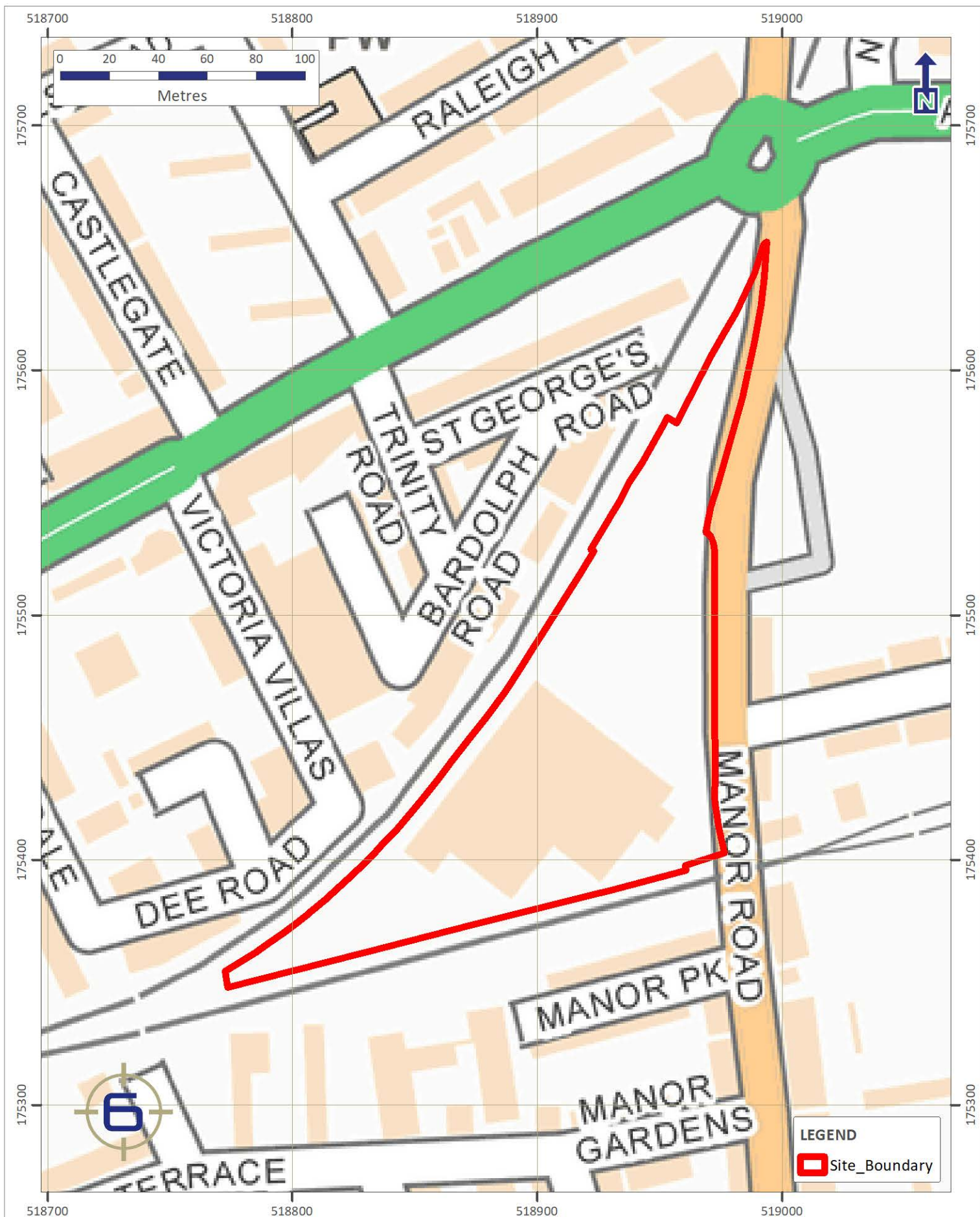




### Site Boundary



PROJECT NO. P7115	FIGURE 2	DRAWN BL	CHECKED CC	DATE 09 January 2019	Contains Ordnance Survey data © Crown copyright and database right 2017	Produced by and Copyright to 6 Alpha Associates Ltd. Users noting any errors please notify 6 Alpha.	
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## Figure Three - Aerial Photography (2018)

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HOMEBASE LTD, 84, MANOR ROAD,  
RICHMOND, TW9 1YB



## Aerial Photography (2018)



**LEGEND**  
 Site\_Boundary

PROJECT NO. P7115	FIGURE 3	DRAWN BL	CHECKED CC	DATE 09 January 2019	Map data: Google	Produced by and Copyright to 6 Alpha Associates Ltd. Users noting any errors please notify 6 Alpha.	
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## Figure Four - Aerial Photography (1945)

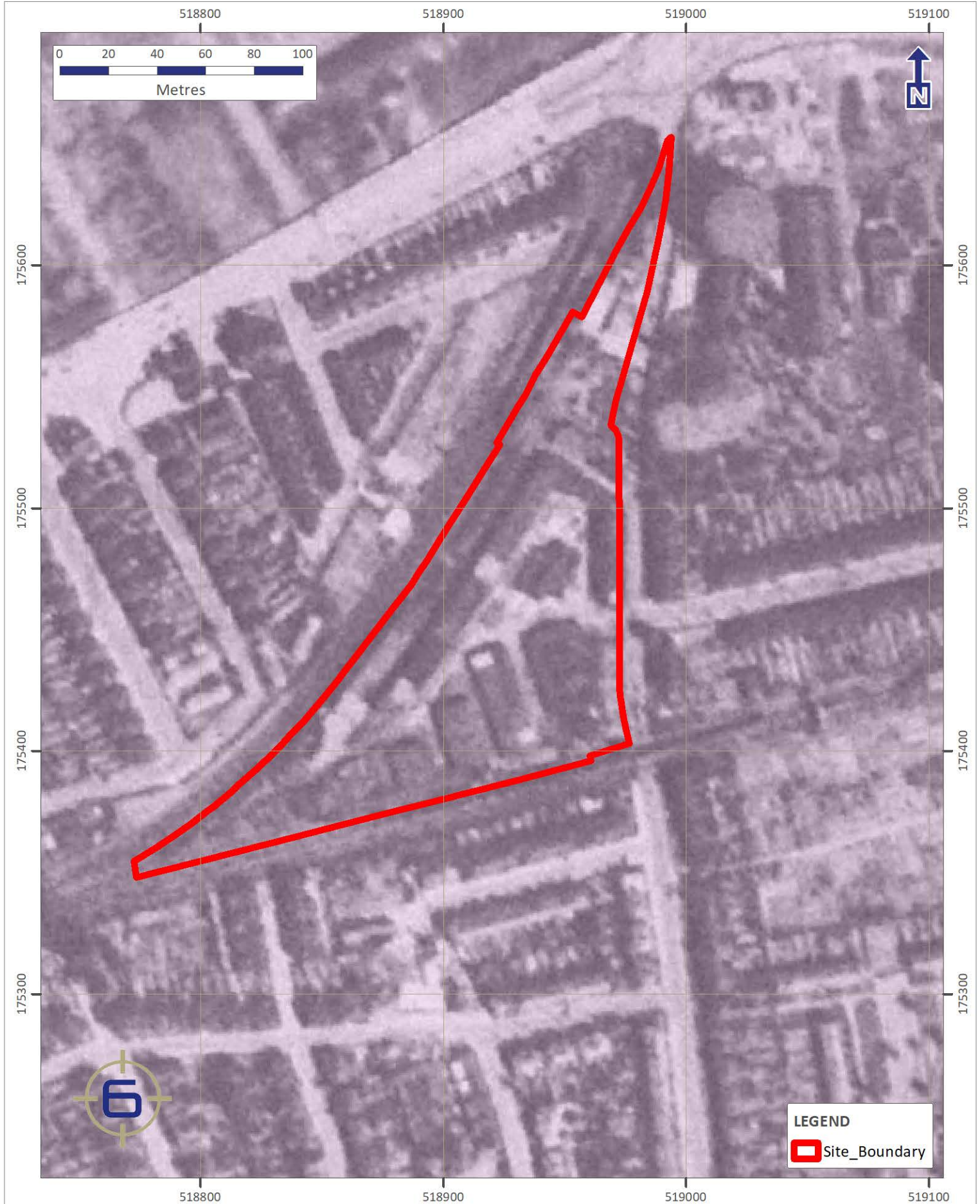
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HOMEBASE LTD, 84, MANOR ROAD,  
RICHMOND, TW9 1YB



# Aerial Photography (1945)



PROJECT NO. P7115	FIGURE 4	DRAWN BL	CHECKED CC	DATE 09 January 2019	Map data: Google, The GeoInformation Group	Produced by and Copyright to 6 Alpha Associates Ltd. Users noting any errors please notify 6 Alpha.	alpha ASSOCIATES
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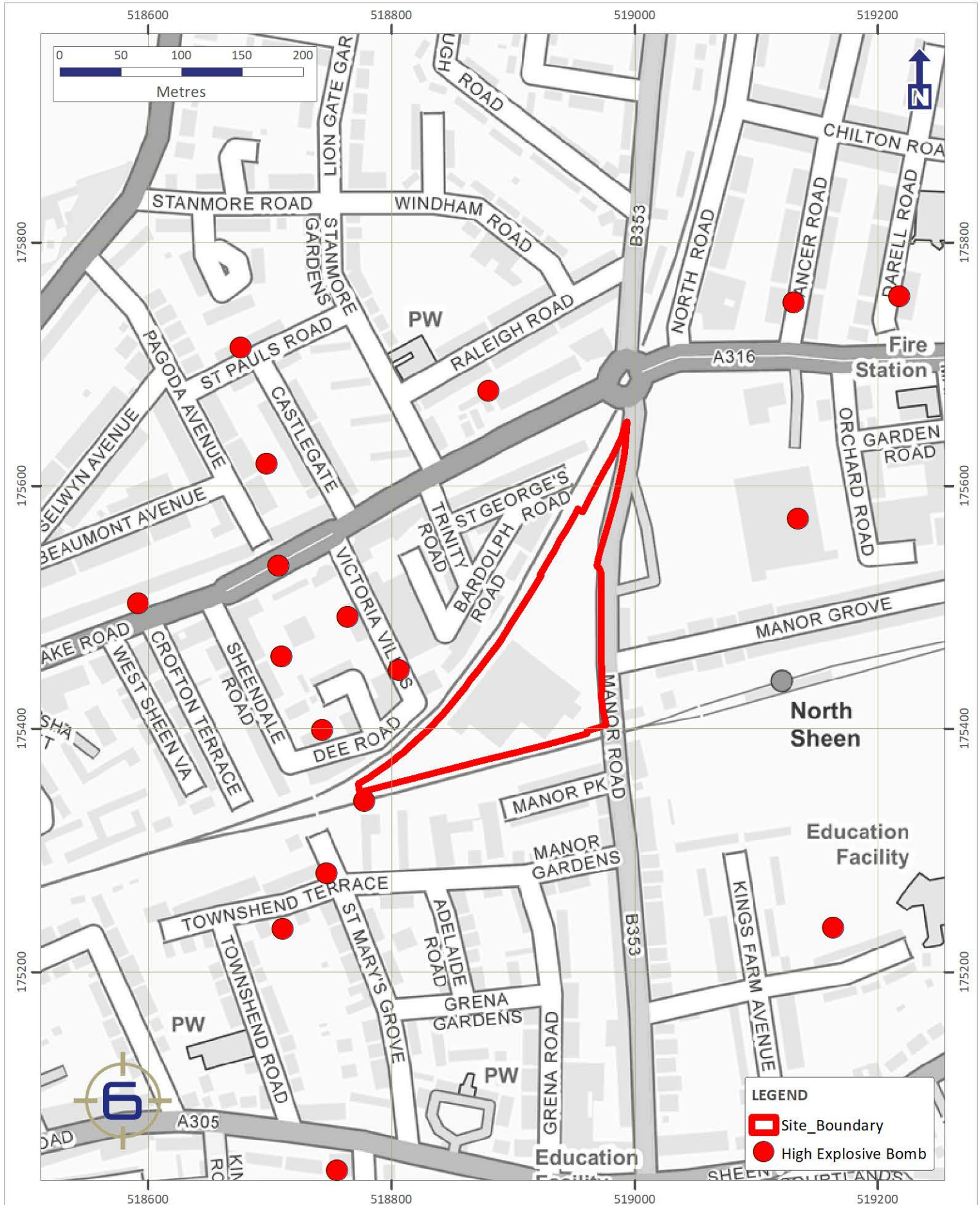
## Figure Five - WWII High Explosive Bomb Strikes

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HOMEBASE LTD, 84, MANOR ROAD,  
RICHMOND, TW9 1YB

# WWII High Explosive Bomb Strikes



**LEGEND**

- Site\_Boundary
- High Explosive Bomb

PROJECT NO. P7115	FIGURE 5	DRAWN BL	CHECKED CC	DATE 09 January 2019	Contains Ordnance Survey data © Crown copyright and database right 2017	Produced by and Copyright to 6 Alpha Associates Ltd. Users noting any errors please notify 6 Alpha.	 <b>alpha</b> <small>ASSOCIATES</small>
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## Figure Six - WWII High Explosive Bomb Density

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HOMEBASE LTD, 84, MANOR ROAD,  
RICHMOND, TW9 1YB



## WWII High Explosive Bomb Density



PROJECT NO. P7115	FIGURE 6	DRAWN BL	CHECKED CC	DATE 09 January 2019	Contains Ordnance Survey data © Crown copyright and database right 2017	Produced by and Copyright to 6 Alpha Associates Ltd. Users noting any errors please notify 6 Alpha.	
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APPENDIX D  
Regulatory Consultation

# CONTAMINATED LAND ENQUIRY

Site Name: Homebase 84 Manor Road  
Richmond  
TW9 1YB

Date: 09/08/2018

**On Behalf of:  
Frederick Siemers  
Fairhurst  
First Floor 135 Park Street  
London  
SE1 9EA**

**Frederick Siemers  
Fairhurst  
First Floor 135 Park Street  
London  
SE1 9EA**

**Date: 09 August 2018**

Dear Frederick Siemers,

**RE: Request for Information – Homebase 84 Manor Road, Richmond, TW9 1YB  
Our ref: EE-00234**

I refer to your recent contaminated land enquiry for a site at Homebase 84 Manor Road, Richmond, TW9 1YB.

Richmond Council, as a Local Authority, has a duty under Part 2A of the Environmental Protection Act 1990, to investigate its area for the purpose of identifying contaminated land. In fulfilment of this duty we have compiled a database of land that may be potentially contaminated based on the locations of former historical industrial land uses within the borough. The database currently holds close to 1,500 records.

We have searched our database in response to your enquiry. A table showing all the industrial land use records that were identified by the search of our database is given in the appendix to this response.

In response to your enquiry, I can confirm that:

- a) The property under search at this time, does not appear on the Contaminated Land Register maintained under Section 78R (1) of the Environmental Protection Act 1990.
- b) The Council has not served any notice under Section 78B (3) of the Environmental Protection Act 1990. Section 78B (3) requires notice to be given to specific persons informing them that land is contaminated land.
- c) The Council has not consulted or reserved to consult with the owner or occupier of the property under Section 78G (3) of the Environmental Protection Act 1990 in relation to anything to be done on the property as a result of adjoining or adjacent land being contaminated land. Section 78G (3) requires relevant persons to be consulted before serving a remediation notice for contaminated land.
- d) In relation to any adjoining or adjacent land, which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be

caused on the property, a notice has not been served or resolved to be served under Section 78B (3) of the Environmental Protection Act 1990.

Please note that contaminated land, as referred to above, is strictly defined in legislation namely the Environmental Protection Act 1990, section 78A.

I can also confirm that at this time, the property under search has not been identified for detailed inspection (i.e. intrusive site investigation) under Part IIA of the Environmental Protection Act 1990 and that the Council is not considering taking any action on a formal or informal basis.

Please note that the situation may change at any time in the future if additional information is received suggesting that there is significant risk of significant harm occurring on the property.

In response to your specific queries I can answer as follows:

- Is the site classified as Part 2A under the EPA 1990 or if there are there any sites within 250m that are? Furthermore is the site or any within 250m designated for inspection?

*I refer you to the responses above.*

- Are there any records of tanks on site and their details e.g. construction / materials held / decommissioning / any issues?

*We do not hold this information.*

- Are there any records of ground investigation on-site or adjacent to the site?

*I refer you to the attached appendices.*

- Is there any further information on the Richmond gas works adjacent to the north-east of the site and any ground investigation / remediation etc?

*I refer you to the attached appendices.*

- Are there any historical uses on / adjacent to the site that could present a potential source of contamination?

*I refer you to the attached appendices.*

- Are there any water abstractions within 1km?

*Yes, I refer you to the attached appendices.*

- Are there any records of landfilling within 500m?

*I refer you to the attached appendices.*

- Are there any details of any authorised processes within 250m?

*I refer you to the attached appendices.*

I would like draw your particular attention to the standard disclaimer notice below.

**DISCLAIMER NOTICE**

The London Borough of Richmond upon Thames has provided the above information based upon data currently available to the Council. This information has been obtained from the Council's own researches as well as from a number of third party sources. This data set is not yet complete and is constantly being updated and reviewed. Therefore, the information given above, including that regarding the inspection priority of sites, may be subject to change at any time in the future upon the receipt of additional information.

All information is supplied on the distinct understanding that the Council does not warrant the accuracy of any of the information and on the basis that neither the Council nor any officer, servant or agent of the Council is legally responsible, either in contract or in tort, for any inaccuracies, or omissions herein contained whether arising from inadvertence or negligence or from any other cause whatsoever.

I hope you find this information useful. Please do not hesitate to contact me should you require any further information or have any further queries.

Yours Faithfully



**Simon Makoni**  
**Scientific Officer**  
**Direct Tel: 0208 831 6454**  
**Email: [simon.makoni@richmond.gov.uk](mailto:simon.makoni@richmond.gov.uk)**

## 1. APPENDIX - CONTAMINATED LAND ENQUIRY GIS SEARCH REPORT

DATE: 09 August 2018      TIME: 11:26

Buffer Search Radius: 50, 100, 200, 250, 2000 metres

Search Feature ID: Homebase 84 Manor Road(Name)

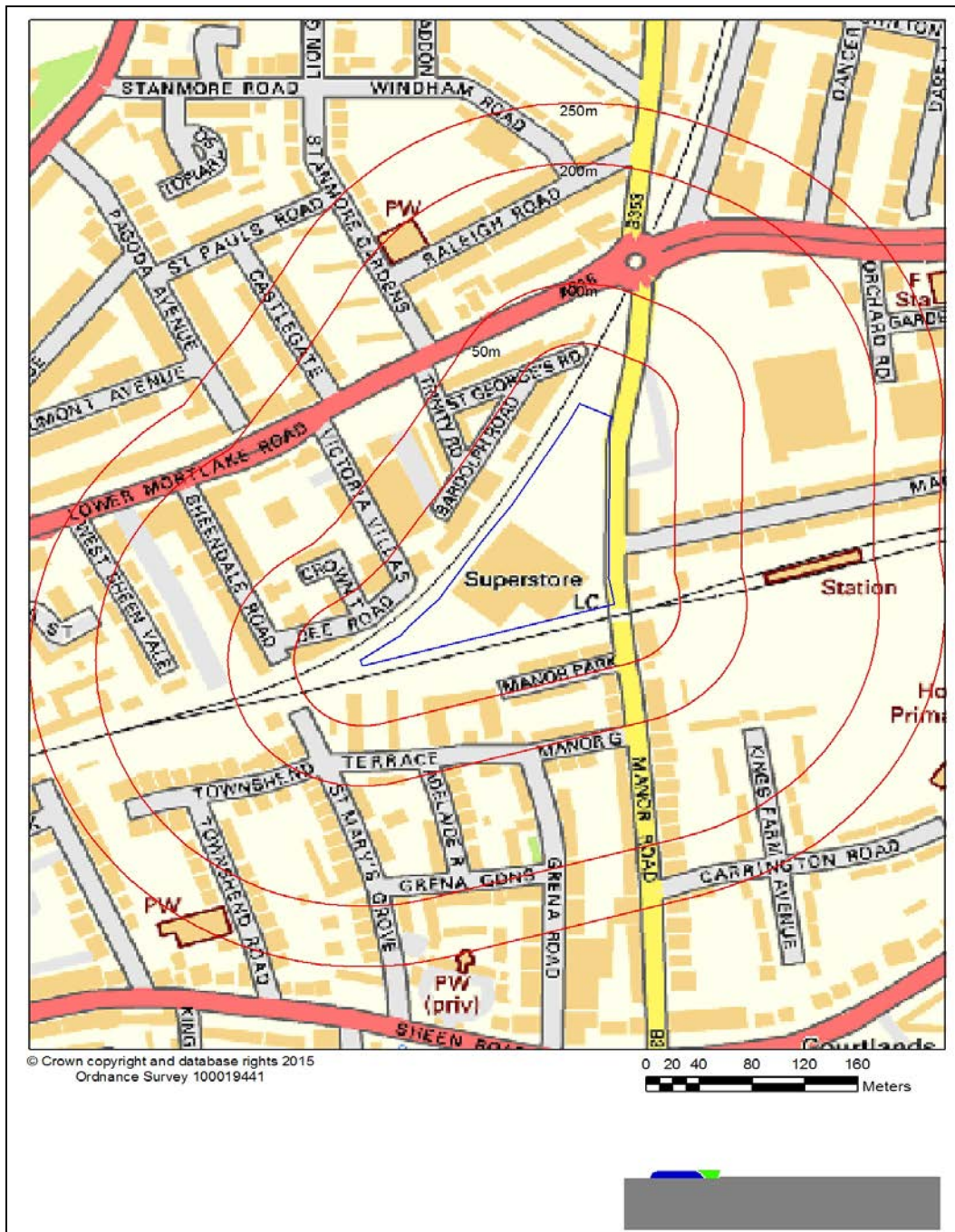
Search Feature Layer Name: Environmental Searches

Approx. area of search feature: 15,993m<sup>2</sup>

Site Centre Coordinates (British National Grid): 518915, 175448

Selection Summary: A total of 24 features were selected on 5 out of 9 target layers (total includes the search feature).

## 2. Site Location Map



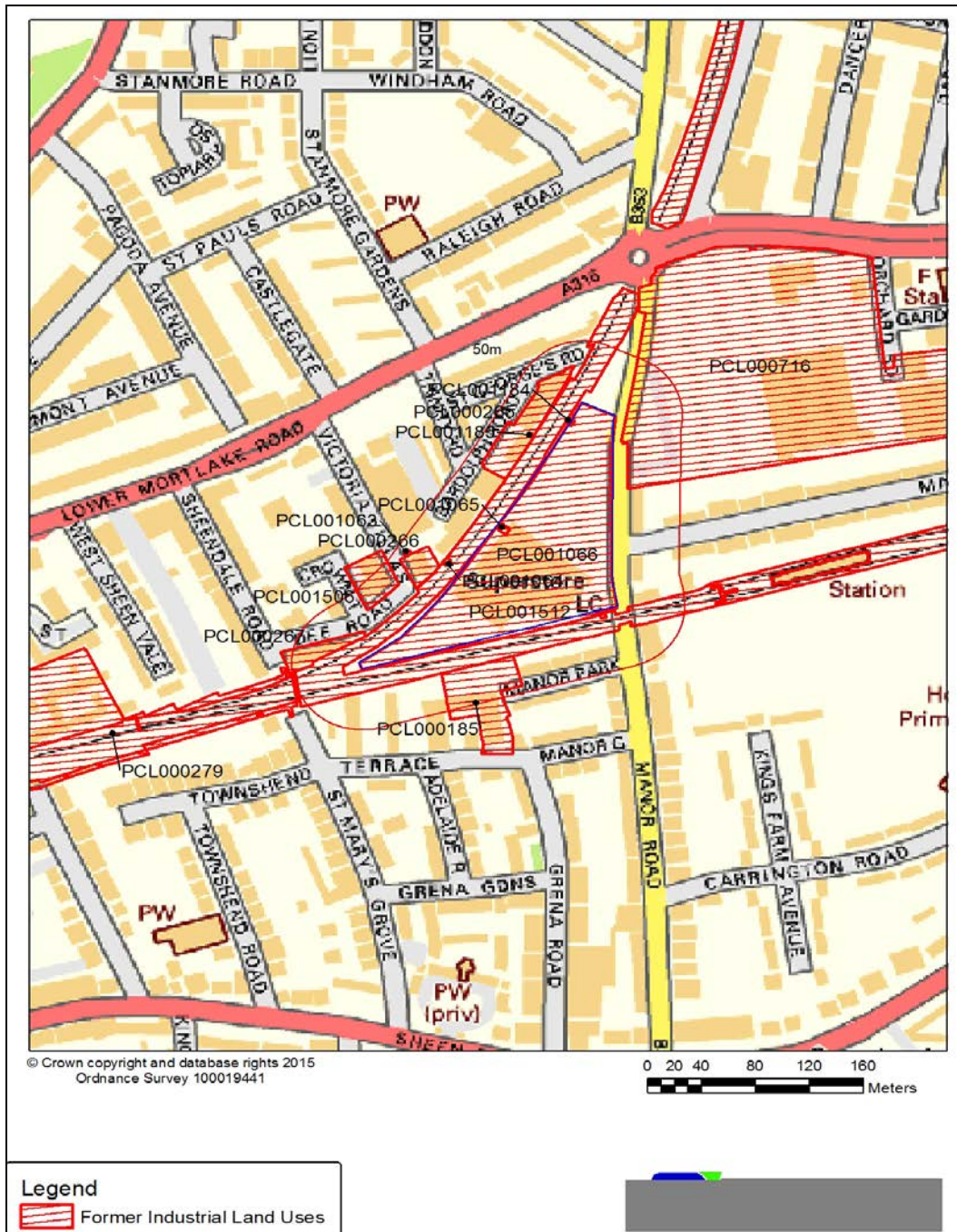


### 3. Summary Datasheet

Search Layer Name	Search Distance	Data Available	No. of features identified
Former Industrial Land Uses	50 m	Yes	14
Site Investigations	50 m	Yes	2
Private Water Supplies	2000 m	Yes	3
Environmental Permits (LAPPC)	250 m	Yes	2
EA Authorised Landfill Sites	250 m	No	0
EA Historic Landfill Sites	250 m	No	0

#### 4. Former Industrial Land Uses

This layer consists of information that has been collated by the Council as part of its duty to inspect its area for the purposes of identifying contaminated land under Part 2A of the Environmental Protection Act 1990. These records include statutorily determined sites (contaminated land and special sites) and sites where potentially contaminative activities have occurred (former industrial uses).



#### 4.1 GIS Attribute Data for Former Industrial Land Uses

##### Selection Summary for layer

4 feature(s) identified on site.

10 feature(s) identified off site within 50 metres

ID	Name	Location	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
<b>On Site</b>					
PCL001065	MANOR ROAD TW9 2	MANOR ROAD	0.00	44	518892, 175467
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Electricity distribution inc large transformer            Year Use Established: 1974            Year Use Ended: 1974            Comments: Electrical Sub Station Facilities            Note: No Data            Area: 44</p> <p><b><u>Part 2A Risk Ranking</u></b>            PRIORITY: Low Medium</p>					
PCL001066	MANOR ROAD TW9 4	MANOR ROAD	0.00	16258	518914, 175446
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Power stations (excluding nuclear power stations)            Year Use Established: 1974            Year Use Ended: 1974            Comments: Miscellaneous Power Facilities            Note: No Data            Area: No Data</p> <p><b><u>Part 2A Risk Ranking</u></b>            PRIORITY: Medium</p>					
PCL001184	MANOR ROAD TW9 3	MANOR ROAD	0.00	24	518941, 175554
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Electricity distribution inc large transformer            Year Use Established: 2004            Year Use Ended: 2004            Comments: Electrical Sub Station Facilities            Note: No Data            Area: 25</p> <p><b><u>Part 2A Risk Ranking</u></b>            PRIORITY: Medium</p>					
PCL001512	Richmond Railway Line		0.00	675451	516471, 173219
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Railway land</p>					

**Date:** 09 August 2018

**Site Name:** Homebase 84 Manor Road, Richmond, TW9 1YB

ID	Name	Location	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
<p>Year Use Established: No Data Year Use Ended: No Data Comments: No Data Note: No Data Area: No Data</p> <p><b><u>Part 2A Risk Ranking</u></b> No comment was found in the database</p>					
<b>Identified Off-site - Within 50m</b>					
PCL000185	MANOR PARK 1	MANOR PARK	19.01	2799	518878, 175327
<p><b><u>Previous Industrial Uses</u></b> Industry Profile: Waste recycling, treatment &amp; disposal: Metal recycling sites Year Use Established: 1969 Year Use Ended: 1970 Comments: scrap metal &amp; iron merchants Note: No Data Area: 126</p> <p>Industry Profile: Waste recycling, treatment &amp; disposal: Metal recycling sites Year Use Established: 1956 Year Use Ended: 1956 Comments: Scrap Iron &amp; Metal Merchants. Manor Park, Richmond Note: Source: Kellys Directory of Richmond, Kew, Petersham etc 1956. Check street directory for position Area: 2800</p> <p><b><u>Part 2A Risk Ranking</u></b> PRIORITY: Medium High</p>					
PCL000265	BARDOLPH ROAD 3	BARDOLPH ROAD	16.23	1800	518908, 175550
<p><b><u>Previous Industrial Uses</u></b> Industry Profile: Metal manufacturing: Iron and steelworks Year Use Established: 1971 Year Use Ended: 1976 Comments: current use: industrial Note: Kellys Directory of Richmond 1971 Area: 1800</p> <p><b><u>Part 2A Risk Ranking</u></b> PRIORITY: Medium</p>					
PCL000266	VICTORIA VILLAS, CLIVEDEN HOUSE	CLIVEDEN HOUSE, VICTORIA VILLAS	15.74	534	518830, 175437
<p><b><u>Previous Industrial Uses</u></b> Industry Profile: Factory or works - use not specified Year Use Established: 1976 Year Use Ended: 2004 Comments: Industrial. current use: industrial Note: No Data Area: 532</p> <p><b><u>Part 2A Risk Ranking</u></b> PRIORITY: Low Medium</p>					

Date: 09 August 2018

Site Name: Homebase 84 Manor Road, Richmond, TW9 1YB

ID	Name	Location	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
PCL000267	DEE ROAD 1	DEE ROAD	15.28	734	518753, 175367
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Factory or works - use not specified            Year Use Established: 1976            Year Use Ended: 1994            Comments: Industrial.current use: Industrial            Note: No Data            Area: 760</p> <p><b><u>Part 2A Risk Ranking</u></b>            PRIORITY: Low Medium</p>					
PCL000279	THE QUADRANT 2	THE QUADRANT	49.29	57809	518314, 175219
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Railway land            Year Use Established: 1890            Year Use Ended: 1913            Comments: Goods Station. car park            Note: No Data            Area: 57300</p> <p>Industry Profile: Railway land            Year Use Established: 1870            Year Use Ended: 2004            Comments: LM/0362. LM/0254. LM/0132. LM/0156. LM/0198. LM/0307. Railways            Area: 57300</p> <p>Industry Profile: Railway land            Year Use Established: 1890            Year Use Ended: 1913            Comments: R/759/02. Railway Land. Salisbury Road, Richmond            Note: Source Map 1894 Surrey 1 verifies the location of the land.            Area: 57300</p> <p>Industry Profile: Road Vehicles: Transport and haulage centres            Year Use Established: 1980            Year Use Ended: 2004            Comments: LM/0361. Road Haulage. R/1325/03. Road Haulage Contractor.            Note: 1980-1990?s            Yellow Pages 1981            Goods Depot, Cedar Terrace, Richmond            Area: 57300</p> <p><b><u>Part 2A Risk Ranking</u></b>            PRIORITY: Medium</p>					
PCL000716	ORCHARD ROAD 1	ORCHARD ROAD	5.68	36829	519096, 175599
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Gas works, coke works, coal carbonisation plants            Year Use Established: 1874            Year Use Ended: 1890            Comments: Gas manufacture &amp; distribution            Note: Producing gas from coal, lignite, oil or other carbonaceous material other than waste            Area: 7651</p> <p>Industry Profile: Gas works, coke works, coal carbonisation plants</p>					

**Date:** 09 August 2018

**Site Name:** Homebase 84 Manor Road, Richmond, TW9 1YB

ID	Name	Location	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
<p>Year Use Established: 1910 Year Use Ended: 1930 Comments: R/694/02. Gas Works Depot.Orchard Road,North Sheen Note: Map Source: 1910 polygons Area: 19000</p> <p>Industry Profile: Road Vehicles: Transport and haulage centres Year Use Established: 1980 Year Use Ended: 1990 Comments: LM/0360. Road Haulage Note: 1980-1990?s Dismantling, repairing or maintenance of road transport or road haulage vehicles Area: 36777</p> <p>Industry Profile: Gas works, coke works, coal carbonisation plants Year Use Established: 1890 Year Use Ended: 1913 Comments: LM/0161.Gas manufacture &amp; distribution Note: 1890?s Area: 19555</p> <p>Industry Profile: Gas works, coke works, coal carbonisation plants Year Use Established: 1920 Year Use Ended: 1960 Comments: LM/0206.LM/0313. LM/0252.Gas manufacture &amp; distribution Note: 1920?s 1940-1960?s1930?s Area: 34204</p> <p>Industry Profile: Gas works, coke works, coal carbonisation plants Year Use Established: 1980 Year Use Ended: 2004 Comments: LM/0359 Note: 1980-1990?s Area: 36777</p> <p>Industry Profile: Gas works, coke works, coal carbonisation plants Year Use Established: 1914 Year Use Ended: 1930 Comments: R/7/02. The Richmond Gas Company.Lower Richmond Road,Richmond Note: Kellys Directory of Richmond 1914 delivery of coke, broken for domestic use. Area: 19555</p> <p><b><i>Part 2A Risk Ranking</i></b> PRIORITY: Medium</p>					
PCL001063	VICTORIA VILLAS 2	VICTORIA VILLAS	38.20	16	518821, 175447
<p><b><i>Previous Industrial Uses</i></b> Industry Profile: Oil refineries &amp; bulk storage of crude oil and pet.products Year Use Established: 1974 Year Use Ended: 1974 Comments: Tanks Note: No Data Area: 16</p> <p><b><i>Part 2A Risk Ranking</i></b> PRIORITY: Low Medium</p>					
PCL001064	BARDOLPH ROAD 1	BARDOLPH ROAD	11.24	21	518850, 175441

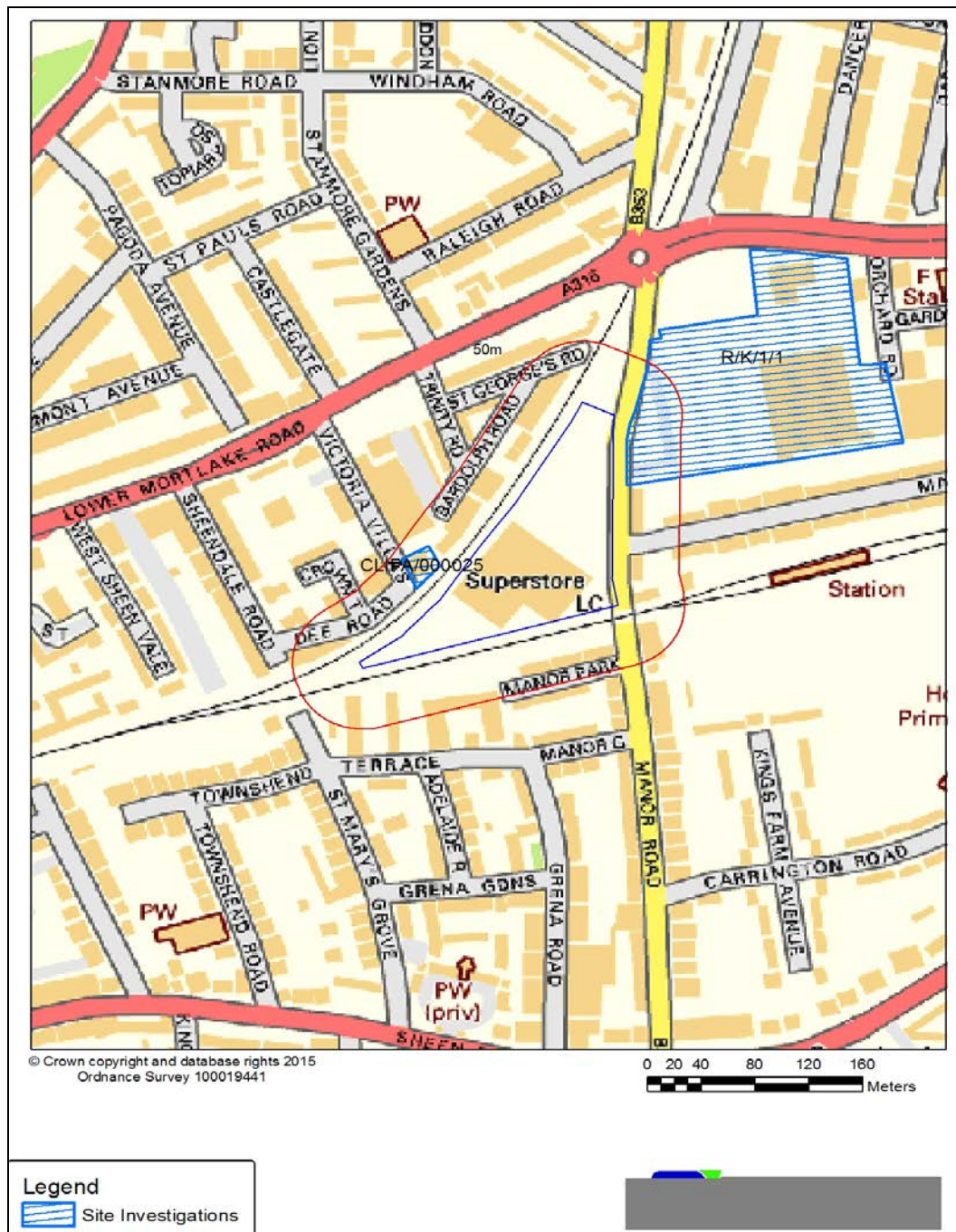
**Date:** 09 August 2018

**Site Name:** Homebase 84 Manor Road, Richmond, TW9 1YB

ID	Name	Location	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Electricity distribution inc large transformer            Year Use Established: 1974            Year Use Ended: 1974            Comments: Electrical Sub Station Facilities            Note: No Data            Area: 20</p> <p><b><u>Part 2A Risk Ranking</u></b>            PRIORITY: Low Medium</p>					
PCL001185	BARDOLPH ROAD 2	BARDOLPH ROAD	16.83	7	518913, 175544
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Electricity distribution inc large transformer            Year Use Established: 2004            Year Use Ended: 2004            Comments: Electrical Sub Station Facilities            Note: No Data            Area: 10</p> <p><b><u>Part 2A Risk Ranking</u></b>            PRIORITY: Low Medium</p>					
PCL001506	VICTORIA VILLAS 1	VICTORIA VILLAS	30.36	1068	518795, 175427
<p><b><u>Previous Industrial Uses</u></b>            Industry Profile: Warehouse            Year Use Established: c. 1978            Year Use Ended: post 2002            Comments: Info source - environmental enquiry            Note: No Data            Area: No Data</p> <p>Industry Profile: Light Industrial: engines, building &amp; general industrial            Year Use Established: 1983            Year Use Ended: No Data            Comments: light industrial to manufacture component parts for electrical and motor industries            Note: Planning app 82/0276 - 1983</p> <p>Change of use to light industrial to manufacture component parts for electrical and motor industrie...            Area: No Data</p> <p><b><u>Part 2A Risk Ranking</u></b>            PRIORITY: Medium</p>					

## 5. Site Investigations

This section consists of information on site investigation reports that have been collated by the Contaminated Land Team.





## 5.1 GIS Attribute Data for Site Investigations

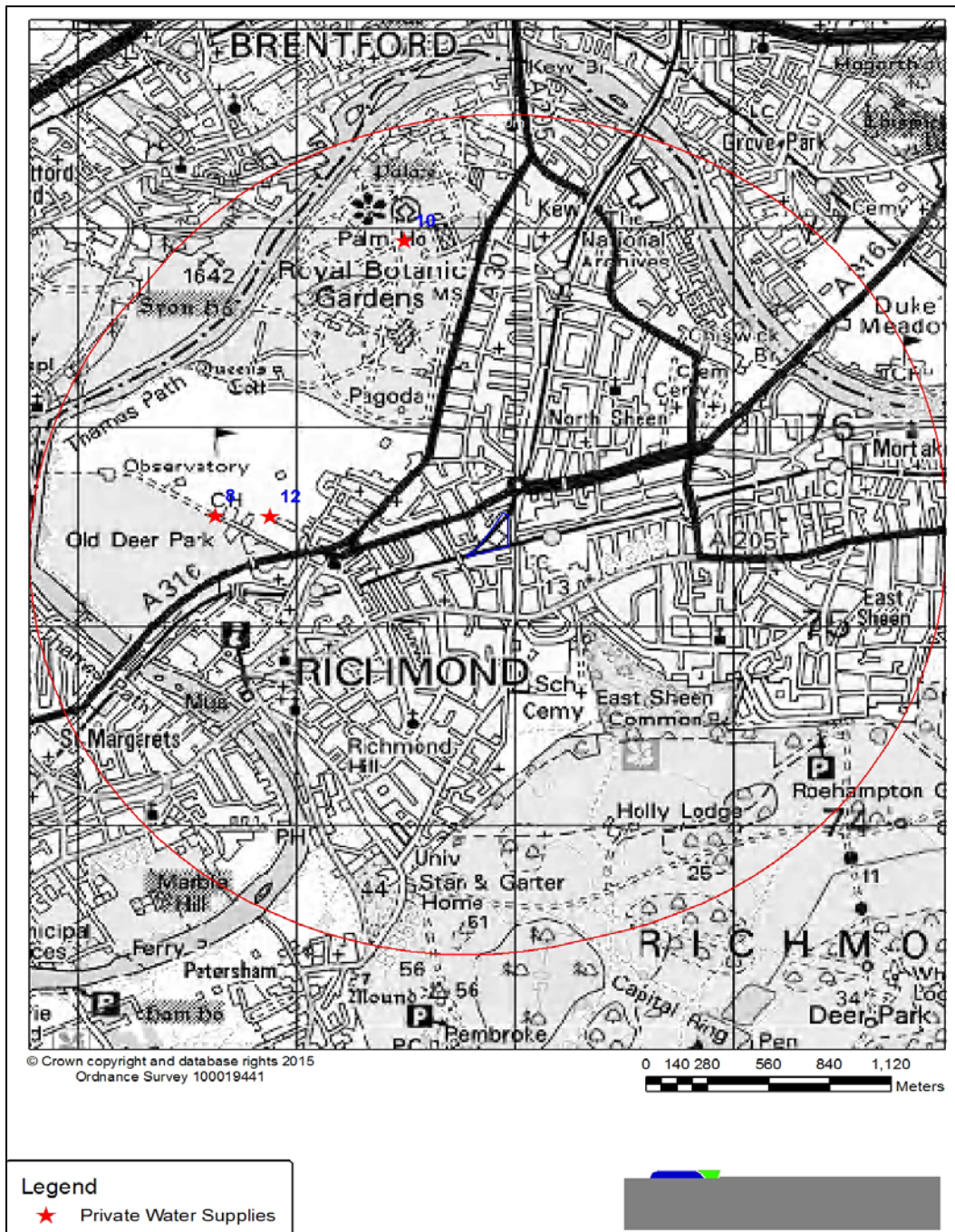
*Selection Summary for layer*

0 feature(s) identified on site.

2 feature(s) identified off site within 50 metres

ID	name	address	type	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
<b>On Site</b>						
None						
<b>Identified Off-site - Within 50m</b>						
R/K/1/1	Manor Road Gas Works	North Richmond	Planning/Redevelopment	10.11	25075	519085, 175588
CLIPA/000025	Victoria Villas	VICTORIA VILLAS	Planning/Redevelopment	15.73	528	518830, 175437

## 6. Private Water Supplies



## 6.1 GIS Attribute Data for Private Water Supplies

*Selection Summary for layer*

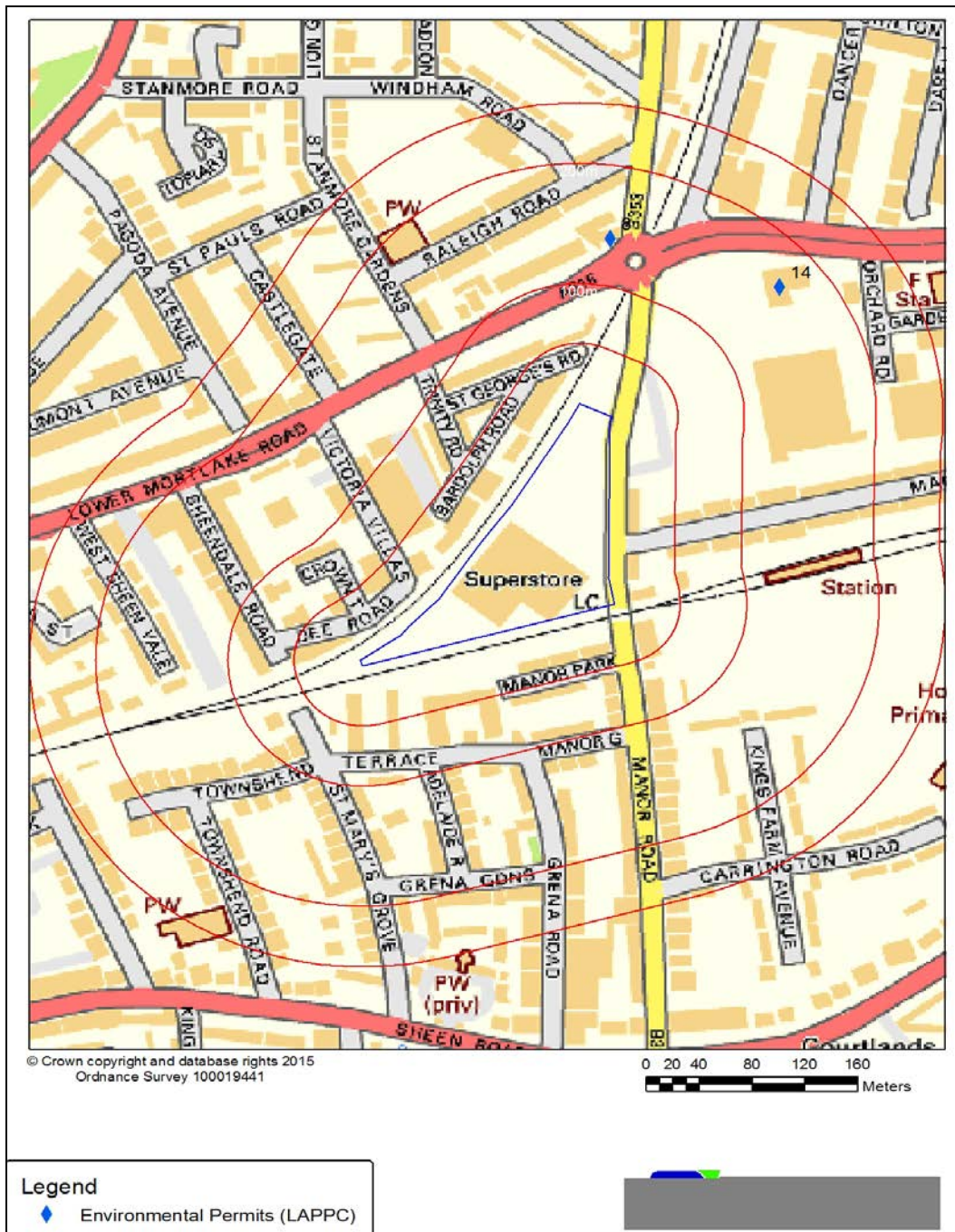
0 feature(s) identified on site.

3 feature(s) identified off site within 2000 metres

Id	Name	Approx. distance (m)	Grid Ref.
<b>On Site</b>			
None			
<b>Identified Off-site - Within 0-2000m</b>			
8	Royal Mid Surrey Golf Club	1165.33	517637, 175561
10	Royal Botanic Gardens	1441.78	518504, 176941
12	Richmond Athletic Association	919.32	517887, 175557

All supplies are used for irrigation of land or garden centres etc. None are used for human consumption.

## 7. Environmental Permits (LAPPC)



## 7.1 GIS Attribute Data for Environmental Permits (LAPPC)

### Selection Summary for layer

0 feature(s) identified on site.  
 0 feature(s) identified off site within 50 metres  
 0 feature(s) identified off site within 50 - 100 metres  
 2 feature(s) identified off site within 100 - 200 metres  
 0 feature(s) identified off site within 200 - 250 metres

Id	Address	Issue_Date	Process	Approx. distance (m)	Grid Ref.
<b>On Site</b>					
None					
<b>Identified Off-site - Within 50m</b>					
None					
<b>Identified Off-site - Within 50-100m</b>					
None					
<b>Identified Off-site - Within 100-200m</b>					
8	Lower Mortlake Road, Richmond TW9 2LL	13/03/2006	Installation for the unloading of petrol into stationary storage tanks and filling of vehicle petrol tanks	138.91	518974, 175707
14	Manor Road, Richmond TW9 1YB	06/03/2006	Installation for the unloading of petrol into stationary storage tanks and filling of vehicle petrol tanks	166.41	519102, 175667
<b>Identified Off-site - Within 200-250m</b>					
None					

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**End of Detailed Report**

## Frederick Siemers

---

**From:** Simon Makoni <Simon.Makoni@richmond.gov.uk>  
**Sent:** 10 August 2018 11:52  
**To:** Frederick Siemers  
**Cc:** Clare Barber  
**Subject:** RE: Environmental Search Enquiry - Homebase 84 Manor Road  
**Attachments:** 3374-GE001B SITE INVESTIGATION\_ALL.pdf

Hi Frederick

Unfortunately I do not have any further information on the Power Station.

I have attached all the information I have on my system with regard to the site investigations. Although not mentioned in the Environmental Enquiry, as the site is more than 50m away from your site, I have also attached a Site Investigation for Orchard Road Dairy.

I trust this is helpful.

Regards,

Simon Makoni  
Scientific Officer, Consumer Protection  
London Borough of Richmond upon Thames  
Tel: 0208 831 6454  
Email: [Simon.Makoni@richmond.gov.uk](mailto:Simon.Makoni@richmond.gov.uk)

From: Frederick Siemers [mailto:frederick.siemers@fairhurst.co.uk]  
Sent: 09 August 2018 16:09  
To: Simon Makoni  
Cc: Clare Barber  
Subject: RE: Environmental Search Enquiry - Homebase 84 Manor Road

Simon,

Thanks for your prompt response. I have a couple of queries on this:

- Do you have any further information on the 'power station' identified on-site in 1974?
- You've identified 2no site investigations adjacent to the site. Are you able to pass on details of these?

Thanks,

Frederick

Frederick Siemers  
Environmental Engineer

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London, SE1 9EA

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---

From: Simon Makoni [mailto:Simon.Makoni@richmond.gov.uk]  
Sent: 09 August 2018 13:45  
To: Frederick Siemers  
Subject: Environmental Search Enquiry - Homebase 84 Manor Road

Dear Frederick

Thank you for your enquiry and payment. Please find attached our response.

I trust that this is satisfactory. Please do not hesitate to contact me should you have any further queries.

Regards,

Simon Makoni  
Scientific Officer, Consumer Protection  
London Borough of Richmond upon Thames  
Tel: 0208 831 6454  
Email: [Simon.Makoni@richmond.gov.uk](mailto:Simon.Makoni@richmond.gov.uk)

From: Richmond Firmstep forms [mailto:FormsNoReply@richmond.gov.uk]  
Sent: 02 August 2018 09:41  
To: Simon Makoni  
Subject: Make a contaminated land enquiry has been submitted - FS-Case-29807964

An online Make a contaminated land enquiry has been submitted.

The reference for this request is FS-Case-29807964

Property details:

You selected

Homebase 84 Manor Road Richmond TW9 1YB

Site boundary map: 126782 - Manor Road Site Boundary.pdf

Additional information / questions: Hello,

In addition to your information, can you please provide any additional information on:

- if the site is classified as Part 2A under the EPA 1990 or if there are any sites within 250m that are.
- Furthermore is the site or any within 250m designated for inspection
- any records of tanks on site and their details e.g. construction / materials held / decommissioning / any issues
- any records of ground investigation on-site or adjacent to the site
- any further information on the Richmond gas works adjacent to the north-east of the site and any ground investigation / remediation etc
- any historical uses on / adjacent to the site that could present a potential source of contamination
- any water abstractions within 1km
- any records of landfilling within 500m
- details of any authorised processes within 250m

Kind regards

Additional documents:

Type of search: Standard

Company: Fairhurst

Title: Mr

First name: Frederick

Last name: Siemers

Email: [frederick.siemers@fairhurst.co.uk](mailto:frederick.siemers@fairhurst.co.uk)

Telephone: 02078288205

Address:

Postcode

Select the address

SE1 9EA

FIRST FLOOR 135 PARK STREET LONDON SE1 9EA

Total cost: 82.00

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## Edward Young

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**Subject:** FW: 180806/DJ03. 126782 - Environmental Search - KSL/95601/18 RB  
**Attachments:** KSL9560118 RB Env Search Manor Road Richmond.pdf

---

**From:** KSL Enquiries [mailto:KSLE@environment-agency.gov.uk]  
**Sent:** 24 September 2018 16:03  
**To:** Frederick Siemers  
**Cc:** KSL Enquiries  
**Subject:** FW: 180806/DJ03. 126782 - Environmental Search - KSL/95601/18 RB

Good Afternoon,

With apologies, please find the data referred to in my earlier email now attached.

Regards,

Russell Bayliss

**Environment Agency**  
**Customers and Engagement Team**  
**Kent, South London and East Sussex**

Orchard House | Endeavour Park | London Road | Addington | West Malling | ME19 5SH

---

**From:** KSL Enquiries  
**Sent:** 24 September 2018 15:41  
**To:** 'frederick.siemers@fairhurst.co.uk' <frederick.siemers@fairhurst.co.uk>  
**Cc:** KSL Enquiries <KSLE@environment-agency.gov.uk>  
**Subject:** FW: 180806/DJ03. 126782 - Environmental Search - KSL/95601/18 RB

Good Afternoon,

We are in receipt of your enquiry dated 2 August.

Please find our response below and attached:

- Ground and surface water abstractions and their purpose at the site and within a 1km radius. **Please see attached data.**
- Any landfills within 500m of the site. Any information on infilled materials. Dates of infilling. Any groundwater / gas data. Any issues reported at this location. **We are not aware of any. The London Borough of Richmond may have information.**
- Contaminated land incidents at the subject site and within a 500m radius. If so, any further details on these. **We are not aware of any contaminated land Incidents.**
- If the site / portions of the site are designated as contaminated land under part 2a / if the site or any adjacent sites are classified as special sites. **We do not believe there are any such designations.**
- I note there the former Richmond Gas Works adjacent to the north-east of the site. Do you have any record of investigations at this site / any records of ground contamination / issues with respect to contamination. **We currently hold no records for this site but a note from 2001 in our database states "Groundwater contaminated with TPH, BTEX compounds and PAHs. Hotspots of heavy metals and PAHs. Remedial measures included the installation of a bentonite wall on the East & South of the site, excavation of 1.5m from across the site and the removal of buried structures. Groundwater remediation measures also include the removal of LNAPL and disposal off-site, groundwater treatment ex-situ and reinjection, and a**

period of monitoring to EA satisfaction.” The London Borough of Richmond may have additional information.

- Any further pertinent information relating to contaminated land / groundwater. **None.**
- Any information on groundwater level at and within 500m of the site. **We have no groundwater level monitoring sites within 500m of this location.**
- Any information on groundwater flow direction. **We have no groundwater level monitoring sites within 500m of this location.**
- Water quality information at the site and within 500m. **We hold no records.**

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

We trust this information is of use. If you have any further questions, please contact us and we will be happy to help.

If you have any further queries or if you'd like us to review the information we have provided under the Freedom of Information Act 2000 and Environmental Information Regulations 2004 please contact us within two months and we will happily do this for you.

Yours sincerely,

Russell Bayliss  
Customer Enquiries Team  
Environment Agency  
Kent, South London and East Sussex

---

**From:** Enquiries, Unit  
**Sent:** 07 August 2018 17:10  
**To:** 'frederick.siemers@fairhurst.co.uk' <[frederick.siemers@fairhurst.co.uk](mailto:frederick.siemers@fairhurst.co.uk)>  
**Subject:** REF: 180806/DJ03. 126782 - Environmental Search

Dear Frederick

I have passed your e-mail to the local customer team who will deal with your request.

The Freedom of Information Act and Environmental Information Regulations state that a public authority must respond to requests for information within 20 working days, although we aim to respond to all enquiries as quickly as we can.

You can find more information about our service commitment by clicking on the link below:

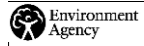
<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment>

You can contact our customer team directly on the contact details below, or call the National Customer Contact Centre on 03708 506506 who will transfer you to the area team.

Please quote your enquiry reference 180806/DJ03 in any correspondence with us regarding this matter.

Customers and Engagement  
Environment Agency  
Kent, South London & East Sussex Area  
Orchard House  
Endeavour Park  
London Road  
Addington  
West Malling  
ME19 5SH

Kind regards



Environment Agency South East

Search Criteria: Search for Fairhurst Engineering Solutions for abstraction licences within a 1km radius of site positioned off Manor Road, Richmond (TW9 1YB) - We have found one licenced abstraction positioned just outside of the 1km radius

Results of Kent & South London Area Abstraction Licence Search

Please note: An abstraction licence may have more than one point and/or purpose. Some licences have different maximum quantities associated with each point/purpose. Because of this we have included the 'Total Qty for the whole licence' fields (Max\_Annual\_Qty and Max\_Daily Qty)

Please also see Caveats at the bottom of the page

LICENCE NO	LICENCE HOLDER NAME	LICENCE HOLDER ADDRESS LINE 1	LICENCE HOLDER ADDRESS LINE 2	LICENCE HOLDER ADDRESS TOWN	LICENCE HOLDER ADDRESS COUNTY	LICENCE HOLDER ADDRESS POSTCODE	PURPOSE	USE	PERIOD START	PERIOD END	MAXIMUM ANNUAL QUANTITY	MAXIMUM DAILY QUANTITY	SOURCE CODE	SOURCE NAME	POINT CATEGORY	POINT SECONDARY DESCRIPTION	POINT CATEGORY DESCRIPTION	POINT CATEGORY CODE	POINT LOCAL NAME	POINT NGR	POINT EASTING	POINT NORTHING
28/39/35/0009	RICHMOND ATHLETICS ASSOC LTD	THE ATHLETICS GROUND	KEW FOOT ROAD	RICHMOND	SURREY	TW9 2SS	Industrial, Commercial And Public Services - Sports Grounds/Facilities	Spray Irrigation - Direct	1/4	31/10	15911	75	SOSGW	THAMES GROUNDWATER	BH	Borehole	Single Point	SP	GRAVEL AT RICHMOND ATHLETICS GROUND, KEW FOOT ROAD, RICHMOND	TQ 1780 7565	517800	175650

Please note that the data provided is based on that available at the time of preparation. It may be subject to subsequent updating by way of amendment or addition. The grid Reference relates to one point only. The licence may authorise abstraction from more than one point or from a reach or area.

The Environment Agency gives no absolute guarantee as to the accuracy or validity of the data and accepts no responsibility in respect of any loss or claim which may arise from its use in the absence of negligence.

This search only includes abstractions licensed by the Environment Agency and does not include abstractions under 20m3/day (lawful abstractions) nor abstractions uses that are exempt from licensing.

Due to national security considerations, we have decided that in the public interest we can not at this time provide information that can be used to directly or indirectly identify where public water supply sources are located.

This information can still be inspected on our Public Registers at Kent & South London area office, Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH, between the hours of 9.30 and 4.30, Monday to Friday. If you wish to visit the Register please contact me.

If you are not satisfied with our decision you can contact us to ask for the decision to be reviewed. If you are still not satisfied following this, you can then make an appeal to the Information Commissioner, who is the statutory regulator for Freedom of Information'



Can you please provide some information on environmental considerations for the site (detailed below):

- Ground and surface water abstractions and their purpose at the site and within a 1km radius.
- Any landfills within 500m of the site. Any information on infilled materials. Dates of infilling. Any groundwater / gas data. Any issues reported at this location.
- Contaminated land incidents at the subject site and within a 500m radius. If so, any further details on these.
- If the site / portions of the site are designated as contaminated land under part 2a / if the site or any adjacent sites are classified as special sites.
- Water quality information at the site and within 500m.
- Any information on groundwater flow direction.
- Any further pertinent information relating to contaminated land / groundwater.
- Any information on groundwater level at and within 500m of the site.
- I note there the former Richmond Gas Works adjacent to the north-east of the site. Do you have any record of investigations at this site / any records of ground contamination / issues with respect to contamination.

## Frederick Siemers

---

**From:** Sultan Amjad <AmjadSultan@tfl.gov.uk>  
**Sent:** 06 August 2018 18:12  
**To:** Clare Barber; LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Hi Clare,

The address relates to the LU team that has written to you confirming they have no assets.

Kind regards

**Amjad Sultan**

Mobile: +44 (0) 7772 001 129

---

**From:** Clare Barber [mailto:clare.barber@fairhurst.co.uk]  
**Sent:** 06 August 2018 10:42  
**To:** Sultan Amjad; LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Amjad,

At the moment, we have nobody saying they have assets north of the site, though clearly there is a District Line/Overground line. Can you confirm what the following address relates to? lulcedip@tube.tfl.gov.uk

If it is under TFL ownership and operation, presumably there are TFL asset protection guidelines we are to follow?

Thanks,

Clare

Clare Barber  
Project Geotechnical & Environmental Engineer

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**From:** Sultan Amjad [mailto:AmjadSultan@tfl.gov.uk]  
**Sent:** 06 August 2018 10:30  
**To:** Clare Barber; LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Hi Clare,

LUL response takes precedence.

The below links discusses the various NR asset protection teams based on region.

<https://www.networkrail.co.uk/communities/lineside-neighbours/working-by-the-railway/contact-asset-protection-team/>

Kind regards

**Amjad Sultan**

Mobile: +44 (0) 7772 001 129

---

**From:** Clare Barber [mailto:clare.barber@fairhurst.co.uk]  
**Sent:** 06 August 2018 10:12  
**To:** LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert; Sultan Amjad  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Thanks Amjad,

We are already in contact with Network Rail regarding the site.

From the below, can you confirm we are required to pass on our query to lulcedip@tube.tfl.gov.uk also?

LUL have responded (copy attached) confirming there are no LUL assets at this location.

Thanks,

Clare

Clare Barber  
Project Geotechnical & Environmental Engineer

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**From:** LOIP [mailto:LOIP@tfl.gov.uk]  
**Sent:** 06 August 2018 10:10  
**To:** Clare Barber; LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert; Sultan Amjad  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Hi Clare,

The Overground Route at this location is owned and managed by Network Rail. TfL only has running rights on this route. [AssetProtectionSussex@networkrail.co.uk](mailto:AssetProtectionSussex@networkrail.co.uk) / [AssetProtectionWessex@networkrail.co.uk](mailto:AssetProtectionWessex@networkrail.co.uk)

The District line is under TfL/LU ownership/ management. [lulcedip@tube.tfl.gov.uk](mailto:lulcedip@tube.tfl.gov.uk)

Kind regards

**Amjad Sultan**

Mobile: +44 (0) 7772 001 129

---

**From:** Clare Barber [mailto:clare.barber@fairhurst.co.uk]  
**Sent:** 06 August 2018 09:34  
**To:** LOIP; Edward Young  
**Cc:** Frederick Siemers  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

To whom it may concern/Robert,

I believe my colleague may have already responded to the below, but he has been on annual leave, so just wanted to check in with you.

The line along the north western boundary of our site is a District and Overground Line – which I believe would be under TFL control? Could you confirm?

We are looking to ascertain any restrictions in respect to construction/development on site (and indeed ground investigation). Our Client would also be keen to start a dialogue with a meeting to discuss the scheme etc., and any impacts/restrictions there would be around the TFL assets.

Kind Regards,

Clare

Clare Barber  
Project Geotechnical & Environmental Engineer

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**From:** LOIP [mailto:LOIP@tfl.gov.uk]  
**Sent:** 18 July 2018 16:59  
**To:** Edward Young  
**Cc:** Clare Barber  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Edward,

I can confirm there are no LO assets within close proximity of your site.

Kind Regards

**Robert James**  
**Assistant Surveyor**  
**Infrastructure Protection**  
**London Overground Infrastructure Management**  
5 Endeavour Square | Stratford | London E20 1JN  
[RobertJames@tfl.gov.uk](mailto:RobertJames@tfl.gov.uk) | Mob:07717 646218

---

**From:** Edward Young [mailto:edward.young@fairhurst.co.uk]  
**Sent:** 18 July 2018 16:47  
**To:** LOIP  
**Cc:** Clare Barber  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Thank you for your response. We understand that the line to the north-west is an Overground line (between Richmond and Kew Gardens).

Please can you confirm that this is not under your control / no further action is needed prior to work being conducted?

We are in contact with Network Rail.

Ed

Ed Young  
Environmental Engineer

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**From:** LOIP [mailto:LOIP@tfl.gov.uk]  
**Sent:** 18 July 2018 16:43  
**To:** Edward Young  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Good Afternoon,

Thank you for your enquiry.

There are no LO assets within close proximity of your site.

Please can you ensure you receive a response from Network Rail.

**Kind Regards**

**Robert James**  
**Assistant Surveyor**  
**Infrastructure Protection**  
**London Overground Infrastructure Management**  
5 Endeavour Square | Stratford | London E20 1JN  
[RobertJames@tfl.gov.uk](mailto:RobertJames@tfl.gov.uk) | Mob:07717 646218





---

**From:** Edward Young [mailto:edward.young@fairhurst.co.uk]

**Sent:** 17 July 2018 14:41

**To:** LOIP

**Cc:** Clare Barber

**Subject:** 126782 Manor Road, Richmond, TW9 1YB

Good afternoon,

**RE Manor Road, Richmond, TW9 1YB**

We are currently undertaking work at the above site. Please could you confirm any information you hold in relation to any assets, utilities, train lines at, underneath and within 20m laterally of the site as well as details relating to any easements or access rights? A location plan is provided below.

It is possible that ground investigation works will be undertaken at this location (e.g. trial pit / borehole excavations). Can you please confirm the liaison process with yourselves prior to undertaking this?

If you have any queries with the above, please let me know. If there are any charges relating to the above searches, please could you let me know prior to conducting any work?

Thank you,



Ed

Ed Young  
Environmental Engineer

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**London Underground**  
Infrastructure Protection

3<sup>rd</sup> Floor  
Albany House  
55 Broadway  
London SW1H 0BD

[www.tfl.gov.uk/tube](http://www.tfl.gov.uk/tube)

Your ref: 126782  
Our ref: 24211-SI-12-100718

Edward Young  
Fairhurst  
[edward.young@fairhurst.co.uk](mailto:edward.young@fairhurst.co.uk)

10 July 2018

Dear Edward,

**Manor Road Richmond TW9 1YB**

Thank you for your communication of 6<sup>th</sup> July 2018.

I can confirm that London Underground assets will not be affected by works at the above location.

However, there are Network Rail assets close to this site.

Please contact the following to query what affect if any your proposals will have on the railway:

Asset Protection Anglia Route  
Network Rail  
Floor 11  
One Stratford Place  
Stratford  
London  
E20 1EJ

Email: [TownPlanningSE@networkrail.co.uk](mailto:TownPlanningSE@networkrail.co.uk)

If I can be of further assistance, please contact me.

Yours sincerely

**Shahina Inayathusein**  
Information Manager  
Email: [locationenquiries@tube.tfl.gov.uk](mailto:locationenquiries@tube.tfl.gov.uk)  
Direct line: 020 3054 1365

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Housing Act 1989. The controlling  
authority is Transport for London.

## Edward Young

---

**From:** Jim Fleming  
**Sent:** 30 August 2018 14:39  
**To:** Saxton, Jerry (jerry.saxton@slw.co.uk)  
**Cc:** Charlo, Frank (Frank.Charlo@slw.co.uk); Marc Pennick (marc@avanton.co.uk) (marc@avanton.co.uk); Omer Weinberger (omer@avanton.co.uk) (omer@avanton.co.uk); Holly Barker (hollybarker@assael.co.uk); Tim Chapman-Cavanagh (timcc@assael.co.uk); Ben Ford (ben.ford@quod.com); Rebecca Burnhams (rebecca.burnhams@quod.com); Karen.Smith@sandersonassociates.co.uk; Clare Barber; Edward Young  
**Subject:** WR8131 Homebase Richmond - Meeting with Network Rail

Dear Jerry, all

Further to the e-mail below we had our meeting with Network Rail (Patrick Flanagan and Diaz Inma) earlier today. Please see our notes and feedback below:

- NR are responsible for the lines on both side of the site, used by London Underground, TfL Overground and SW Railways and for freight.
- We showed NR the P7 work in progress plans and explained that the partial single storey basement would be set back from the railway boundaries by ca 7m, foundations will be piled (CFA or rotary bored, not driven), structure likely to RC frame with masonry cladding from 4 to 8 stories tall.
- NR were generally happy with the distance from the proposed blocks to their boundary, although they noted the pinch point in the SE corner next to the footbridge which would need careful planning to meet their requirements.
- NR stated that the design of the scheme did not need to consider train derailment impacting on the site.
- NR only require access to the railway from our site at the existing gate in the SW corner. They need to be able to access this signalling equipment at all times and are happy with the proposed access road on the northern side of the site (which they currently use). They noted that works to this road and any acoustic screening on the boundary may need to be carried out early in the construction programme to maintain the access route. They do not need any other access points along our boundary onto the railway although they do propose to renew the signalling equipment in the future and potentially make the access here wider (double gates).
- Overall NR said they should have no objections to the proposed scheme.
- NR were satisfied that the consultation process had already started and noted that the next step would be for them to be formally consulted during planning. This will be dealt with Ben Medrock, NR Town Planning, who will liaise with Patrick Flanagan.
- NR stated that they will need to enter into a legal agreement with the client and agree fees for all the NR involvement that will be required from planning through to completion of construction. This will involve them appointing external consultants and solicitors. NR estimated their fees could be ca £75k for the whole process. NR's expectation is that this will happen once planning consent has been gained. NR requested a copy of the development programme.
- Once the legal and commercial aspects are agreed the NR approval process involves form F1 AIP (Approval In Principle) for the scheme design then forms F2 and F3 for detailed design and construction methodology

of things like piling, piling platforms, tower cranes, tower crane bases, basements, superstructure in close proximity.

Please let me know if you have any comments or queries on the above.

Kind regards,

Jim

Jim Fleming  
Technical Director

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**From:** Flanagan Patrick [mailto:Patrick.Flanagan@networkrail.co.uk]  
**Sent:** 30 August 2018 11:43  
**To:** Edward Young; Jerry.saxton@slw.co.uk; marc@avanton.co.uk  
**Cc:** Diaz Inma; Clare Barber; Jim Fleming; CM Q  
**Subject:** FW: WR8131 Homebase Richmond  
**Importance:** High

Dear Edward and All

We can discuss further at today's meeting at 12 this afternoon.

### North Sheen, 84-86 Manor Road-Homebase

Please see below for covenant details and rights relating to the proposed development at the above site. Details taken from the Land Registry, documents are on order from York.

Development; Residential blocks with possible retail at ground level and undercroft parking to NE of site, away from NR assets. 1no. energy centre building (c.4.5m in depth below ground level).

According to the conveyance of 28<sup>th</sup> February 1984 between BRB and Jewson and Sons Ltd the following covenants apply:

1. Not to erect any buildings within 7m of the boundary, (including the making of excavations) without our approval, developer to submit detail plans and sections for NR's approval and to comply with such reasonable conditions as to foundations as NR shall deem necessary to impose, see schedule of restrictive covenants, see clause 1 (i).
2. Not to discharge drainage into NR's land, see schedule of restrictive covenants, see clause 1 (ii).
3. Not to place any light which may interfere with the sighting of signalling apparatus etc. without NR's approval, see schedule of restrictive covenants, see clause 1 (iii).

According to the conveyance of 28th February 1984 between BRB and Jewson and Sons Ltd the following rights for NR apply:

- Right to erect buildings etc. on our adjoining land, see clause C 3 (i).
- Right of support from the property for our adjoining property, see clause C 3 (ii).
- Right of entry for maintenance and removal etc. of any cables etc. on the property, see clause C 3 (iii).
- Right of entry (from our adjoining land) for maintenance of fences, retaining walls etc. on our adjoining land, see clause C 3 (iv).

- Right to display advertising hoardings within the hatch black area together with the right to enter the property for maintenance of these hoardings, see clause C 3 (v).

By a Deed dated 11 December 1992 between BRB and Homebase Limited the rights reserved by the Conveyance dated 28 February 1984 referred to above were modified.

The land is subject to the following rights reserved by a Conveyance of the land tinted pink on the filed plan and other land dated 14 December 1869 between The Queens Most Excellent Majesty, The Honourable Charles Alexander Gore and The London and South Western Railway Company:- "Right of way over the several level and other crossings and bridges upon the said land hereby conveyed etc." see C 1.

I will get back to you with an update on access rights etc. when I receive the documents.

Lastly, we will require you to enter into one of our bespoke agreements to go forward when we have a program issued from you to ascertain our estimated costs of our involvement in this potential scheme. In accordance with C section of the land register.

Kind Regards

Patrick

\*\*\*\*\*  
\*\*\*\*\*

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Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

\*\*\*\*\*  
\*\*\*\*\*



## Edward Young

---

**From:** Flanagan Patrick <Patrick.Flanagan@networkrail.co.uk>  
**Sent:** 05 September 2018 17:12  
**To:** Jim Fleming  
**Cc:** Diaz Inma; Clare Barber; CM Q; Edward Young; Jerry.saxton@slw.co.uk; marc@avanton.co.uk  
**Subject:** RE: WR8131 Homebase Richmond  
**Attachments:** WR8131 Map.pdf  
**Importance:** High

Hello Jim

As discussed last week we now need to get down to the legal and commercial issues next directly with your client.

See above marked areas that we have in our domain along with release of consent attached to the former BRB/NWR land already supplied and conditions sent in last email to all.

Kind Regards

Patrick

---

**From:** Jim Fleming <jim.fleming@fairhurst.co.uk>  
**Sent:** 05 September 2018 15:42  
**To:** Flanagan Patrick <Patrick.Flanagan@networkrail.co.uk>  
**Cc:** Diaz Inma <Inma.Diaz@networkrail.co.uk>; Clare Barber <clare.barber@fairhurst.co.uk>; CM Q <cmquinn15@hotmail.com>; Edward Young <edward.young@fairhurst.co.uk>; Jerry.saxton@slw.co.uk; marc@avanton.co.uk  
**Subject:** RE: WR8131 Homebase Richmond

Dear Patrick,

Thank you for meeting with us last week, it was very useful. Please could you confirm a couple of points:

- The attached title plan highlights an area shaded pink in the SW corner of the site. From our discussion, we understand that in this area Network Rail (NR) only require access to the railway from the site at the existing gate in the SW corner. Please confirm.
- NR need to be able to access this signalling equipment at all times and are satisfied with the proposed access road on the northern side of the site (same route you currently use). Please advise how often NR would expect to require access.

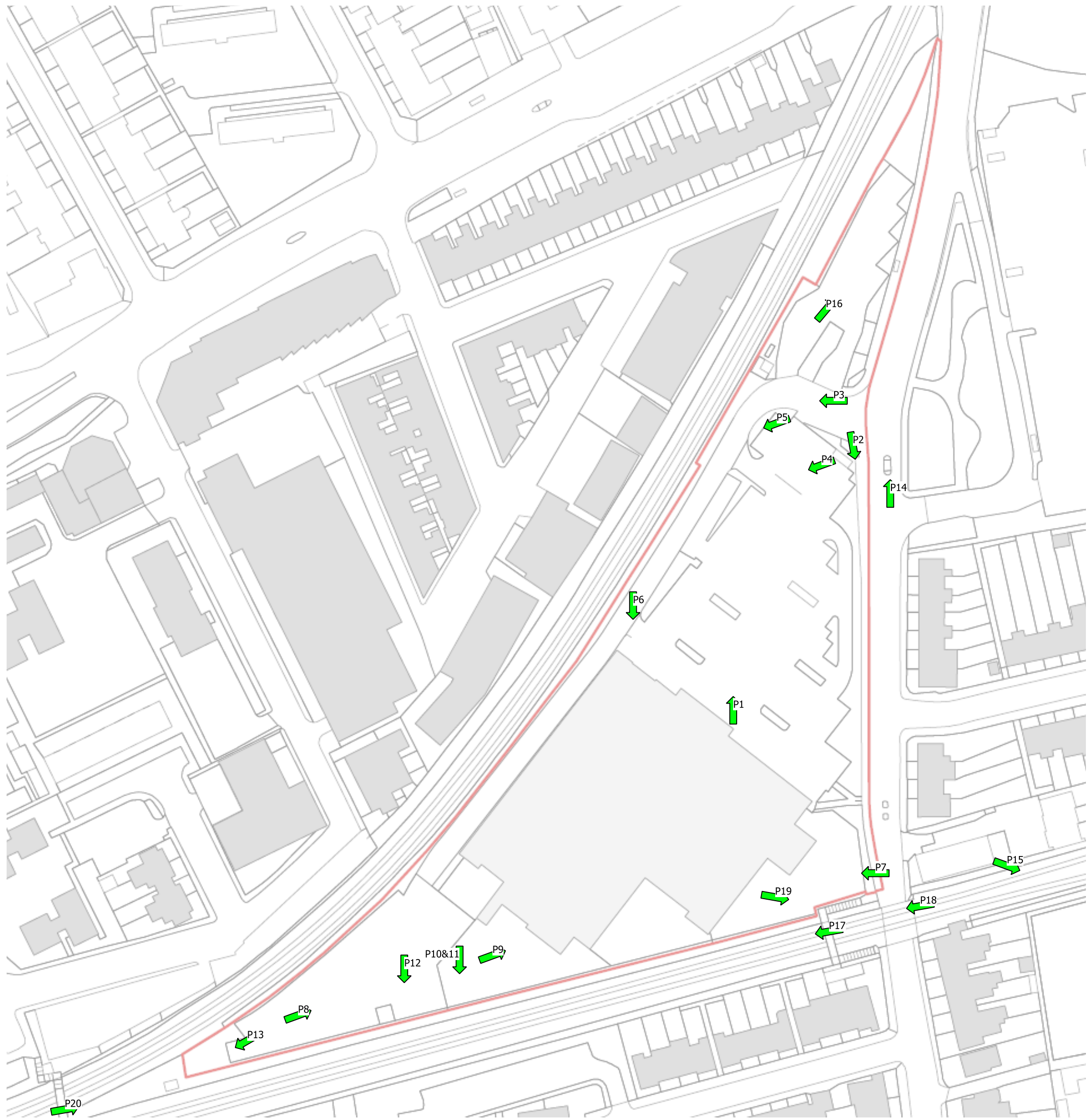
Kind regards,

Jim


Jim Fleming  
Technical Director

**APPENDIX E**  
**Photographic Record**





**Legend**

-  Photo Location
-  Site Boundary

**FAIRHURST**

135 Park Street  
LONDON  
SE1 9EA

Tel: 020 7828 8205  
Fairhurst.co.uk

Client:  
**Avanton Limited**

Project Title:  
**Site off Manor Road, Richmond**

Drawing Title:  
**Photograph Location Plan  
126782**

Scale at A1: <b>NTS</b>	Status: <b>N/A</b>	
Drawn: <b>FS</b>	Checked: <b>CB</b>	Approved: <b>CB</b>
Date: <b>10/08/2018</b>	Date: <b>10/08/2018</b>	Date: <b>10/08/2018</b>
Drawing No.: <b>Appendix D</b>		Revision: <b>-</b>



Photo 1: Car parking in the northern portion of the site



Photo 2: Soft landscaping along site's eastern boundary



Photo 3: Looking west from site access towards electrical substation



Photo 4: Area of paving and possible interceptors at assumed location of former car park



Photo 5: Vent pipe assumed to be associated with possibly identified interceptors



Photo 6: Access road along the western boundary of the site

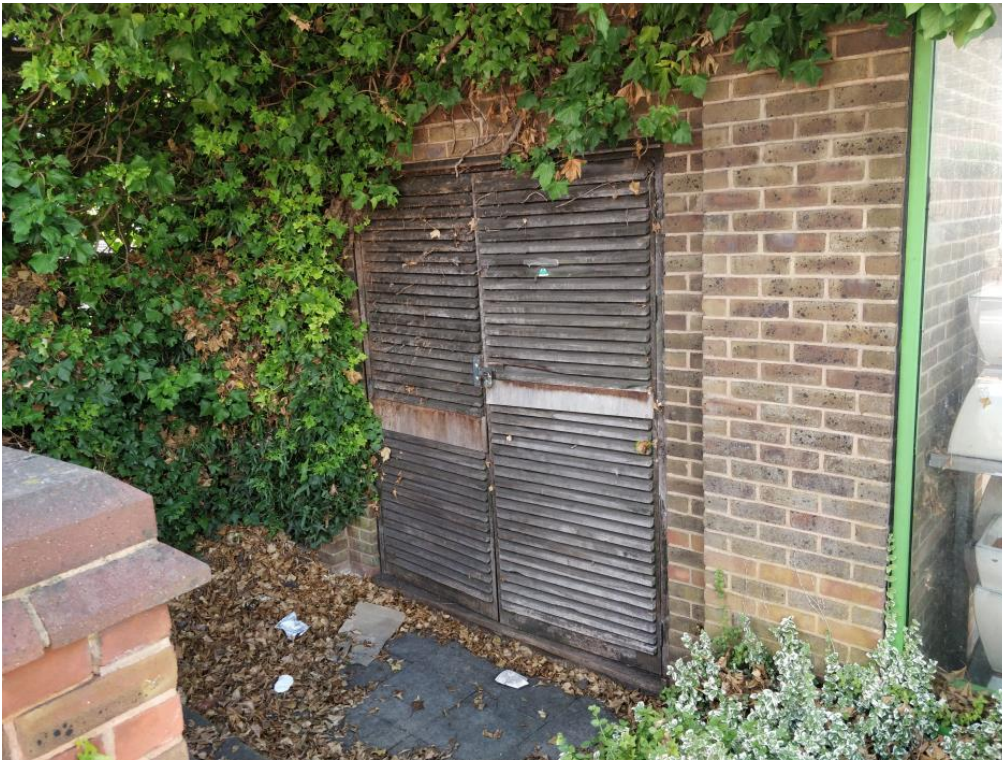


Photo 7: Brick structure assumed to be occupied by Southern Gas Network



Photo 8: Delivery yard in the south-western portion of the site



Photo 9: Homebase delivery yard



Photo 10: Gas canister storage in Homebase delivery yard





Photo 11: Waste paint storage within Homebase delivery yard



Photo 12: Homebase bin and container storage



Photo 13: Fly tipping in the south-western portion of the site



Photo 14: Manor Road ramping up towards the roundabout to the north of the site



Photo 15: Allotment gardens



Photo 16: Bus terminal to the north of the site



Photo 17: Railway line bounding the site to the south



Photo 18: Footbridge adjacent to the south-east of the site



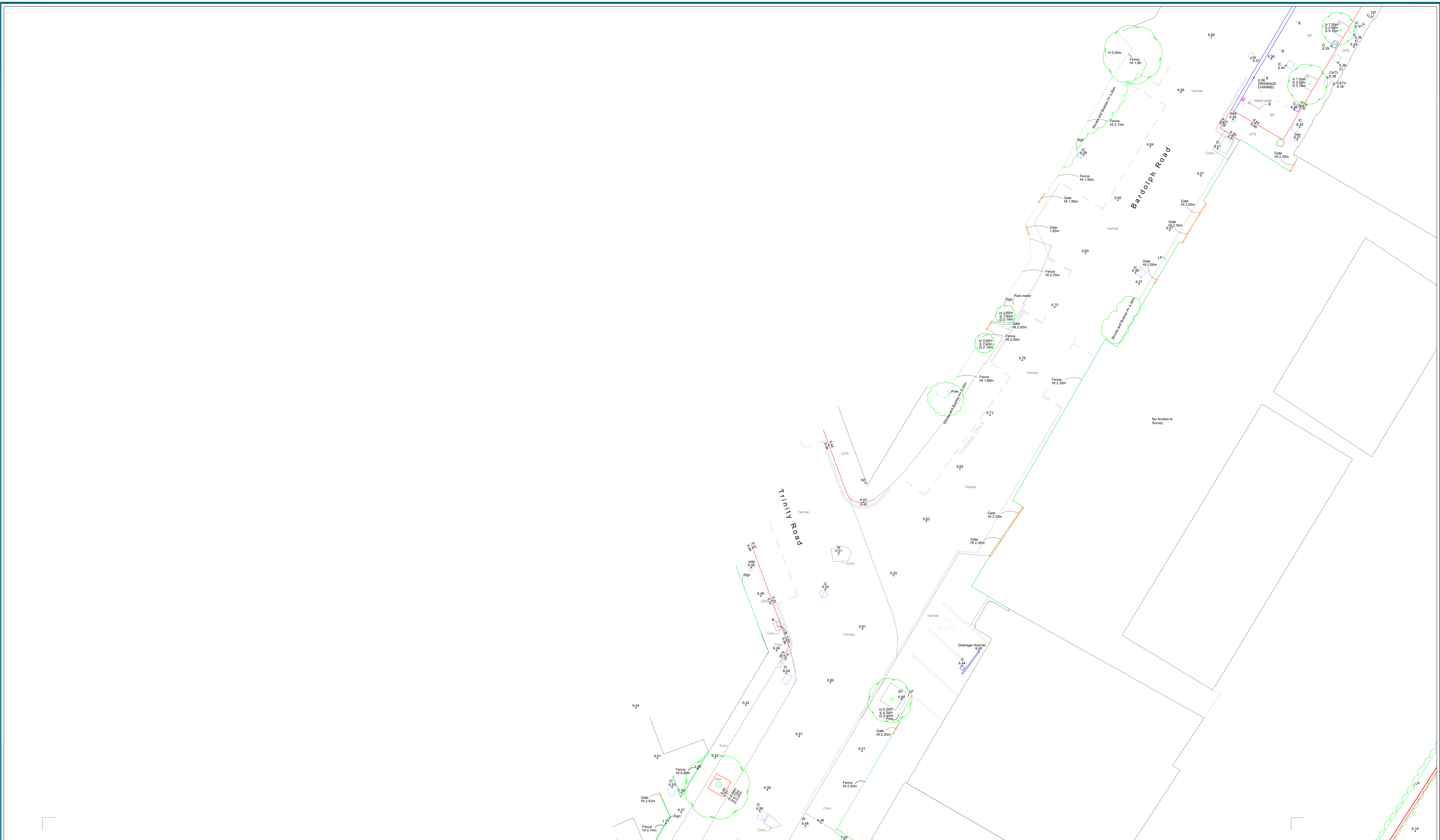
Photo 19: Railway footbridge cutting into Homebase garden centre



Photo 20: National Rail infrastructure

**APPENDIX F**  
**Topographical Survey**





**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

**Stations:**  
 STN01 - 518899.719, 175472.891, 6.147  
 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

**Key:**

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
CPS	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
DP	Down Pipe	W	Water Inspection Cover
EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
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IRS	Illuminated Road Sign		
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PL	Pavement Light		

	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

**Scale:** 1:100 @ A0

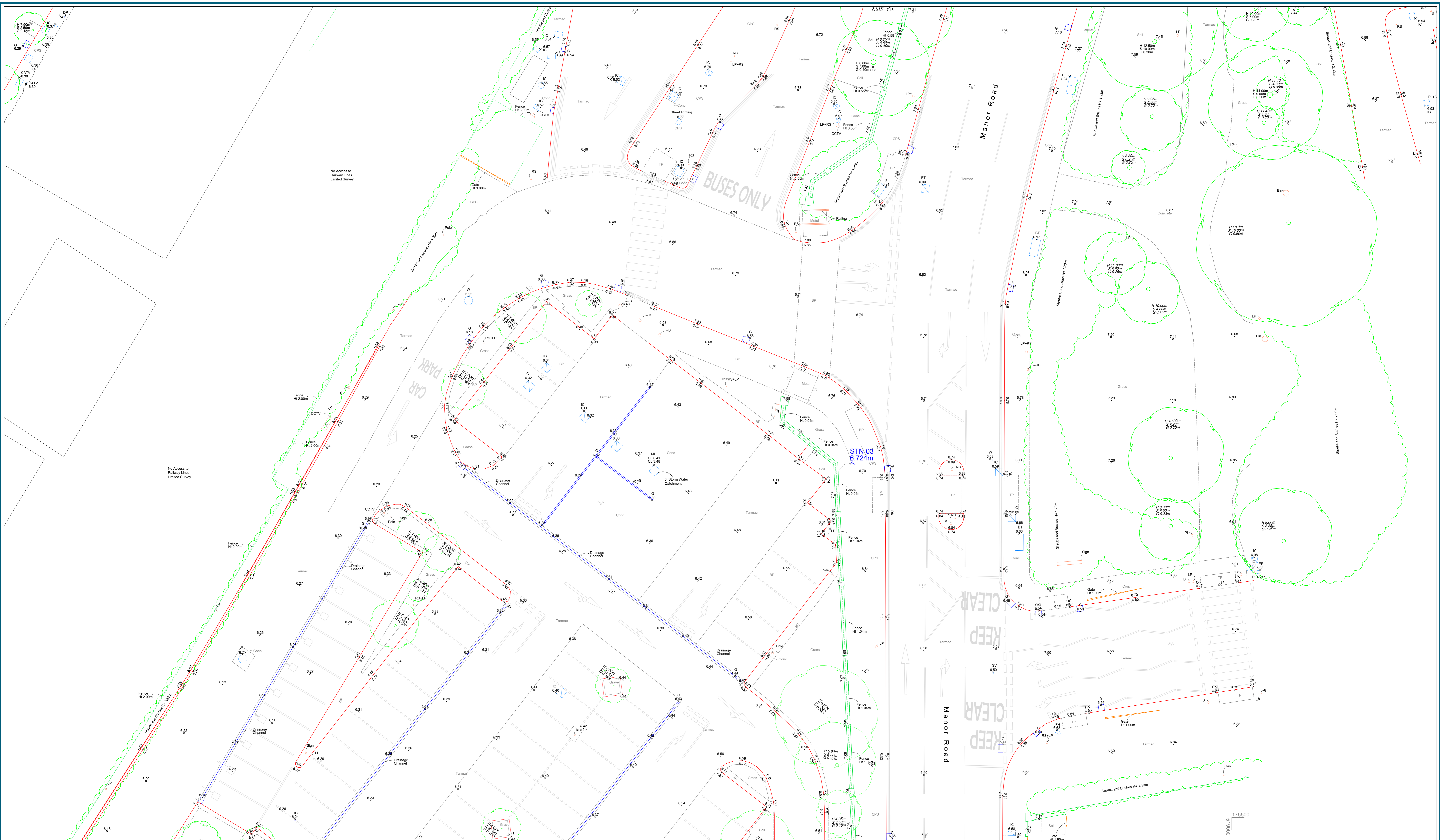
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**Date:** August 2018

**Dwg No:** LS2024/T/01RevA

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 3rd Floor,  
 17 Slingsby Place,  
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 0207 836 5828  
 www.point2surveyors.com



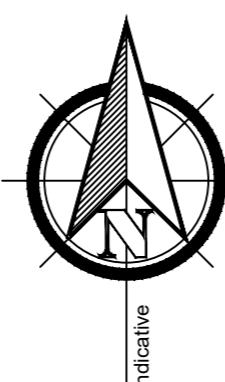


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Project: Homebase, Richmond

Title: Topographic Survey Sheet 2

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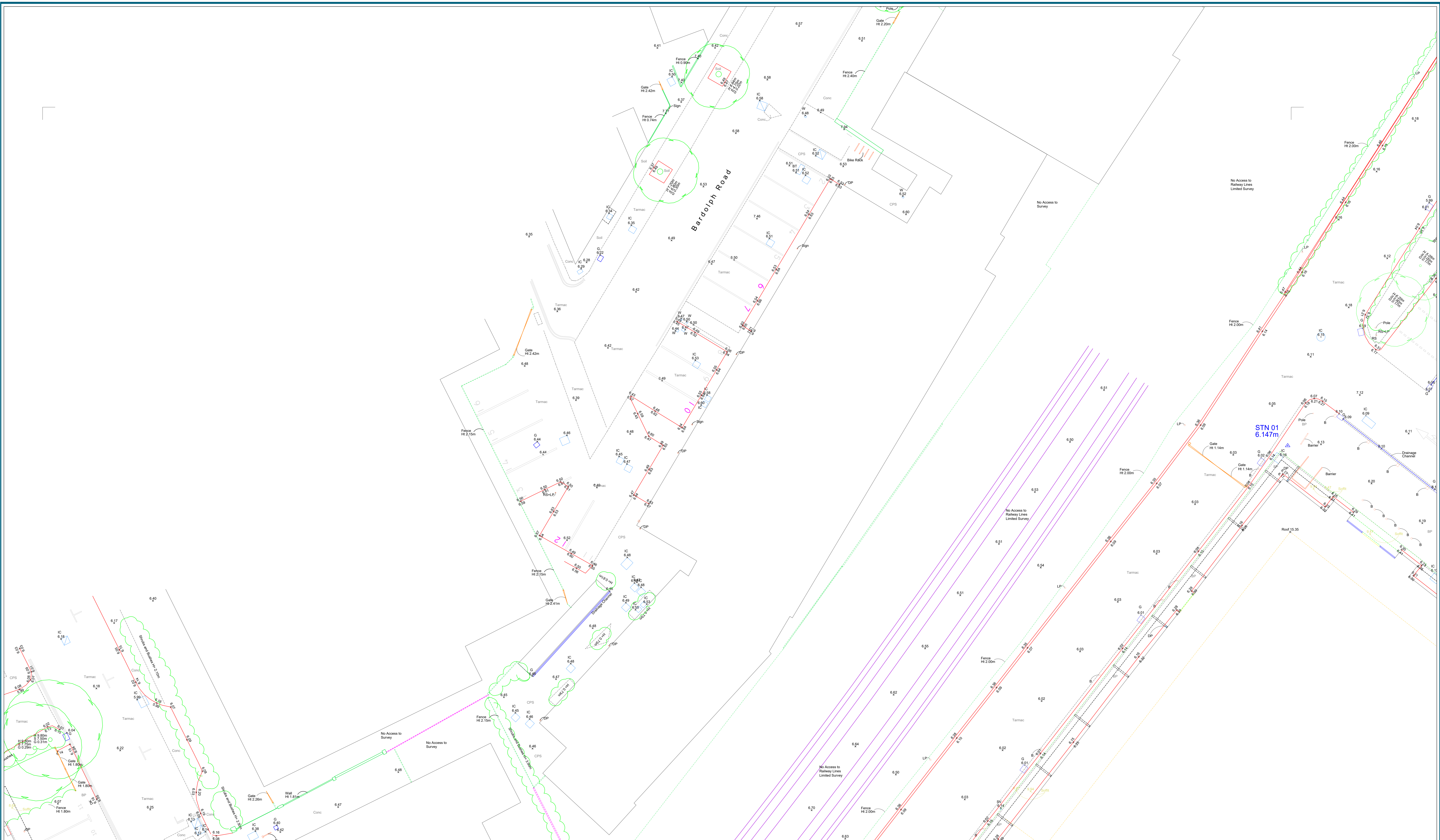


Drawn By: SB

Scale: 1:100 @ A0

Date: August 2018

Dwg No: **LS2024/T/02RevA**



**Sources:**  
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 Survey location is related to Ordnance Survey Grid via GPS Observations.  
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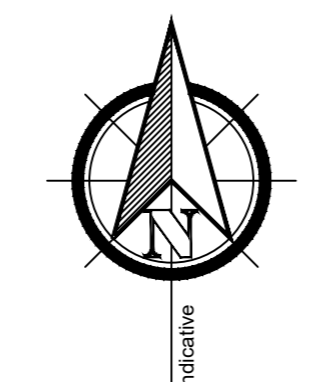
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**Project:** Homebase, Richmond

**Drawn By:** SB

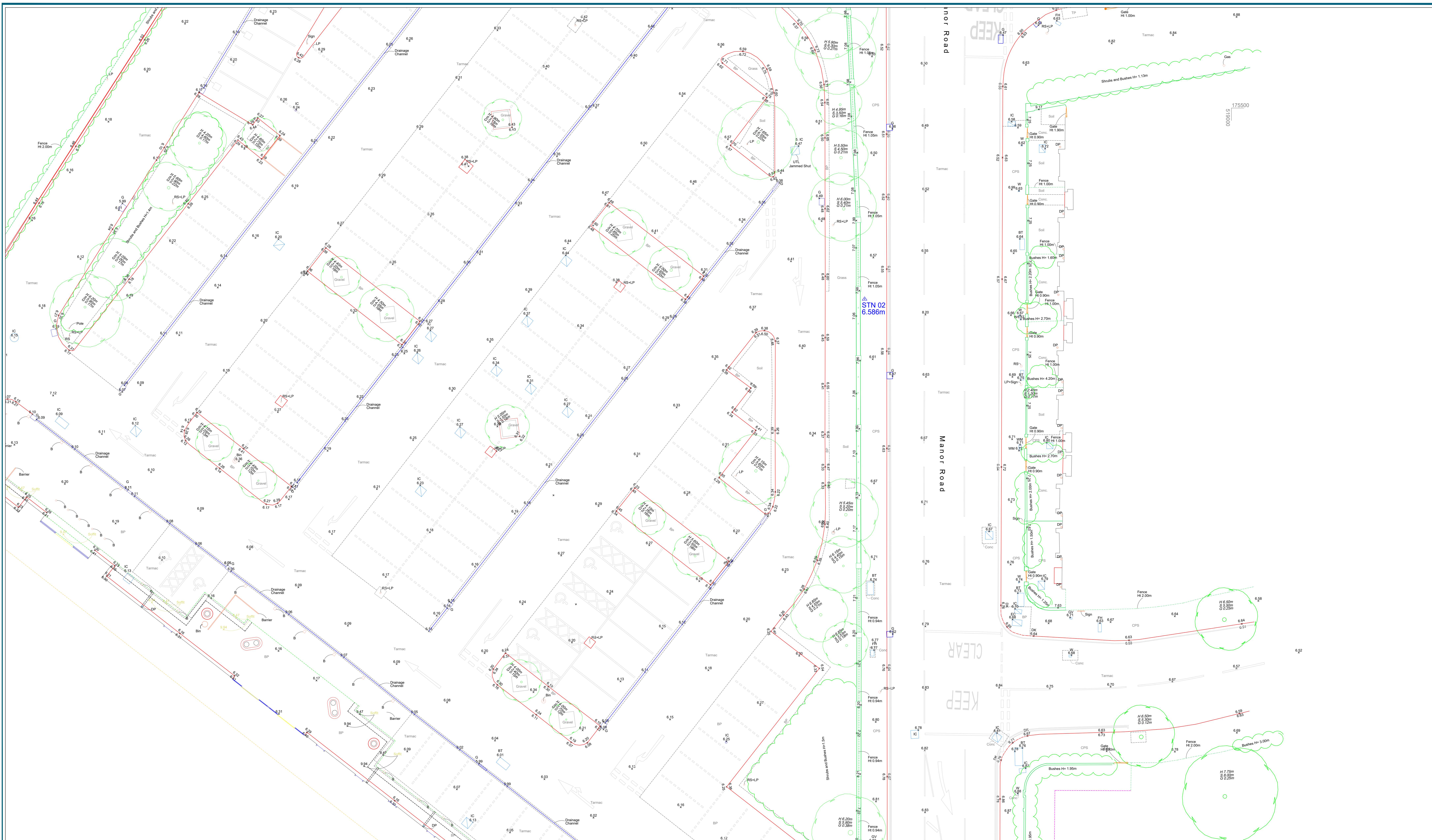
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**Date:** August 2018

**Title:** Topographic Survey Sheet 3

**Dwg No:** LS2024/T/03RevA

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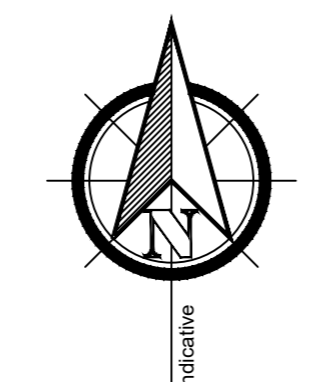


**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
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S1	S2
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Project: Homebase, Richmond

Title: Topographic Survey Sheet 4

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Date: August 2018

Dwg No: LS2024/T/04RevA

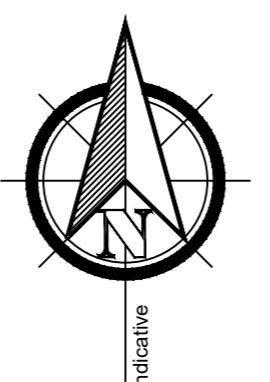


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- Key:**
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  - BP Brick Paving
  - BT BT Inspection Cover
  - CATV Cable Television Inspection Cover
  - CPS Concrete Paving Slab
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  - DP Down Pipe
  - EL Eaves Level
  - FH Fire Hydrant
  - G Gully
  - GP Gate Post
  - IC Inspection Cover
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  - IRS Illuminated Road Sign
  - JB Junction Box
  - LP Lamp Post
  - MH Man Hole Cover
  - PB Post Box
  - PL Pavement Light

- PO Post
- RL Ridge Level
- SRFC Surface Change
- S/O Smoke Outlet
- SV Stop Valve
- TCB Telephone Call Box
- TP TacCPS Paving
- W Water Inspection Cover
- WM Water Meter



	S1	S2
	S3	S4
S5	S6	S7
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**Project:** Homebase, Richmond

**Drawn By:** SB

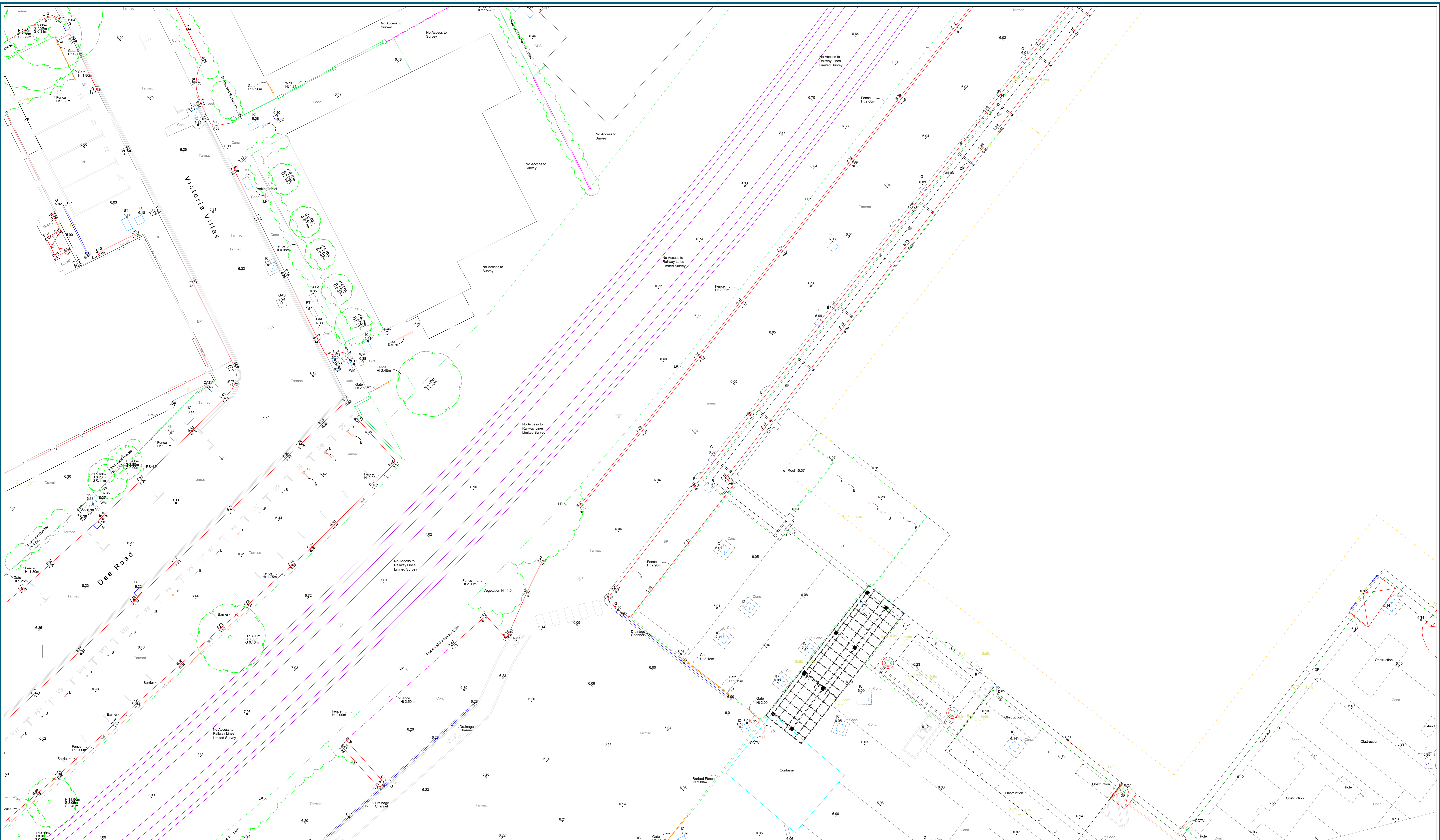
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**Date:** August 2018

**Title:** Topographic Survey Sheet 5

**Dwg No:** LS2024/T/05RevA

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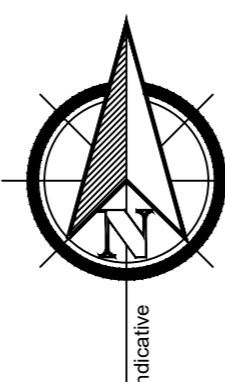


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S1	S2
S3	S4
S5	S6
S8	S9
S10	S7

Project: Homebase, Richmond

Title: Topographic Survey Sheet 6

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