

## 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)

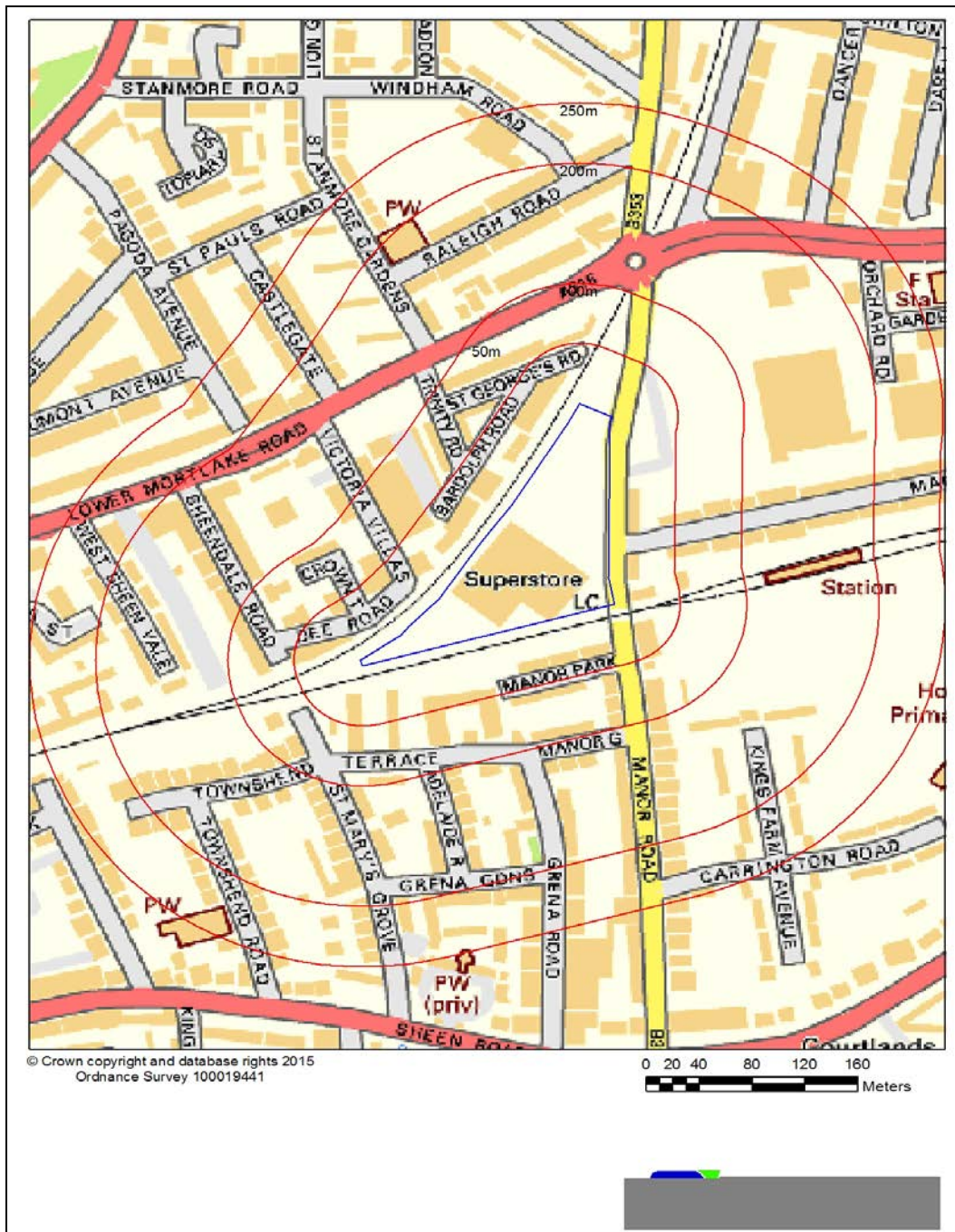
Search Feature Layer Name: Environmental Searches

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

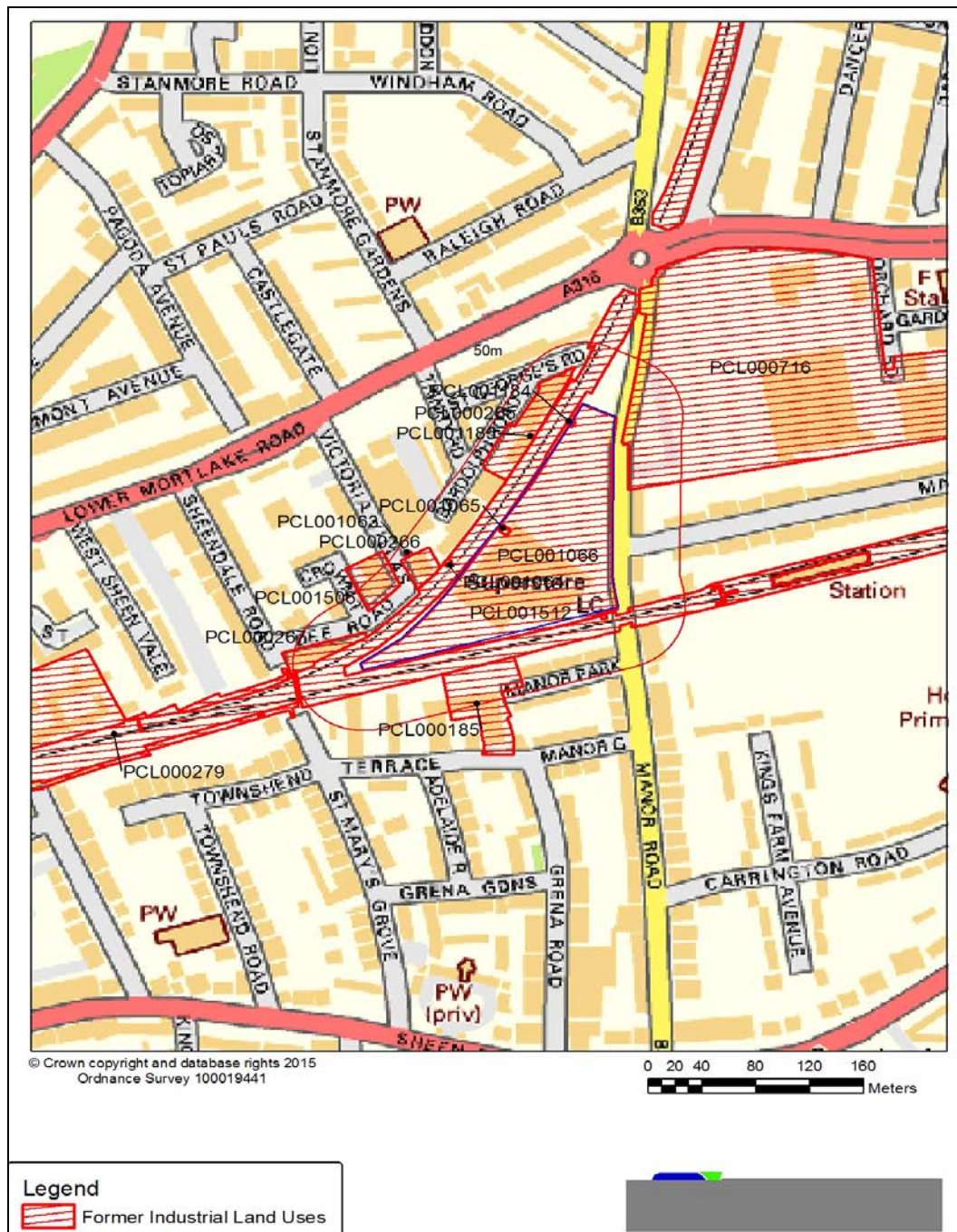


### 3. Summary Datasheet

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>					

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

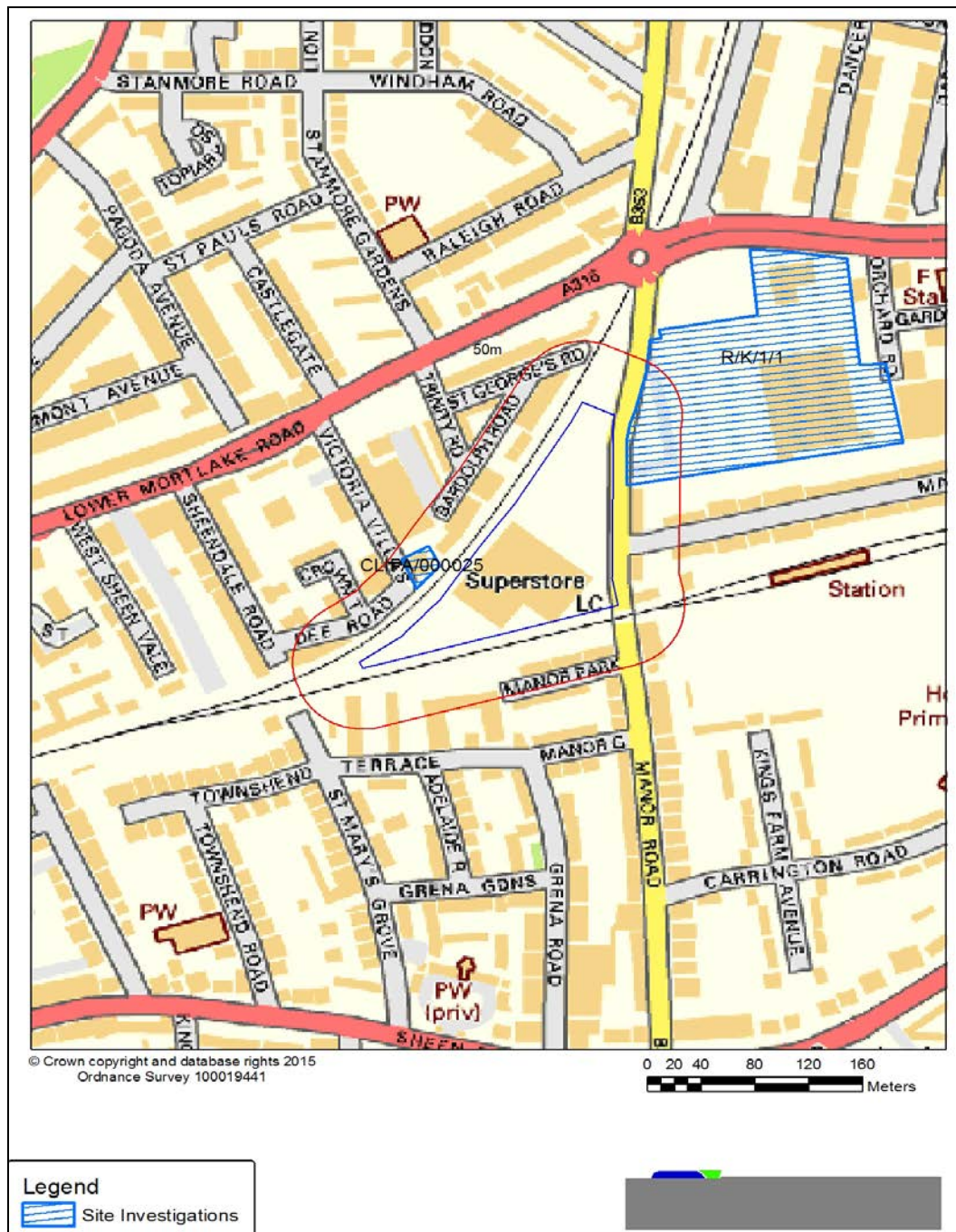
**Site Name:** Homebase 84 Manor Road, Richmond, TW9 1YB



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

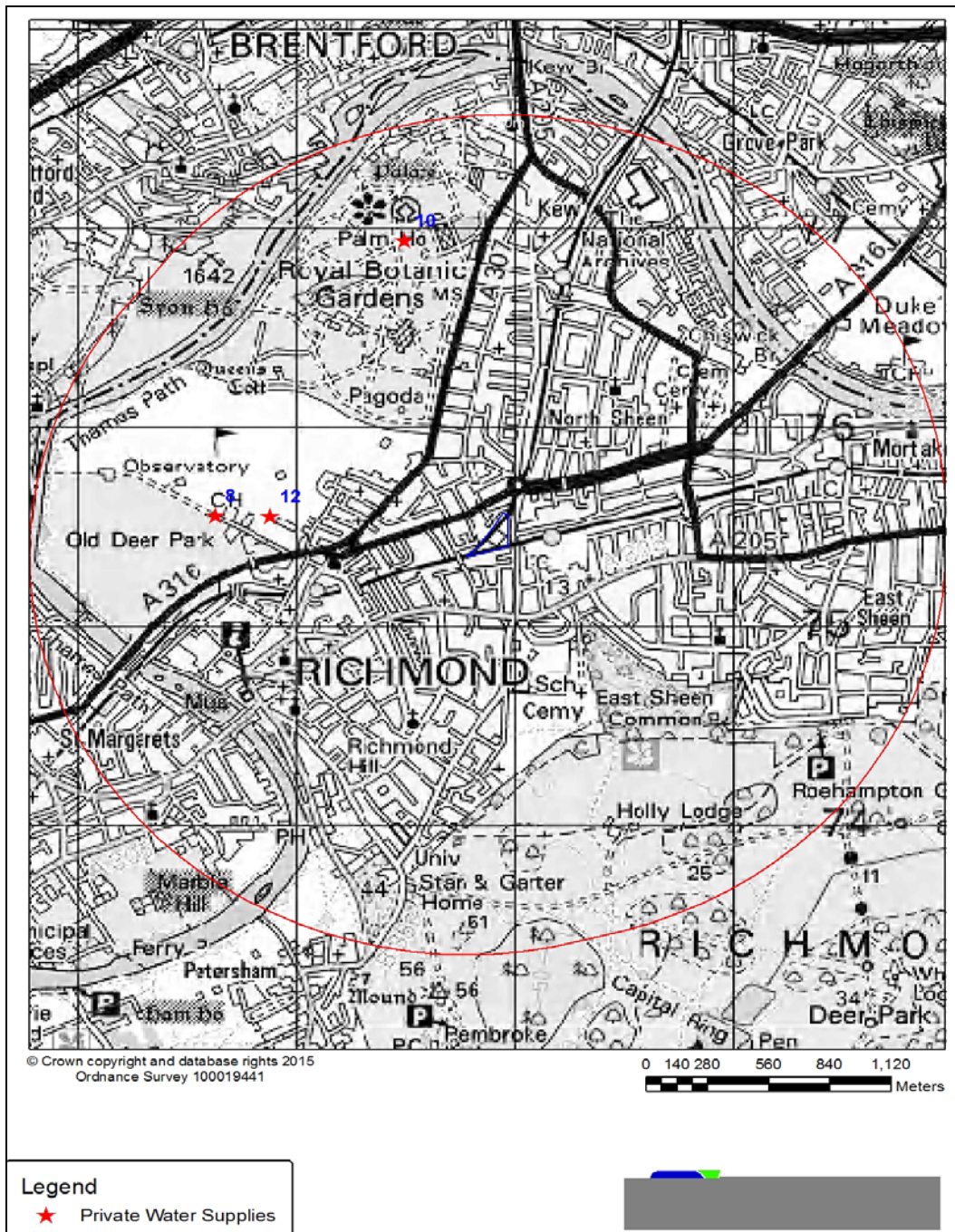
*Selection Summary for layer*

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*

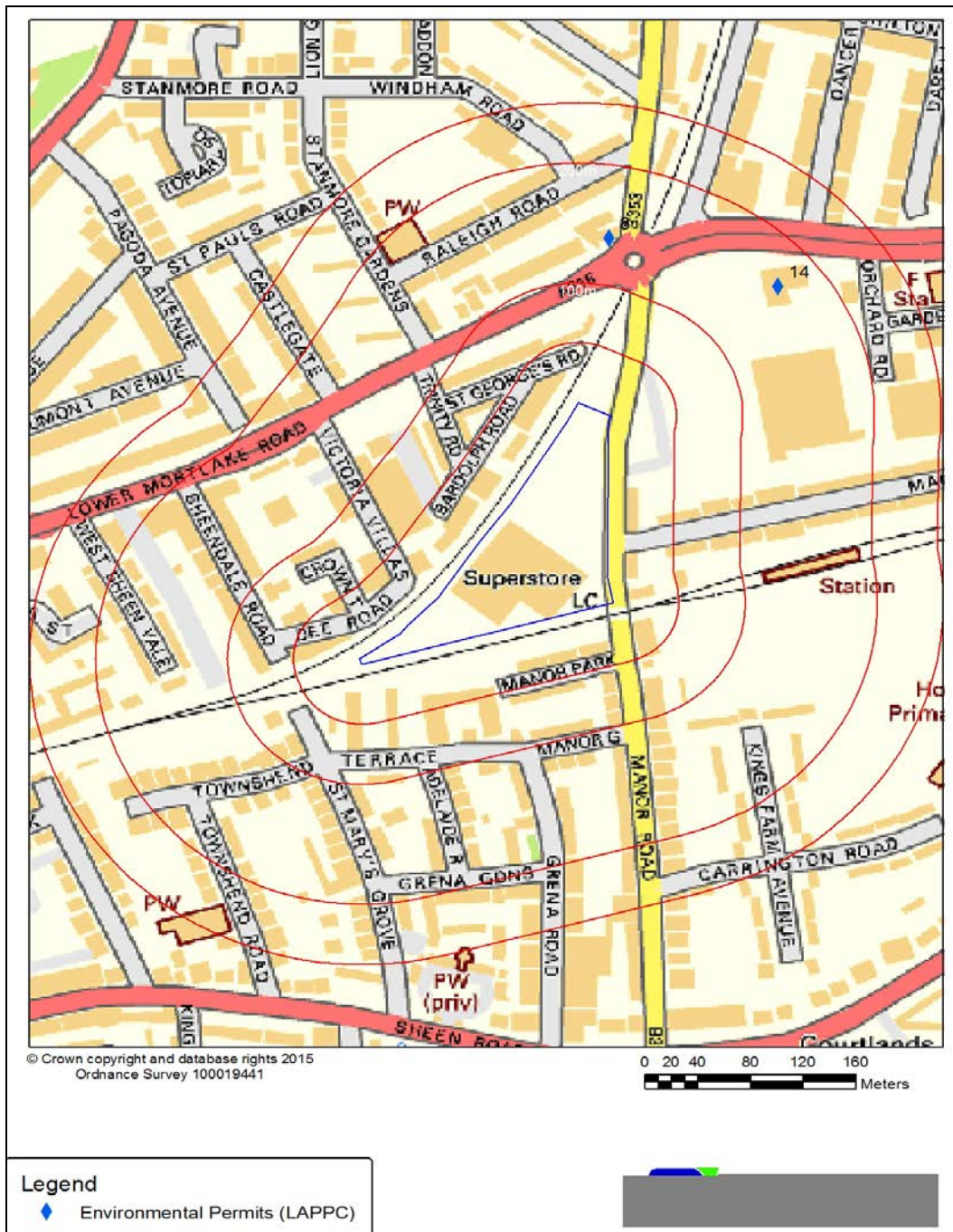
0 feature(s) identified on site.

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					

**Please note that the data contained in this report may be incomplete and is provided to you "as is" and you agree to use it at your own risk. The Council or its agent(s) make no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose.**

**End of Detailed Report**

## Frederick Siemers

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**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

FAIRHURST  
engineering solutions, delivering results

135 Park Street  
London, SE1 9EA



Tel: 02078 288205

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II Consider the environment. Please don't print this e-mail unless you really need to.

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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

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**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

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**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

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**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:

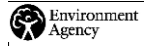
<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment>

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 20m<sup>3</sup>/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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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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\*\*\*\*\*  
\*\*\*\*\*

## 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.

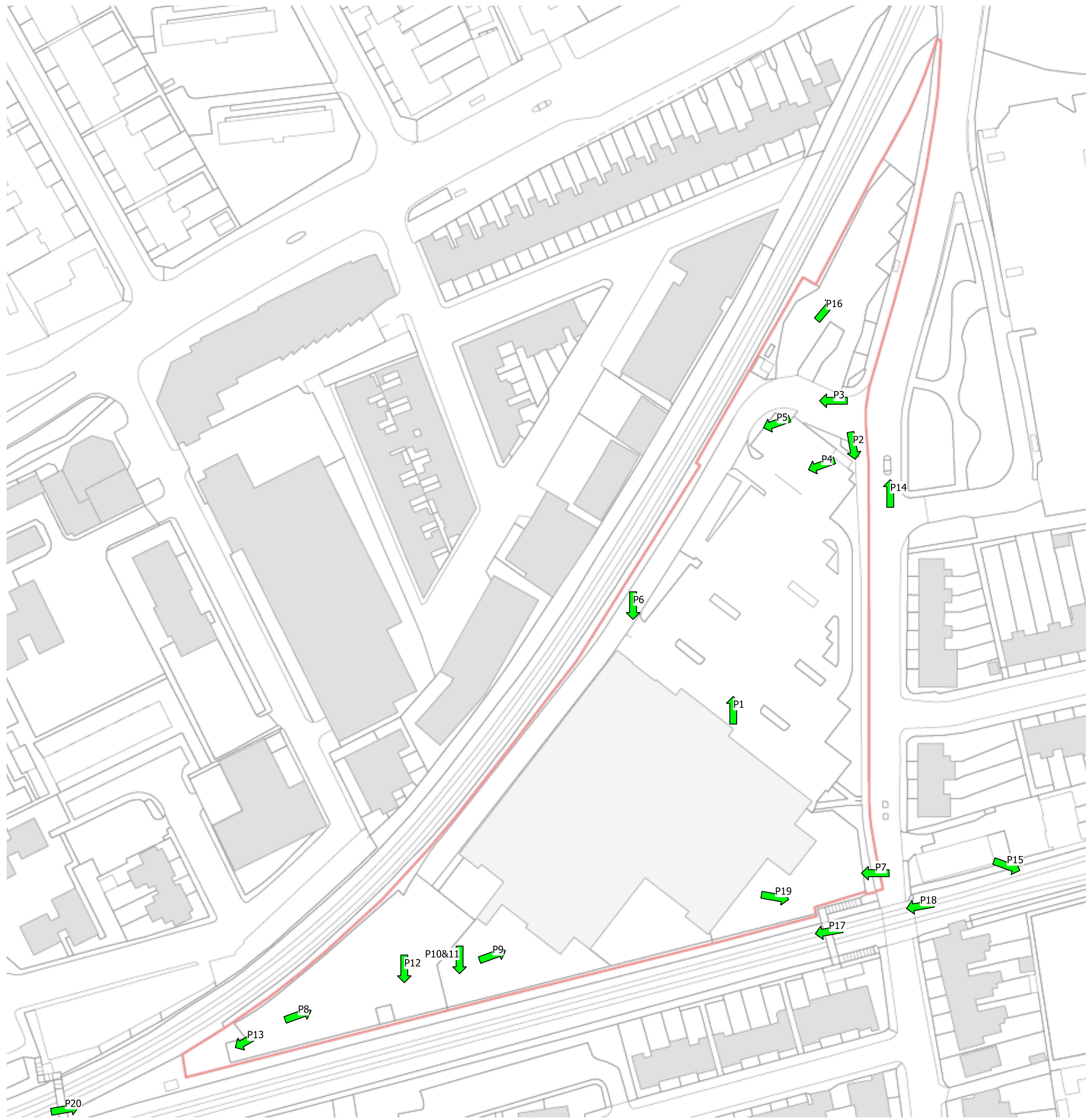
Kind regards,

Jim


Jim Fleming  
Technical Director

APPENDIX E  
Photographic Record





**Legend**

-  Photo Location
-  Site Boundary

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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



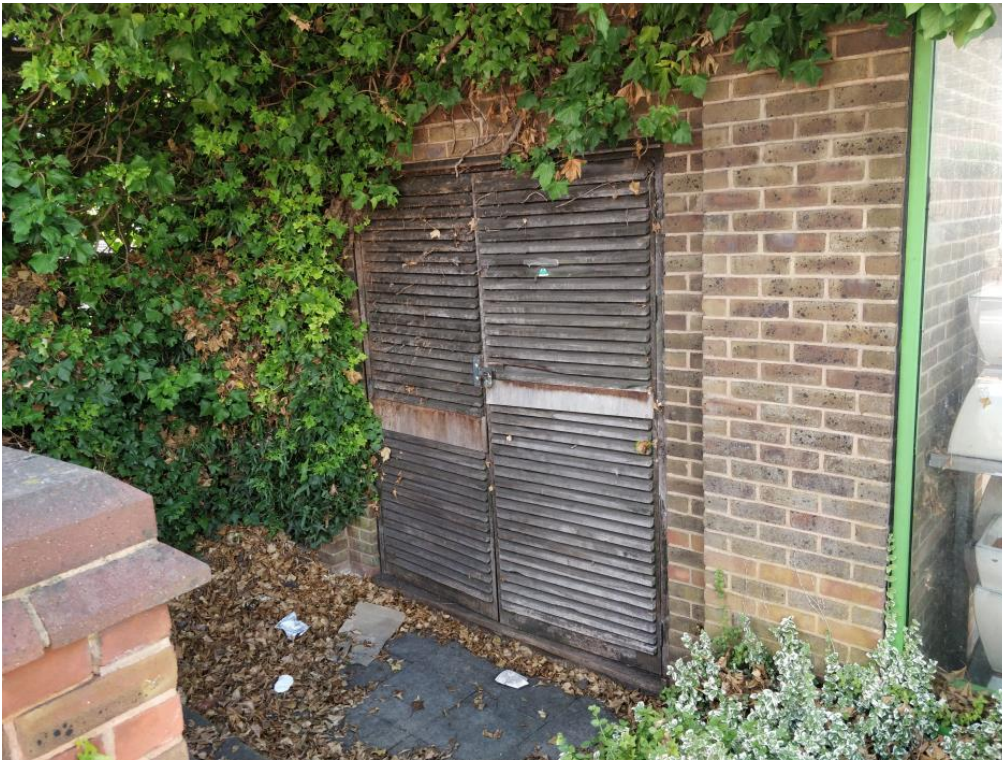


Photo 7: Brick structure assumed to be occupied by Southern Gas Network



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

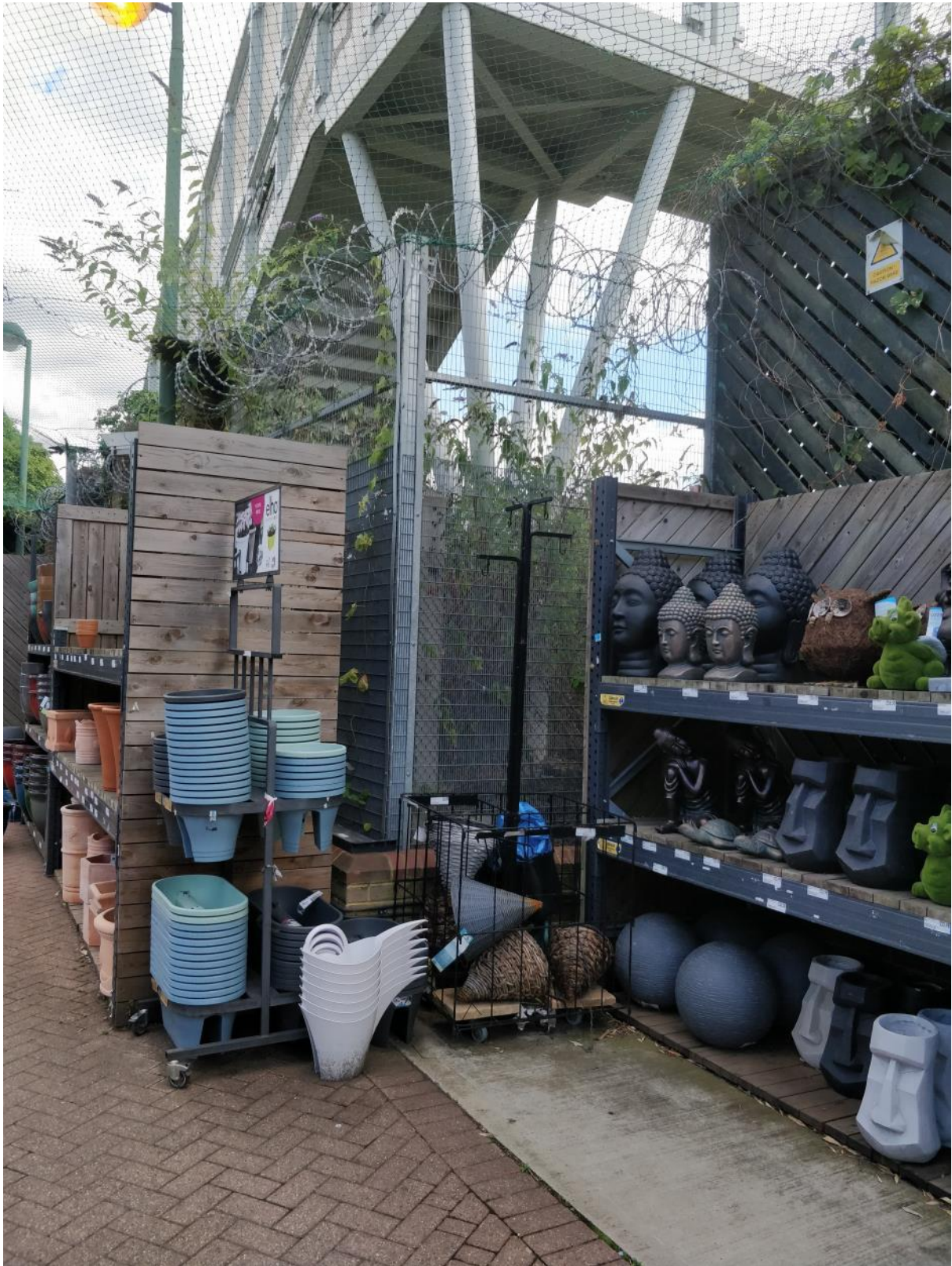


Photo 19: Railway footbridge cutting into Homebase garden centre

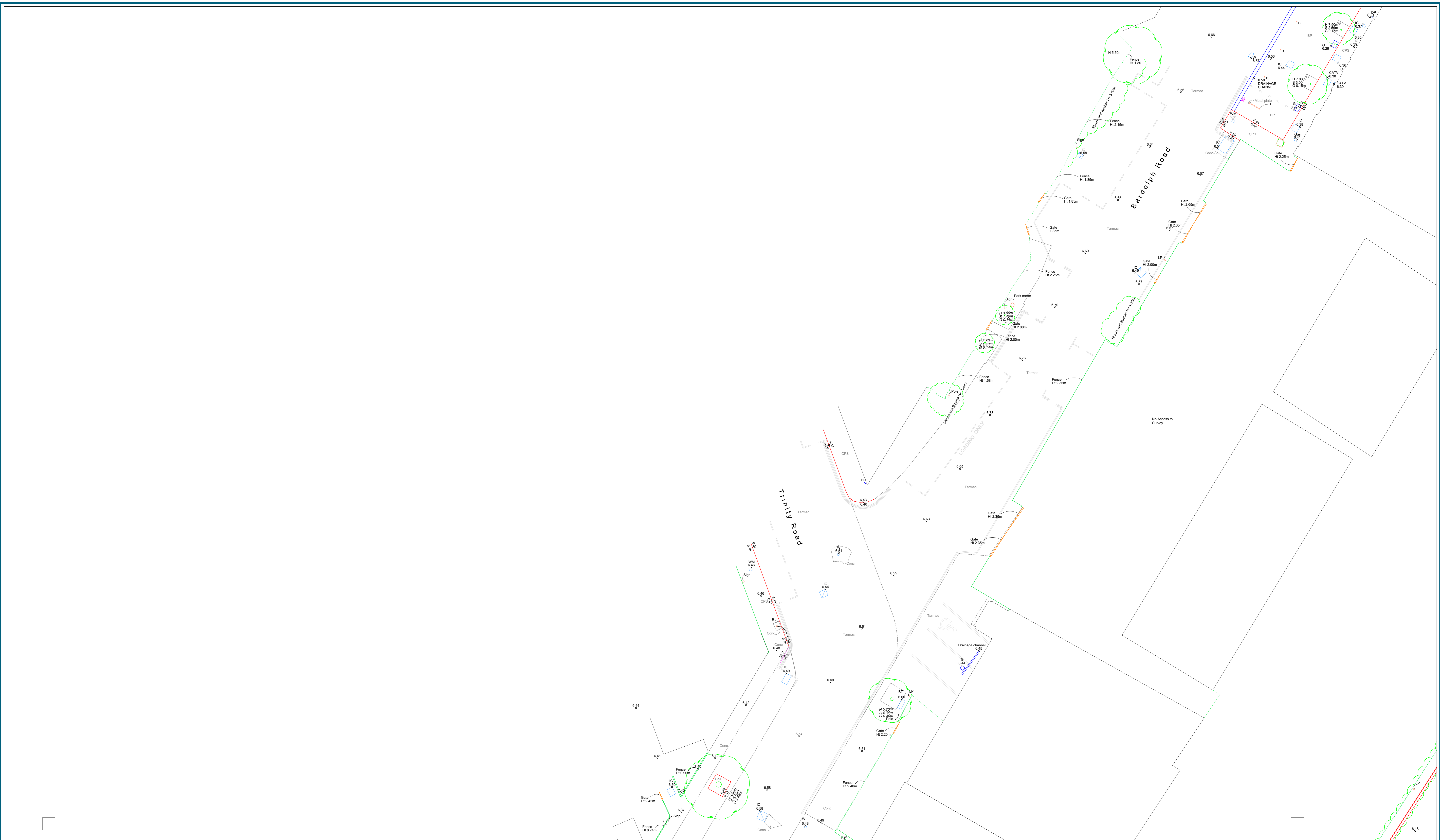


Photo 20: National Rail infrastructure



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



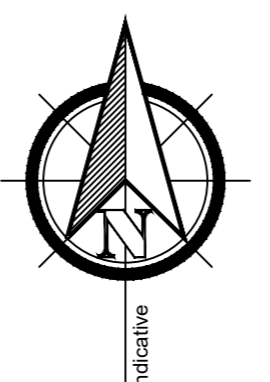


**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

**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
  - B Bollard
  - BP Brick Paving
  - BT BT Inspection Cover
  - CATV Cable Television Inspection Cover
  - CPS Concrete Paving Slab
  - DK Dropped Kerb
  - DP Down Pipe
  - EL Eaves Level
  - FH Fire Hydrant
  - G Gully
  - GP Gate Post
  - IC Inspection Cover
  - ILB Illuminated Bollard
  - 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
S8	S9	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

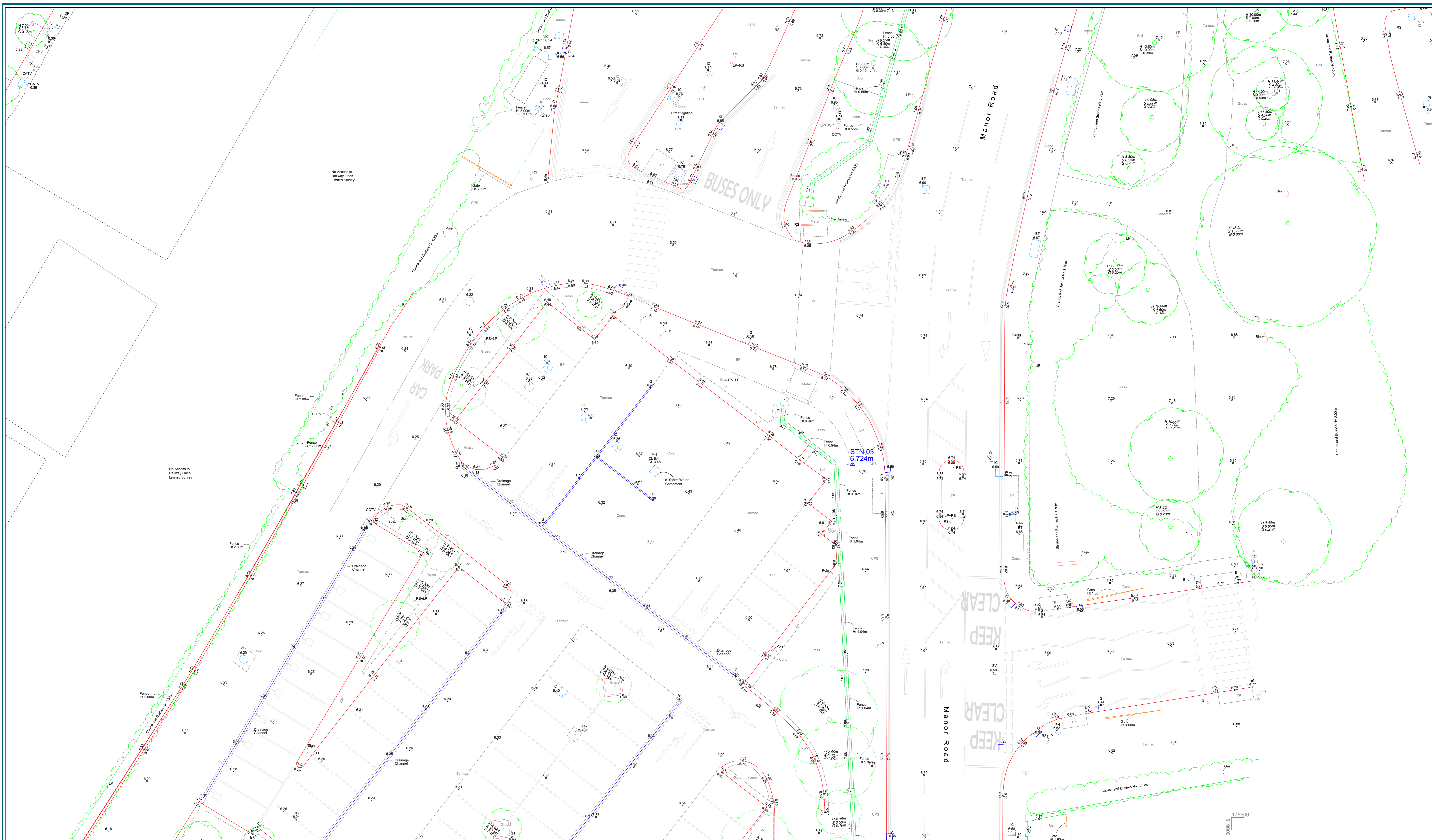
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**Date:** August 2018

**Title:** Topographic Survey Sheet 1

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

Point 2 Surveyors Ltd,  
 3rd Floor,  
 17 Slingsby Place,  
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 0207 836 5828  
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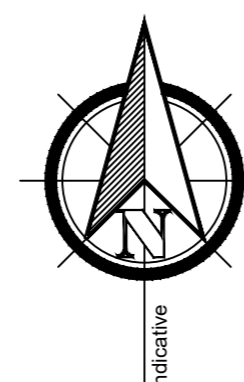


Sources:  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

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		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		



S1	S2
S3	S4
S5	S6
S7	S8
S9	S10

Project: Homebase, Richmond

Title: Topographic Survey Sheet 2

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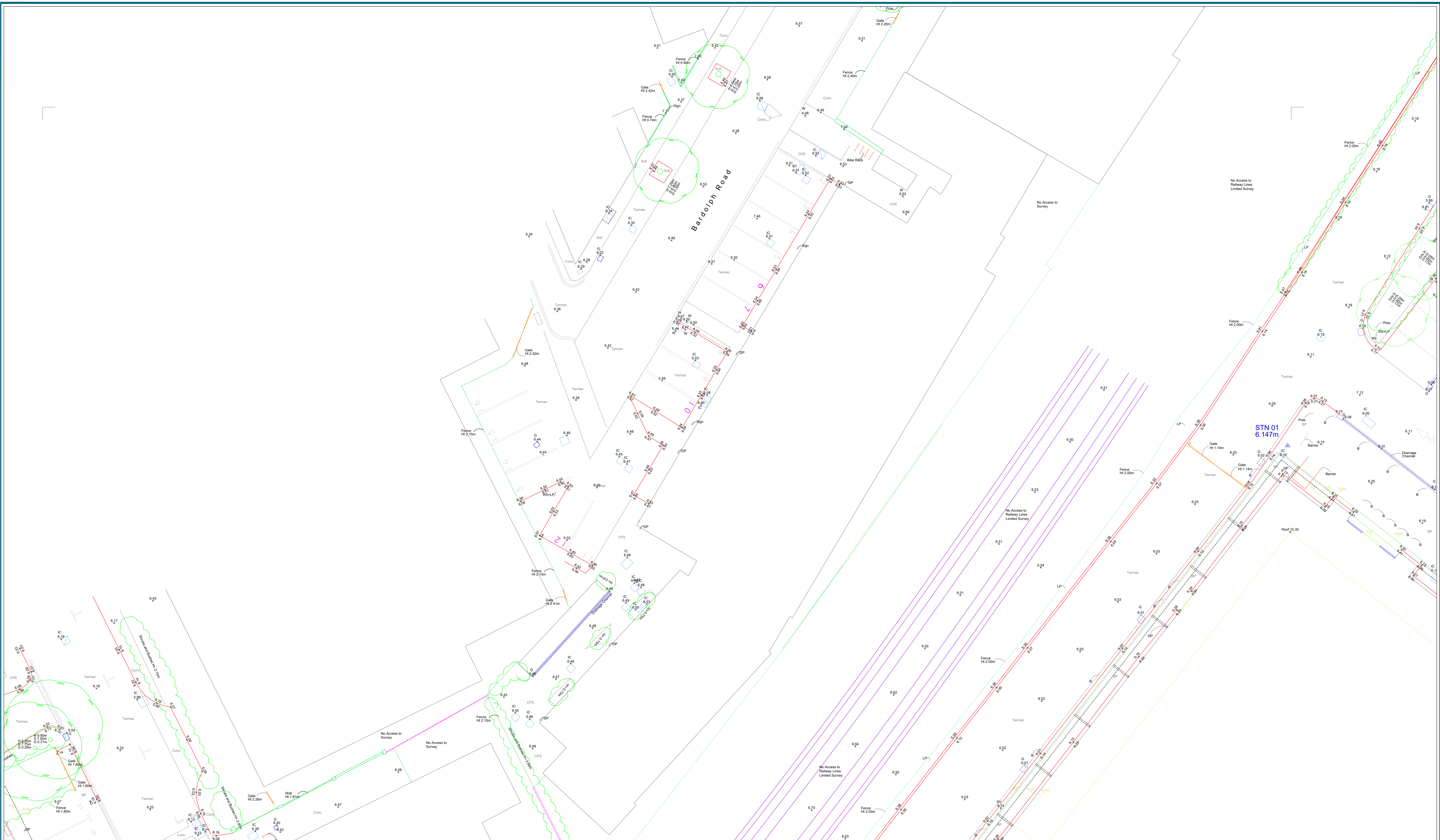


Drawn By: SB

Scale: 1:100 @ A0

Date: August 2018

Dwg No: LS2024/T/02RevA



**Sources:**  
 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		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

S1	S2	
S3	S4	
S5	S6	S7
S8	S9	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

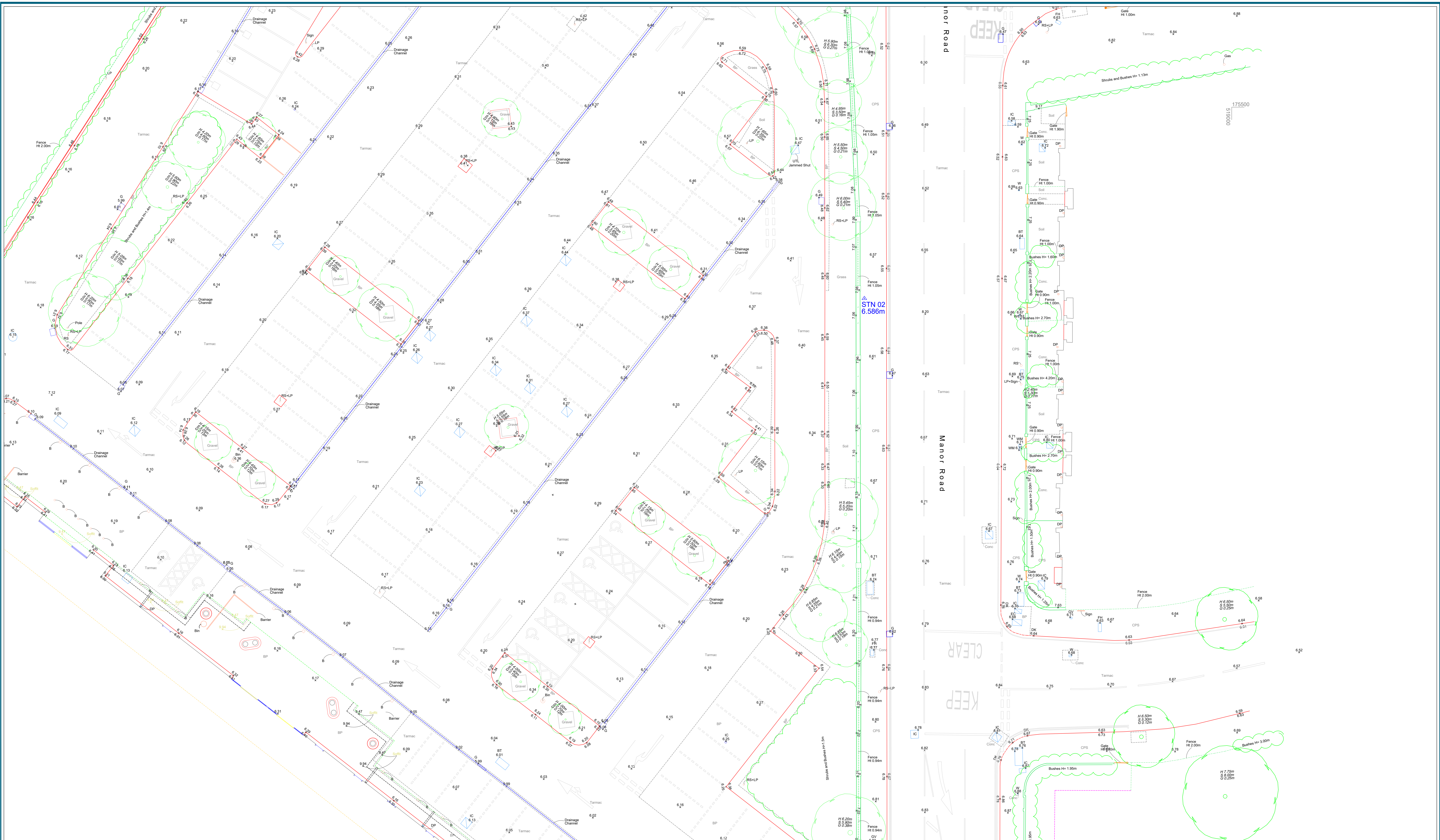
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**Date:** August 2018

**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  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
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**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		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

S1	S2
S3	S4
S5	S6
S8	S9
	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

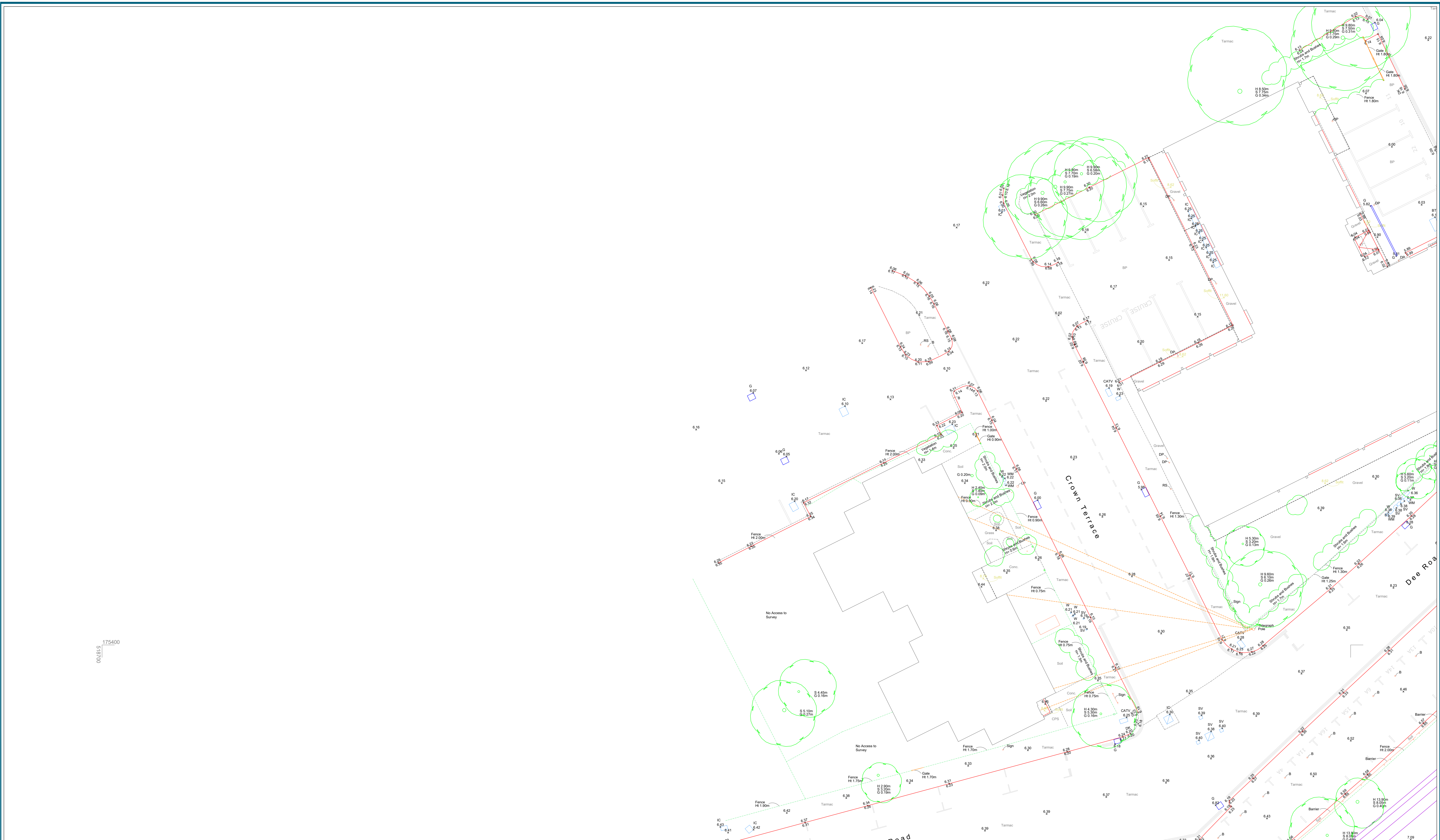
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**Date:** August 2018

**Title:** Topographic Survey Sheet 4

**Dwg No:** LS2024/T/04RevA

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 3rd Floor,  
 17 Slingsby Place,  
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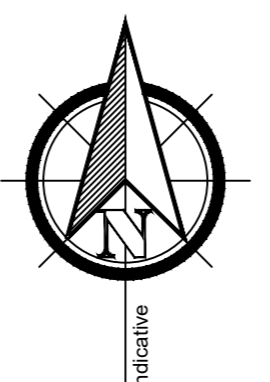


**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

**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
  - B Bollard
  - BP Brick Paving
  - BT BT Inspection Cover
  - CATV Cable Television Inspection Cover
  - CPS Concrete Paving Slab
  - DK Dropped Kerb
  - DP Down Pipe
  - EL Eaves Level
  - FH Fire Hydrant
  - G Gully
  - GP Gate Post
  - IC Inspection Cover
  - ILB Illuminated Bollard
  - 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
S8	S9	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

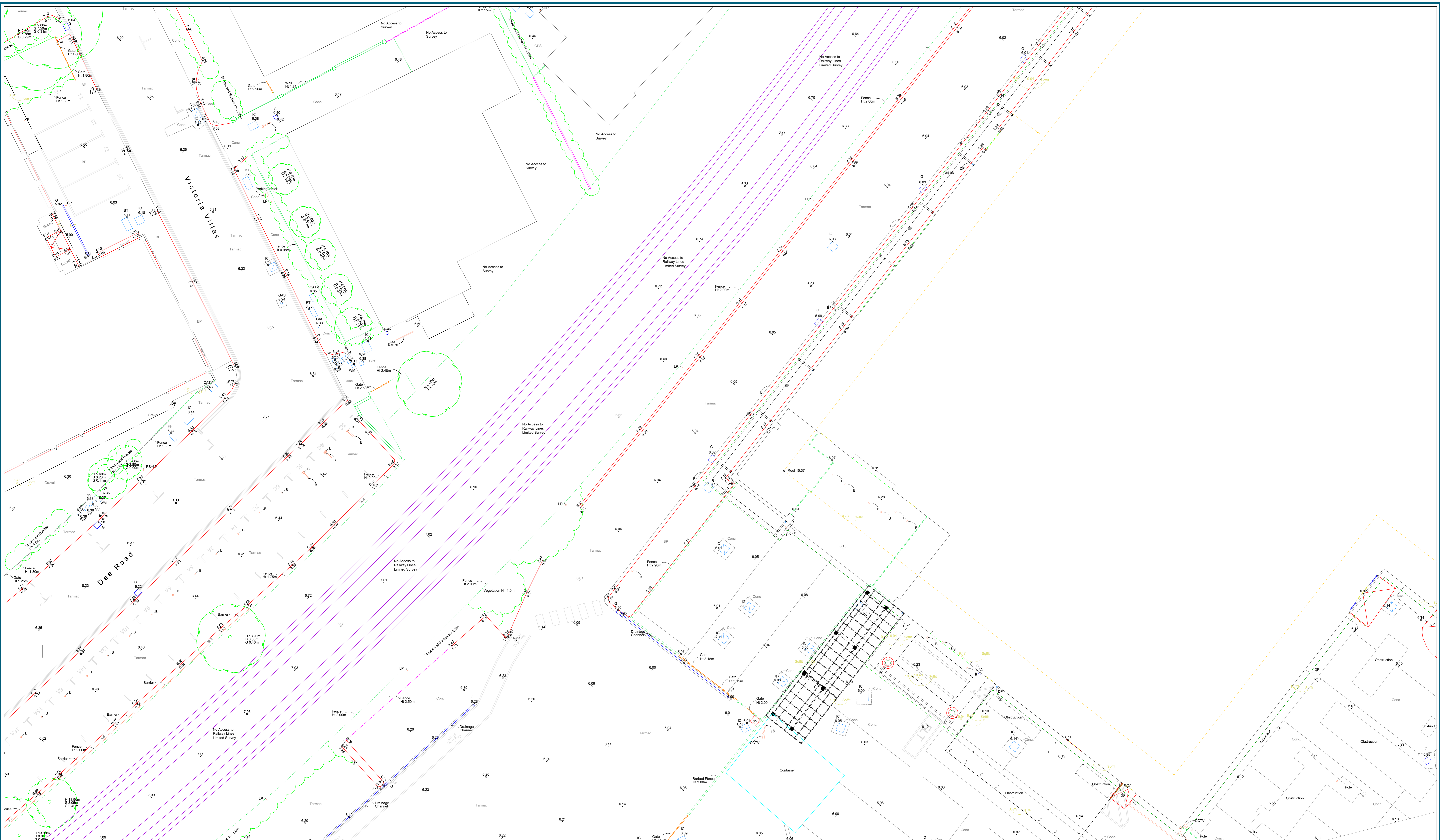
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**Date:** August 2018

**Title:** Topographic Survey Sheet 5

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

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**Sources:**  
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**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
CP	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		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

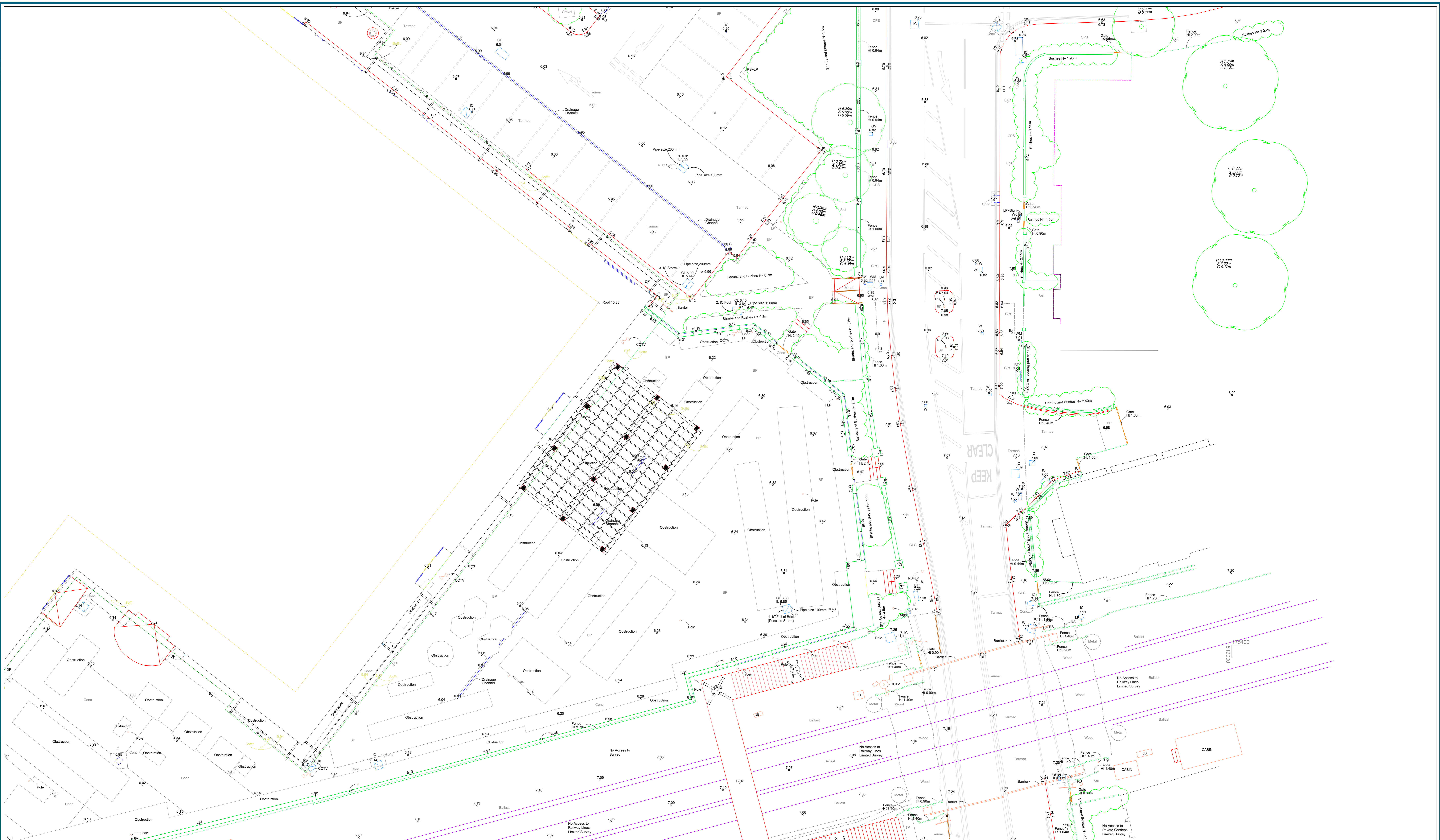
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**Date:** August 2018

**Title:** Topographic Survey Sheet 6

**Dwg No:** LS2024/T/06RevA

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**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
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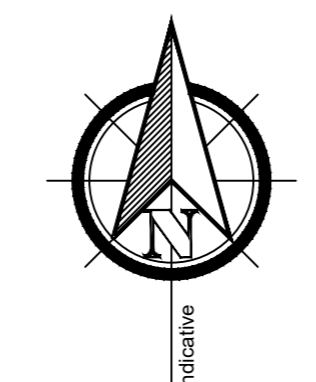
**Stations:**  
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 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

**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		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

S1	S2
S3	S4
S5	S6
S8	S9
	S7
	S10



**Project:** Homebase, Richmond

**Title:** Topographic Survey Sheet 7

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**Scale:** 1:100 @ A0

**Date:** August 2018

**Dwg No:** LS2024/T/07RevA





**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
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**Stations:**  
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 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
DK	Dropped Kerb	CPS	Concrete Paving Slab
DP	Down Pipe	TCB	Telephone Call Box
EL	Eaves Level	TP	TacCPS Paving
FH	Fire Hydrant	W	Water Inspection Cover
G	Gully	WM	Water Meter
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

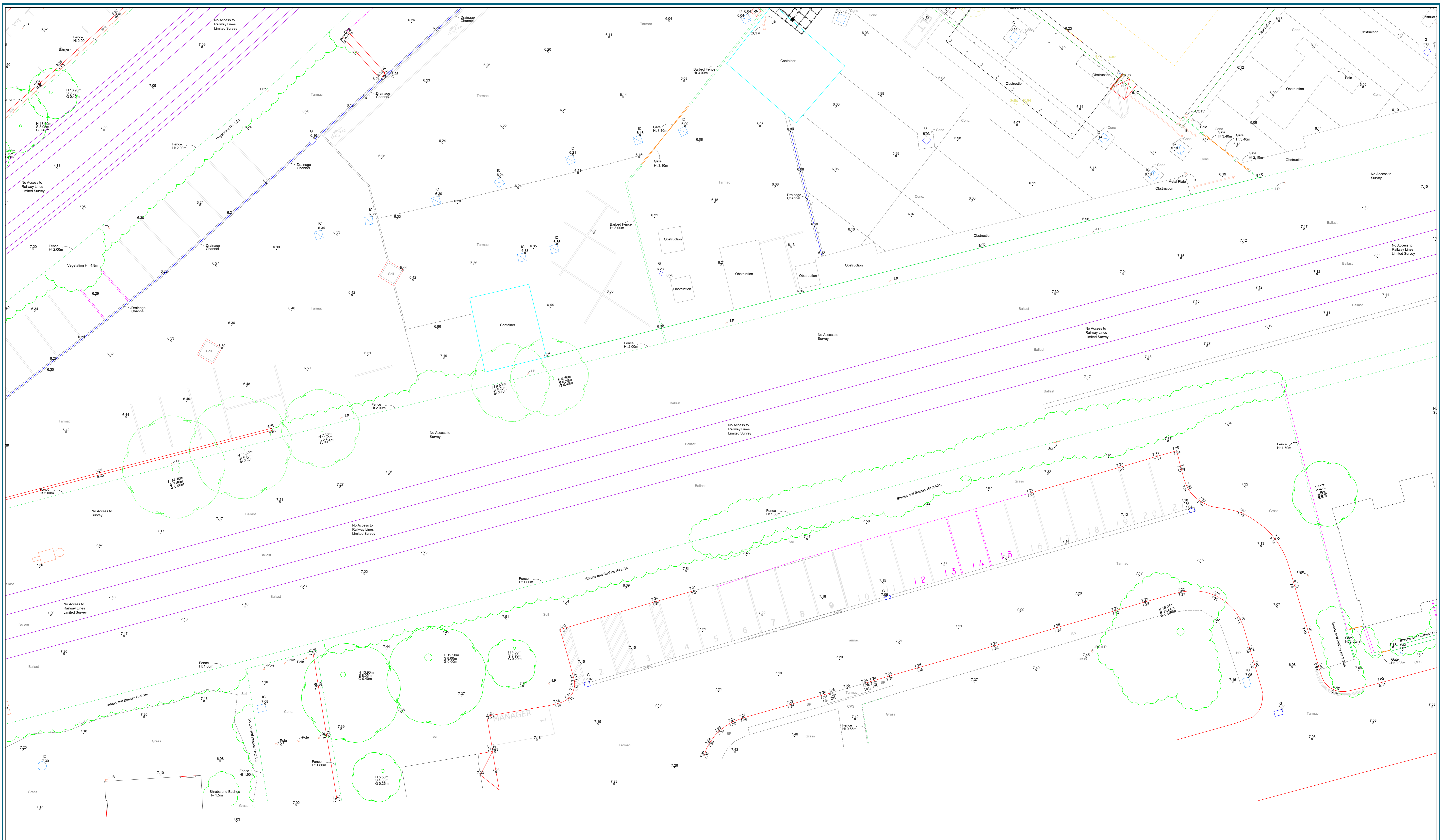
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**Title:** Topographic Survey Sheet 8

**Date:** August 2018

**Dwg No:** LS2024/T/08RevA

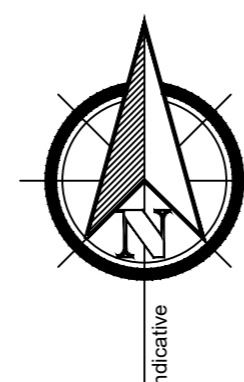
Point 2 Surveyors Ltd,  
 3rd Floor,  
 17 Slingsby Place,  
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**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
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**Stations:**  
 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                         |      |                        |
| IC   | Inspection Cover                  |      |                        |
| ILB  | Illuminated Bollard               |      |                        |
| IRS  | Illuminated Road Sign             |      |                        |
| JB   | Junction Box                      |      |                        |
| LP   | Lamp Post                         |      |                        |
| MH   | Man Hole Cover                    |      |                        |
| PB   | Post Box                          |      |                        |
| PL   | Pavement Light                    |      |                        |



S1	S2
S3	S4
S5	S6
S8	S9
S7	S10

Project: Homebase, Richmond

Title: Topographic Survey Sheet 9

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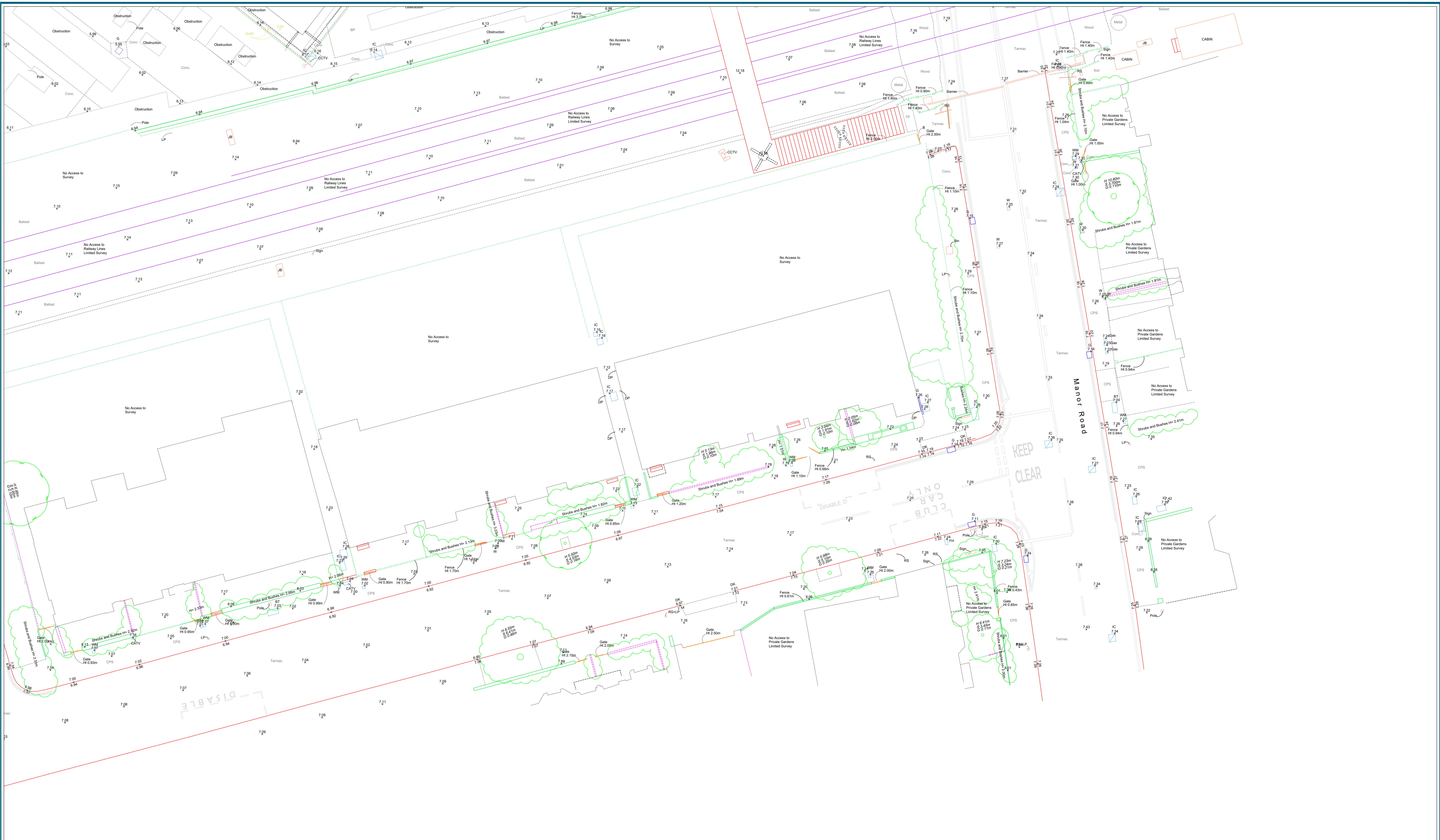


Drawn By: SB

Scale: 1:100 @ A0

Date: August 2018

Dwg No: LS2024/T/09RevA



**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
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**Stations:**  
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 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		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

S1	S2
S3	S4
S5	S6
S8	S9
	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

**Scale:** 1:100 @ A0

**Date:** August 2018

**Title:** Topographic Survey Sheet 10

**Dwg No:** LS2024/T/10RevA

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**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
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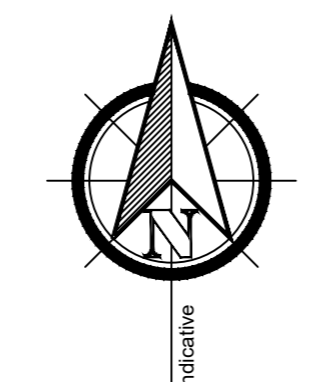
**Stations:**  
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 STN03 - 518969.606, 175528.346, 6.724

**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		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

		S13
	S11	S12
	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10



**Project:** Homebase, Richmond

**Drawn By:** SB

**Scale:** 1:100 @ A0

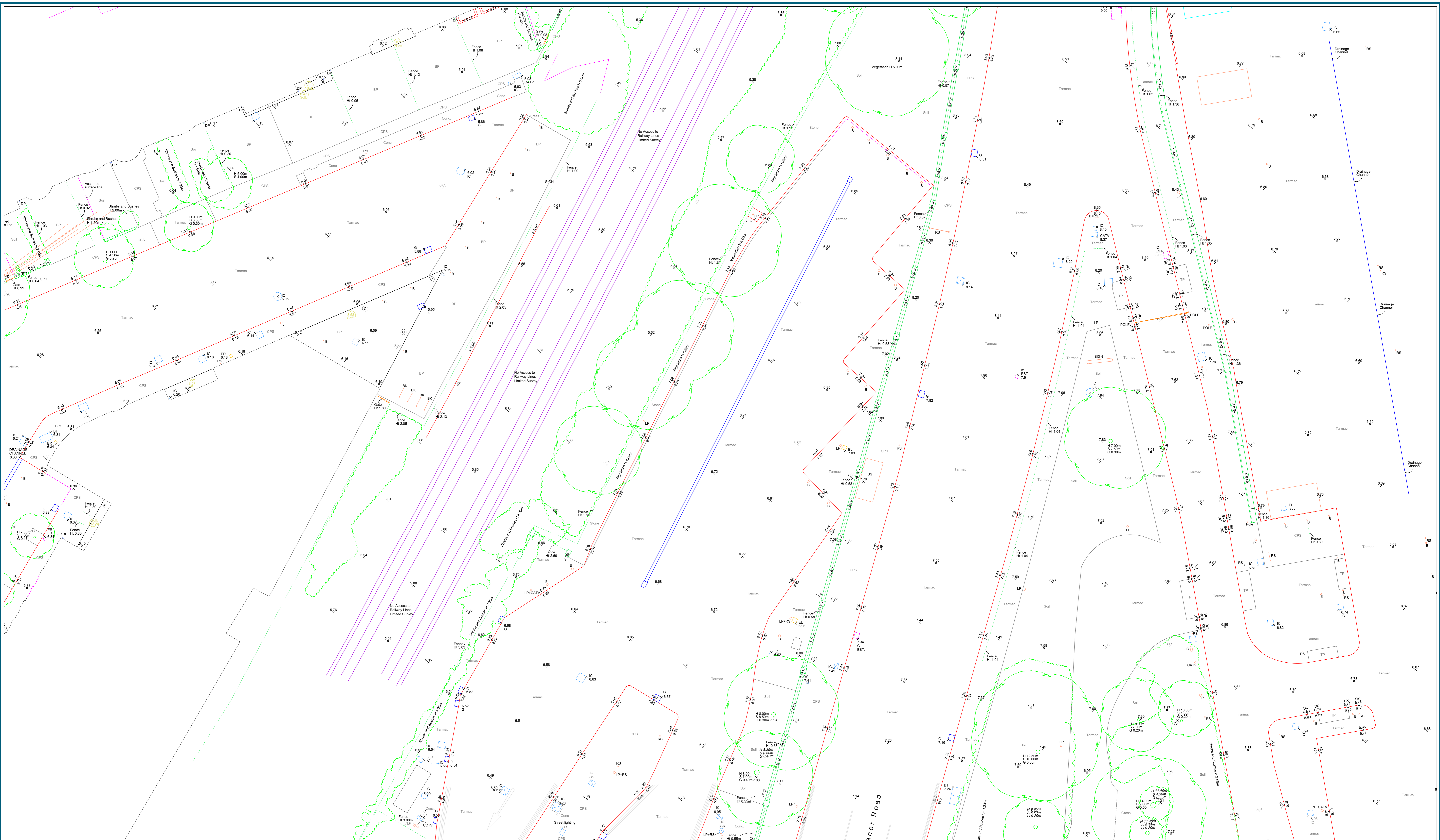
**Date:** August 2018

**Title:** Topographic Survey Sheet 11

**RevB:** Additional Area Added to Plan

**Dwg No:** LS2024/T/11RevA

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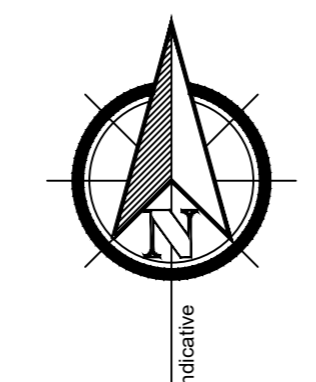
**Stations:**  
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 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

**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
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EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
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ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

		S13
S11	S12	
S1	S2	
S3	S4	
S5	S6	S7
S8	S9	S10



**Project:** Homebase, Richmond

**Drawn By:** SB

**Scale:** 1:100 @ A0

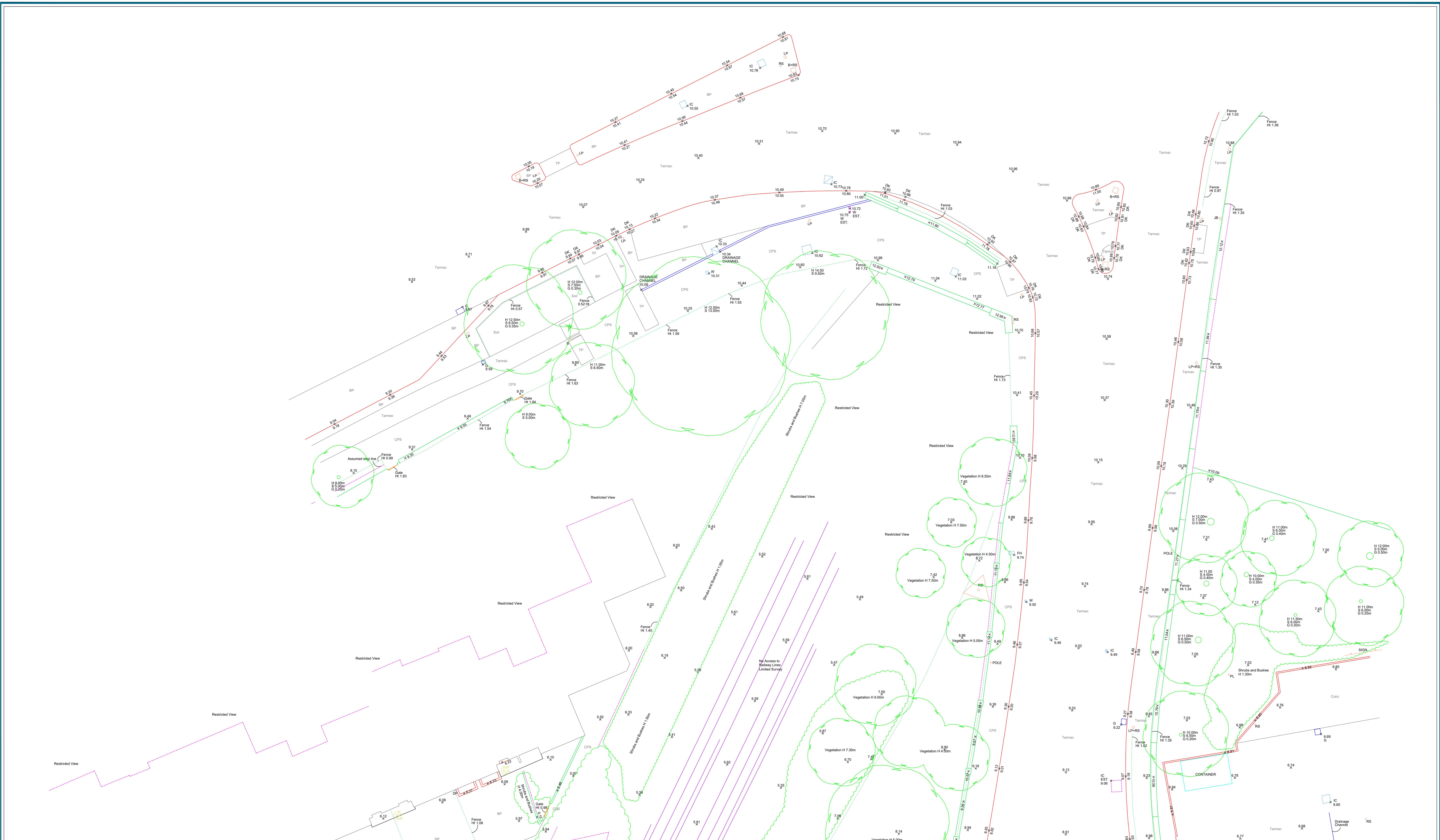
**Date:** August 2018

**Title:** Topographic Survey Sheet 12

**RevB:** Additional Area Added to Plan

**Dwg No:** LS2024/T/12RevA

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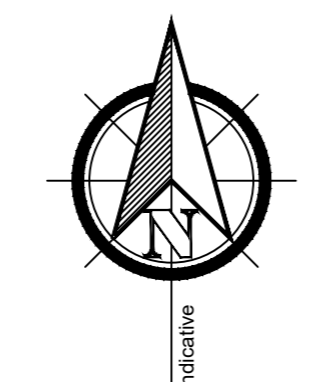
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 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

**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		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

		S13
	S11	S12
	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10



Project: Homebase, Richmond

Title: Topographic Survey Sheet 13

RevB: Additional Area Added to Plan

Drawn By: SB

Scale: 1:100 @ A0

Date: August 2018

Dwg No: LS2024/T/13RevA

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**APPENDIX G**

**Principles of Geo-Environmental Risk Assessment**

### Principles of Environmental Risk Assessment

The Environmental Protection Act 1990, Part II A Contaminated Land (Section 57 of the Environment Act 1995) and the Contaminated Land Regulations 2006 (and 2012 amendments) provide a basis on which to determine the risks and liabilities presented by a contaminated site. Contaminated Land is defined within Section 78A(2) of the Environmental Protection Act 1990, Part II A Contaminated Land (by commencement of Section 86 of The Water Act 2003 [Commencement Order No. 11] Order 2012) as:

*“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, on or under the land that-*

- (a) Significant harm is being caused or there is 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.”

Section 57 of the Environment Act 1995 requires that any site identified as being “contaminated” by the Local Authority will be registered by them and remediation will be required to render the site fit for use.

The presence of contamination is not the sole factor for deciding whether a site is contaminated. Relevant parties should identify site-specific risks and provide objective, cost-effective methods to manage the contamination in a manner which satisfies the proposed end-use.

A risk-based approach, which takes both technical and non-technical aspects into consideration when making decisions on contamination resulting from past, present or future human activities, is advocated. The assessment of environmental risks generally relies on the identification of three principal elements forming a ‘pollutant or contaminant linkage’:

<b>Source:</b>	the contaminant
<b>Pathway:</b>	the route through which the contaminant can migrate, and
<b>Receptor:</b>	all human, animal, plant, controlled water or property that may be adversely affected (harmed) by the contaminant

In the absence of one of these elements, on a given site, there is no risk. Where all three elements are present, risk assessment is required to determine the significance of the harm or pollution that is being or may be caused. As outlined above, the terms of the Contaminated Land regime specify that remediation need only be implemented where a site is causing, or there is a significant possibility that it will cause, significant harm, or that pollution of controlled waters is being caused or there is a significant possibility of such pollution being caused.

Development of contaminated land is usually addressed through the application of planning and development legislation and guidance (i.e. NPPF). The suitable for use approach is regarded as the most appropriate basis to deal with contaminated land, taking account of environmental, social and economic objectives. The assessment is made in the context of the proposed land use.



**Risk Classification Matrix**

		Consequence			
		Severe (Sv)	Medium (Md)	Mild (Mi)	Minor (Mr)
Probability	High (Hi)	Very high risk	High Risk	Moderate Risk	Moderate/low risk
	Likely (Li)	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood (Lw)	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely (Ul)	Moderate/low risk	Low risk	Very low risk	Very low risk

After CIRIA Report C552, Contaminated Land Risk Assessment A Guide to Good Practice, 2001

**Classification of Consequence**

Classification	Definition	Examples
<b>Severe</b>	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem or organisation forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
<b>Medium</b>	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem or organism forming part of such ecosystem, (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentration of a contaminant from site exceeds the generic or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve. Lesser toxic and asphyxiate effects of carbon dioxide
<b>Mild</b>	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the Draft Circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
<b>Minor</b>	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discoloration of concrete.

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### **A.3 Thames Water Correspondence**

- Sewer asset records
- Surface water flooding property history
- Preplanning enquiry (foul water)