



global environmental solutions

38-42 Hampton Road,
Teddington TW11 0JE

Phase One Environmental Assessment (Desk Study)



BYRNE GROUP

March 2015

427.05459.00001

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1.0 INTRODUCTION AND SCOPE OF WORK

1.1 Introduction

This report concerns the site identified as 38-42 Hampton Road, Teddington TW11 0JE (the site). The site comprises a four storey office building on the north side of Hampton Road; the study boundary and current site layout are shown on Drawing 1.

In March 2015, SLR Consulting Limited (SLR) was instructed by Byrne Group plc to provide a Phase One Environmental Assessment (Desk Study) for the site. The offer to carry out the work is contained in our proposal P427.005 dated 17 February 2015.

This assessment has been requested in order to confirm that the site does not meet the definition of “contaminated land” as defined in part 2A of the Environmental Protection Act 1990 and therefore facilitate conversion of the building to residential use under the new permitted development rights that came into force on 30 May 2013.

1.2 Scope of Work

The purpose of this report is to introduce the site and present a preliminary environmental risk assessment, which will collate information concerning potential contaminants, pathways and receptors and other relevant characteristics of the site and its surrounds. This involves a study of the site’s current and historical land use and is best achieved via a combination of desk-based research, site reconnaissance and regulatory consultation.

The scope of work comprised:

- a brief site visit to identify existing contaminant sources such as tanks, chemical stores, burning grounds etc. and also identify any remaining evidence of historic contaminative activities, both on and adjacent to the site;
- review of previous studies / investigations carried out at the site as provided by the client;
- review of the current and historical uses of the site and surrounding area, including any current or past industrial and waste management activities, to identify any contaminative linkages;
- review of the underlying soils and the geological, hydrological and hydrogeological features, including any abstraction or discharge consents within the vicinity of the site;
- obtaining information from British Geological Survey (BGS) to enable a preliminary assessment of land stability;
- review of any accessible information from regulatory authorities and other sources such as Environment Agency, the Local Authority, GroundSure, the BGS and the Ordnance Survey;
- review of contaminant sources, pathways and receptors applicable to the site;
- collation of information about the site’s setting and conditions to form a Conceptual Site Model and environmental risk assessment of the actual and potential pollution linkages identified; and
- preparation of this report, detailing the collated information and recommendations for further investigation works, if deemed necessary.

Historical maps are included at Appendix A and the GroundSure Report is included at Appendix B.

It should be noted that the site inspection did not extend to any underground features, any enclosed spaces where special entry precautions would have been required, the structural condition of buildings, the geotechnical stability of walls or the potential environmental impact on any media other than that of the land. A full asbestos survey was not carried out.

A preliminary risk assessment can only indicate the potential for contamination to be present on site and refers to conditions present at the site at the time of the study.

2.0 CURRENT AND HISTORIC LAND USE

2.1 Site Location

The site comprises a roughly rectangular plot of land with an additional corridor of land extending from the south western corner. The site is approximately 0.35ha and is located to the north of Hampton Road, TW11 0JE (National Grid Reference 515091, 171144). The site is set in an urban area between Hampton Hill and Teddington.

The study boundary is shown on Drawing 1.

2.2 Current Land Use

A formal site inspection was carried out on 10 March 2015. The site inspection enabled SLR to compile information with respect to:

- land use;
- past and present site operations;
- site access and;
- land quality and potential contaminants.

The majority of the site is occupied by a four storey office building of apparently conventional construction. The site includes two small subsidiary buildings on the north site boundary (a plant room and a furniture store) and hardstanding to the north, south and east of the main building. There are some small areas of soft landscaping, particularly on the south site boundary, but the landscaped garden located immediately west of the main building is outside the site boundary.

The ground floor of the main building is approximately 2.0m below the level of the surrounding hardstanding and soft landscaping.

One of the subsidiary buildings on the north site boundary is a plant room which houses a back-up generator. The generator is supplied directly from 205litre drums of gas oil of which two were present at the time of SLR's site visit. The drums are unbanded but there was no staining to the floor of the building or any other evidence of spillages.

The site is bound:

- to the north by residential properties and gardens on Kent Drive;
- to the east by residential properties and gardens on Hampton Road
- to the south by Hampton Road with residential properties beyond; and
- to the immediate west by landscaped gardens with Albany Road and residential properties beyond.

The current site layout is shown on Drawing 1 and photographs follow the text of this report.

2.3 Historical Land Use

Historical mapping has been reviewed with the aim of identifying historical land use and the location of previous potentially contaminative land uses on and around the site. Hence, the

map-audit searches for areas of waste deposition, historic fuel tanks and potentially contaminative processes e.g. gasworks, mine workings, etc.

The historical maps were obtained from GroundSure and are contained in Appendix A of this report. Table 1 summarises this information. The 'site' refers to the red line boundary shown on Drawing 1.

Table 1: Historical Land Use

Date (scale)	Land Use
1865 (1:2,500) 1865 (1:10,560)	The site comprises two separate large properties that appear residential in design. The site is bound to the north and east by undeveloped land, to the south by Hampton Road, and to the west by a further residential property. The corridor of land occupies the front garden area of this property. Albany Road lies to the west of the site. Beyond Hampton Road to the south is undeveloped land. Teddington town centre lies approximately 800m to the east and New Hampton lies approximately 600m to the west.
1894 (1:1,056) 1896 & 1915 (1:2,500) 1894 – 1898 & 1912-1913 (1:10,560)	The site remains largely unchanged. Both properties had much larger gardens extending to the north. The surrounding area appears to have undergone significant residential development. Adjacent to the east and beyond Hampton Road to the south are properties of similar size to those on site, while to the north west through south east are predominantly smaller properties. A Gravel Pit and Old Gravel Pit are identified approximately 80m and 120m south west of the site. These are not shown on the maps from 1915.
1934 (1:1,250) 1933-1938 & 1948 (1:10,560)	The site remains largely unchanged, however a rectangular structure is present on the northern site boundary, this crosses the property boundaries. Further residential development has occurred to the north west through south east of the site. A Memorial Hospital is located approximately 350m to the south east of the site. The National Physical Laboratory has been constructed approximately 500m to the south east. The Kings Canadian School (Boys) has been constructed approximately 500m to the south west of the site.
1959-1961 & 1970-1973 (1:1,250) 1960 (1:2,500) 1959-1968 (1:10,560) 1973-1974 (1:10,000)	The two properties on site appear to have been merged into one large building. The eastern property (number 38) footprint does not appear to have changed, however, the western property (number 40) appears to have a new front facade. A number of smaller ancillary buildings appear present in the north western corner of the property. The 1970-1973 maps show another ancillary building on the north eastern site boundary. Kent Drive and associated residential properties have been constructed to the north of the site, the road terminates at the northern site boundary. Additional buildings for the National Physical Laboratory have been constructed, these now stretch from approximately 100m south east of the site to over 750m to the south east. The Kings Canadian School is now identified as a Works.
1988-1994 (1:1,250) 1990-1991 (1:10,000)	The north western portion of the site building has been extended to the north, only one of the ancillary buildings remains in the north west of the site. The ancillary building on the north eastern site boundary is now reduced in size. The site appears to have formalised car parking to the north, east and south of the site. The corridor of land to the south west is now part of the site and comprises some formalised car parking areas. The main building appears to be largely in its current form. The plot immediately to the west of the site appears vacant. The buildings of the National Physical Laboratory have extended further towards the site, they now appear immediately to the south east of the site beyond Hampton Road.

Date (scale)	Land Use
2002, 2010 & 2014 (1:10,000)	Only one small ancillary building appears present on the site, this is in the north west corner of the site. The site is shown in its current configuration. The surrounding area remains largely unchanged.

In summary, the site was already developed at the time of the earliest map (1865) when the site was occupied by two separate residential properties. A number of ancillary buildings have been constructed and subsequently removed along the northern boundary of the site, however, this area is now an area of hardstanding used for car parking. By 1959 the two residential properties have been merged into one larger property, this incorporated the eastern property in its original configuration while the front of the western property was redeveloped. It is unclear if this was used for residential or commercial use at this time. An extension to the north western corner of the building was added by the maps of 1988 and this configuration of the main building matches the current site layout. The car parking areas and ancillary building match the configuration presented on the 2002 map.

Information obtained on site suggests the site has always been used for commercial purposes. It was also suggested that the extension to the north western corner of the building dated from approximately 2006.

Planning records held by the local authority indicate that permission was granted to develop the current buildings in 1979, this comprising the demolition of 42 Hampton Rd and the rebuilding and extension of 40 Hampton Rd together with 34 parking spaces. Various applications were made in 2007 for modifications to the buildings; it is not clear which, if any, were undertaken.

3.0 SITE CONDITIONS

3.1 Topography

In general the topography of the site is flat although the centre of the site, under the footprint of the main building, is approximately 2.0m lower than the rest of the site. The landscaped garden off-site to the west is also approximately 2m below site level. The surrounding area slopes down to the east. The elevation is approximately 11m AOD.

3.2 Ecology

The GroundSure report records Bushy Park and Home Park to be Sites of Special Scientific Interest (SSSI's), the closest record is 185m south of the site. Ham Lands is recorded as a Local Nature Reserve (LNR), 1.4km north east of the site.

3.3 Geology

The 1:50,000 geological map South London Sheet 270 (BGS, 1998) indicates that the site lies on the boundary of two superficial deposits; a majority of the site is underlain by the Kempton Park Gravels, while the south western portion of the site is underlain by the Taplow Gravels. These are both further underlain by the London Clay Formation.

The GroundSure report records ten historical surface ground working features within 250m of the site. The nearest of these is described as an Unspecified Pit and dates from 1894. The GroundSure report records five current surface ground working features within 1km of the site. The nearest is located 176m to the south and was worked for sand and gravel, all features are recorded as Ceased. There are no recorded current underground working features within a 1km radius of the site, however two historical underground features are recorded, these are both Tunnels and date from 1865 and 1913 and are located approximately 690m north west of the site.

Information from the GroundSure report indicates that there is a negligible risk from shrink-swell clays, ground dissolution of soluble rocks and compressible deposits on site, a very low risk from landslides, collapsible deposits and running sands.

3.4 Soil Borne Gas Risk

The site is not located within an area identified as being at risk from radon and no radon protection measures are required in the construction of new dwellings or extensions.

The GroundSure report records no current or historical landfill sites within 1km of the site, therefore risks from landfill gases are considered to be low. The closest recorded waste site is a scrap yard located approximately 400m west of the site.

3.5 Hydrogeology

Under the new aquifer designations that came into effect on the 1st April 2010, the underlying superficial geology (Kempton Park Gravels and Taplow Gravels) have been classified by the Environment Agency (EA) as a Principal aquifer (previously classified as a major aquifer). Principal aquifers are designated to comprise geology of high intergranular and/or fracture permeability usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.

The underlying solid geology (London Clay Formation) is classified as Unproductive Strata. These are rock layers or drift deposits with low permeability that have negligible significant for water supply or river base flow (formerly non-aquifers).

It is considered likely that the groundwater within the underlying strata flows to the east following the local topography and towards the River Thames. The site does not lie within a Source Protection Zone (SPZ).

3.6 Licensed Groundwater Abstractions and Discharges

The GroundSure report records seven licensed groundwater abstractions within 2km of the site, the nearest is located approximately 1.25km to the south west at the Hampton Pool Borehole. This is for General Use Relating to Secondary Category (Medium Loss).

There are no potable abstractions within 2km of the study boundary. There are no recorded licensed discharge consents to groundwater within 500m of the site.

3.7 Hydrology

The nearest surface water features comprise ponds within Bushy Park. Longford River is present approximately 800m south west of the site, the River Thames is located approximately 1.35km north east of the site.

The GroundSure report records the site as not being in an area at risk from flooding.

3.8 Licensed Surface Water Abstractions and Discharges

The GroundSure report records no surface water abstractions within 2km of the site and no discharge consents within 500m of the site.

3.9 Licensed Waste Management Facilities / Landfills

The GroundSure report records no current or historical landfill sites within 500m of the site. The closest recorded waste site is a scrap yard located approximately 400m west of the site.

3.10 Industrial Land Use

The GroundSure report records no Integrated Pollution Prevention and Control (IPPC) Authorised Activities within 500m of the site.

Eight potentially contaminative industrial sites are recorded within 250m of the study site. The nearest of these is located on site for Published Goods from Haymarket Media Group. The closest off-site feature is an Electricity Sub Station, located 74m south of the site.

One petrol and fuel site is recorded within 500m of the site; this is located approximately 490m north of the site and is recorded as obsolete.

The GroundSure report records no COMAH (Control of Major Accident Hazards) or NIHHS (Notification of Installations Handling Hazardous Substances) sites within 500m of the site.

3.11 Pollution Incidents

The GroundSure report records no EA recorded pollution incidents within 500m of the site.

3.12 Existing Information on Ground Conditions and Land Quality

SLR has not been provided with any previous land quality reports for the site.

4.0 PRELIMINARY CONCEPTUAL MODEL

4.1 Preliminary Conceptual Site Model

This report section uses the information gathered in previous sections and aims to identify all the potential Contaminants, Pathways and Receptors present with respect to the site and assess their significance and acceptability.

When considering the contaminants, receptors and pathways relevant to this site, SLR has been mindful that the report is for the Permitted Development of an existing building.

The statutory guidance for Part IIA defines a Contaminant as:

“a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters”.

Based on available information which includes a visual inspection of the site, the GroundSure Report and historic mapping, it appears the site was already developed at the time of the earliest map (1865) when the site was occupied by two separate residential properties. By 1959 the two residential properties have been merged into one larger property, this incorporated the eastern property in its original configuration while it appears that the front of the western property was redeveloped. An extension to the north western corner of the building was added around 1979/80 (shown on maps of 1988) and this configuration of the main building matches the current site layout. A number of ancillary buildings have been constructed and subsequently removed along the northern boundary of the site, however, this area is now an area of hardstanding used for car parking. The car parking areas and ancillary building match the configuration presented on the 2002 map.

The ground floor of the main building is approximately 2.0m below the level of the surrounding hardstanding and soft landscaping. There are some small areas of soft landscaping, particularly on the southern site boundary, however, the site is predominantly hard surfaced.

The back-up generator (housed in one of the ancillary buildings) is supplied directly from 205litre drums of gas oil, these were observed to be unbanded but no staining or evidence of spillages was observed.

The statutory guidance for Part IIA defines a Pathway as:

“a route by which a receptor is or might be affected by a contaminant”.

Following an assessment of the environmental and geological setting of the Site and considering the land use, it is considered that a number of potential pathways for contaminant impact could exist. The validity of each of these pathways is assessed in Table 2 below.

The statutory guidance for Part IIA defines a Receptor as:

“something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property, or controlled waters.”

As the site is being assessed in line with Permitted Development guidance, it is considered that the receptors are defined as future site users as well as controlled waters. As the site is underlain by a Principal aquifer, a controlled waters receptor is considered to be present.

The potential pollutant linkages have been detailed in Table 2.

Table 2: Preliminary Conceptual Site Model

Source	Pathway	Receptor	Significant?	Comments
Historical use appears to be residential followed by commercial offices and car parking. No significant contamination source is indicated by this history. The backup generator has no evidence of spillages and is located on a concrete slab.	Inhalation of indoor or outdoor air	On-Site Health	No	<p>Although the site has a back-up generator supplied by a 205l drum of gas oil, there are no significant storage tanks recorded on the historical maps or evidence of large scale use of volatile substances that may give rise to hazardous vapours.</p> <p>It is considered likely that shallow Made Ground beneath the site will have been removed during redevelopment of the site in the late 1950s especially as the lower floor of the main building lies approximately 2.0m below the surrounding areas.</p> <p>There are no current or historic landfill sites recorded within 500m of the site, consequently there are no sources of landfill gas.</p> <p>With particular regard to outdoor air, it is considered that the hardstanding cover and dilution with ambient air mean that this pathway is not complete.</p>
	Direct ingestion or dermal contact	On-Site Health	No	<p>The site is predominantly hard surfaced, the only areas of soft landscaping comprise mature vegetation around the boundary and some limited decorative areas adjacent to the site building. As no material external alterations to the site are planned under the change of use these areas are not considered to present a viable human health risk pathway.</p>
	Vertical migration of contaminants	Groundwater	No	<p>The site is predominantly hard surfaced meaning that there is no mechanism for infiltration and subsequent leaching. In the vicinity of the ancillary buildings, the site is entirely hard surfaced allowing for no infiltration in this area.</p> <p>It is also considered likely that shallow Made Ground and beneath the site was removed during the redevelopment.</p> <p>Therefore the potential for infiltration of rainwater and vertical migration of contaminants to the underlying aquifers is negligible. It is considered that infiltration from drainage joints is also negligible as it is assumed all building drainage is joined to the mains sewerage via one central connection.</p>
	Lateral migration of dissolved contaminants	Surface Water	No	<p>The closest identified surface water features are ponds within Bushy Park. As these are man-made features, they are likely to be lined and therefore not considered a receptor.</p>
		Groundwater Abstraction Boreholes	No	<p>The nearest groundwater abstraction borehole is 1.25km from the site and up hydraulic gradient.</p>

4.2 Interpretation

Table 2 indicates that there are no potentially significant pollutant linkages with respect to human health or controlled waters associated with the site.

SLR has been requested to determine whether the site will constitute Contaminated Land as described in part 2A of the Environmental Protection Act 1990. The definition of Contaminated Land therein is:

“any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, or under the land, that a) significant harm is being caused or there is a significant possibility of such harm being caused; or b) significant pollution of controlled waters is being caused or there is a significant possibility of such pollution being caused.”

Given the interpretation of site conditions outlined above, SLR does not consider the site to constitute Contaminated Land.

SLR has been further requested to determine whether, in relation to the contamination risk on the site, and as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in part 2A of the Environmental Protection Act 1990, and in doing so have regard to the contamination land statutory guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012.

Given the interpretation of site conditions outlined above, SLR does not consider the site to constitute Contaminated Land and the proposed change of use will not alter this.

5.0 CONCLUSIONS

A Phase One Environmental Assessment has been undertaken by SLR for the site at 38-42 Hampton Road, Teddington, TW11 0JE on behalf of Byrne Group plc. The primary purpose of this report is to satisfy the local authority that the site would not constitute Contaminated Land under the Permitted Development regime following the proposed change from commercial to residential use.

The site was already developed for residential use at the time of the earliest map (1865) and comprised two separate residential properties. The two properties were redeveloped and merged into one large building prior to the map of 1959. The north western corner of the building was extended prior to the map of 1988, the present day building configuration matches that of 1988. A number of ancillary buildings have been constructed and subsequently removed along the northern site boundary, however, this area is now entirely hard surfaced and therefore any potential Made Ground or contaminant exposure pathways would be mitigated due to the hardstanding.

The current configuration of the site comprises a four storey office building of apparently conventional construction. The site includes two small subsidiary buildings on the north site boundary (a plant room and a furniture store) and hardstanding to the north, south and east of the main building. The ground floor of the main building is approximately 2.0m below the level of the surrounding hardstanding and soft landscaping. The construction of this is likely to have resulted in the excavation and removal of shallow Made Ground. In addition, the site is predominantly hard surfaced, with the exception of mature vegetation and some limited decorative areas. The back-up generator (housed in one of the ancillary buildings) is supplied directly from 205litre drums of gas oil, these were observed to be unbanded but no staining or evidence of spillages was observed.

Factual information has been used to produce a Preliminary Conceptual Model of the site. This concludes that there are no significant risks to human health or controlled waters, this would not materially alter should the end use of the building change from commercial to residential.

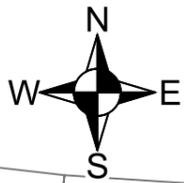
SLR considers that the site is not Contaminated Land as described in part 2A of the Environmental Protection Act 1990 and is thus suitable for change of use under the Permitted Development regime without further investigation.

6.0 CLOSURE

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Byrne Group plc; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

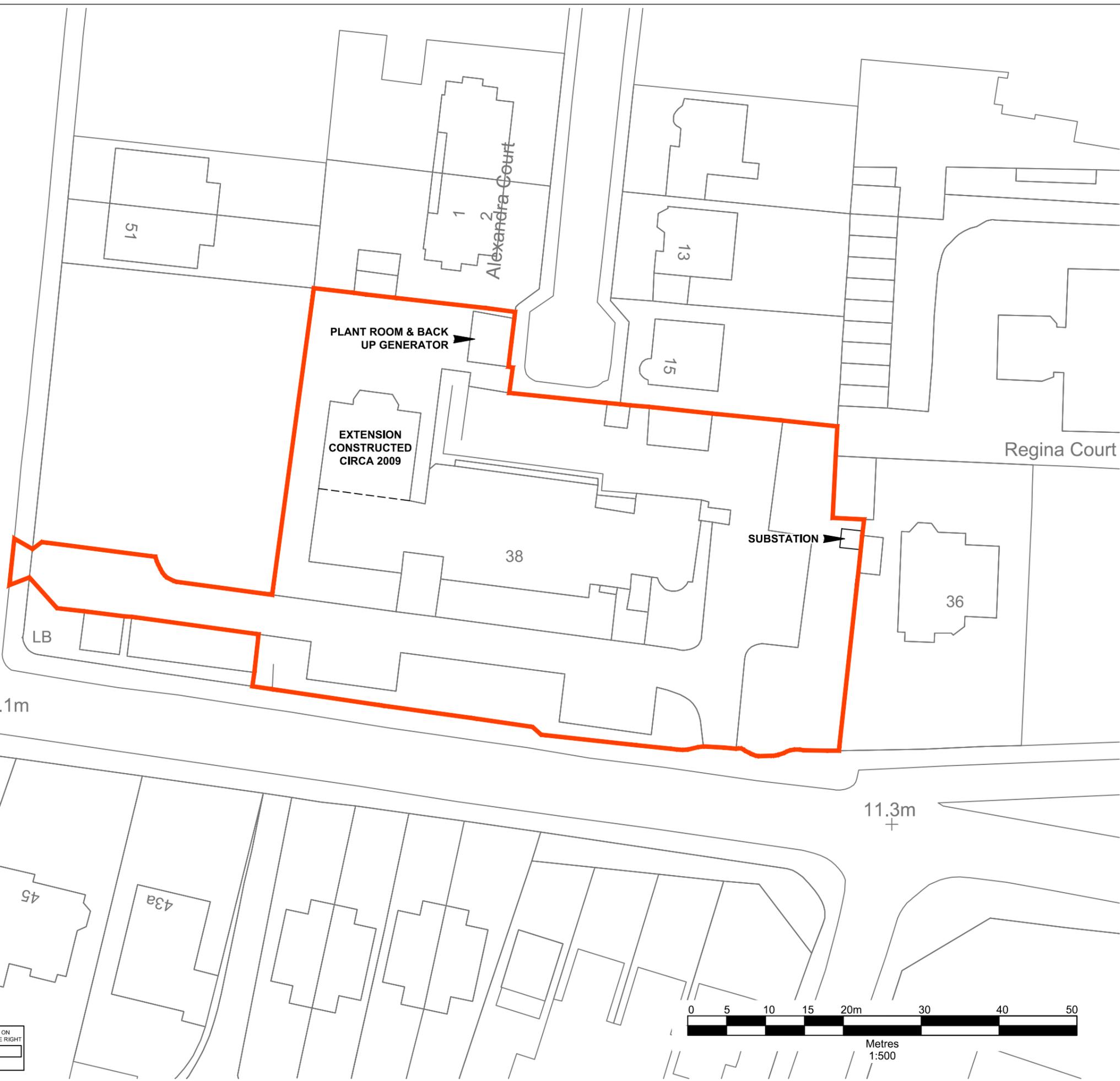
SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.



NOTES



SITE BOUNDARY



+ 13.1m

11.3m +

BYRNE GROUP PLC



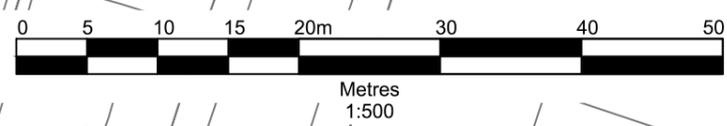
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38 - 42 HAMPTON ROAD
TEDDINGTON
PHASE ONE ENVIRONMENTAL
ASSESSMENT
SITE LAYOUT PLAN

DWG No. 1

Scale 1:500 @ A3

Date MARCH 2015



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PHOTO 1



Main building from the south west

PHOTO 2



Main building from the south east

PHOTO 3



Plant room

PHOTO 4



Back up generator

**38 - 42 Hampton Road
Teddington**

**Phase One Environmental Assessment
Site Photographs**

March 2015



Historical Maps

Site Details:

Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: County Series

Map date: 1865

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
Levelled N/A



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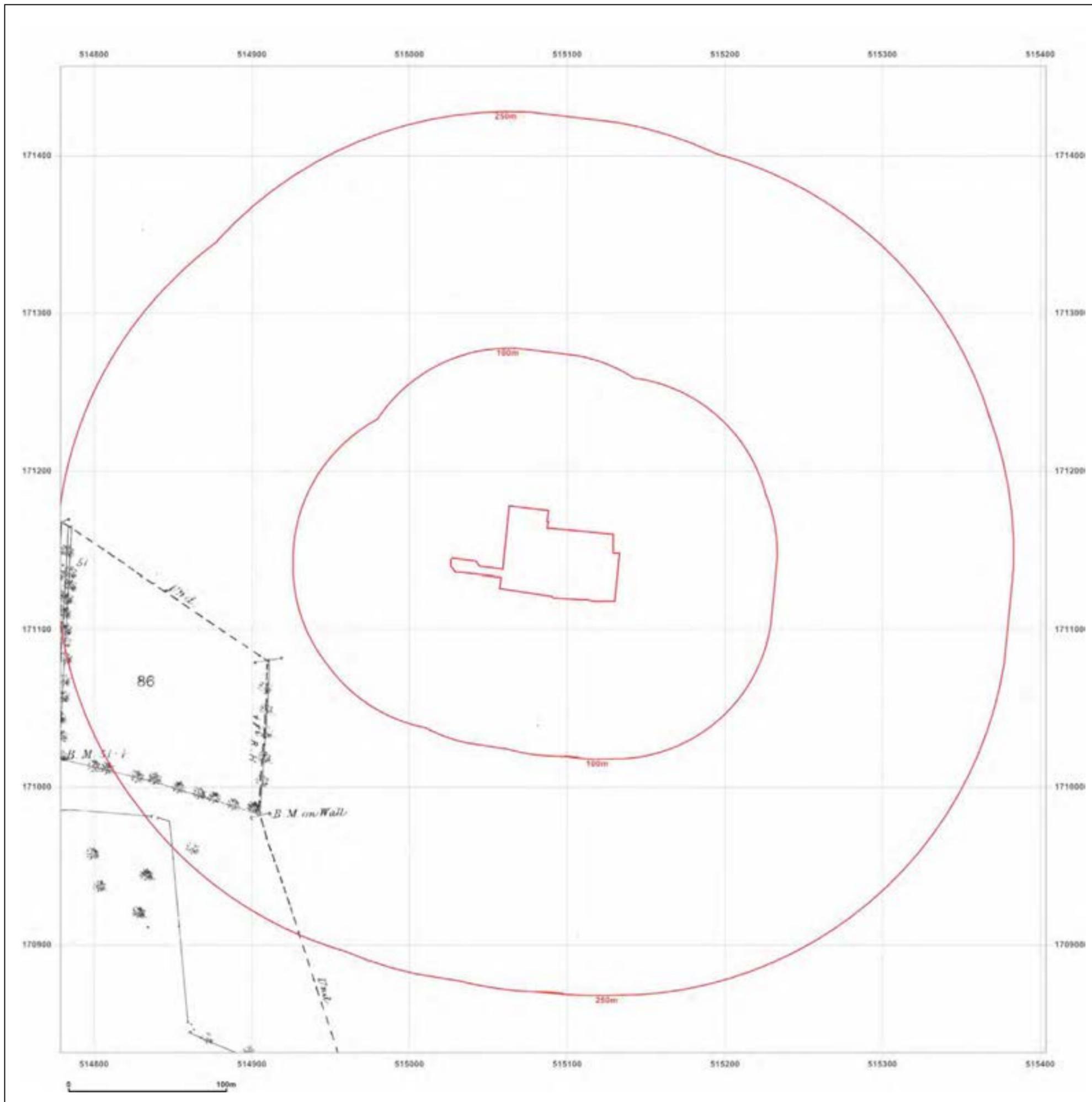


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To view map legend click here [Legend](#)



Site Details:

Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: County Series

Map date: 1865

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
Levelled N/A



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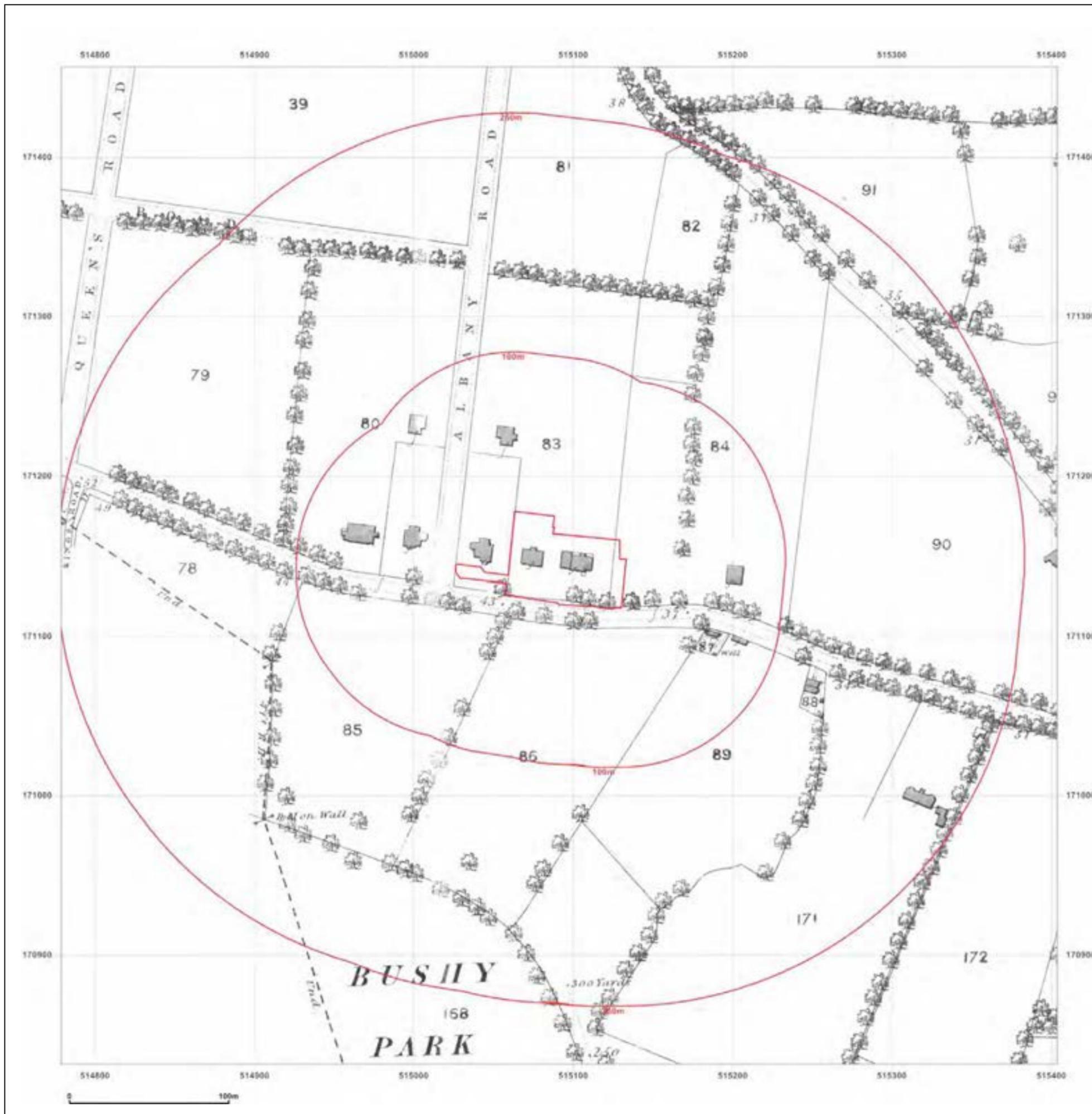


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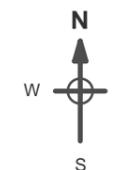
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Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: 1056 Scale Town Plan

Map date: 1894

Scale: 1:1,056

Printed at: 1:1,056



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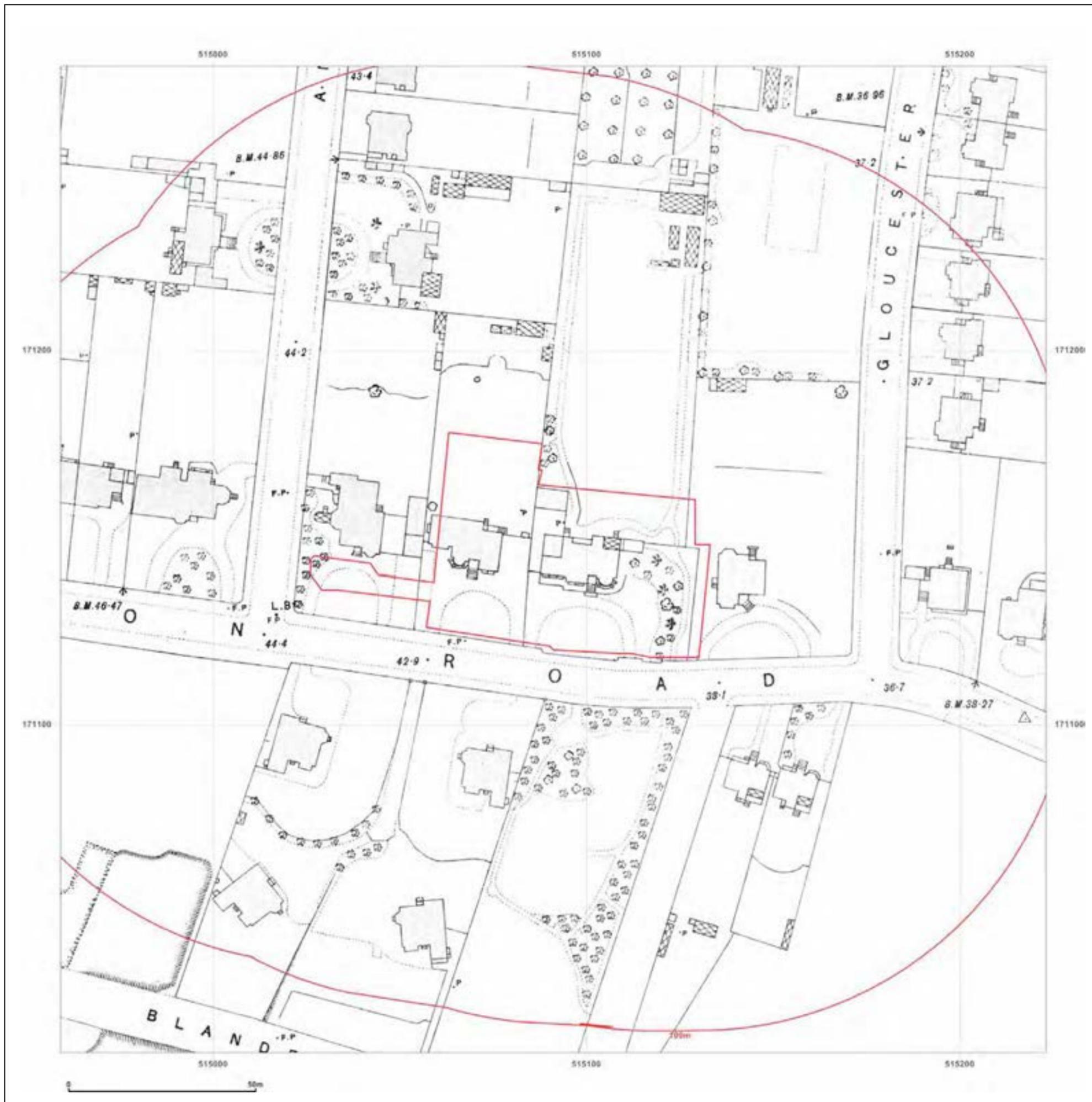


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Site Details:

Client Ref: EMS_292345_395560
 Report Ref: EMS-292345_395560
 Grid Ref: 515091, 171144

Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
 Revised 1896
 Edition N/A
 Copyright N/A
 Levelled N/A



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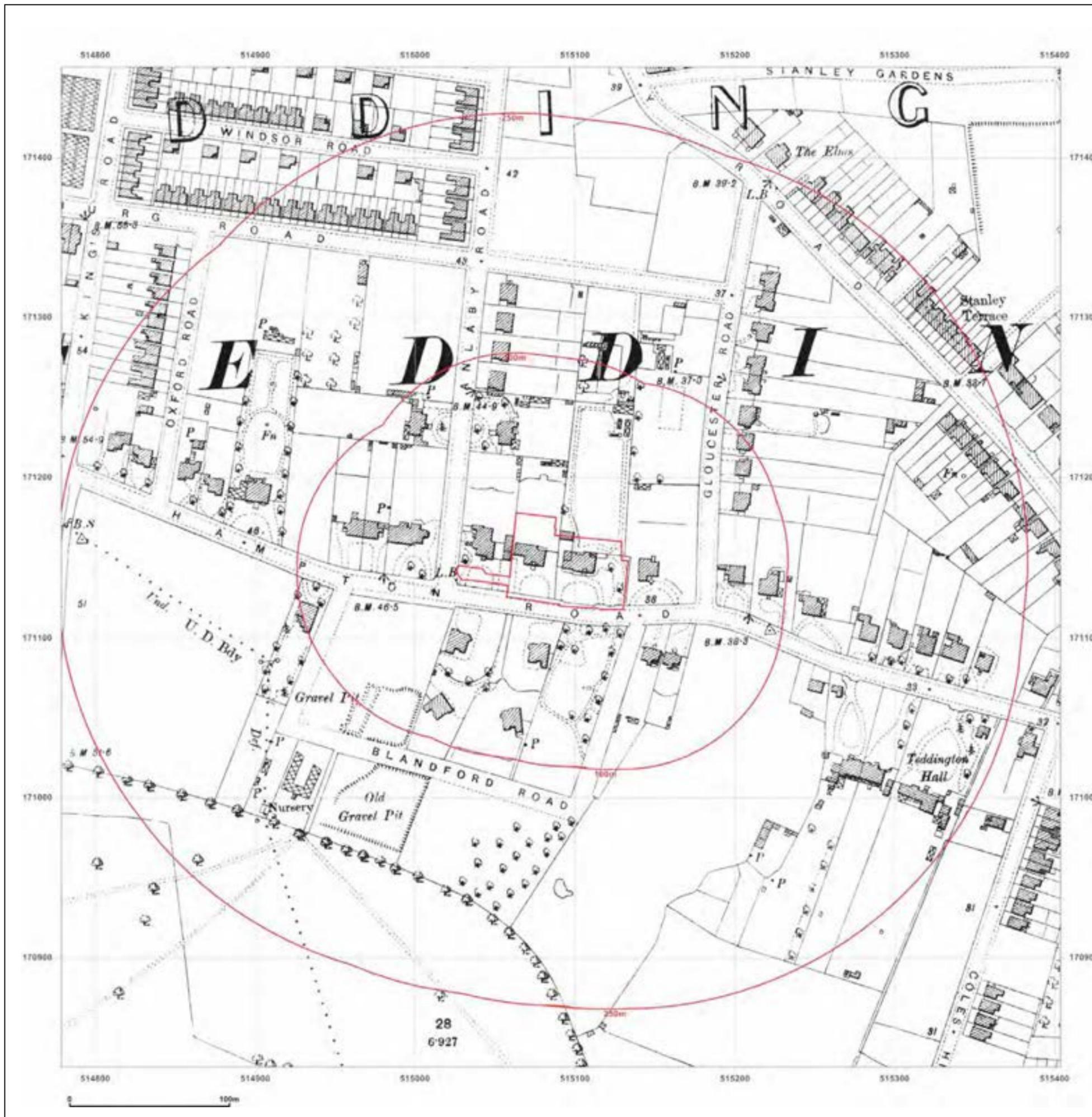


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Site Details:

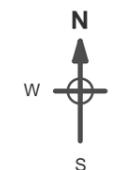
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Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: County Series

Map date: 1915

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1915
Revised 1915
Edition N/A
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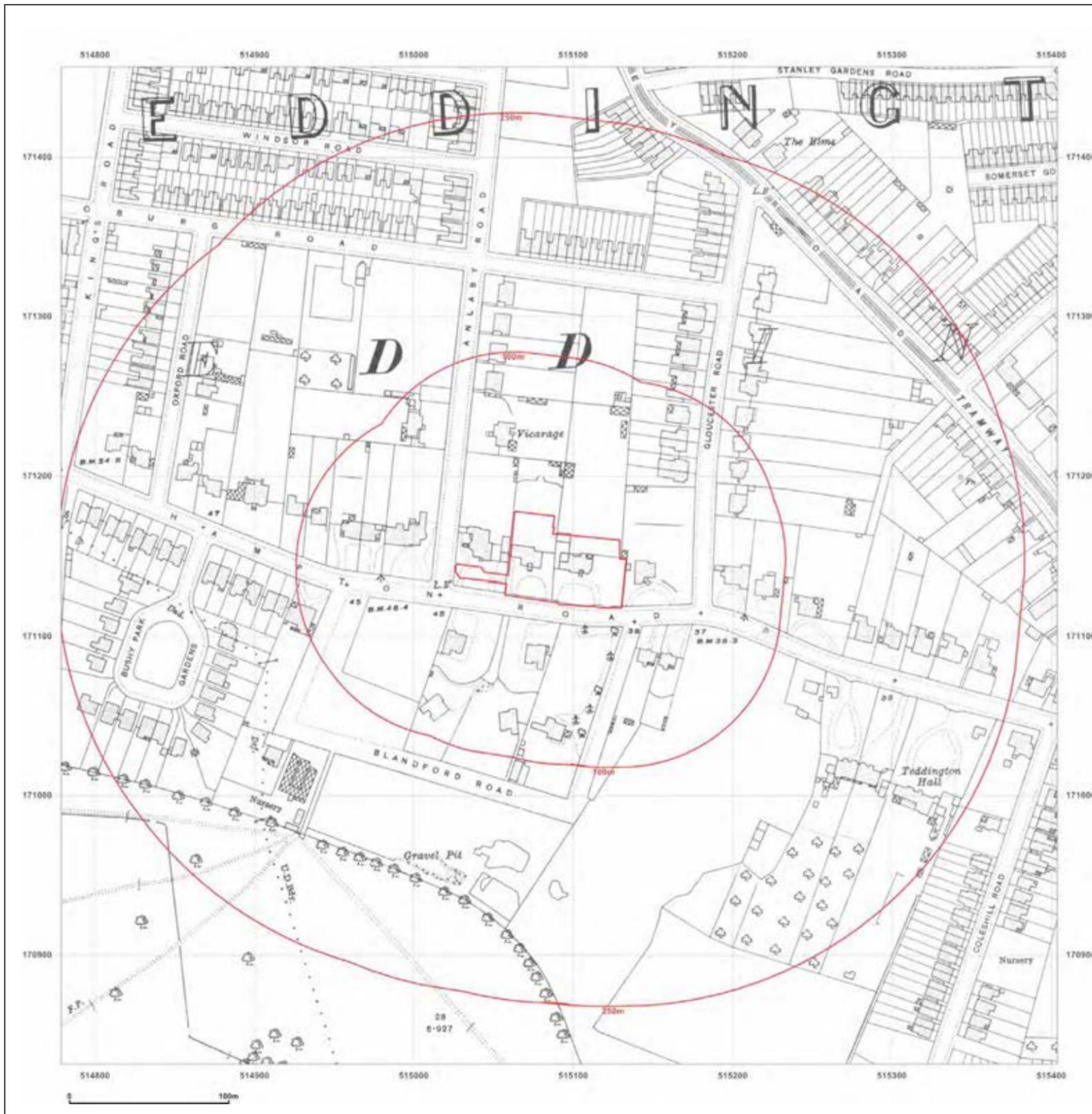


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Site Details:

Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: County Series

Map date: 1934

Scale: 1:2,500

Printed at: 1:2,500



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



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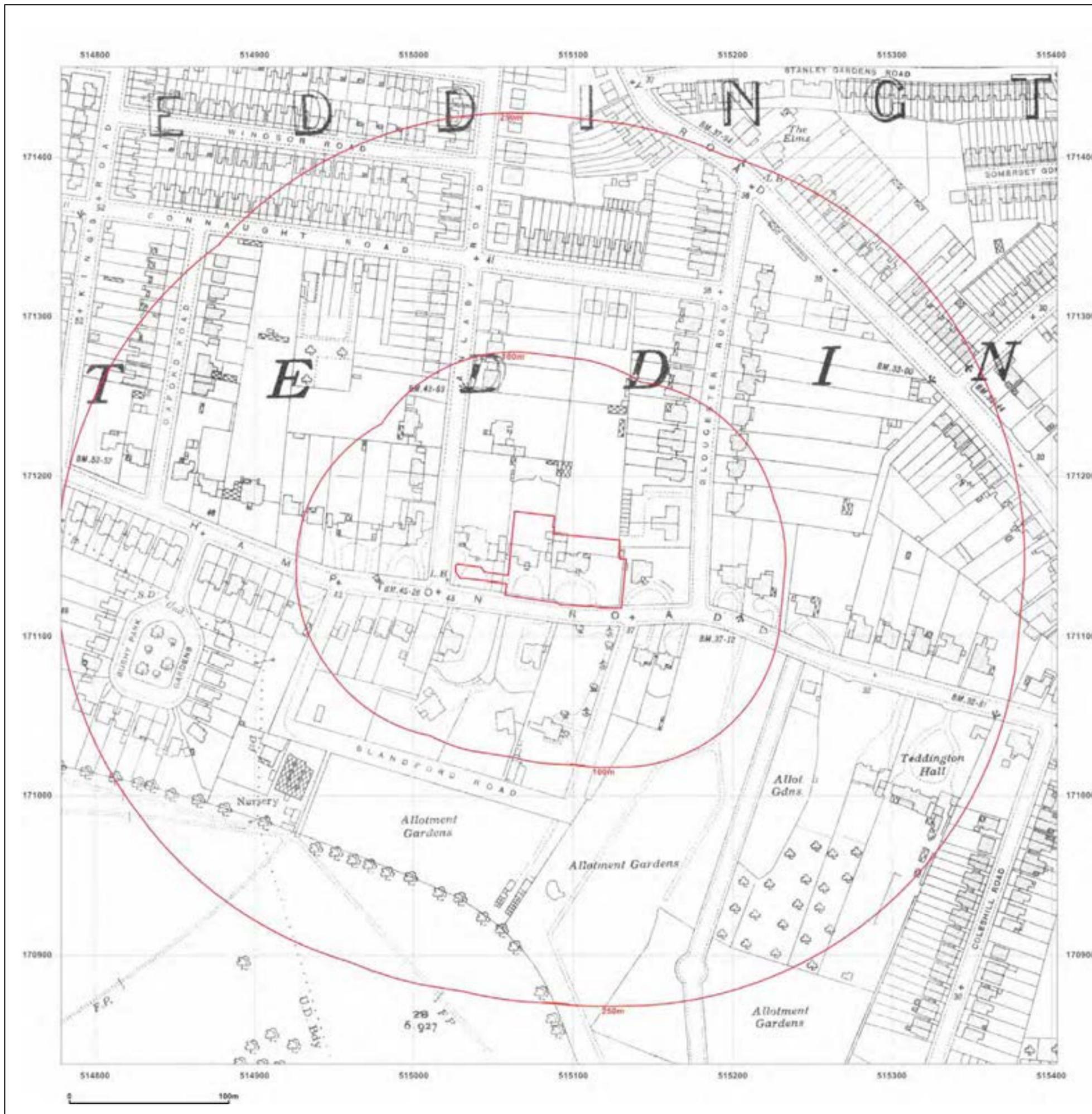


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Site Details:

Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition 1962
Copyright 1962
Levelled 1957

Surveyed 1960
Revised 1960
Edition 1961
Copyright 1961
Levelled 1957



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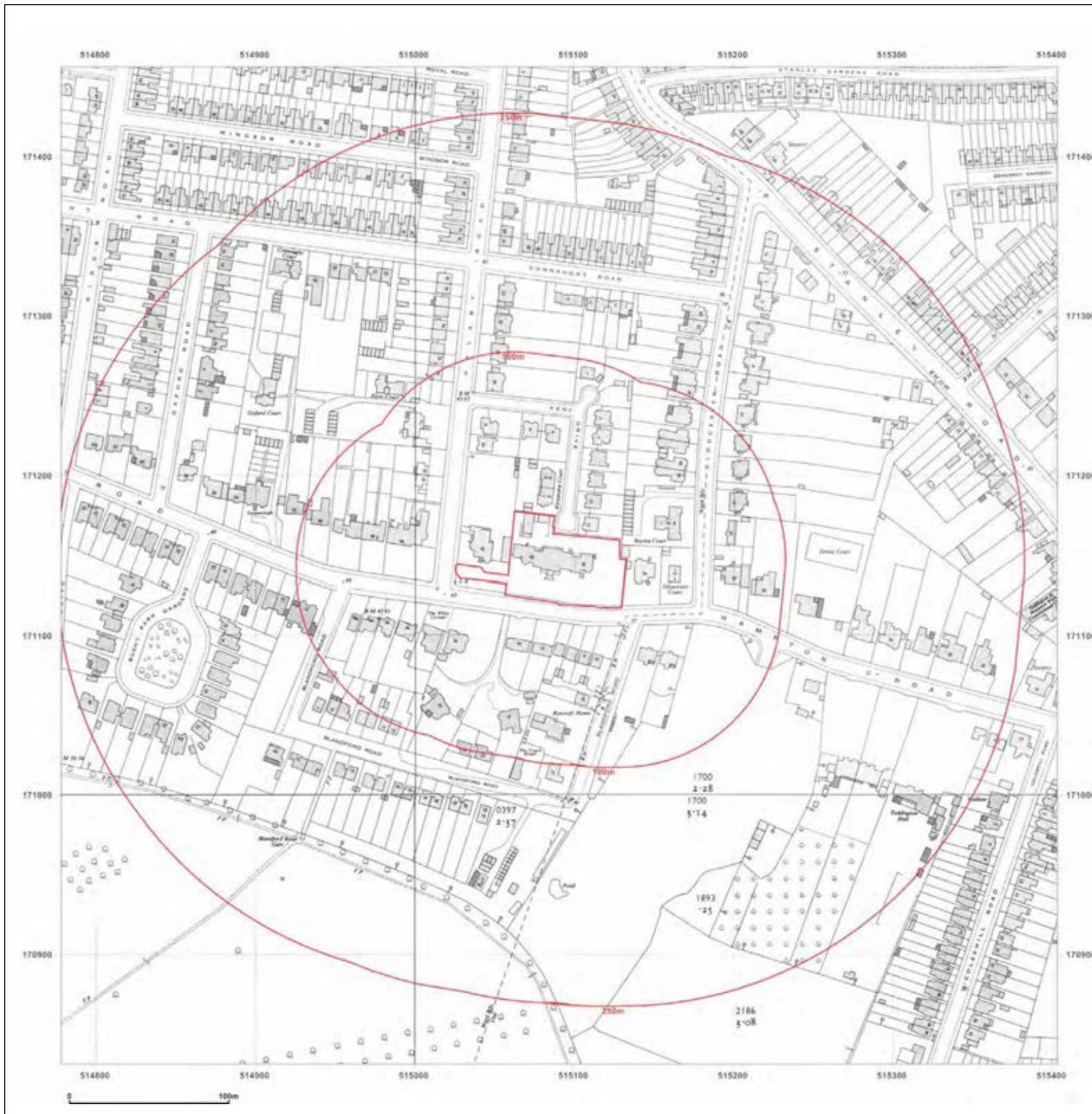


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Site Details:

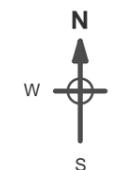
Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: National Grid

Map date: 1959-1961

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1960 Revised 1960 Edition N/A Copyright N/A Levelled 1957	Surveyed 1958 Revised 1958 Edition N/A Copyright 1959 Levelled 1957
Surveyed 1960 Revised 1960 Edition N/A Copyright 1961 Levelled 1957	Surveyed 1958 Revised 1958 Edition N/A Copyright 1959 Levelled 1957



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Site Details:

Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: National Grid

Map date: 1970-1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1960 Revised 1970 Edition N/A Copyright 1970 Levelled 1957	Surveyed 1958 Revised 1972 Edition N/A Copyright 1973 Levelled 1957
Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A



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Site Details:

Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: National Grid

Map date: 1988-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957 Revised 1990 Edition N/A Copyright 1990 Levelled 1957	Surveyed 1957 Revised 1988 Edition N/A Copyright 1986 Levelled 1957
Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A	Surveyed 1957 Revised 1990 Edition N/A Copyright 1990 Levelled 1957



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Site Details:

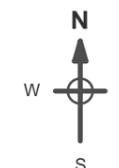
Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: National Grid

Map date: 1991-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A
	Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A



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Site Details:

Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: County Series

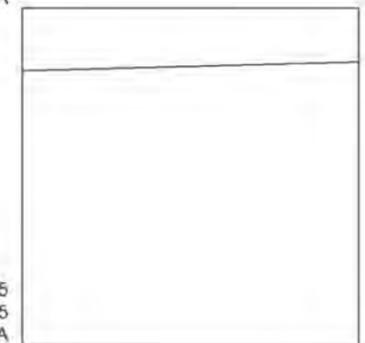
Map date: 1865

Scale: 1:10,560

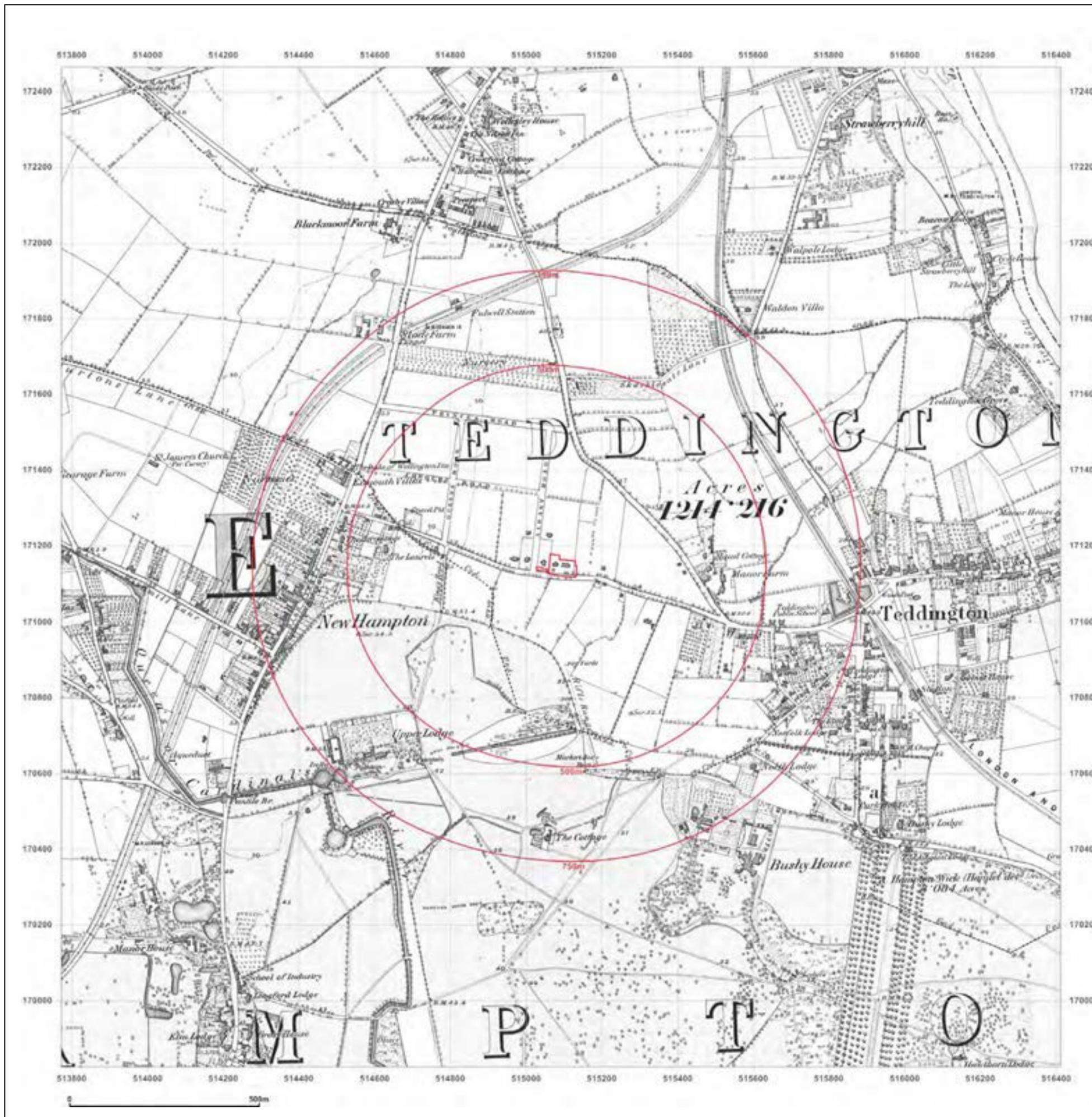
Printed at: 1:10,560



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Edition N/A
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Site Details:

Client Ref: EMS_292345_395560
Report Ref: EMS-292345_395560
Grid Ref: 515091, 171144

Map Name: County Series

Map date: 1894

Scale: 1:10,560

Printed at: 1:10,560



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