

TFL_PSF_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE WADHAM ROAD, WANDSWORTH, SW15 2LR

Summary Report

FEBRUARY 2020



Wadham Road, Wandsworth, SW15 2LR

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1 Introduction

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

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

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

The Site is located in the London Borough of Wandsworth, in a mostly residential urban area. The Site covers 0.022 hectares, centred at National Grid reference (NGR) 524414, 175073.

The Site is currently being used on a temporary basis by a roofing contractor for storage. It is surfaced by concrete and can be access via Wadham Road.

The surveys carried out for Wadham Road comprise the following;

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

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

2 Topographical and Buried Services Survey

The survey shows that the site is relatively flat with levels of 12.52m AOD and 12.34m AOD recorded at the boundaries.

There is an electricity cable shown in the centre of the site and another along the northern and western boundaries. There is a large anomaly recorded in the centre of the site (green on plan). There is a Utility Mapping Survey report which should be review to understand the full extent of services on the site.

3 Geotechnical and Geo-Environmental Desk Study

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

The Site is currently used as a storage facility by a roofing contractor which could have contaminated the underlying geology as a result of surface spills and leaks and subsequent migration through degraded concrete hardstand. Made Ground is anticipated to be present onsite considering the past development and close proximity to the neighbouring railway.

Potential risks to human health, controlled waters and the built environment have been identified. No sensitive controlled water receptors were identified. It is recommended that an intrusive site investigation is carried out prior to redevelopment to quantify these risks. This should include the contamination testing of soils and leachates, groundwater monitoring and gas monitoring in accordance with best practices and current guidance.

Potential founding solutions will be dependent on the encountered thickness of Made Ground and the geotechnical properties of the natural deposits. Made Ground is generally considered unsuitable for foundations due to its variable composition and its potential for high total and differential settlement. Services may be present beneath the site which may require removal/ relocating prior to redevelopment.

Conventional shallow foundations may be appropriate for the site, but this would depend on the thickness of the Made Ground and the presence of competent underlying ground conditions. In areas of deeper Made Ground, or where deeper soft / loose bands are recorded either piling or ground treatment e.g. vibro-stone columns could provide a suitable foundation solution. The advice of a specialist ground improvement contractor should be sought to verify the suitability of the ground for treatment. The potential for the shrinkage and swelling of the underlying London Clay and sulphate attack to below ground concrete should also be considered.

The Site is located in an area where there is a 'high' risk of encountering unexploded ordnance. Further assessment of the potential for encountering UXO is recommended.

4 Flood Risk Review

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

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

According to the National Planning Policy Framework (NPPF), there is no requirement to produce a Flood Risk Assessment (FRA) to support future redevelopment of the site given the size (<1 hectare) and location of the site within Flood Zone 1. The Planning Practice Guidance (PPG) indicates that the site would be suitable for all types of development, including residential uses.

A Drainage Strategy should also be prepared to support future redevelopment of the site to ensure that proposals meet national and local requirements and off-site flood risk is not increased as a result of redevelopment proposals.

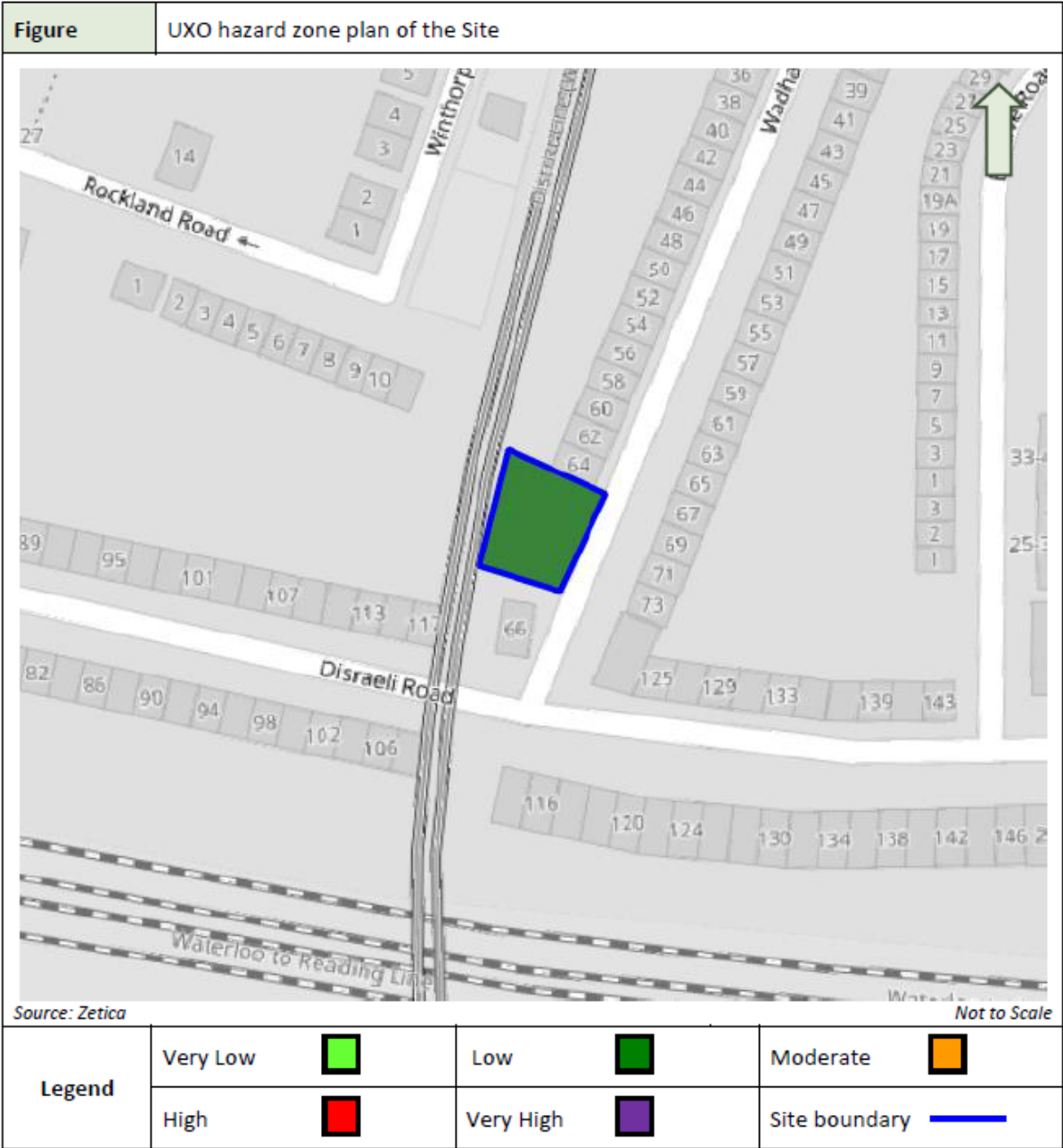
5 Detailed Unexploded Ordnance Report (Zetica)

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

Key actions: Proceed with works.

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

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



The main findings of the report are summarised below.

- No records of bombing or military activity on the Site during World War One (WWI) have been found.
- During World War Two (WWII) the main strategic targets in the vicinity of the Site included public utilities and wharves and warehouses on the River Thames.
- No records have been found indicating that the Site was bombed during WWII. Records indicate that 3No. High Explosive (HE) bombs fell within approximately 0.1km of the Site.
- No records of military activity on the Site post-WWII have been found.

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

6 References

- 1) 40Seven (2020), Wadham Road, Topographical Survey (Drawing Number 1178_P_Wadham Road)
- 2) Arcadis Consulting (UK) Limited (2020) Wadham Road, Geotechnical and Geo Environmental Desk Study (Report Number 10038043-ARC-02-XX-RP-YY-0005-01-Geo Report_Wadham Road)
- 3) Arcadis Consulting (UK) Limited ((2020) Wadham Road, Flood Risk Review (Report Number 10038043-ARC-02-XX-RP-YY-0006-01-Flood Risk Review_Wadham Road)
- 4) Zetica Ltd (2020) UXO Desk Study and Risk Assessment Wadham Road, Wandsworth (P9364-19-R7)

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