	Electricity Substation	1969
196AN	291	SW	Electricity Substation	1979
197AO	341	S	Electricity Substation	1991
198AO	341	S	Electricity Substation	1990
199AO	341	S	Electricity Substation	1992
200AO	341	S	Electricity Substation	1991
201AO	342	S	Electricity Substation	1979
202AO	342	S	Electricity Substation	1991
203AP	371	S	Electricity Substation	1990
204AP	371	S	Electricity Substation	1969
205AP	371	S	Electricity Substation	1969
206AP	372	S	Electricity Substation	1989
207AQ	373	E	Electricity Substation	1988
208AQ	373	E	Electricity Substation	1980
209AQ	374	E	Electricity Substation	1992
210AQ	374	E	Electricity Substation	1991
211AQ	374	E	Electricity Substation	1994
212AP	374	S	Electricity Substation	1991
213AP	374	S	Electricity Substation	1991
214AR	386	NW	Electricity Substation	1983
215AR	386	NW	Electricity Substation	1967
216AR	387	NW	Electricity Substation	1967
217AR	387	NW	Electricity Substation	1979
218AR	387	NW	Electricity Substation	1990
219AR	387	NW	Electricity Substation	1991
220AS	394	SW	Electricity Substation	1969
221AS	394	SW	Electricity Substation	1992
222AS	394	SW	Electricity Substation	1991
223AS	395	SW	Electricity Substation	1969
224AS	396	SW	Electricity Substation	1991
225AS	396	SW	Electricity Substation	1990
226AT	405	S	Electricity Substation	1979
227AT	405	S	Electricity Substation	1991
228AT	405	S	Electricity Substation	1983
229AT	405	S	Electricity Substation	1994
230AU	405	N	Electricity Substation	1991
231AU	405	N	Electricity Substation	1967
232AU	405	N	Electricity Substation	1992
233AU	405	N	Electricity Substation	1991
234AU	405	N	Electricity Substation	1950
235AT	405	S	Electricity Substation	1967
236AT	405	S	Electricity Substation	1950
237AU	407	N	Electricity Substation	1991
238AU	407	N	Electricity Substation	1990
239AU	407	N	Electricity Substation	1981
240AV	434	W	Electricity Substation	1989



241AV	434	W	Electricity Substation	1989
242AV	434	W	Electricity Substation	1992
243AV	434	W	Electricity Substation	1991
244AV	434	W	Electricity Substation	1971
245AV	436	W	Electricity Substation	1979
246AV	436	W	Electricity Substation	1991
247AV	437	W	Electricity Substation	1990
248AW	450	SW	Electricity Substation	1969
249AW	450	SW	Electricity Substation	1992
250AW	450	SW	Electricity Substation	1991
251AW	451	SW	Electricity Substation	1991
252AW	451	SW	Electricity Substation	1979
253AW	451	SW	Electricity Substation	1990
254AX	457	SW	Electricity Substation	1969
255AX	457	SW	Electricity Substation	1992
256AX	457	SW	Electricity Substation	1991
257AX	457	SW	Electricity Substation	1994
258AX	458	SW	Electricity Substation	1991
259AX	458	SW	Electricity Substation	1991
260AY	460	NW	Electricity Substation	1983
261AY	460	NW	Electricity Substation	1970
262AY	461	NW	Electricity Substation	1983
263AY	461	NW	Electricity Substation	1969
264AZ	476	NW	Electricity Substation	1979
265AZ	476	NW	Electricity Substation	1991
266AZ	484	NW	Electricity Substation	1990
267BA	489	S	Electricity Substation	1969
268BA	489	S	Electricity Substation	1992
269BA	489	S	Electricity Substation	1991
270BA	490	S	Electricity Substation	
271BA	491	S	Electricity Substation	
272BA	491	S	Electricity Substation	

## 1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

## 1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps



provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 56

ID	Distance (m)	Direction	Use	Date
273BB	36	S	Garage	1983
274BB	36	S	Garage	1991
275BB	36	S	Garage	1967
276BB	37	S	Garage	1967
277BB	37	S	Garage	1950
278BB	38	S	Garage	1991
279BB	38	S	Garage	1994
280BC	163	N	Garage	1991
281BC	163	N	Garage	1994
282BC	164	N	Garage	1991
283BC	164	N	Garage	1994
284BC	165	N	Garage	1950
285BC	165	N	Garage	1967
286BC	166	N	Garage	1967
287BC	166	N	Garage	1967
288BC	166	N	Garage	1950
289BC	166	N	Garage	1983
290BC	166	N	Garage	1991
291AH	166	SE	Motor Repair Works	1980
292AH	167	SE	Motor Repair Works	1950
293AH	168	SE	Motor Repair Works	1956
294AH	168	SE	Motor Repair Works	1969
295AH	168	SE	Motor Repair Works	1979
296BD	211	S	Garage	1990
297BD	211	S	Garage	1991
298BD	211	S	Garage	1991
299BD	212	S	Garage	1992
300BD	213	S	Garage	1967
301BE	248	NE	Garage	1965
302BE	249	NE	Garage	1979
303BE	249	NE	Garage	1991
304BF	277	S	Garage	1990
305BF	277	S	Garage	1991
306BF	277	S	Garage	1992
307BF	285	S	Garage	1969
308BF	285	S	Garage	1950
309BF	287	S	Garage	1950
310BF	287	S	Garage	1950
311BF	297	S	Garage	1950



312	300	SE	Garage	1950
313BG	341	SE	Garage	1950
314BG	341	SE	Garage	1980
315BG	342	SE	Garage	1950
316BI	353	SE	Motor Repair Works	1969
317BH	379	SE	Motor Repair Works	1956
318BH	379	SE	Motor Repair Works	1950
319BH	379	SE	Motor Repair Works	1950
320BH	380	SE	Motor Repair Works	1980
321BH	380	SE	Motor Repair Works	1969
322BH	381	SE	Motor Repair Works	1950
323BH	387	SE	Motor Repair Works	1956
324BI	394	SE	Motor Repair Works	1916
325BJ	394	SE	Motor Repair Works	
326BJ	394	SE	Motor Repair Works	
327BI	394	SE	Motor Repair Works	
328BK	493	NW	Garage	

## 1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

## 1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 61

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
329BL	55	SW	Cuttings	1933
330A	62	S	Cuttings	1933
331A	62	S	Cuttings	1911
332BM	65	S	Cuttings	1948
333B	65	S	Cuttings	1933
334B	65	S	Cuttings	1911
335A	66	S	Cuttings	1865
336B	67	S	Cuttings	1865
337B	67	S	Cuttings	1894
338A	70	S	Cuttings	1894



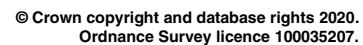
339C	72	S	Cuttings	1938
340C	72	S	Cuttings	1920
341A	75	S	Cuttings	1899
342B	78	S	Cuttings	1894
343A	79	S	Cuttings	1894
344B	80	S	Cuttings	1899
345I	139	SE	Cuttings	1865
346D	143	SE	Cuttings	1911
347D	143	SE	Cuttings	1933
348E	148	W	Cuttings	1911
349E	148	W	Cuttings	1933
350D	152	SE	Cuttings	1894
351E	155	W	Cuttings	1938
352E	155	W	Cuttings	1920
353BN	156	W	Cuttings	1865
354D	156	SE	Cuttings	1894
355I	226	E	Cuttings	1955
356J	252	E	Cuttings	1933
357J	252	E	Cuttings	1911
358J	255	E	Cuttings	1920
359J	255	E	Cuttings	1938
360J	262	E	Cuttings	1894
361J	270	E	Cuttings	1894
362J	271	E	Cuttings	1899
363BO	283	E	Cuttings	1933
364	374	SW	Pond	1865
365P	426	N	Unspecified Wharf	1947
366AD	433	N	Unspecified Wharves	1987
367AD	433	N	Unspecified Wharves	1974
368P	458	N	Unspecified Wharves	1958
369S	465	S	Cuttings	1933
370R	469	W	Cuttings	1974
371R	469	W	Cuttings	1987
372R	469	W	Cuttings	1967
373S	470	S	Cuttings	1955
374S	470	S	Cuttings	1948
375T	470	S	Cuttings	1933
376T	470	S	Cuttings	1911
377AC	473	N	Unspecified Wharf	1894
378X	479	W	Cuttings	1933
379AD	480	N	Unspecified Wharf	1896
380S	481	S	Cuttings	1920
381S	481	S	Cuttings	1938
382X	482	W	Cuttings	1938
383AD	483	N	Unspecified Wharves	1967
384Q	485	N	Unspecified Wharf	1938



385Q	485	N	Unspecified Wharf	1920
386S	497	S	Cuttings	1894
387P	498	N	Unspecified Wharf	1895
388S	499	S	Cuttings	1966
389S	499	S	Cuttings	1974

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## 2. Environmental Permits, Incidents and Registers

### 2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

#### 2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

---

#### 2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

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#### 2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

#### 2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

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#### 2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

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## 2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

6

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	147	SW	524322 174947	Address: The Dry Cleaning Company, 116 Upper Richmond Road, London, SW15 2SP Process: Dry Cleaning Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
2	222	S	524472 174849	Address: Keswick Fill Station, Upper Richmond Rd, SW15 4LB Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
3	223	N	524388 175305	Address: Park View Dry Cleaners, 259 Putney Bridge Road, London, SW15 2PU Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4	408	SE	524625 174712	Address: Af Tann Ltd, Upper Richmond Rd, London, SW18 2RD Process: Waste Oil Burner <0.4 MW Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
5	443	W	523983 175194	Address: Universal Dry Cleaning, 138 Putney High Street, London, SW15 1RR Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
6	456	W	523959 174989	Address: Humberts Dry Cleaners, 7 Putney Hill, London, SW15 6BA Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

## 2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.



#### 2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

0

Database searched and no data found.

#### 2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

---

#### 2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

---

## 2.2 Dangerous or Hazardous Sites

#### Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

---

## 2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

#### 2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

0

Database searched and no data found.

---

#### 2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

---



## 2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site 0

Database searched and no data found.

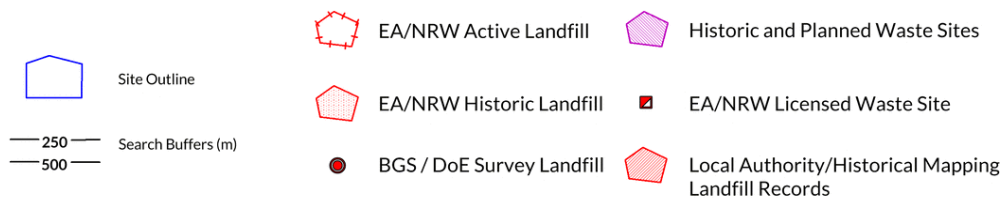
---



# 3. Landfill and Other Waste Sites Map



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# 3. Landfill and Other Waste Sites

## 3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1097	E		<div> <div>Site Address: Feathers Wharf, Wandsworth, London</div> <div>Waste Licence: -</div> <div>Site Reference: 8WA001</div> <div>Waste Type: -</div> <div>Environmental Permitting Regulations (Waste) Reference: -</div> </div> <div> <div>Licence Issue:</div> <div>Licence Surrendered:</div> <div>Licence Holder Address: -</div> <div>Operator: -</div> <div>Licence Holder: -</div> <div>First Recorded: -</div> <div>Last Recorded: -</div> </div>

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.



### 3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

4

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
Not shown	1295	E	525740 175276	Public Refuse Tip	1986 mapping	Polygon
Not shown	1295	E	525740 175276	Public Refuse Tip	1991 mapping	Polygon
Not shown	1295	E	525740 175276	Public Refuse Tip	1991 mapping	Polygon
Not shown	1296	E	525742 175275	Public Refuse Tip	1993 mapping	Polygon

## 3.2 Other Waste Sites

### 3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

### 3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

9

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	969	E	525395 175093	<p>Site Address: Linton Transport Ltd, Osier Road, Wandsworth, London, SW18 1NR Type: Household, Commercial &amp; Industrial Waste T Stn Size: &gt;= 25000 tonnes &lt; 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LIN001 EPR reference: EA/EPR/KP3590EN/S002 Operator: Linton Transport Ltd Waste Management licence No: 83279 Annual Tonnage: 25000.0</p> <p>Issue Date: 16/03/1993 Effective Date: - Modified: - Surrendered Date: Jul 17 2001 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Linton Transport Ltd, Osier Rd, Sw18 Correspondence Address: -</p>
Not shown	1040	E	525465 175028	<p>Site Address: London Borough of Wandsworth, Frogmore Depot, Dormay Street, Wandsworth, London, SW18 1HA Type: Special Waste Transfer Station Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WAN001</p> <p>Issue Date: 06/02/1995 Effective Date: - Modified: 25/03/1997 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified</p>



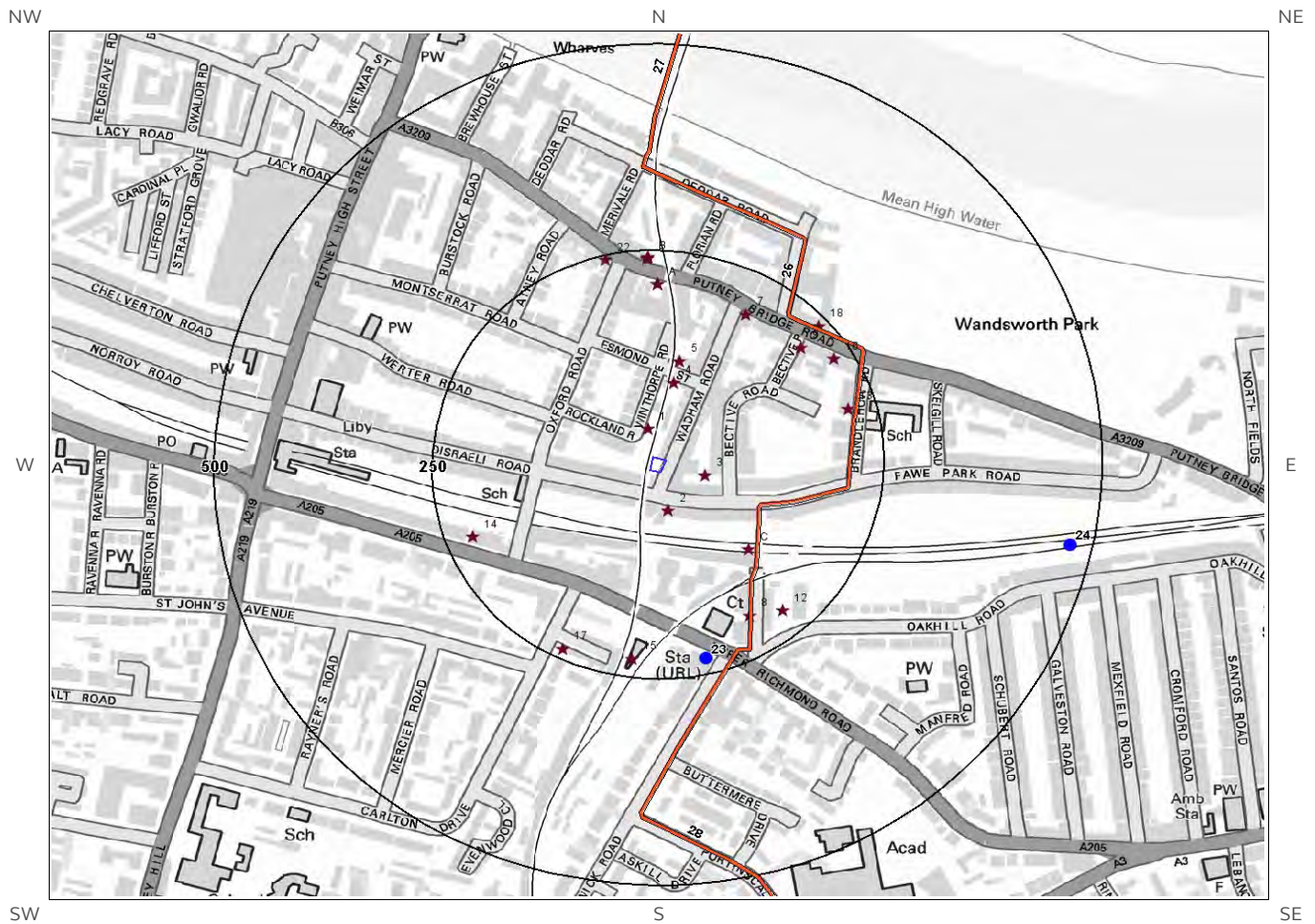
ID	Distance (m)	Direction	NGR	Details	
				EPR reference: EA/EPR/KP3990EJ/V002 Operator: Wandsworth London Borough Council Waste Management licence No: 83278 Annual Tonnage: 3666.0	Site Name: Frogmore Depot Correspondence Address: -
Not shown	1040	E	525465 175028	Site Address: London Borough of Wandsworth, Frogmore depot, Dormay Street, London, SW18 1HA Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WAN001 EPR reference: - Operator: London Borough of Wandsworth Waste Management licence No: 83278 Annual Tonnage: 3666.0	Issue Date: 06/02/1995 Effective Date: - Modified: 25/03/1997 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Frogmore Depot, Dormay St, SW18 Correspondence Address: London Borough of Wandsworth, The Town Hall, Municipal Buildings, Wandsworth High Street, London, SW18 2PU
Not shown	1180	E	525600 175200	Site Address: Cleanaway Ltd, Western Riverside S W T S, Smugglers Way, Wandsworth, London, SW18 3JU Type: Special Waste Transfer Station Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLE009 EPR reference: EA/EPR/KP3690EV/T005 Operator: Cory Environmental Ltd Waste Management licence No: 83283 Annual Tonnage: 893637.0	Issue Date: 29/06/1993 Effective Date: 04/10/2002 Modified: 31/05/2000 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: W Riverside S W T S , Smugglers Way, Sw18 Correspondence Address: -
Not shown	1186	E	525609 175166	Site Address: Feathers Wharf, Smugglers Way, Wandsworth, London, SW18 1FW Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR061 EPR reference: EA/EPR/XP3298EZ/A001 Operator: Cory Environmental Ltd Waste Management licence No: 100308 Annual Tonnage: 74999.0	Issue Date: 19/05/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Feathers Wharf Transfer Station Correspondence Address: -
Not shown	1186	E	525609 175166	Site Address: Feathers Wharf, Smugglers Way, Wandsworth, London, SW18 1FW Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CRE002 EPR reference: EA/EPR/FB3307KC/T001 Operator: Western Riverside Waste Authority Waste Management licence No: 100308 Annual Tonnage: 74999.0	Issue Date: 19/05/2008 Effective Date: 26/09/2017 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Feathers Wharf Transfer Station Correspondence Address: -
Not shown	1186	E	525609 175166	Site Address: Feathers Wharf, Smugglers Way, Wandsworth, London, SW18 1FW Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR061 EPR reference: EA/EPR/XP3298EZ/A001 Operator: Cory Environmental Ltd Waste Management licence No: 100308 Annual Tonnage: 74999.0	Issue Date: 19/05/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Feathers Wharf Transfer Station Correspondence Address: -
Not shown	1217	E	525600 175400	Site Address: Smugglers Way, Wandsworth, London, SW18 1EG	Issue Date: 12/04/2010 Effective Date: -



ID	Distance (m)	Direction	NGR	Details	
				Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR122 EPR reference: EA/EPR/FP3598VA/A001 Operator: Cory Environmental Ltd Waste Management licence No: 101352 Annual Tonnage: 84000.0	Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Smugglers Way Transfer Station/ M R F Correspondence Address: -
Not shown	1309	E	525729 175200	Site Address: Cleanaway Ltd, Western Riverside S W T S, Smugglers Way, Wandsworth, London, SW18 3JU Type: Special Waste Transfer Station Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLE009 EPR reference: - Operator: Cory Environemtal Waste Management licence No: 83283 Annual Tonnage: 0.0	Issue Date: 29/06/1993 Effective Date: 04/10/2002 Modified: 31/05/2000 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: W Riverside, Smugglers Way, Sw18 Correspondence Address: Crown House, Mucking Wharf Lane, Mucking, Essex, SS17 0RN



## 4. Current Land Use Map



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## 4. Current Land Uses

### 4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

22

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	35	N	Wardo Autos London Ltd	524405 175118	Arch 26-29, Winthorpe Road, London, Greater London, SW15 2LW	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	46	S	Putney Autos	524428 175019	118, Disraeli Road, London, Greater London, SW15 2DX	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	47	E	Electricity Sub Station	524470 175062	Greater London, SW15	Electrical Features	Infrastructure and Facilities
4	93	N	D A Motors	524434 175173	20, Esmond Street, London, Greater London, SW15 2LP	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	121	N	Guitar Aid	524441 175200	The Courtyard, Esmond Street, London, Greater London, SW15 2LP	Sports and Leisure Equipment Repair	Repair and Servicing
6C	136	SE	Pipeline	524520 174972	Greater London, SW15	Pipelines	Industrial Features
7	199	NE	Wadham Tyres Ltd	524517 175256	1, Wadham Road, London, Greater London, SW15 2LS	Vehicle Parts and Accessories	Motoring
8	200	SE	Electricity Sub Station	524521 174892	Greater London, SW15	Electrical Features	Infrastructure and Facilities
9	206	NE	G Ettinger Ltd	524580 175216	215, Putney Bridge Road, London, Greater London, SW15 2NY	Leather Products	Consumer Products
10A	210	N	Caroline Gardner	524416 175293	253, Putney Bridge Road, London, Greater London, SW15 2PU	Published Goods	Industrial Products
11A	210	N	David Rawlins	524416 175293	253, Putney Bridge Road, London, Greater London, SW15 2PU	Clearance and Salvage Dealers	Recycling Services
12	218	SE	Electricity Sub Station	524560 174898	Greater London, SW15	Electrical Features	Infrastructure and Facilities
13	218	E	Sheila House Clearance	524634 175142	16, Brandelhow Road, London, Greater London, SW15 2ED	Clearance and Salvage Dealers	Recycling Services
14	219	W	Budget Rent A Car	524204 174987	152, Upper Richmond Road, London, Greater London, SW15 2SW	Vehicle Hire and Rental	Hire Services
15	227	S	East Putney	524386 174839	East Putney Underground Station, Upper Richmond Road, London, Greater London, SW15 2SZ	Underground Network Stations	Public Transport, Stations and Infrastructure



ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
16	228	NE	Simon Services	524618 175202	Flat 2 203, Putney Bridge Road, London, Greater London, SW15 2NY	Waste Storage, Processing and Disposal	Infrastructure and Facilities
17	237	SW	Electricity Sub Station	524307 174852	Greater London, SW15	Electrical Features	Infrastructure and Facilities
18	239	NE	Electricity Sub Station	524601 175242	Greater London, SW15	Electrical Features	Infrastructure and Facilities
19B	241	N	Todi & Boys	524404 175324	Unit 10-10a Railway Arches, 150 Putney Bridge Road, London, Greater London, SW15 2NG	General Construction Supplies	Industrial Products
20B	242	N	Wadham Garage	524404 175325	3 Railway Arch, 150 Putney Bridge Road, Putney, London, Greater London, SW15 2NQ	Vehicle Repair, Testing and Servicing	Repair and Servicing
21B	242	N	Wadham Tyres Garage & MOT	524404 175325	Unit 3 Railway Arches 150, Putney Bridge Road, London, Greater London, SW15 2NG	Vehicle Parts and Accessories	Motoring
22	245	N	Double O Car Hire	524355 175322	267, Putney Bridge Road, London, Greater London, SW15 2PT	Vehicle Hire and Rental	Hire Services

## 4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
23	231	S	524472 174839	OBSOLETE	73, Upper Richmond Road, Keswick Road, Putney, London, Inner London, SW15 2SR	Not Applicable	Obsolete
24	474	E	524889 174977	OBSOLETE	75, Putney Bridge Road, Wandsworth, London, Inner London, SW15 2PA	Not Applicable	Obsolete



### 4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

4

The following Underground Electricity Transmission Cable records are represented as linear features on the Current Land Use map:

ID	Distance (m)	Direction	Details
25C	120	E	Cable Set: BEDD2 - WISD2 1 DC CABLE SECTION 26 Cable Route: BEDDINGTON - WILLESSEN 1 Cable Make: - Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1994 Cable in tunnel: -
26	225	NE	Cable Set: BEDD2 - WISD2 1 DC CABLE SECTION 27 Cable Route: BEDDINGTON - WILLESSEN 1 Cable Make: - Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1994 Cable in tunnel: -
27	334	N	Cable Set: BEDD2 - WISD2 1 DC CABLE SECTION 28 Cable Route: BEDDINGTON - WILLESSEN 1 Cable Make: - Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 2000 Cable in tunnel: -
28	336	S	Cable Set: BEDD2 - WISD2 1 DC CABLE SECTION 25 Cable Route: BEDDINGTON - WILLESSEN 1 Cable Make: - Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1994 Cable in tunnel: -

### 4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.



# 5. Geology

## 5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

---

## 5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

---

## 5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LC-XCZ	LONDON CLAY FORMATION	CLAY AND SILT

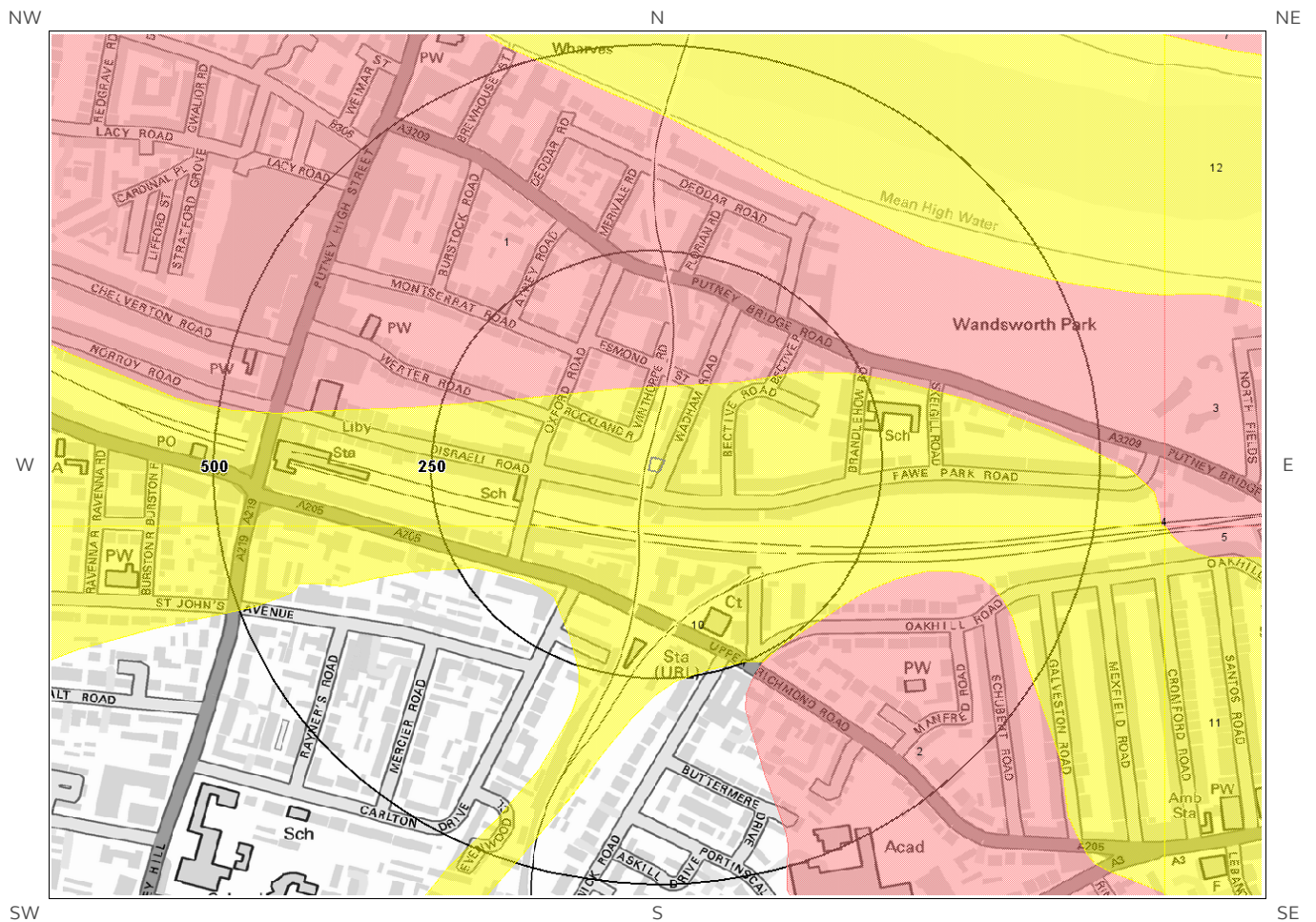
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

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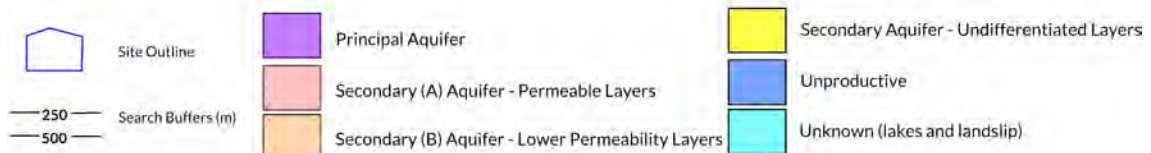


# 6 Hydrogeology and Hydrology

## 6a. Aquifer Within Superficial Geology

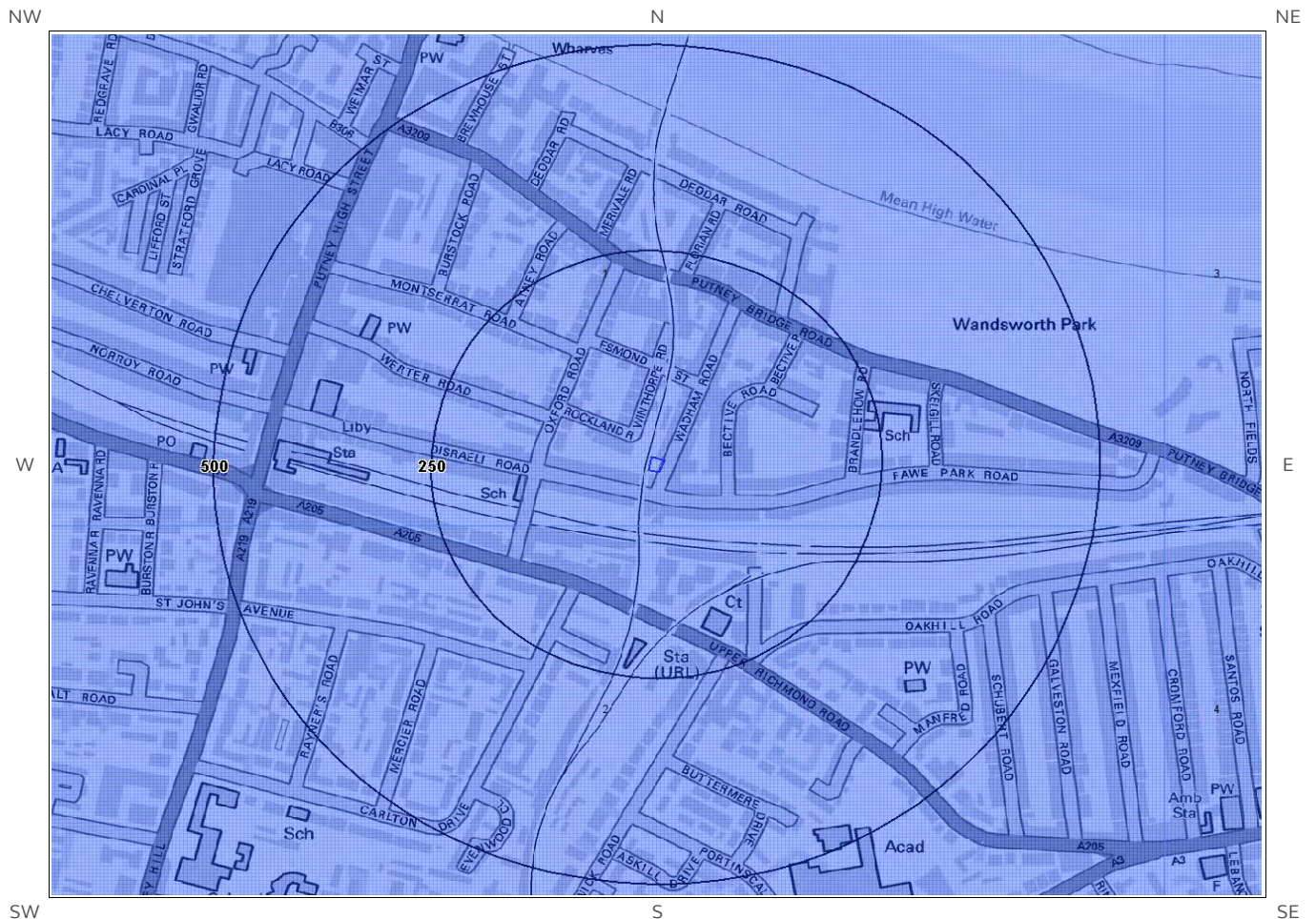


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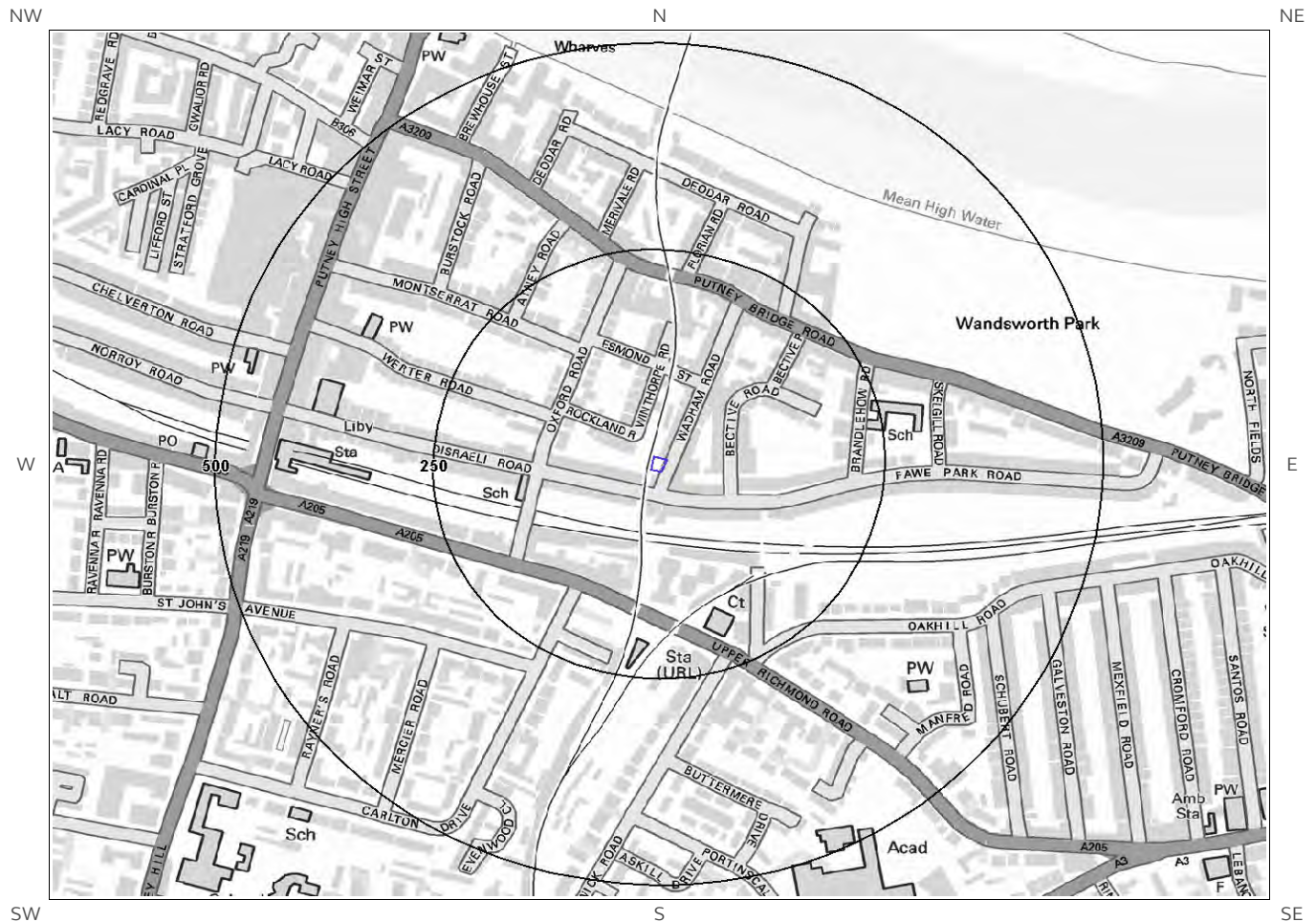
# 6b. Aquifer Within Bedrock Geology and Abstraction Licences



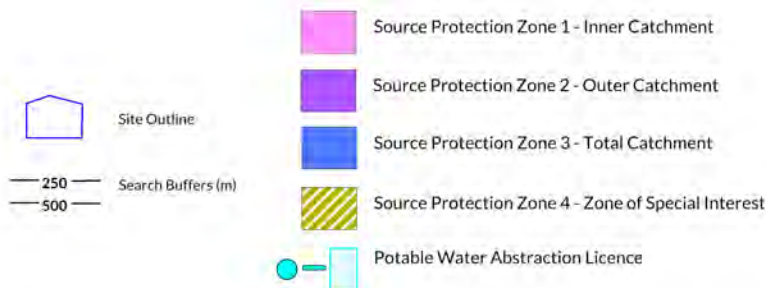
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# 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences

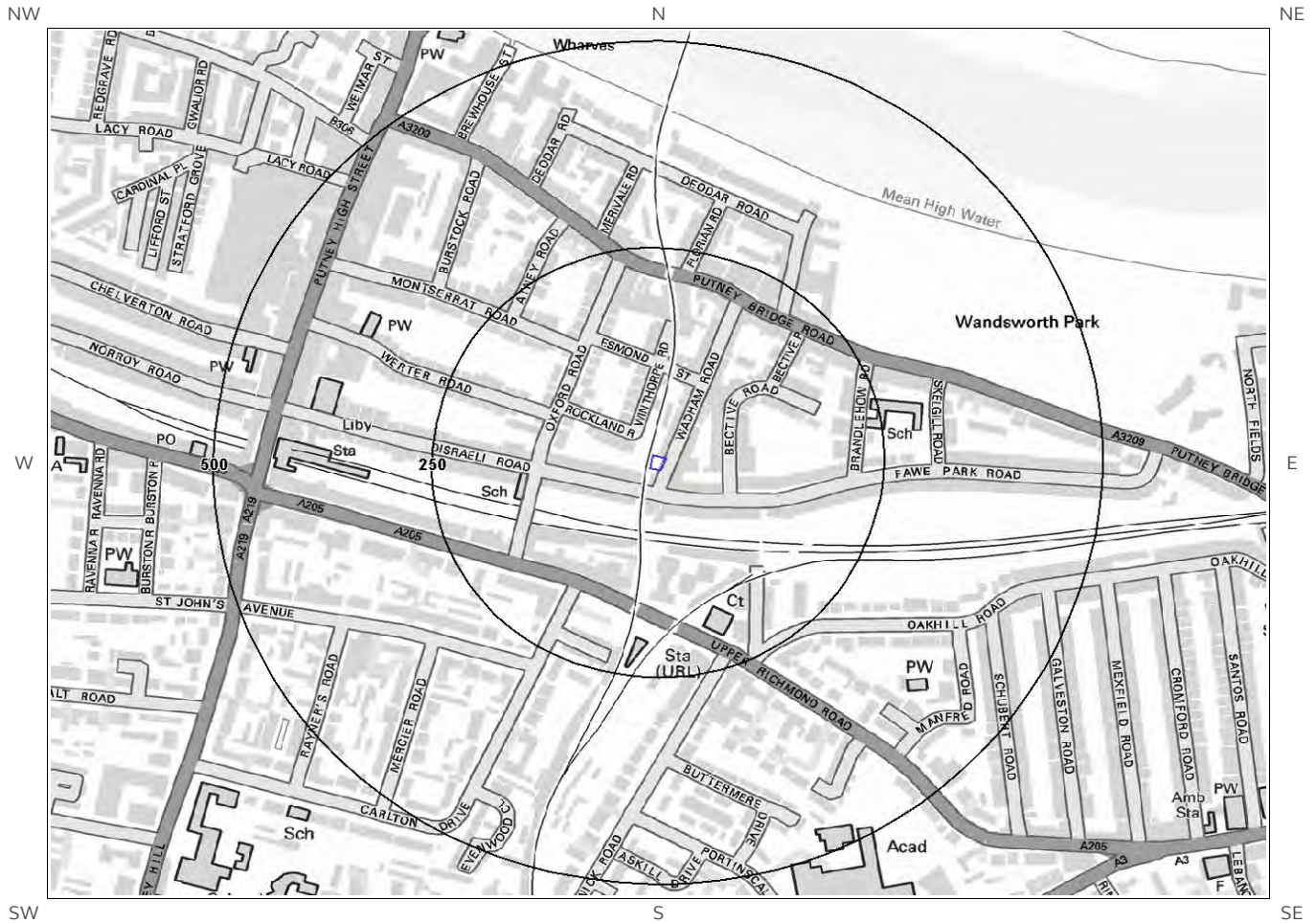


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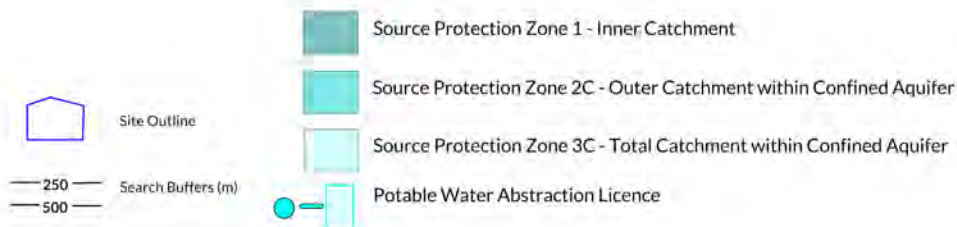




# 6d. Hydrogeology – Source Protection Zones within confined aquifer

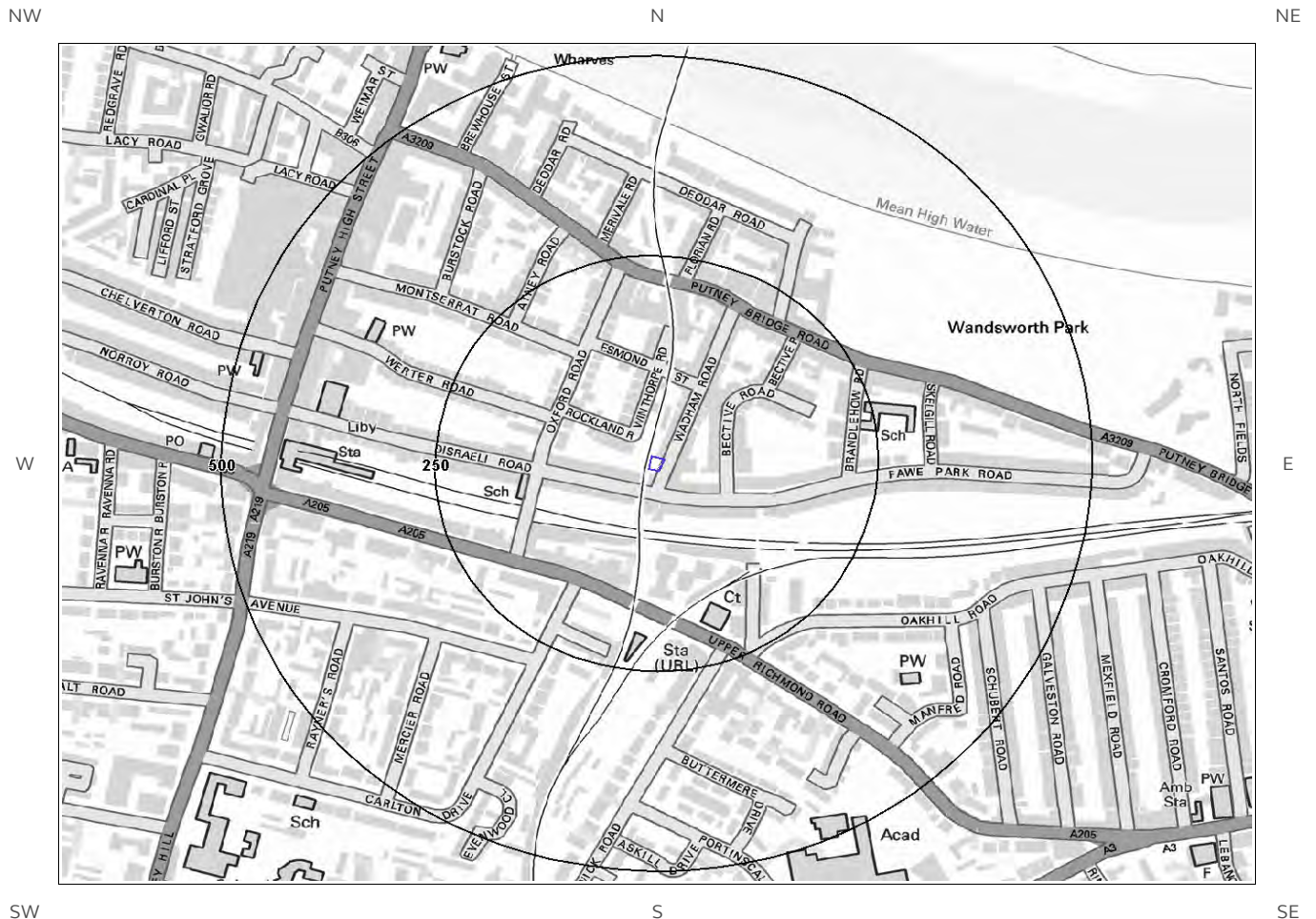


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# 6e. Hydrology – Watercourse Network and River Quality



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# 6. Hydrogeology and Hydrology

## 6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
9	0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
10	65	S	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
1	85	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	252	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

## 6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	65	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow



## 6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site

Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	846	E	525260 175219	<p>Status: Historical Licence No: TH/039/0041/001 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE C1 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd</p> <p>Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 06/08/2009 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 06/08/2009 Version End Date:</p>
Not shown	846	E	525260 175219	<p>Status: Active Licence No: TH/039/0041/016 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE C1 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd</p> <p>Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 02/05/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 20/03/2017 Version End Date:</p>
Not shown	853	E	525274 175168	<p>Status: Active Licence No: TH/039/0041/016 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE C3 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd</p> <p>Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 02/05/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 20/03/2017 Version End Date:</p>
Not shown	853	E	525274 175168	<p>Status: Historical Licence No: TH/039/0041/001 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE C3 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd</p> <p>Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 06/08/2009 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 06/08/2009 Version End Date:</p>
Not shown	865	E	525279 175225	<p>Status: Historical Licence No: TH/039/0041/001 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE C2 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd</p> <p>Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 06/08/2009 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 06/08/2009 Version End Date:</p>
Not shown	865	E	525279 175225	<p>Status: Active Licence No: TH/039/0041/016 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE C2 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd</p> <p>Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 02/05/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 20/03/2017 Version End Date:</p>



ID	Distance (m)	Direction	NGR	Details	
Not shown	872	E	525293 175175	Status: Active Licence No: TH/039/0041/016 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE C4 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 02/05/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 20/03/2017 Version End Date:
Not shown	872	E	525293 175175	Status: Historical Licence No: TH/039/0041/001 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE C4 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 06/08/2009 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 06/08/2009 Version End Date:
Not shown	879	NE	524830 175860	Status: Active Licence No: 28/39/39/0177 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: THE HURLINGHAM CLUB, LONDON - BOREHOLE B Data Type: Point Name: TRUSTEES OF THE HURLINGHAM CLUB	Annual Volume (m³): 15,000 Max Daily Volume (m³): 112 Original Application No: - Original Start Date: 05/01/1996 Expiry Date: - Issue No: 100 Version Start Date: 05/01/1996 Version End Date:
Not shown	907	NE	524870 175870	Status: Active Licence No: 28/39/39/0177 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: THE HURLINGHAM CLUB, LONDON - BOREHOLE A Data Type: Point Name: TRUSTEES OF THE HURLINGHAM CLUB	Annual Volume (m³): 15,000 Max Daily Volume (m³): 112 Original Application No: - Original Start Date: 05/01/1996 Expiry Date: - Issue No: 100 Version Start Date: 05/01/1996 Version End Date:
Not shown	992	E	525401 175264	Status: Historical Licence No: TH/039/0041/001 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE W2 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 06/08/2009 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 06/08/2009 Version End Date:
Not shown	992	E	525401 175264	Status: Active Licence No: TH/039/0041/016 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE W2 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 02/05/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 20/03/2017 Version End Date:
Not shown	997	E	525400 175292	Status: Historical Licence No: TH/039/0041/001 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE W1 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 06/08/2009 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 06/08/2009 Version End Date:
Not shown	997	E	525400 175292	Status: Active Licence No: TH/039/0041/016 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE W1 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 02/05/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 20/03/2017 Version End Date:



ID	Distance (m)	Direction	NGR	Details	
Not shown	1043	E	525462 175197	Status: Historical Licence No: TH/039/0041/001 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE W3 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 06/08/2009 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 06/08/2009 Version End Date:
Not shown	1043	E	525462 175197	Status: Active Licence No: TH/039/0041/016 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE W3 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 02/05/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 20/03/2017 Version End Date:
Not shown	1044	E	525465 175177	Status: Historical Licence No: TH/039/0041/001 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE W4 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 06/08/2009 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 06/08/2009 Version End Date:
Not shown	1044	E	525465 175177	Status: Active Licence No: TH/039/0041/016 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE W4 - EASTFIELD AVENUE Data Type: Point Name: Frasers Riverside Quarter Ltd	Annual Volume (m³): 390,000 Max Daily Volume (m³): 6,720 Original Application No: - Original Start Date: 02/05/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 20/03/2017 Version End Date:
Not shown	1077	NE	524912 176040	Status: Active Licence No: TH/039/0039/049 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT HURLINGHAM PARK LONDON Data Type: Point Name: ATB (Sports Solutions) LLP	Annual Volume (m³): 15,000 Max Daily Volume (m³): 102 Original Application No: - Original Start Date: 25/05/2012 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 15/05/2019 Version End Date:
Not shown	1167	NE	525502 175580	Status: Active Licence No: TH/039/0039/123 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: CARNWATH ROAD ABSTRACTION AREA Data Type: Poly4 Name: Balfour Beatty, Bam Nuttall, Morgan Sindall; Joint Venture	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 21/12/2018 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 21/12/2018 Version End Date:
Not shown	1167	NE	525502 175580	Status: Historical Licence No: TH/039/0039/123 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: CARNWATH ROAD ABSTRACTION AREA Data Type: Poly4 Name: Balfour Beatty, Bam Nuttall, Morgan Sindall; Joint Venture	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 21/12/2018 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 21/12/2018 Version End Date:
Not shown	1303	SE	525510 174350	Status: Historical Licence No: 28/39/41/0072 Details: Make-Up or Top Up Water Direct Source: THAMES GROUNDWATER Point: KING GEORGE'S PARK, WANDSWORTH, BOREHOLE 'A' Data Type: Point Name: WANDSWORTH BOROUGH COUNCIL	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 19/02/1996 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: 19/02/1996 Version End Date:



ID	Distance (m)	Direction	NGR	Details	
Not shown	1303	SE	525510 174350	Status: Historical Licence No: 28/39/41/0081 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: KING GEORGE'S PARK, WANDSWORTH-BOREHOLE Data Type: Point Name: LONDON BOROUGH OF WANDSWORTH	Annual Volume (m³): 8,000 Max Daily Volume (m³): 40 Original Application No: - Original Start Date: 27/05/2005 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 01/04/2008 Version End Date:
Not shown	1320	SE	525522 174338	Status: Active Licence No: TH/039/0041/011 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: KING GEORGE'S PARK, WANDSWORTH-BOREHOLE Data Type: Point Name: LONDON BOROUGH OF WANDSWORTH	Annual Volume (m³): 8,000 Max Daily Volume (m³): 40 Original Application No: - Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2013 Version End Date:
Not shown	1548	E	525940 175400	Status: Historical Licence No: 28/39/42/0071 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: WANDSWORTH CONCRETE PLANT PIER TERRACE JEWS ROW SW19 Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m³): 23,515 Max Daily Volume (m³): 85 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2013 Issue No: 2 Version Start Date: 13/08/2012 Version End Date:
Not shown	1559	E	525949 175412	Status: Historical Licence No: TH/039/0042/026 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: WANDSWORTH CONCRETE PLANT PIER TERRACE JEWS ROW SW19 Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m³): 23,515 Max Daily Volume (m³): 85 Original Application No: - Original Start Date: 02/05/2013 Expiry Date: 31/03/2019 Issue No: 1 Version Start Date: 02/05/2013 Version End Date:
Not shown	1559	E	525949 175412	Status: Active Licence No: TH/039/0042/026/R01 Details: Dust Suppression Direct Source: THAMES GROUNDWATER Point: WANDSWORTH CONCRETE PLANT PIER TERRACE JEWS ROW SW19 Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m³): 23,515 Max Daily Volume (m³): 85 Original Application No: - Original Start Date: 01/04/2019 Expiry Date: 31/03/2031 Issue No: 1 Version Start Date: 01/04/2019 Version End Date:
Not shown	1559	E	525949 175412	Status: Active Licence No: TH/039/0042/026/R01 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: WANDSWORTH CONCRETE PLANT PIER TERRACE JEWS ROW SW19 Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m³): 23,515 Max Daily Volume (m³): 85 Original Application No: - Original Start Date: 01/04/2019 Expiry Date: 31/03/2031 Issue No: 1 Version Start Date: 01/04/2019 Version End Date:



ID	Distance (m)	Direction	NGR	Details
Not shown	1559	E	525949 175412	Status: Active Licence No: TH/039/0042/026/R01 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: WANDSWORTH CONCRETE PLANT PIER TERRACE JEWS ROW SW19 Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Annual Volume (m³): 23,515 Max Daily Volume (m³): 85 Original Application No: - Original Start Date: 01/04/2019 Expiry Date: 31/03/2031 Issue No: 1 Version Start Date: 01/04/2019 Version End Date:
Not shown	1664	NW	523590 176530	Status: Historical Licence No: 28/39/39/0221 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: CRAVEN COTTAGE STADIUM-BOREHOLE Data Type: Point Name: FULHAM FOOTBALL CLUB LIMITED Annual Volume (m³): 6,500 Max Daily Volume (m³): 30 Original Application No: - Original Start Date: 16/05/2006 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 01/04/2008 Version End Date:
Not shown	1664	NW	523590 176530	Status: Active Licence No: TH/039/0039/075 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: CRAVEN COTTAGE STADIUM-BOREHOLE Data Type: Point Name: FULHAM FOOTBALL CLUB LIMITED Annual Volume (m³): 6,500 Max Daily Volume (m³): 30 Original Application No: - Original Start Date: 03/04/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 03/04/2013 Version End Date:

## 6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

Identified

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1139	E	525500 174700	Status: Historical Licence No: 28/39/41/0054 Details: Evaporative Cooling Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER WANDLE AT THE RAM BREWERY, - RIVER WANDLE Data Type: Point Name: YOUNG & CO BREWERY PLC Annual Volume (m³): 137 Max Daily Volume (m³): 137 Application No: - Original Start Date: 13/10/1976 Expiry Date: - Issue No: 100 Version Start Date: 13/10/1976 Version End Date:

## 6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.



## 6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

None identified

Database searched and no data found.

## 6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site

None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

## 6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site

Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
126	N	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
211	SE	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

## 6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site

Identified



### 6.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1077	E	525480 175300	River Name: Wandle Reach: Beddington Eff Ditch - Tideway End/Start of Stretch: End of Stretch NGR	D	D	C	C	C
Not shown	1462	NW	523530 176250	River Name: Beverley Brook Reach: Pyl Brook - Tideway End/Start of Stretch: End of Stretch NGR	D	D	D	D	D

### 6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAHI). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1077	E	525480 175300	River Name: Wandle Reach: Beddington Eff Ditch - Tideway End/Start of Stretch: End of Stretch NGR	C	C	C	C	B
Not shown	1462	NW	523530 176250	River Name: Beverley Brook Reach: Pyl Brook - Tideway End/Start of Stretch: End of Stretch NGR	C	C	D	C	C

## 6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

Database searched and no data found.



## 6.11 Surface Water Features

Surface water features within 250m of the study site

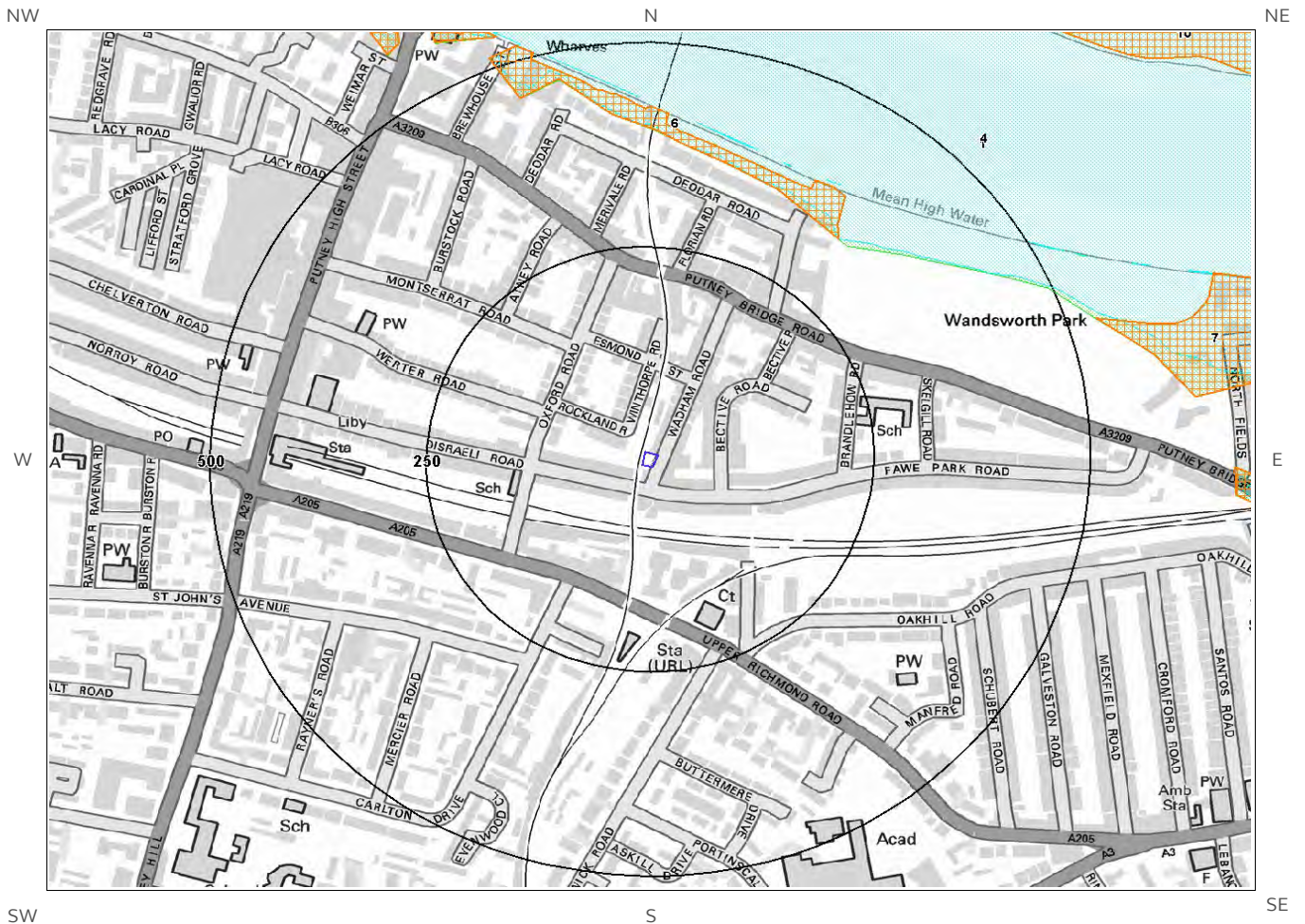
None identified

Database searched and no data found.

---



# 7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)

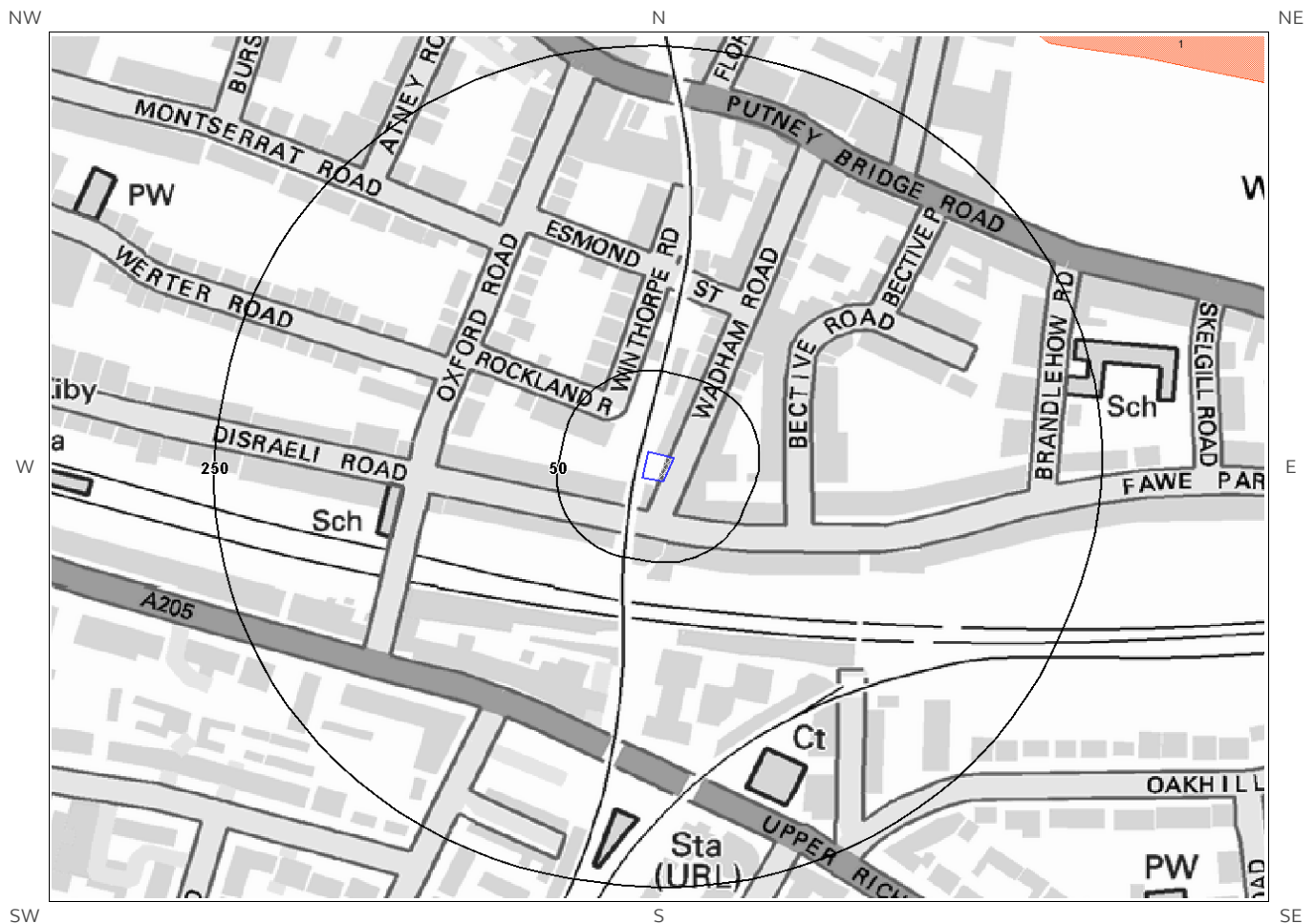


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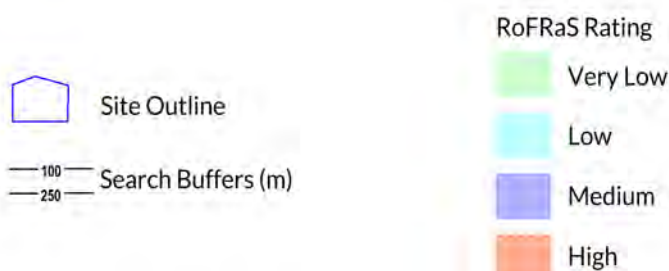




# 7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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# 7 Flooding

## 7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m None identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

---

## 7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m None identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

---

## 7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

---

## 7.4 Flood Defences

Flood Defences within 250m of the study site None identified  
Database searched and no data found.

---

## 7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site None identified

---



## 7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site

None identified

---

## 7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site

Identified

Clearwater Flooding or Superficial Deposits Flooding

Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

---

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

---

## 7.8 Groundwater Flooding Confidence Areas

British Geological Survey confidence rating in this result

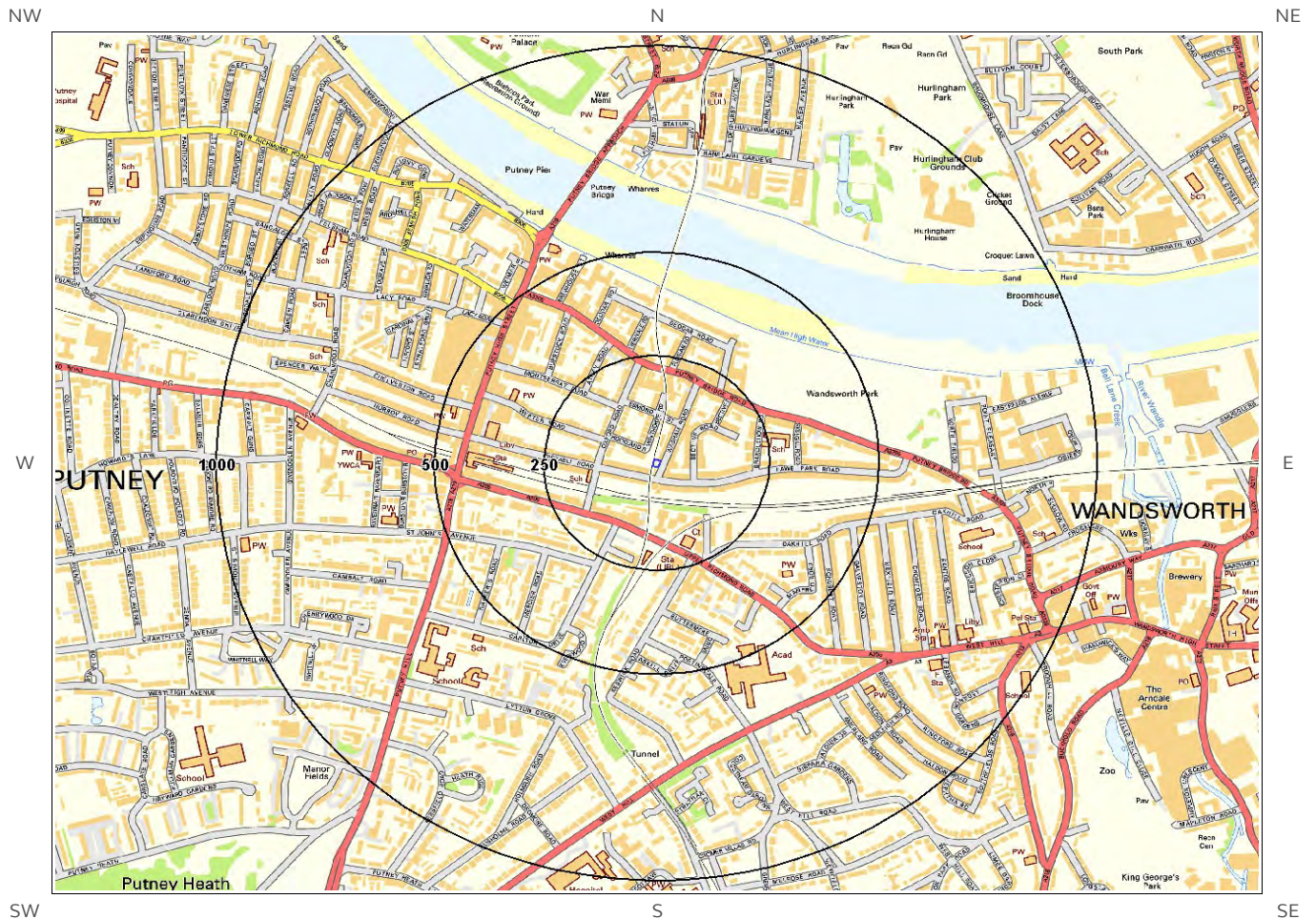
Moderate

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

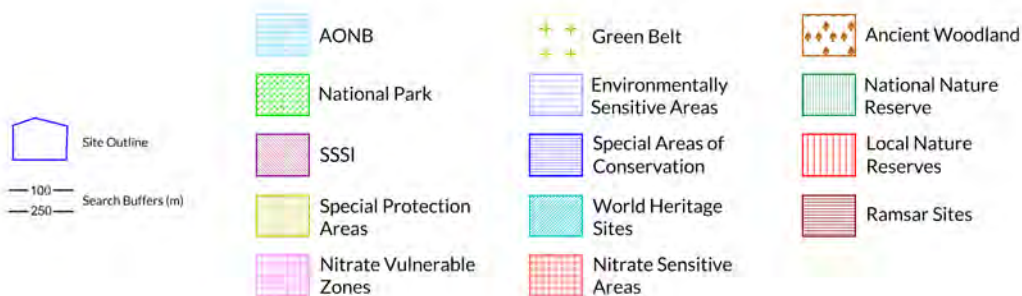
The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.



# 8. Designated Environmentally Sensitive Sites Map



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# 8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

## 8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

1

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
Not shown	1696	SW	Wimbledon Common	Natural England

## 8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

## 8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

1

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SAC Name	Data Source
Not shown	1696	SW	Wimbledon Common	Natural England

## 8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.



### 8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

### 8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

### 8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

3

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
Not shown	1760	NW	Barnes Common	Natural England
Not shown	1817	NW	Barnes Common	Natural England
Not shown	1901	W	Barnes Common	Natural England

### 8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

### 8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

### 8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.



#### 8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

---

#### 8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

---

#### 8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

---

#### 8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

---



# 9. Natural Hazards Findings

## 9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our [website](#). The following information has been found:

### 9.1.1 Shrink Swell

Maximum Shrink-Swell\*\* hazard rating identified on the study site Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

### 9.1.2 Landslides

Maximum Landslide\* hazard rating identified on the study site Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

### 9.1.3 Soluble Rocks

Maximum Soluble Rocks\* hazard rating identified on the study site Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

\* This indicates an automatically generated 50m buffer and site.



#### 9.1.4 Compressible Ground

Maximum Compressible Ground\* hazard rating identified on the study site

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

#### 9.1.5 Collapsible Rocks

Maximum Collapsible Rocks\* hazard rating identified on the study site

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

#### 9.1.6 Running Sand

Maximum Running Sand\*\* hazard rating identified on the study site

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

\* This indicates an automatically generated 50m buffer and site.



## 9.2 Radon

### 9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

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### 9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.



# 10. Mining

## 10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

---

## 10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

None identified

Database searched and no data found.

---

## 10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

---



# Contact Details

**Groundsure Helpline**  
Telephone: 08444 159 000  
info@groundsure.com

**British Geological Survey Enquiries**

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email:

Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries:  
[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

**Environment Agency**

National Customer Contact Centre, PO Box 544  
Rotherham, S60 1BY  
Tel: 03708 506 506

Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

**Public Health England**

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
[www.gov.uk/phe](http://www.gov.uk/phe)

Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000

**The Coal Authority**

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)

**Ordnance Survey**

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505

**Local Authority**

Authority: London Borough of Wandsworth  
Phone: 020 8871 6000

Web: <http://www.wandsworth.gov.uk/>

Address: The Town Hall, Wandsworth High Street, London, SW18

**Gemapping PLC**

Virginia Villas, High Street, Hartley Witney,  
Hampshire RG27 8NW  
Tel: 01252 845444





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<https://www.groundsure.com/terms-and-conditions-jan-2020/>



Arcadis Consulting UK Ltd

Arcadis CONSULTING UK LTD, THE PITHAY,  
BRISTOL, BS1 2NL

Groundsure  
Reference:

GS-6555052

Your Reference: 14034794

Report Date

15 Jan 2020

Report Delivery  
Method:

Email - pdf

## Geo Insight

Address: 2 THE MEWS, WADHAM ROAD, LONDON, SW15 2LR

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geo Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director  
Groundsure Limited

Enc.  
Groundsure Geo Insight

**Address:** 2 THE MEWS, WADHAM ROAD, LONDON, SW15 2LR

**Date:** 15 Jan 2020

**Reference:** GS-6555052

**Client:** Arcadis Consulting UK Ltd

NW N NE



SW S SE

**Aerial Photograph Capture date:** 23-Sep-2016

**Grid Reference:** 524414,175073

**Site Size:** 0.0223ha



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# Overview of Findings

The Groundsure Geo Insight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 and 1:10,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Non-coal mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

## Section 1: Geology 1:10,000 Scale

1.1 Artificial Ground	1.1 Is there any Artificial Ground/ Made Ground present beneath the study site at 1:10,000 scale?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site at 1:10,000 scale?*	Yes
	1.2.2 Are there any records of landslide within 500m of the study site boundary at 1:10,000 scale?	No
1.3 Bedrock, Solid Geology and linear features	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale?	No

## Section 2: Geology 1:50,000 Scale

2.1 Artificial Ground	2.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	2.1.2 Are there any records relating to permeability of artificial ground within the study site*boundary?	No
2.2 Superficial Geology and Landslips	2.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	Yes
	2.2.2 Are there any records of permeability of superficial ground within 500m of the study site?	Yes
	2.2.3 Are there any records of landslide within 500m of the study site boundary?	No
	2.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No

## Section 2: Geology 1:50,000 Scale

### 2.3 Bedrock, Solid Geology and linear features

2.3.1 For records of Bedrock and Solid Geology beneath the study site\* see the detailed findings section.

2.3.2 Are there any records relating to permeability of bedrock ground within the study site boundary?

Yes

2.3.3 Are there any records of linear features within 500m of the study site boundary?

No

## Section 3: Radon

### 3. Radon

3.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

3.2 Radon Protection

No radon protective measures are necessary.

## Section 4: Ground Workings

	On-site	0-50m	51-250	251-500	501-1000
4.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	27	Not Searched	Not Searched
4.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	8
4.3 Current Ground Workings	0	0	0	0	0

## Section 5: Mining, Extraction & Natural Cavities

	On-site	0-50m	51-250	251-500	501-1000
5.1 Historical Mining	0	0	0	0	0
5.2 Coal Mining	0	0	0	0	0
5.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
5.4 Non-Coal Mining*	0	0	0	0	0
5.5 Non-Coal Mining Cavities	0	0	0	0	0
5.5 Natural Cavities	0	0	0	0	0



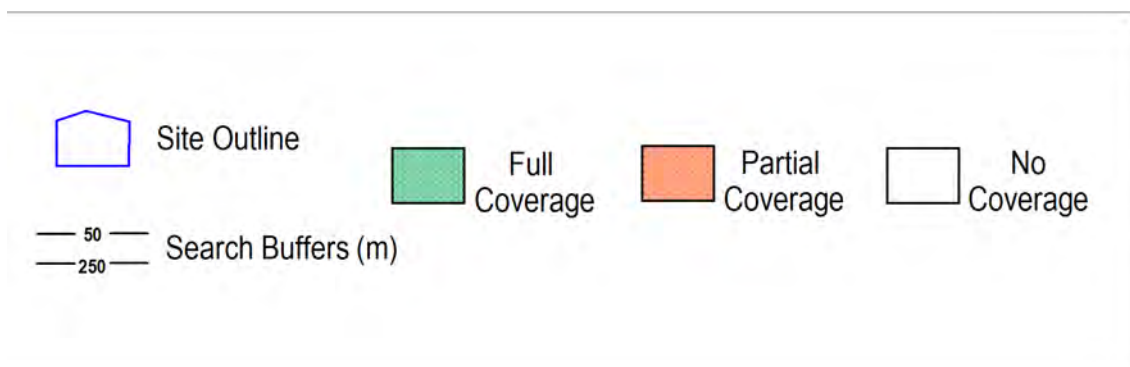
Section 5: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
5.6 Brine Extraction	0	0	0	0	0
5.7 Gypsum Extraction	0	0	0	0	0
5.8 Cornwall and Devon Metalliferous Mining	0	0	0	0	0
5.9 Clay Mining	0	0	0	0	0
Section 6: Natural Ground Subsidence	On-site				
6.1 Shrink-Swell Clay	Moderate				
6.2 Landslides	Very Low				
6.3 Ground Dissolution of Soluble Rocks	Negligible				
6.4 Compressible Deposits	Negligible				
6.5 Collapsible Deposits	Very Low				
6.5 Running Sand	Very Low				
Section 7: Borehole Records	On-site	0-50m	51-250		
7 BGS Recorded Boreholes	0	0	8		
Section 8: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
8 Records of Background Soil Chemistry	1	0	0		
Section 9: Railways and Tunnels	On-site	0-50m	51-250	250-500	
9.1 Tunnels	0	1	1	Not Searched	
9.2 Historical Railway and Tunnel Features	1	1	5	Not Searched	
9.3 Historical Railways	0	0	6	Not Searched	
9.4 Active Railways	0	0	32	Not Searched	
9.5 Railway Projects	0	0	0	0	

# 1:10,000 Scale Availability



1\_10,000 Availability Legend

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# Availability of 1:10,000 Scale Geology Mapping

The following information represents the availability of the key components of the 1:10,000 scale geological data.

ID	Distance	Artificial Coverage	Superficial Coverage	Bedrock Coverage	Mass Movement Coverage
1	0.0	Some deposits are mapped	Full	Full	No coverage
2	65.0	Some deposits are mapped	Full	Full	No coverage
3	574.0	Some deposits are mapped	Full	Full	No coverage
4	579.0	Some deposits are mapped	Full	Full	No coverage

Guidance: The 1:10,000 scale geological interpretation is the most detailed generally available from BGS and is the scale at which most geological surveying is carried out in the field. The database is presented as four types of geology (artificial, mass movement, superficial and bedrock), although not all themes are mapped or available on every map sheet. Therefore a coverage layer showing the availability of the four themes is presented above.

The definitions of coverage are as follows:

Geology	Full Coverage	Partial Coverage	No Coverage
Bedrock	The whole tile has been mapped	Some but not all the tile has been mapped	No coverage
Superficial	The whole tile has been mapped	Some but not all of the tile has been mapped	No coverage
Artificial	Some deposits are mapped on this tile	-	No deposits are mapped
Mass Movement	Some deposits are mapped on this tile	-	No coverage

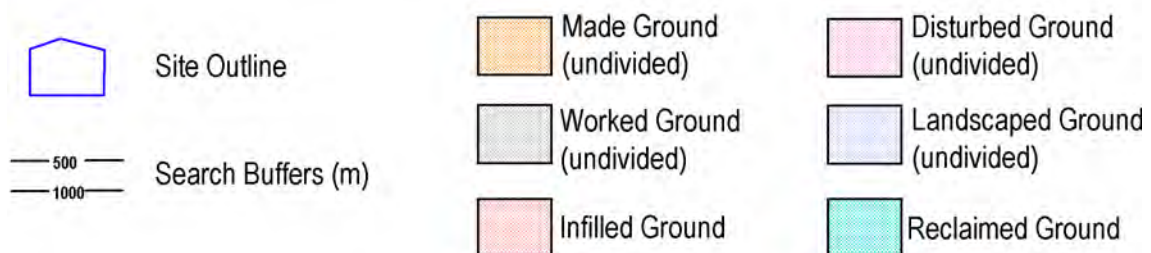
# 1 Geology (1:10,000 scale).

## 1.1 Artificial Ground map (1:10,000 scale)



Artificial Ground Legend

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# 1. Geology 1:10,000 scale

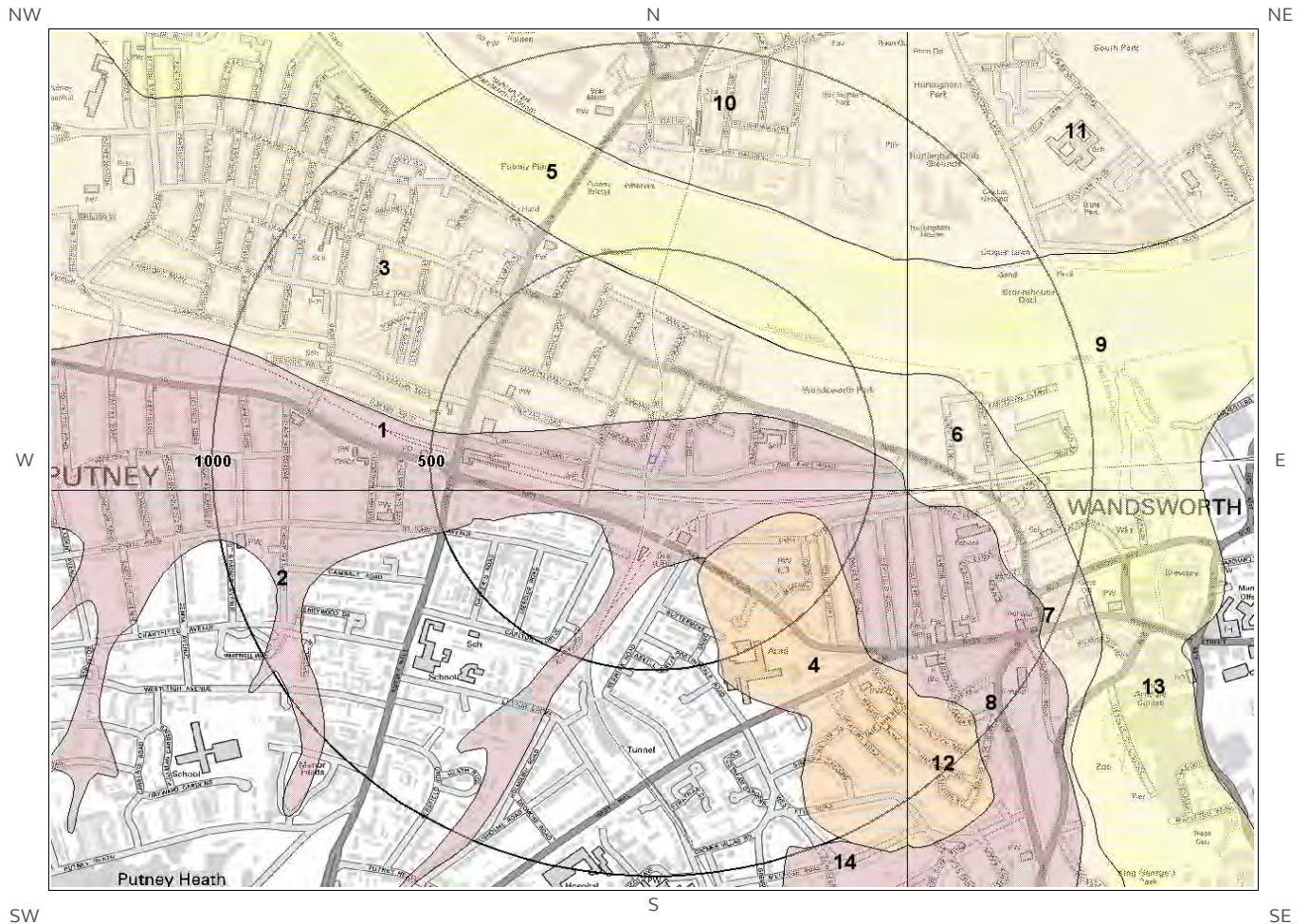
## 1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

Are there any records of Artificial/ Made Ground within 500m of the study site boundary at 1:10,000 scale? Yes

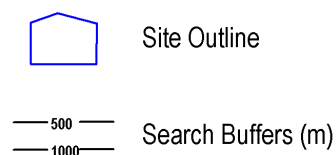
ID	Distance	Direction	LEX Code	Description	Rock Description
1	70.0	S	WGR-UNKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
2	74.0	SW	WGR-UNKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
3	205.0	S	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
4	215.0	S	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
5	237.0	E	WGR-UNKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
6	367.0	NE	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
7	395.0	W	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
8	465.0	S	WGR-UNKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry

# 1.2 Superficial Deposits and Landslips map (1:10,000 scale)



Artificial Ground Legend

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# 1.2 Superficial Deposits and Landslips

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping

## 1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary at 1:10,000 scale? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	HEAD-C	Head - Clay (unlithified Deposits Coding Scheme)	Clay
2	65.0	S	HEAD-XSV	Head - Sand And Gravel	Sand And Gravel
3	85.0	N	KPGR-XSV	Kempton Park Gravel Formation - Sand And Gravel	Sand And Gravel
4	252.0	SE	HAGR-XSV	Hackney Gravel Member - Sand And Gravel	Sand And Gravel
5	365.0	NE	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt

## 1.2.2 Landslip

Are there any records of Landslip within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:10,000 scale

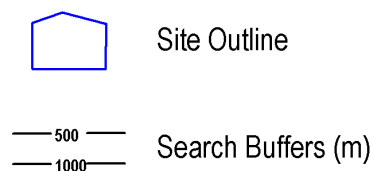
This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

# 1.3 Bedrock and linear features map (1:10,000 scale)



**Bedrock and linear features Legend**

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## 1.3 Bedrock and linear features

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

### 1.3.1 Bedrock/ Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary at 1:10,000 scale.

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
2	65.0	S	LC-CLAY	London Clay Formation - Clay	Eocene Epoch

---

### 1.3.2 Linear features

Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found at this scale.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of great Britain at 1:10,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

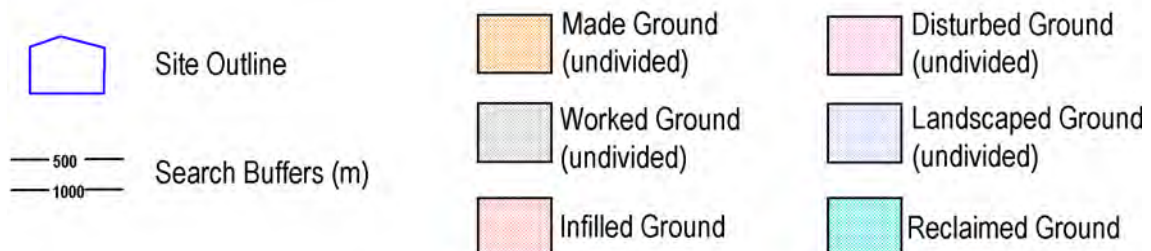
---

# 2 Geology 1:50,000 Scale

## 2.1 Artificial Ground map



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## 2. Geology 1:50,000 scale

### 2.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 270

#### 2.1.1 Artificial/ Made Ground

Are there any records of Artificial/ Made Ground within 500m of the study site boundary? Yes

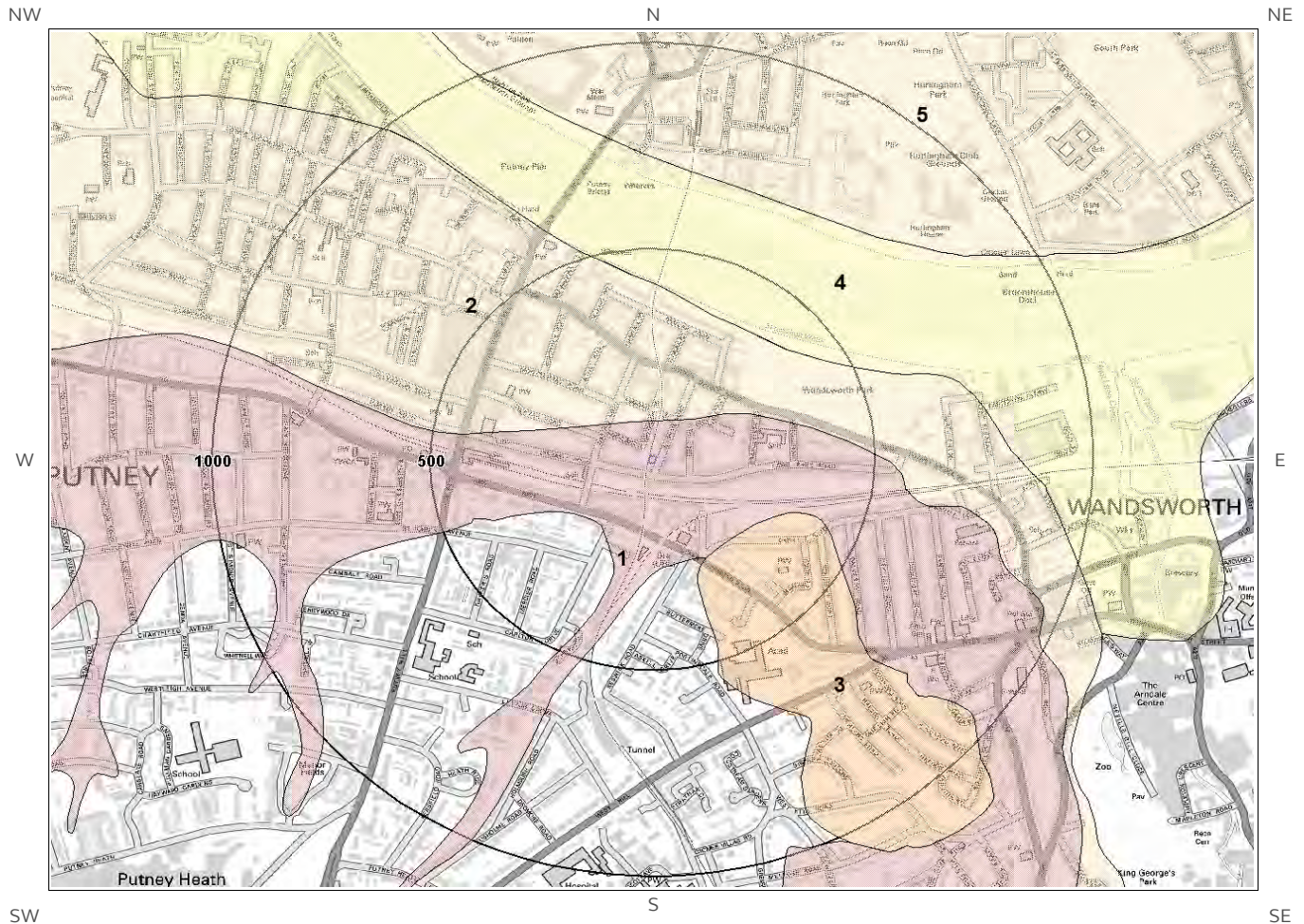
ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	70.0	S	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
2	204.0	S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	368.0	NE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	394.0	W	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
5	465.0	S	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

#### 2.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

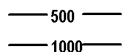
## 2.2 Superficial Deposits and Landslips map (1:50,000 scale)



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Site Outline



Search Buffers (m)



## 2.2 Superficial Deposits and Landslips

### 2.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	85.0	N	KPGR-XSV	KEMPTON PARK GRAVEL MEMBER	SAND AND GRAVEL
3	252.0	SE	HAGR-XSV	HACKNEY GRAVEL MEMBER	SAND AND GRAVEL
4	365.0	NE	ALV-XCZSP	ALLUVIUM	CLAY, SILT, SAND AND PEAT

### 2.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	Very Low

### 2.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, there are: Artificial/ Made Ground, Superficial/ Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

### 2.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site boundary? No

Database searched and no data found.

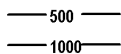
## 2.3 Bedrock and linear features map (1:50,000 scale)



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Site Outline



Search Buffers (m)



## 2.3 Bedrock, Solid Geology & linear features

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 270

### 2.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	LC-XCZ	LONDON CLAY FORMATION - CLAY AND SILT	YPRESIAN

### 2.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site boundary? Yes

Distance	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Low	Very Low

### 2.3.3 Linear features

Are there any records of linear features within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nation wide coverage.

## 3 Radon Data

### 3.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?      The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

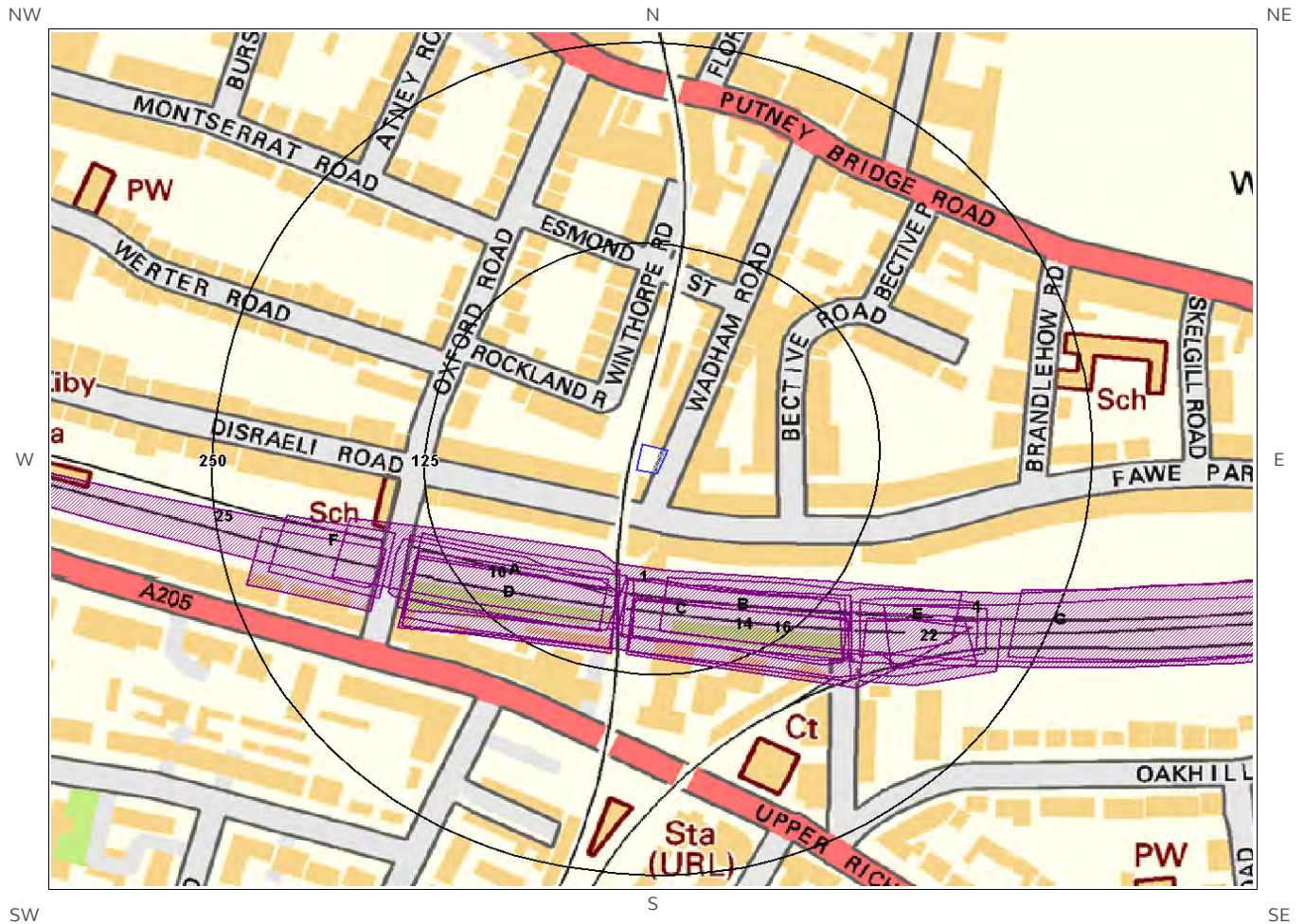
---

### 3.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?      No radon protective measures are necessary.



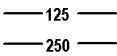

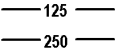


# 4 Ground Workings map



Ground Workings Legend

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-  Site Outline
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings
-  Search Buffers (m)  
125  
250

# 4 Ground Workings

## 4.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Use	Date
1	55.0	SW	524433 174995	Cuttings	1933
2A	62.0	S	524335 174998	Cuttings	1911
3A	62.0	S	524335 174998	Cuttings	1933
4	65.0	S	524668 174974	Cuttings	1948
5B	65.0	S	524471 174974	Cuttings	1911
6B	65.0	S	524471 174974	Cuttings	1933
7A	66.0	S	524332 174996	Cuttings	1865
8B	67.0	S	524463 174974	Cuttings	1865
9B	67.0	S	524464 174973	Cuttings	1894
10	70.0	S	524329 174997	Cuttings	1894
11C	72.0	S	524413 174981	Cuttings	1920
12C	72.0	S	524413 174981	Cuttings	1938
13D	75.0	S	524332 174983	Cuttings	1899
14	78.0	S	524468 174962	Cuttings	1894
15D	79.0	S	524333 174985	Cuttings	1894
16	80.0	S	524503 174958	Cuttings	1899
17G	139.0	SE	524762 174971	Cuttings	1865
18E	143.0	SE	524550 174969	Cuttings	1911
19E	143.0	SE	524550 174969	Cuttings	1933
20F	148.0	W	524228 175013	Cuttings	1911
21F	148.0	W	524228 175013	Cuttings	1933



ID	Distance (m)	Direction	NGR	Use	Date
22	152.0	SE	524585 174954	Cuttings	1894
23F	155.0	W	524220 175005	Cuttings	1920
24F	155.0	W	524220 175005	Cuttings	1938
25	156.0	W	524128 175037	Cuttings	1865
26E	156.0	SE	524577 174964	Cuttings	1894
27G	226.0	E	524744 174974	Cuttings	1955

## 4.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? Yes

The following Historical Underground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
Not shown	690.0	S	524425 174263	Tunnel	1914
Not shown	690.0	S	524425 174263	Tunnel	1938
Not shown	692.0	S	524426 174261	Tunnel	1966
Not shown	692.0	S	524426 174261	Tunnel	1940
Not shown	692.0	S	524426 174261	Tunnel	1974
Not shown	692.0	S	524426 174261	Tunnel	1955
Not shown	702.0	S	524436 174236	Tunnel	1938
Not shown	702.0	S	524436 174236	Tunnel	1920

### 4.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? No

Database searched and no data found.

---

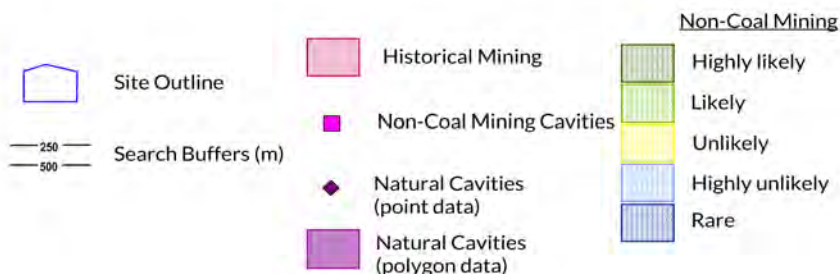


# 5 Mining, Extraction & Natural Cavities map



Mining, Extraction and  
Natural Cavities Legend

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# 5 Mining, Extraction & Natural Cavities

## 5.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

## 5.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

## 5.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

---

## 5.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---



## 5.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled “Review of mining instability in Great Britain, 1990” PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

## 5.6 Natural Cavities

This dataset provides information based on the Peter Brett Associates natural cavities database. The dataset is made up of points and polygons. Where polygons are used these represent an area in which it is expected the cavities could be found. It does not indicate that cavities are present everywhere within the polygon, and caution should be used in the interpretation of this data.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

## 5.7 Brine Extraction

This data provides information from the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

## 5.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

## 5.9 Cornwall and Devon Metalliferous Mining

This dataset provides information on metalliferous mining areas in Cornwall/Devon and is derived from records held by Mining Searches UK.

Are there any Cornwall and Devon Metalliferous Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

## 5.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary?

No

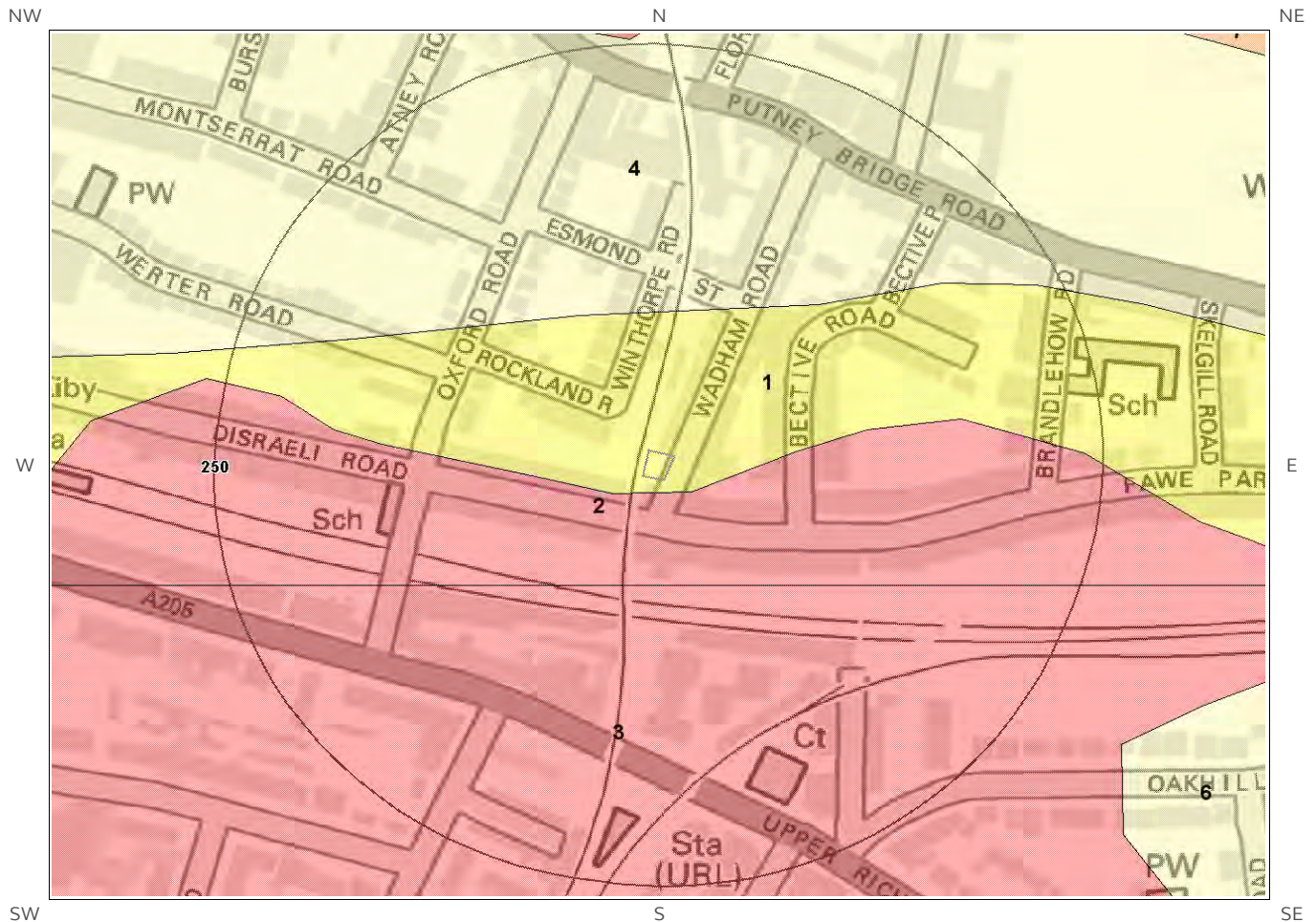
Database searched and no data found.

---



# 6 Natural Ground Subsidence

## 6.1 Shrink-Swell Clay map



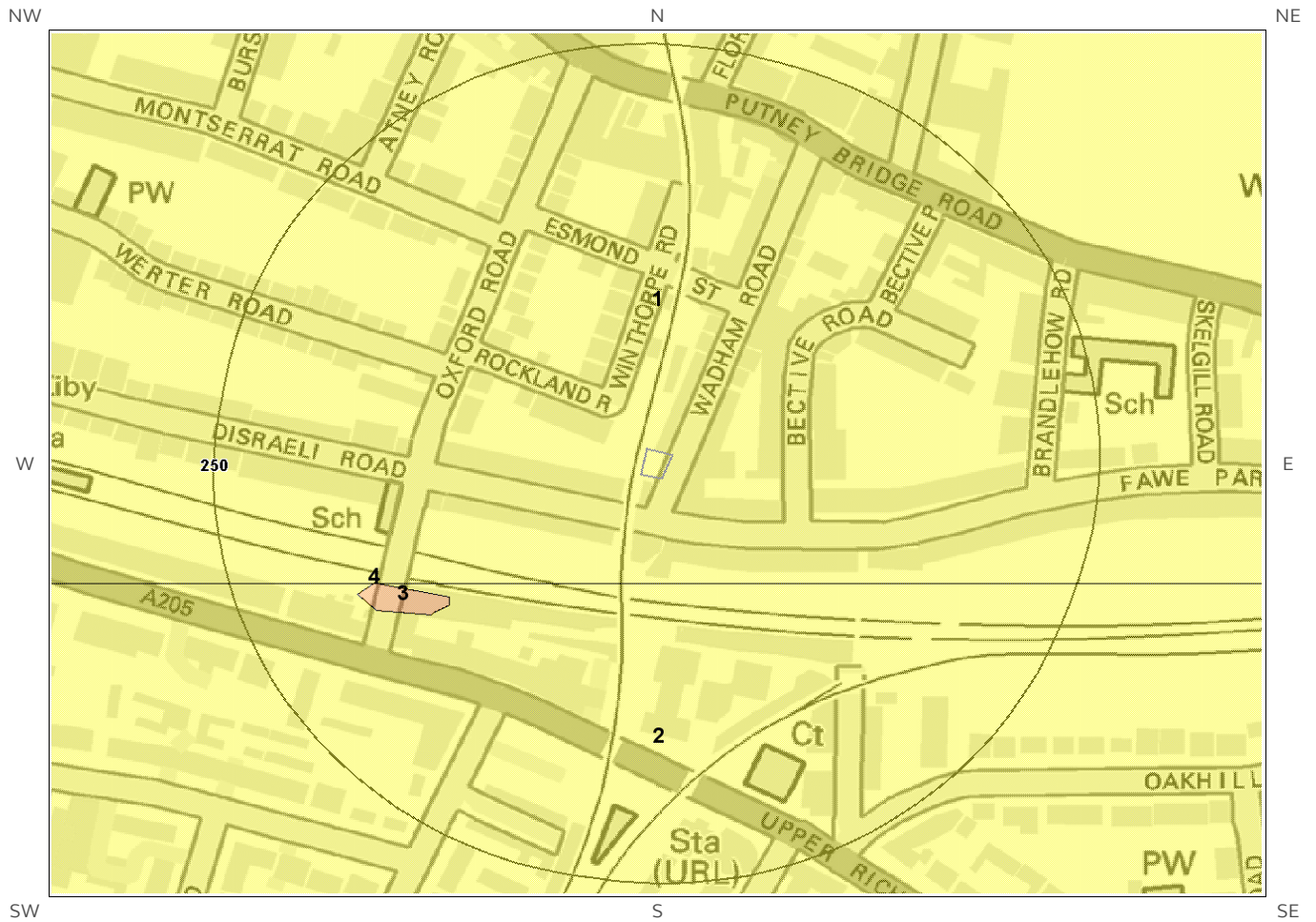
Shrink Swell Clay Legend

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## 6.2 Landslides map



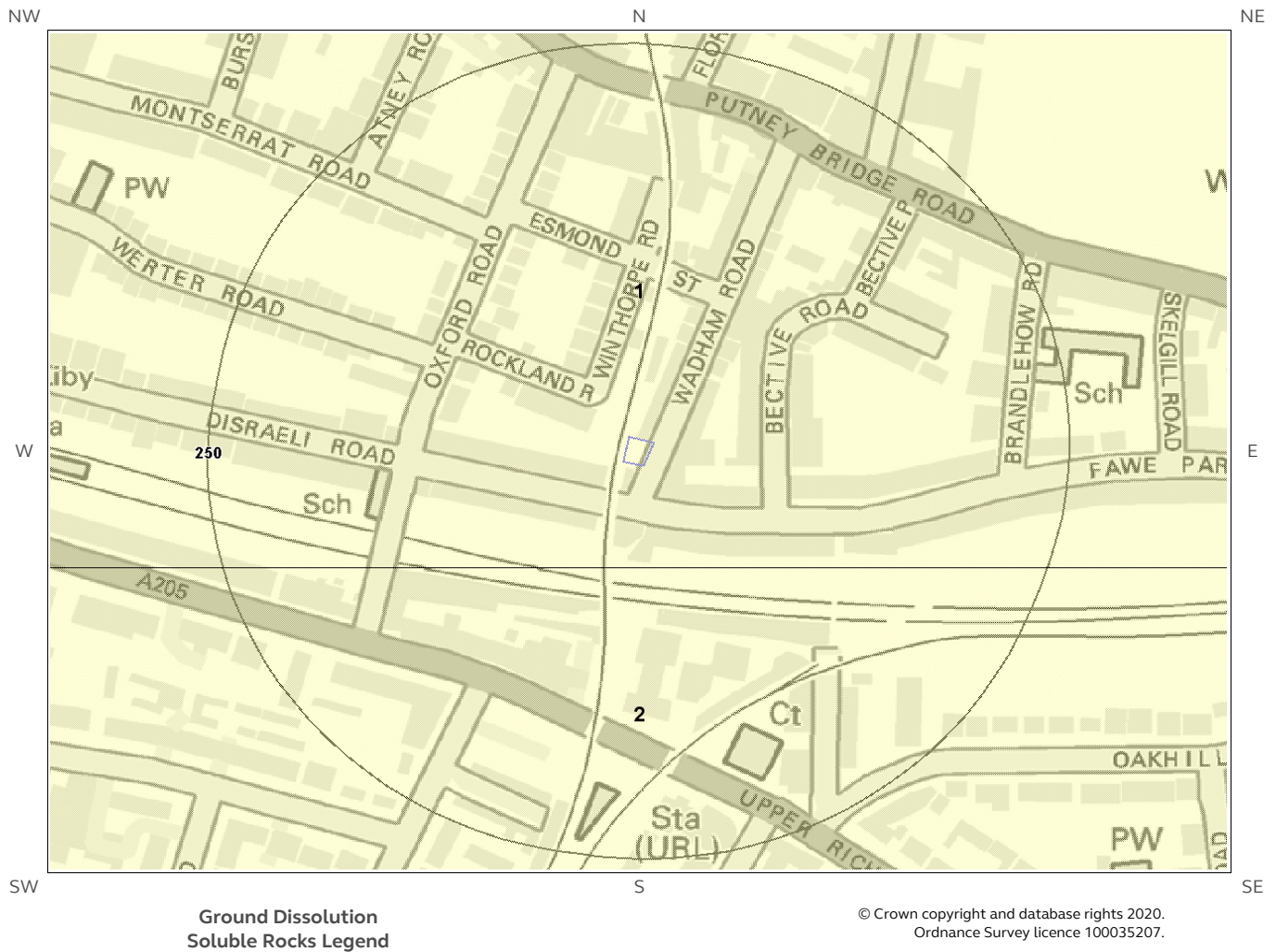
Landslides Legend

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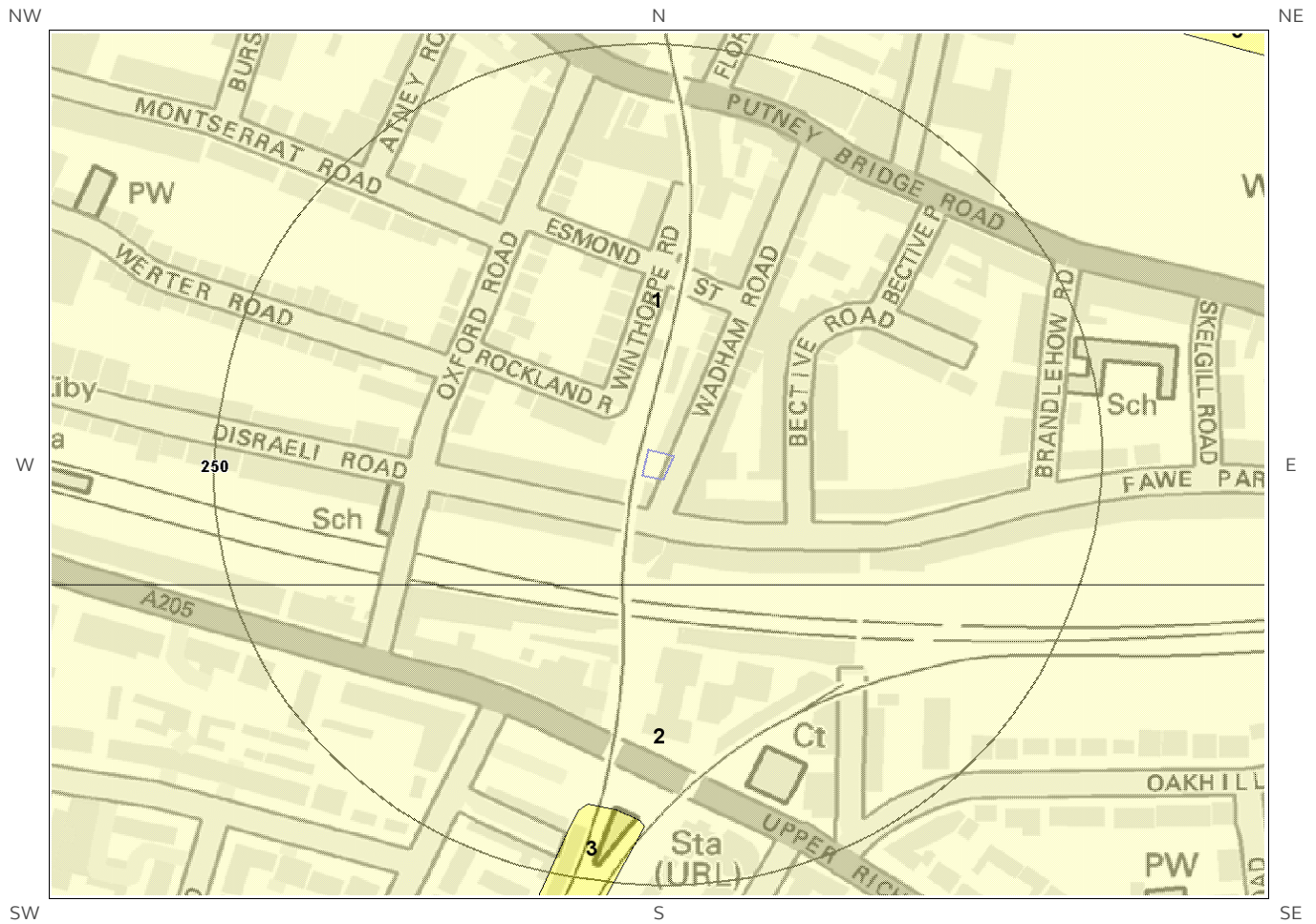




## 6.3 Ground Dissolution of Soluble Rocks map



## 6.4 Compressible Deposits map



Compressible Deposits Legend

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## 6.5 Collapsible Deposits map



Collapsible Deposits Legend

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## 6.6 Running Sand map



Running Sand Legend

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## 6 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site\*\* boundary?      Moderate

### 6.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
2	7.0	S	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

### 6.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

\* This includes an automatically generated 50m buffer zone around the site

## 6.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

## 6.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

## 6.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

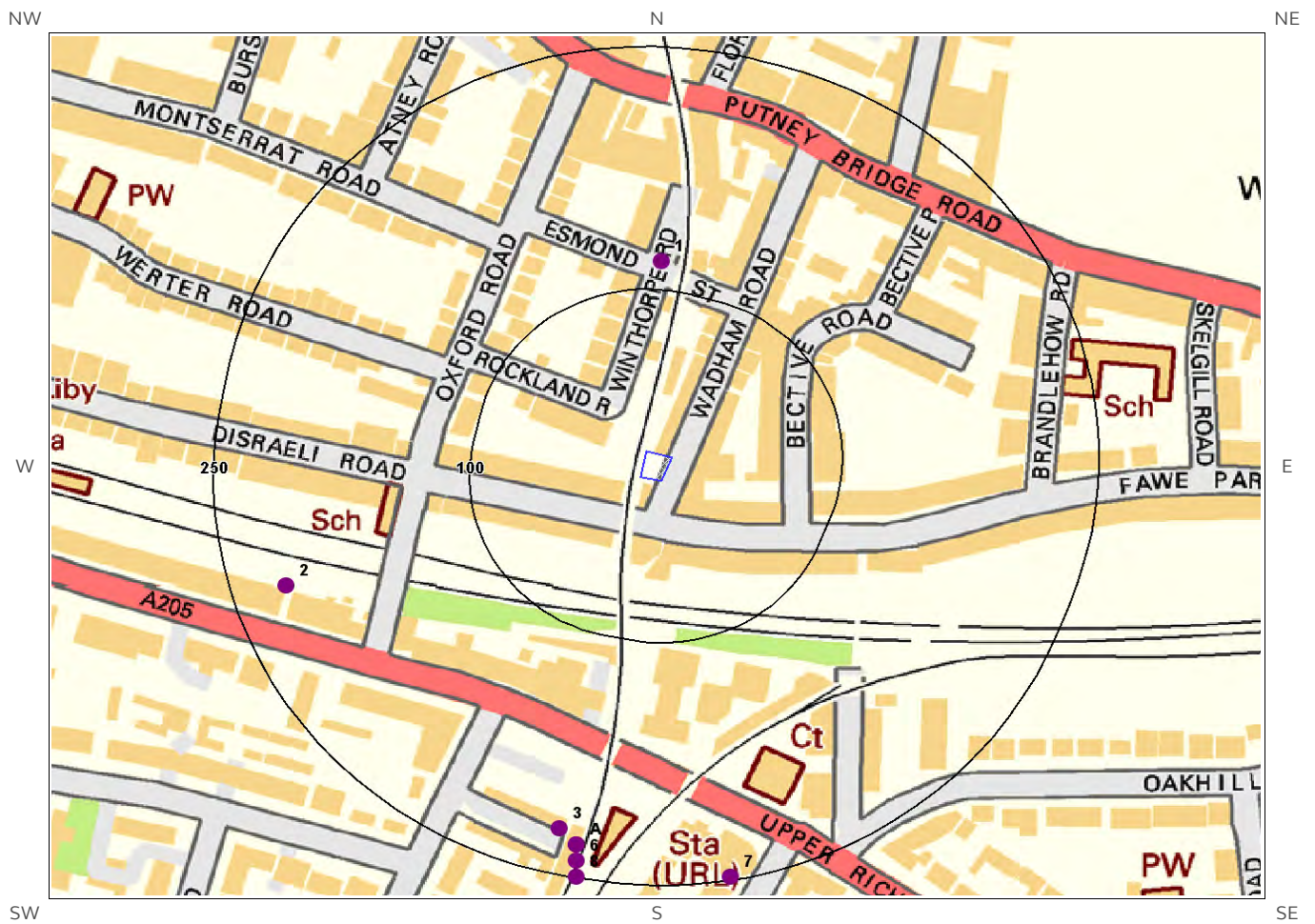
## 6.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

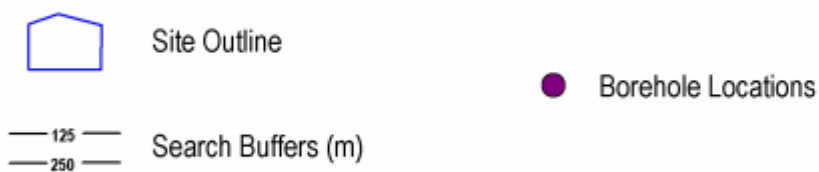


# 7 Borehole Records map



Borehole Records Legend

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## 7 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

8

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	117.0	N	524420 175200	TQ27NW258	12.19	L.C.C. MAIN DRAINAGE BH1
2	218.0	W	524200 175000	TQ27NW144	6	L.C.C. TRAMWAYS HAMMERSMITH
3	222.0	S	524360 174850	TQ27SW294	No details	EAST PUTNEY III TP D163C003
4A	230.0	S	524370 174840	TQ27SW286	No details	EAST PUTNEY III TP D163T010
5A	230.0	S	524370 174840	TQ27SW287	No details	EAST PUTNEY III TP D163T011
6	240.0	S	524370 174830	TQ27SW289	No details	EAST PUTNEY III TP D163T013
7	248.0	S	524460 174820	TQ27SW65/A-B	6.7	73 UPPER RICHMOND RD 1-2
8	250.0	S	524370 174820	TQ27SW288	No details	EAST PUTNEY III TP D163T012

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#1: [scans.bgs.ac.uk/sobi\\_scans/boreholes/586845](https://scans.bgs.ac.uk/sobi_scans/boreholes/586845)

#2: [scans.bgs.ac.uk/sobi\\_scans/boreholes/586724](https://scans.bgs.ac.uk/sobi_scans/boreholes/586724)

#7: [scans.bgs.ac.uk/sobi\\_scans/boreholes/589333](https://scans.bgs.ac.uk/sobi_scans/boreholes/589333)



# 8 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

1

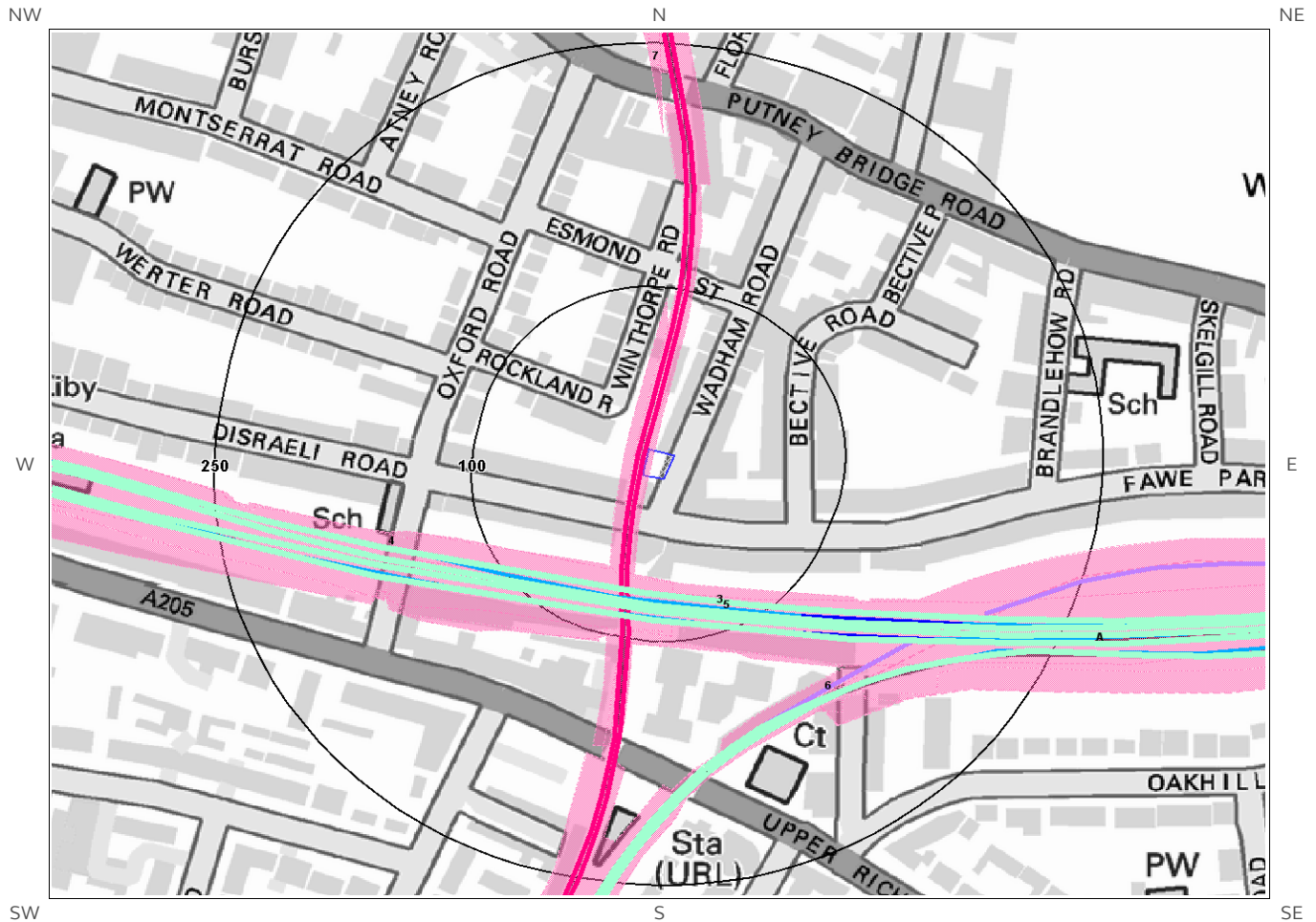
For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geo Insight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	London	No data	No data	No data	No data	No data

\*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

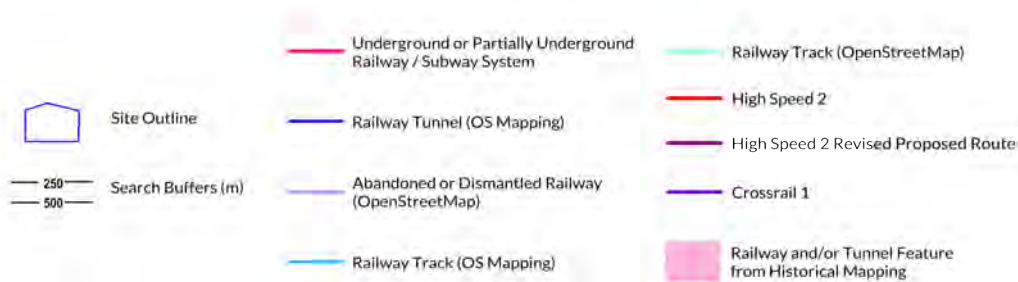
---

# 9 Railways and Tunnels map



Railways and Tunnels Legend

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# 9 Railways and Tunnels

## 9.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Detail
2	W	London Underground - District Line

The approximate depth value for the nearest London Underground line given in this dataset has been extrapolated from published depths of tube lines at station platforms, and assume a constant gradient between stations. Using this method, topographical variation has resulted in some parts of the line having associated depth values either shallower or deeper than the real-world situation. Depth values are for indication only and should not be relied upon for any calculation or technical purpose and are in no way a substitute for a professional survey.

Line
London Underground Line: District Line Depth: 0mbgl Track Type: Surface Track

*Any records that have been identified are represented on the Railways and Tunnels map.*

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? Yes

Distance (m)	Direction	Detail
116	SE	Railway Tunnel

*Any records that have been identified are represented on the Railways and Tunnels map.*

## 9.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? Yes

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
3	0	On Site	n/a	Railway	1916
4	1	NW	n/a	Railway	1894
5	70	S	n/a	Railway	1871
6	158	SE	524516 174935	Railway Sidings	1995
1A	164	SE	524953 174970	Railway Sidings	1920
2A	164	SE	524953 174970	Railway Sidings	1938
7	195	N	n/a	Railway	1894

*Any records that have been identified are represented on the Railways and Tunnels map.*

## 9.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Status
159	SE	Razed
159	SE	Disused
204	SE	Razed
204	SE	Disused
250	E	Razed
250	E	Disused

Multiple sections of the same track may be listed in the detail above

*Any records that have been identified are represented on the Railways and Tunnels map.*



## 9.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
71	S	Waterloo to Reading Line	rail
71	S	Waterloo to Reading Line	rail
75	S	Not given	Multi Track
75	S	Not given	Multi Track
77	S	Waterloo to Reading Line	rail
77	S	Waterloo to Reading Line	rail
81	S	Waterloo to Reading Line	rail
81	S	Waterloo to Reading Line	rail
85	S	Not given	Multi Track
85	S	Not given	Multi Track
87	S	Waterloo to Reading Line	rail
87	S	Waterloo to Reading Line	rail
162	SE	Not given	rail
162	SE	Not given	Multi Track
162	SE	Not given	Multi Track
162	SE	Not given	rail
164	SE	Not given	rail
164	SE	Not given	rail
179	S	Not given	rail
179	S	Not given	rail
182	S	Not given	rail
182	S	Not given	rail
186	SE	Not given	Multi Track
186	SE	Not given	Multi Track
195	S	Not given	rail
195	SE	Not given	Multi Track
195	SE	Not given	Multi Track
195	S	Not given	rail
197	S	Not given	rail
197	S	Not given	rail
240	SE	Not given	rail
240	SE	Not given	rail

Multiple sections of the same track may be listed in the detail above  
*Any records that have been identified are represented on the Railways and Tunnels map.*

## 9.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? No

Is the study site within 500m of the route of the Crossrail 1 rail project? No

*Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a **Groundsure HS2 and Crossrail 1 Report**.*

---

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.



# Contact Details

Groundsure Helpline  
Telephone: 08444 159 000  
info@groundsure.com



## British Geological Survey Enquiries

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)



BGS Geological Hazards Reports and general geological enquiries

## British Gypsum

British Gypsum Ltd  
East Leake  
Loughborough  
Leicestershire  
LE12 6HX



## The Coal Authority

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



## Public Health England

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000



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Website: <http://www.peterbrett.com/home>



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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.



# Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:  
<https://www.groundsure.com/terms-and-conditions-jan-2020/>

## **APPENDIX C**

### **Zetica UXO Map and Pre-Desk Study Assessment**

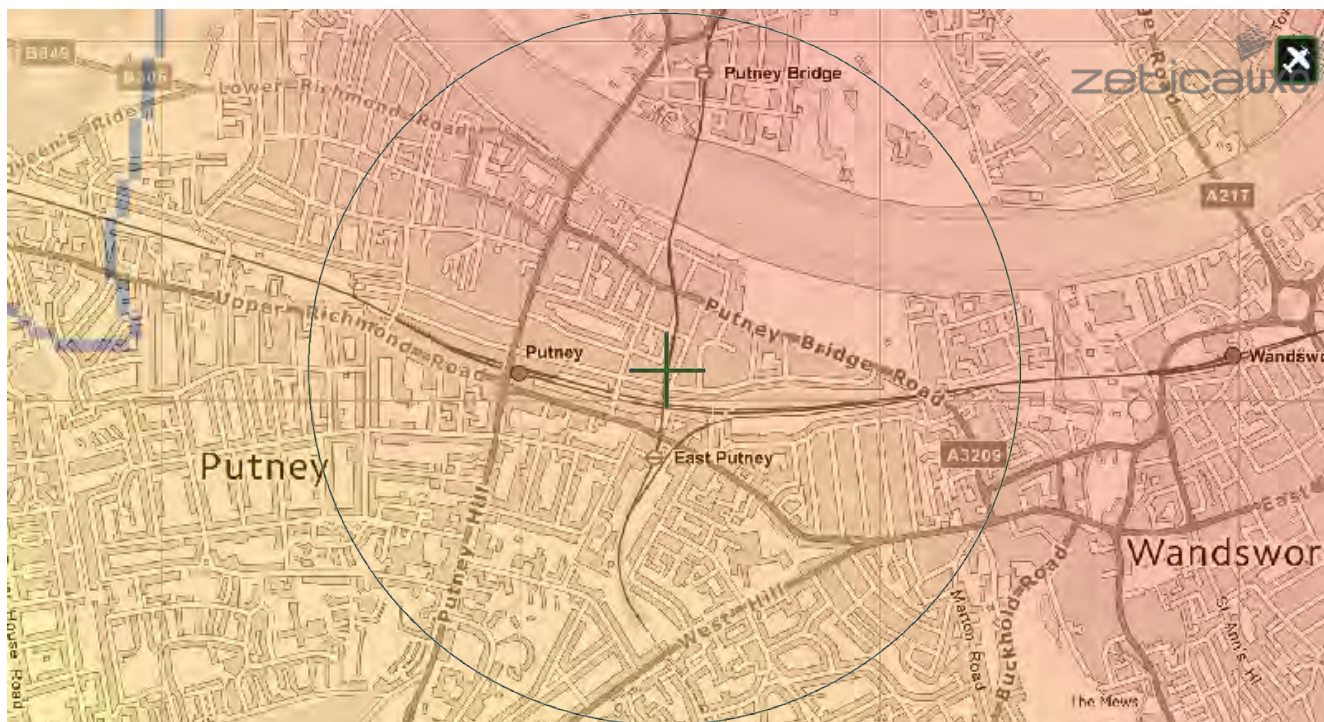


# UNEXPLODED BOMB RISK MAP



## SITE LOCATION

Map Centre: 524412,175092



## LEGEND

### London Bomb Risk



military



industry



UXO find



Other



transport



dock



Luftwaffe targets



utilities



abandoned bombs



Bombing decoy

### How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment\* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment\* is necessary.

### Relative UXB risk across London

The relative risk for the London area is established by plotting the recorded bombing densities.

These are represented as counts of high explosive bombs in km<sup>2</sup> area. The areas coloured green represent a record of less than 10 bombs per km<sup>2</sup>.

Compared to other areas of the UK, this still represents a significant density. However, this is much lower than parts of Central London, where the red colouration indicates in excess of 150 bombs falling per km<sup>2</sup>, representing a very significant bombing density.

### What do I do if my site is in a moderate or high density area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites with a moderate or high bombing density.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

**Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.**

### If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

### If I have any questions, who do I contact?

tel: +44 (0) 1993 886682  
email: [uxo@zetica.com](mailto:uxo@zetica.com)  
web: [www.zeticauxo.com](http://www.zeticauxo.com)

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

\*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

## Pre-Desk Study Assessment

Site:	Wadham Road, Wandsworth, London
Client:	Arcadis
Contact:	Alison Pugh
Date:	3 <sup>rd</sup> January 2020
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	<p>The following strategic targets were located in the vicinity of the Site:</p> <ul style="list-style-type: none"> <li>■ Transport infrastructure and public utilities.</li> <li>■ Wharves and quays along the River Thames.</li> <li>■ Industries important to the war effort, including engineering and munitions works.</li> <li>■ Anti-Aircraft (AA) guns.</li> </ul>
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	<p>The following strategic targets were located in the vicinity of the Site:</p> <ul style="list-style-type: none"> <li>■ Transport infrastructure and public utilities.</li> <li>■ Wharves and quays along the River Thames.</li> <li>■ Industries important to the war effort, including engineering and motor works.</li> <li>■ Military camps and training areas.</li> <li>■ AA and anti-invasion defences.</li> </ul>
WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	<p>During WWII the Site was located in the Metropolitan Borough (MB) of Wandsworth, which officially recorded 1,480 No. High Explosive (HE) bombs with a bombing density of 162.5 bombs per 405 hectares (ha).</p> <p>Readily available records have been found to indicate that several HE bombs fell in close proximity to the Site.</p>
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	It is recommended that a detailed desk study is commissioned to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the Site.

This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary.

It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.



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