Mr & Mrs Frost

29-31 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA

Screening Assessment

Project no. 1921843 – 01 (01)

APRIL 2021

RSK GENERAL NOTES

Report No.: 1921843 - 01 (01)

Title: Screening Assessment for 29-31 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA

Client: Mr & Mrs Frost

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01	28/04/2021	WSP comments	M Mould	See above

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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1 INTRODUCTION

1.1 Instructions

RSK Environment Limited (RSK) were commissioned by WSP, on behalf of Mr & Mrs Frost (the "Client") to carry out a Screening Assessment in relation to the proposed development at 29-31 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, within the London Borough of Richmond Upon Thames.

1.2 Regulatory Context

This assessment is intended to be compliant with the guidance provided by the London Borough of Richmond Upon Thames in the following documents:

- Basement Assessment User Guide. London Borough of Richmond Upon Thames and Metis Consultants Ltd, 2021; and
- Planning Advice Note: Good Practice Guide on Basement Developments. London Borough of Richmond Upon Thames, May 2015.

The above documents were produced based on the recommendations of the following document:

- Basement Developments: Review of Planning Implications. Reference 30045/001. Peter Brett Associates LLP, June 2014.

The guidance applies to all development proposals (in the London Borough of Richmond Upon Thames) that feature basements, cellars, or other subsurface structures (collectively termed as 'basements' within the documentation). This includes new structures and extensions to existing structures.

Planning applications which feature basements will need to provide supporting information regarding the potential level of impact the proposed development will have. The applicant will need to show that the proposal will not adversely impact the site, neighbouring properties and the wider natural environment, including impacts to groundwater and water transferred via throughflow.

1.3 Existing information provided

The following information has been provided to RSK, which is relied upon to inform this report:

Documents

1. 29-31 High Street, Hampton Wick: Flood Risk Assessment and Indicative Surface Water Drainage Strategy. Reference 133989-R1(2)-FRA. RSK LDE Ltd, January 2021.
2. 29-31 High Street, Hampton Wick: Phase 1 Desk Study. Reference 20/11967/KJC Rev 2. Albury S.I. Ltd, 1st February 2020.
3. Pre-Application Request at 29-31 High Street, Hampton Wick. Reference let002.LB.BS.21160002. WSP Indigo, 15th November 2019.

4. Hampton Wick High Street – Pre-Application Document. Reference A Doc (99) 01 Rev B. Fletcher Crane Architects, 14th November 2019.

*Scheme Drawings - Existing (Included in **Appendix B**):*

- 1911/TP(00)02 (05/02/2021) Existing Block Plan
- 1911/TP(00)04 (05/02/2021) Existing Site Plan
- 1911/TP(10)00 (05/02/2021) Existing Basement Plan
- 1911/TP(10)01 (05/02/2021) Existing Ground Floor Plan
- 1911/TP(10)02 (05/02/2021) Existing First Floor Plan
- 1911/TP(10)03 (05/02/2021) Existing Second Floor Plan
- 1911/TP(10)04 (05/02/2021) Existing Roof Plan
- 1911/TP(11)01 (05/02/2021) Existing Elevations
- 160519/Topo (05/06/2019) Topographic Survey
- 160519/Els1-4 (05/06/2019) Elevations 1 – 4;
- 160519/Els5-11 (05/06/2019) Elevations 5 – 11;
- 160519/Els12-14 (05/06/2019) Elevations 12 – 14;
- 160519/1st (05/06/2019) First, Second & Loft Plans;
- 160519/Grd (05/06/2019) Ground & Basement Floor Plans;
- 160519/Loc (05/06/2019) Elevation & Section Location Plan; and
- 160519/Out (05/06/2019) Outbuilding.

*Scheme Drawings - Proposed (Included in **Appendix C**):*

- 1911/TP(00)03 (05/02/2021) Proposed Block Plan
- 1911/TP(00)05 (05/02/2021) Proposed Site Plan
- 1911/TP(10)20-A (15/04/2021) Proposed Basement Floor Plan
- 1911/TP(10)21 (05/02/2021) Proposed Ground Floor Plan
- 1911/TP(10)22 (05/02/2021) Proposed First Floor Plan
- 1911/TP(10)23 (12/02/2021) Proposed Second Floor Plan
- 1911/TP(10)24 (05/02/2021) Proposed Roof Floor Plan
- 1911/SK003 (27/01/2021) Schedule of Accommodation – Proposed

1.4 Limitations

The comments given in this report and the opinions expressed are based on review of publicly available and Third Party data. RSK take no responsibility for any errors or omissions in such data.

There may be conditions pertaining to the site that have not been disclosed and, therefore, could not be taken into account. In particular, it should be noted that ground

conditions across the site may be variable. In addition, groundwater levels may vary from those reported due to seasonal, or other, effects.

It is to be noted that to date no detailed ground investigation has been undertaken at the site to confirm the ground conditions and that the assessments are made based on Third Party and publicly available records and engineering experience of projects in similar ground conditions. For detailed design a ground investigation should be undertaken to confirm the assumed ground conditions.

This report is based on information available at the time of writing. This report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

2 SITE DETAILS

2.1 Site description

The site is located at 29-31 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, National Grid reference 517522E, 169449N as shown on **Figure 1**.

Figure 1: Site Location

The site covers an area of approximately 921 m^2 (0.0921ha) and currently comprises two retail units at 29 and 31 High Street, which make up the site's frontage. These units are 2 and 3-storeys in height, respectively, with the upper floors comprising a residential unit. Number 29b is located to the rear and comprises two light industrial workshops. A small basement is located below Number 31, with finished floor levels of 5.97 m to 6.34 m AOD. Two dilapidated storage units and car parking spaces are also located to the rear of the site. The site is almost entirely laid to building cover/hardstanding with small areas of soft landscaping around the site periphery. No trees are present on the site; however, a number of trees are present immediately beyond the site boundary. The existing site plan is shown on **Figure 2**, with further existing scheme drawings given in **Appendix B**.

Figure 2: Existing Site Plan

A site-specific topographic survey (**Appendix B**) carried out by Survey and Engineering Services Ltd. shows existing site levels vary from 8.85 m AOD in the southwest of the site to 7.97 m AOD at the site entrance in the northeast of the site, with ground level generally sloping downwards at c.1 degrees in a southwest to northeast direction.

2.2 Proposed development

With reference to the Flood Risk Assessment and Indicative Surface Water Drainage Strategy (Ref.1, Section 1.3), the following is understood:

The existing retail units fronting the High Street, with commercial and retail space located on the ground floor and residential flats located on the upper floors, will be partly demolished, along with the workshops forming part of 29 High Street, 29b High Street and the delipidated workshops to the rear of the site. In their place the following will be constructed:

- Two Class E units located at the ground floors of 29 and 31 High Street with a finished floor level of 8.1 m AOD;
- A Class E business unit to the rear of 29 and 31 High Street (finished floor levels of 8.1 m and 8.39 m AOD) and two workshops at the rear of the site beyond the car parking area (finished floor level of 8.1 m and 8.71 m AOD);
- Eight residential units comprising six flats located at the first and second floors of 29 and 31 High Street and two further flats located to the rear of the site above the workshops at first and second floor level; and
- An extension to the existing basement (both in terms of depth and area) beneath 31 High Street, ancillary to Class E units, with a finished floor level of 5.10 m AOD. The existing basement floor level will be lowered by up to a further 1.24 m bgl to up to c.3.2 m bgl, with an increase in area of 99.3 m^2 from 36.0 m^2 to 135.3 m^2.

Outside of the footprint of the proposed basement, the development will effectively maintain existing ground levels.

The existing site access between 27 and 29 High Street will be maintained. Within the courtyard, there are two proposed pedestrian entrances into the commercial units/upper floor residential flats. The proposed parking layout will be in a similar location to that of the existing site with 4 spaces allocated for the residential units and 1 allocated for the commercial and retail units.

Surface water from the proposed development will be managed by attenuation prior to discharge to the nearby sewer. In order to prevent flooding, both on and off the site, a variety of SuDS will be utilised to control surface water flows, including an area of permeable paving, a modular storage tank and a green roof.

Details of the proposed development layout are shown on **Figure 3**, with further proposed scheme drawings given in **Appendix C**.

Figure 3: Proposed Development Layout

Net GIA

#	Room Name	Area m2
01	Class E Basement	135
02	Class E	233
03	Class E	76
04	Class E	90
07	1B2P	50
08	1B2P	50
09	1B2P	50
10	1B2P Duplex	56
11	2B4P Duplex	85
12	3B5P	110
13	1B2P	50
14	2B3P	61
		1,046 m²

Gross GIA

Level	Area m2
Block 01	
Basement	135
Ground Floor	377
First Floor	304
Second Floor	65
Second Floor	44
Second Floor	59
Block 02	
Ground Floor	101
First Floor	60
Second Floor	60
	1,205 m²

Overall GEA

Level	Area
Basement	156
Ground Floor	120
	412
First Floor	72
	335
Second Floor	53
	72
	72
	76
	1,368 m²

Existing GIA Retained

Level	Area m²
Basement	38
Ground Floor	46
First Floor	38
Second Floor	34
Total	154 m²

= 1,105 1m² New Build

3 DESK STUDY FINDINGS

3.1 Ground conditions

3.1.1 Geology

At the time of writing, no site-specific intrusive ground investigation has been undertaken to confirm the underlying geology and groundwater levels on site.

Published British Geological Survey (BGS) mapping for the area indicates that the site is underlain by superficial deposits comprising the Kempton Park Gravel Member overlying the London Clay Formation.

The nearest BGS historical borehole record to the site, 'TQ16NE113' (**Appendix D**), dated 1970 and located c.50m to the south east of the site, describes the ground conditions encountered as follows:

- GL to 0.46 m bgl: Made Ground 'Sand, topsoil and rubble';
- 0.46 m to 1.37 m bgl: Made Ground 'Soft grey silty clay with brick fragments and gravel;
- 1.37 m to 2.95 m bgl: 'Soft grey/brown silty clay';
- 2.95 m to 5.64 m bgl: 'Medium to coarse flint gravel';
- 5.64 m to 6.10 m bgl: 'Firm brown clay';
- 6.10 m to 6.40 m bgl: 'Firm to stiff grey clay';
- Water struck at 1.37 m bgl; and
- Standing water level at 1.52 m bgl.

3.1.2 Mining, ground workings, landfilling, artificial ground and natural cavities,

With reference to the 'Groundsure Enviro+Geo Insight' report included in the Phase 1 Desk Study (Ref.2, Section 1.3), the following information is given:

- No reported active, recent or historical landfills or waste sites on site or within a 500 m radius of the site;
- No reported artificial and made ground on site, 1no. reported within a 0-50 m radius of the site, 5no. reported within a 50-250 m radius of the site and 2no. reported within a 250-500 m radius of the site; and
- No reported mining, ground workings and natural cavities on site, 25no. surface ground working reported within a 50-250 m radius of the site.

3.1.3 Natural ground subsidence

With reference to the 'Groundsure Enviro+Geo Insight' report included in the Phase 1 Desk Study (Ref.2, Section 1.3), the following information is given:

- Shrink swell clays: Negligible risk;
- Running sands: Very low risk;
- Compressible deposits: Very low risk;

- Collapsible deposits: Very low risk;
- Landslides: Very low risk; and
- Ground dissolution of soluble rocks: Negligible risk.

3.1.4 Tunnels and railway lines

With reference to the 'Groundsure Enviro+Geo Insight' report included in the Phase 1 Desk Study (Ref.2, Section 1.3), the following information is given:

- No reported railway infrastructure and projects on site, 6no. historical railway and tunnel features within a 50-250 m radius of the site, 18no. railways within a 50-250 m radius of the site and 26no. proposed Crossrail 2 features associated with the Kingston Loop Line that are not currently under construction within a 500 m radius of the site.

3.2 Hydrogeology

3.2.1 Aquifer characteristics

With reference to the 'Groundsure Enviro+Geo Insight' report included in the Phase 1 Desk Study (Ref.2, Section 1.3), the site is underlain by a Principal aquifer of medium vulnerability associated with the Kempton Park Gravel Member, with the underlying London Clay Formation classed as an unproductive strata. The site is not located within a groundwater Source Protection Zone.

With reference to Section 3.1.1, the historical BGS borehole record located c.50 m to the southeast of the site reported a water strike at 1.37 m bgl and standing water at 1.52 m bgl.

On the basis of the above information and given the proximity of the site to the River Thames, it is anticipated that shallow groundwater will be present at the site.

3.2.2 Risk from rising groundwater levels

The site is outside the areas defined in CIRIA Special Publication 69 (Simpson et al., 1989) as being at risk from rising groundwater levels in the deep aquifer beneath London.

3.3 Hydrology

3.3.1 Surface watercourses

With reference to the Flood Risk Assessment and Indicative Surface Water Drainage Strategy (Ref.1, Section 1.3), Ordnance Survey (OS) mapping and the EA's web-based mapping, the nearest EA Main River is the River Thames, which is located approximately 130 m to the east of the site and flows in a south to north direction in the vicinity of the site. The River Thames's tidal influence is limited to those areas downstream of Teddington Lock and as the site is located approximately 2.8 km upstream of Teddington Lock the Thames is unlikely to be affected by any tidal influence in this location. There is an EA Main River called the Hogsmill River that discharges into the River Thames located approximately 390 m to the southeast of the site.

There is also a series of drainage ditches located approximately 130 m to the south of the site. Flow within these drainage ditches appears to be generally in a southwest to

northeast direction, following local topography and they appear to discharge into the River Thames. These drainage ditches are classed as Ordinary Watercourses.

Other notable water features include Hampton Wick Pond located approximately 290 m to the southwest of the site and a series of ponds (including Leg of Mutton Pond and Heron Pond) located approximately 800 m to the northwest of the site.

3.3.2 Site drainage

With reference to the Flood Risk Assessment and Indicative Surface Water Drainage Strategy (Ref.1, Section 1.3), surface water runoff is currently thought to discharge via the gulleys shown on the topographic survey into the mains sewers. Thames Water sewer plans indicate that a surface water sewer originates on the site and appears to flow into a 300 mm diameter surface water sewer below High Street (although Thames Water were unable to confirm this connection). They also show a Thames Water foul sewer which originates beneath the site with two Thames Water owned manhole covers located on site. The on-site foul sewer appears to connect into a 175 mm diameter foul sewer beneath High Street, although again Thames Water were unable to confirm this connection.

3.4 Flooding

With reference to the Flood Risk Assessment and Indicative Surface Water Drainage Strategy (Ref.1, Section 1.3), the following flood risks are given:

- Flooding from rivers (fluvial flood risk): Moderate risk;
- Flooding from the sea (tidal flood risk): Low risk;
- Flooding from the land (overland pluvial flood risk): Low risk;
- Flooding from groundwater: Low to Moderate risk;
- Flooding from sewers: Low risk; and
- Flooding from reservoirs: Low risk.

4 SCREENING ASSESSMENT

4.1 Introduction

With reference to the Basement Assessment User Guide (Section 1.2), a Screening Assessment is used to identify any potential matters that may have an adverse impact and determine if a Basement Impact Assessment is required.

The following steps explain how users can identify whether a proposed development requires the submission of a Screening Assessment during the planning process:

Step 1:
Determine through the London Borough of Richmond upon Thames' SFRA map if the proposed property falls within one of the two following borough designations:

- an area with >= 25% susceptibility to groundwater flooding
- one of the four throughflow catchment areas

If the proposed development falls within one (or both) of these two designations, and contains a basement, then the applicant needs to complete a Screening Assessment.

Step 2:
The type of information required within a Screening Assessment is determined by the answers to the set of questions set out in Section 4 of this User Guide.

For all questions where the response is "yes", or where the answer is currently unknown, these matters should be taken forward and investigated as part of the Basement Impact Assessment. Questions where the response is "no" should have accompanying information / supporting evidence to justify the response, structured within a Screening Assessment document that addresses each of the questions. For further guidance on the requirements of a Basement Impact Assessment, see Section 5.

Step 3:
In instances where the accompanying information / supporting evidence provided as part of the Screening Assessment was undertaken by a chartered professional, the information should be signed off by the specialist who carried out the works (see Section 6). A completed version of the form should be provided as part of the Screening Assessment to confirm that the supporting information provided aligns with the answers provided in response to the Screening Assessment questions.

4.2 Step 1

With reference to the London Borough of Richmond Upon Thames' SFRA map:

- The site is located within an area with between 50% to <75% susceptibility to groundwater flooding; and
- The site is not located within one of the four throughflow catchment areas.

Therefore, a Screening Assessment is required for the proposed site development.

The groundwater flooding susceptibility map for the site is shown in **Figure 4**.

Figure 4: Groundwater Flooding Susceptibility Map

4.3 Step 2

The defined set of questions, along with responses are given in **Table 1**, **Table 2** and **Table 3**.

Table 1: Subterranean Characteristics

Question		Answer	Evidence/Comment
1	Does the recorded water table extend above the base of the proposed subsurface structure?	Yes	With reference to Section 3.1.1, the historical BGS borehole record located c.50 m to the southeast of the site reported a water strike at 1.37 m bgl and standing water at 1.52 m bgl. On the basis of the above information and given the proximity of the site to the River Thames, it is anticipated that shallow groundwater will be present at the site
2	Is the proposed subsurface development structure within 100m of a watercourse or spring line?	No	With reference to Section 3.3.1, the nearest watercourse (River Thames) is c.130m from the site.
3	Are infiltration methods proposed as part of the site's drainage strategy?	Yes	With reference to Section 2.2, a variety of SuDS will be utilised to control surface water flows, which includes an area of permeable paving.
4	Does the proposed excavation during the construction phase extend below the local water table level or spring line (if applicable)?	Yes	See response to question 1.
5	Is the most shallow geological strata at the site London Clay?	No	With reference to Section 3.1.1, the most shallow natural geological stratum at the site is anticipated to be the Kempton Park Gravel Member.
6	Is the site underlain by an aquifer and/or permeable geology?	Yes	With reference to Section 3.2.1, the site is anticipated to be underlain by a Principal aquifer.

Table 2: Land Stability

Question		Answer	Evidence/Comment
1	Does the site, or neighbouring area, topography include slopes greater than 7°?	No	With reference to Section 2.1, the site slopes downwards at c.1 degrees to the northeast.
2	Will changes to the site's topography result in slopes greater than 7°?	No	With reference to Section 2.2, Outside of the footprint of the proposed basement, the development will effectively maintain existing ground levels.
3	Will the proposed subsurface structure extend significantly deeper underground compared to the foundations of the neighbouring properties?	Yes	With reference to Section 2.2, the proposed depth to basement floor level of up to 3.2 m bgl is anticipated to be significantly deeper than foundation depths of neighbouring properties, assuming they are founded on shallow spread footings.
4	Will the implementation of the proposed subsurface structure require any trees to be felled or uprooted?	No	With reference to the proposed development plans in **Appendix C**, there are no trees located within or in close proximity to the proposed basement footprint.
5	Has the ground at the site been previously worked?	Yes	With reference to Section 2.1, given the brownfield nature of the site and the presence of an existing basement, it is anticipated that Made Ground and/or reworked natural ground will be present on site.
6	Is the site within the vicinity of any tunnels or railway lines?	No	With reference to Section 3.1.4, there are no reported tunnels or railway lines within a 50m radius of the site.

Table 3: Flood Risk and Drainage

Question		Answer	Evidence/Comment
1	Will the proposed subsurface development result in a change in impermeable area coverage on the site?	No	With reference to Section 2.1 and 2.2, the existing ground surface is effectively 100% impermeable, therefore the impermeable ground surface area coverage on the site will not change as a result of the proposed subsurface development.
2	Will the proposed subsurface development impact the flow profile of throughflow, surface water or groundwater to downstream areas?	Yes	With reference to Section 2.2, the proposed increased depth and footprint area of the subsurface development compared to the existing subsurface development will impact the flow profile of throughflow, surface water or groundwater to downstream areas to some degree. However, The London Borough of Richmond upon Thames Planning Advice Note: Good Practice Guide on Basement Developments (2015) states that a small basement is unlikely to have a significant effect on the groundwater regime of a local area, even if it is built below the groundwater table
3	Will the proposed subsurface development increase throughflow or groundwater flood risk to neighbouring properties?	Yes	With reference to Section 2.2, the proposed increased depth and footprint area of the subsurface development compared to the existing subsurface development will impact the flow profile of throughflow, which may increase groundwater flood risk to neighbouring properties to some degree. However, The London Borough of Richmond upon Thames Planning Advice Note: Good Practice Guide on Basement Developments (2015) states that a small basement is unlikely to have a significant effect on the groundwater regime of a local area, even if it is built below the groundwater table

4.4 Step 3

The Site and Assessment Verification form is given in **Table 4** and **Table 5**.

Table 4: Site Details

Site Details	Applicant Information
Site Name	Hampton Wick High Street
Planning Application reference (if applicable)	Unknown
Address and postcode	29-31 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA.
Brief description of the proposed works	Part demolition of existing retail/residential units fronting the High Street, along with full demolition of the workshops forming part of 29 High Street, 29b High Street and the delipidated storage units to the rear of the site. In their place the following will be constructed: • Two Class E units located at the ground floors of 29 and 31 High Street with a finished floor level of 8.1 m AOD; • A Class E business unit to the rear of 29 and 31 High Street (finished floor levels of 8.1 m and 8.39 m AOD) and two workshops at the rear of the site beyond the car parking area (finished floor level of 8.1 m and 8.71 m AOD); • Eight residential units comprising six flats located at the first and second floors of 29 and 31 High Street and two further flats located to the rear of the site above the workshops at first and second floor level; and • An extension to the existing basement (both in terms of depth and area) beneath 31 High Street, ancillary to Class E units, with a finished floor level of 5.10 m AOD. The existing basement floor level will be extended by up to a further 1.24 m bgl to up to c.3.2 m bgl, with an increase in area of 99.3 m^2 from 36.0 m^2 to 135.3 m^2.
Geology type	Kempton Park Gravel Member overlying the London Clay Formation.
Presence of aquifer?	Principal aquifer of medium vulnerability associated with the Kempton Park Gravel Member.

Total site area (Ha)	0.0921
Is the site currently known to be at risk of flooding from any sources?	• Flooding from rivers (fluvial flood risk): Moderate risk; • Flooding from the sea (tidal flood risk): Low risk; • Flooding from the land (overland pluvial flood risk): Low risk; • Flooding from groundwater: Low to Moderate risk; • Flooding from sewers: Low risk; and • Flooding from reservoirs: Low risk.

Table 5: Chartered Professional Verification

Professional Details	Applicant Information
Name	Dr. Clive Gerring
Profession / area of expertise	Geotechnics and engineering geology
Chartered institution and membership level	Geological Society of London Chartered Geologist and Fellow
Brief description of assessment involved	Screening Assessment.
Brief summary of the assessment results	The response to 8no. of the defined set of Screening Assessment questions is "yes" and therefore these matters should be taken forward and investigated as part of a Basement Impact Assessment
Declaration of assessment results	I confirm that I have verified the assessment results and that they are valid within the limitations as set out in Section 1.4 of this report.
Signature	

4.5 Conclusions and recommendations

With reference to Section 4.3, the response to 8no. of the defined set of Screening Assessment questions is "yes" and therefore these matters should be taken forward and investigated as part of a Basement Impact Assessment.

APPENDIX A
SERVICE CONSTRAINTS

1. This report (the "Services") was compiled by RSK Environment Limited (RSK) for Mr & Mrs Frost (the "Client") in accordance with the terms of a contract [RSK Environment Standard Terms and Conditions] between RSK and the Client, dated 26th March 2021. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by an environmental consultant at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.
2. Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. **Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.**
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK 's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the Client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials, unless specifically identified in the Services.
7. The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services or accreditation system (such as UKAS ISO 17020:2012 clause 7.1.6):

a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.

b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.

c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the Client and RSK.

8. The intrusive environmental site investigation aspects of the Services are a limited sampling of the site at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope between the client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species are not present.

9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for setting out and should be considered indicative only.

10. The comments given in this report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

11. Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works.

12. Unless stated otherwise, only preliminary geotechnical recommendations are presented in this report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed.

APPENDIX B
SCHEME DRAWINGS - EXISTING

- 1911/TP(00)02 (05/02/2021) Existing Block Plan
- 1911/TP(00)04 (05/02/2021) Existing Site Plan
- 1911/TP(10)00 (05/02/2021) Existing Basement Plan
- 1911/TP(10)01 (05/02/2021) Existing Ground Floor Plan
- 1911/TP(10)02 (05/02/2021) Existing First Floor Plan
- 1911/TP(10)03 (05/02/2021) Existing Second Floor Plan
- 1911/TP(10)04 (05/02/2021) Existing Roof Plan
- 1911/TP(11)01 (05/02/2021) Existing Elevations
- 160519/Topo (05/06/2019) Topographic Survey

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Key:

Site Boundary

Ownership Boundary

Site Area = 920 m²

N

m 0 10 20 30 40

Existing Schedule of Accomm - Gross GIA	
Name	Area m²
Basement	36
Ground Floor	327
First Floor	168
Second Floor	34
	565 m²

Fletcher Crane Architects Ltd
3-4 Home Park Parade, Hampton Wick, Kingston upon Thames, Surrey, KT1 4BY
T +44 (0)20 8977 4693
www.fletchercranearchitects.com

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. Where applicable this drawing must be read in conjunction with additional information prepared by Fletcher Crane Ltd and/ or others.

Rev	Description	Drawn	Checked	Date

Client's name: Liz & Allan Frost

Scale: 1:1250 @ A3

Drawn | Checked | Date: 05/02/2021

Job title: Hampton Wick High Street

Drawing title: Existing Block Plan

Job No	Drawing No	Status:	Rev
1911	TP(00)02	PLANNING	

FLETCHER CRANE ARCHITECTS

35

33

High Street

T4

T3

Parking

T5

T6

T7

T8

T9

27

25

23

21

19

17

15

13

11

T10

White Hart
Car Park

T1

T2

Key:

Site Boundary

T- Trees (Survey ID)

Root Protection Area

m 0 0.5 1 2 3 4 5

N

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Rev	Description	Drawn	Checked	Date

Client's name: Liz & Allan Frost

Scale: 1:100 @ A1 1:200 @ A3

Note: To print at A3, set print scale to 50%

Drawn Checked Date

05/02/2021

Job title: Hampton Wick High Street

Drawing title: Existing Site Plan

Job No	Drawing No	Status:	Rev
1911	TP(00)04	PLANNING	

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. Where applicable this drawing must be read in conjunction with additional information prepared by Fletcher Crane Ltd and/ or others.

Rev	Description	Drawn	Checked	Date

Client's name
Liz & Allan Frost

Scale:
1:100 @ A1 1:200 @ A3
Note: To print at A3, set print scale to 50%

Drawn Checked Date
05/02/2021

Job title
Hampton Wick High Street

Drawing title
Existing Basement Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)00	PLANNING	

FLETCHER CRANE
ARCHITECTS

35
33
High Street
+8.040
Class E
01
46.2 m²
+8.070
+8.300
±0.000
+8.100
+8.240
Class E
02
115.0 m²
+8.500
3.376
+8.280
Class E
03
165.6 m²
+8.320
27
+8.560
25
T4
T3
Parking
Delapidated Building
01
45.1 m²
T9
T5
23
T6
T7
21
T8
19
T10
17
+8.690
+8.670
Delapidated Building
01
147.5 m²
+8.690
+8.770
15
13
White Hart
Car Park
T1
11
T2

Key:

- Site Boundary
- T- Trees (Survey ID)
- Root Protection Area

m 0 0.5 1 2 3 4 5

N

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Rev	Description	Drawn	Checked	Date

Client's name
Liz & Allan Frost

Scale:
1:100 @ A1 1:200 @ A3
Note: To print at A3, set print scale to 50%

Drawn Checked Date
05/02/2021

Job title
Hampton Wick High Street

Drawing title
Existing Ground Floor Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)01	PLANNING	

FLETCHER CRANE ARCHITECTS

Key:

- Site Boundary
- T- Trees (Survey ID)
- Root Protection Area

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. Where applicable this drawing must be read in conjunction with additional information prepared by Fletcher Crane Ltd and/ or others.

Rev	Description	Drawn	Checked	Date

Client's name: Liz & Allan Frost

Scale: 1:100 @ A1 1:200 @ A3

Note: To print at A3, set print scale to 50%

Drawn Checked Date: 05/02/2021

Job title: Hampton Wick High Street

Drawing title: Existing First Floor Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)02	PLANNING	

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Rev	Description	Drawn	Checked	Date

Client's name
Liz & Allan Frost

Scale:
1:100 @ A1 1:200 @ A3
Note: To print at A3, set print scale to 50%

Drawn Checked Date
05/02/2021

Job title
Hampton Wick High Street

Drawing title
Existing Second Floor Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)03	PLANNING	

FLETCHER CRANE ARCHITECTS

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Rev	Description	Drawn	Checked	Date

Client's name
Liz & Allan Frost

Scale:
1:100 @ A1 1:200 @ A3
Note: To print at A3, set print scale to 50%

Drawn Checked Date
05/02/2021

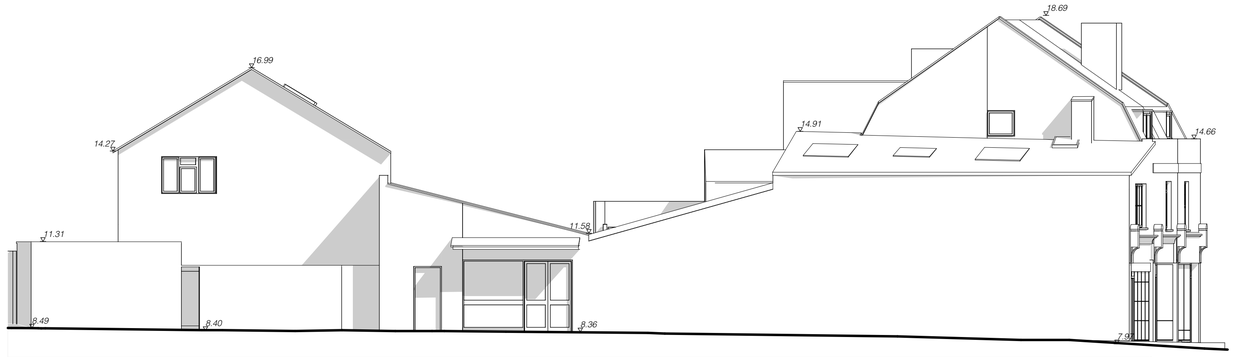
Job title
Hampton Wick High Street

Drawing title
Existing Roof Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)04	PLANNING	

FLETCHER CRANE ARCHITECTS

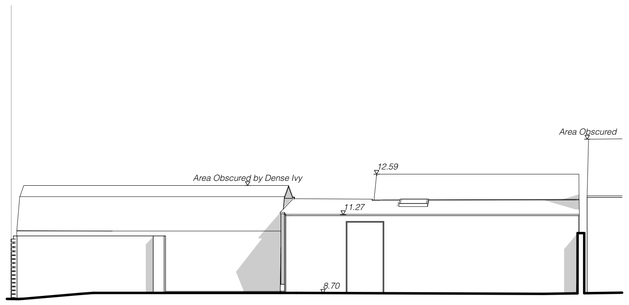
1 Existing Street Elevation 1:100



2 Existing South-East Elevation 1:100

3 Existing South-West Elevation 1:100

4 Existing North-West Elevation 1:100



5 Existing North-East Elevation 1:100

Existing Key

m 0 0.5 1 2 3 4 5

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Rev	Description	Drawn	Checked	Date

Client's name
Liz & Allan Frost

Scale:
1:100 @ A1 1:200 @ A3
Note: To print at A3, set print scale to 50%

Drawn Checked Date
05/02/2021

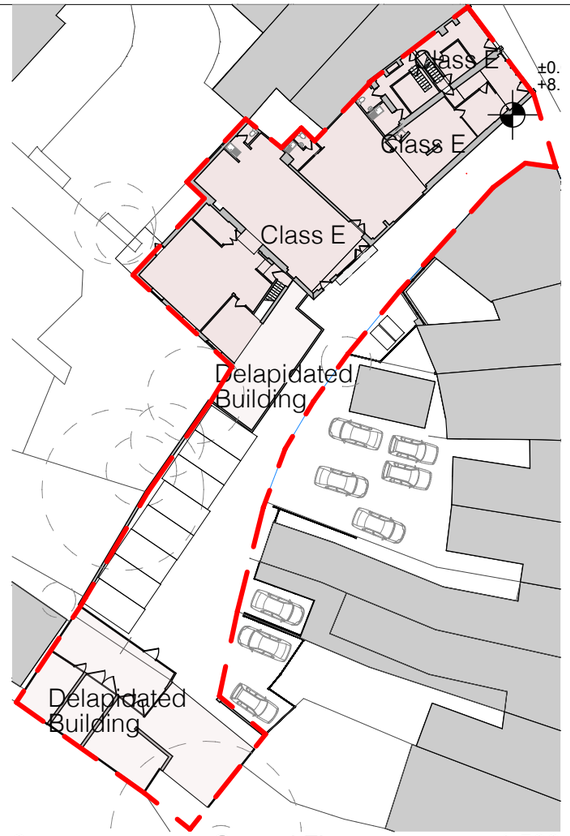
Job title
Hampton Wick High Street

Drawing title
Existing Elevations

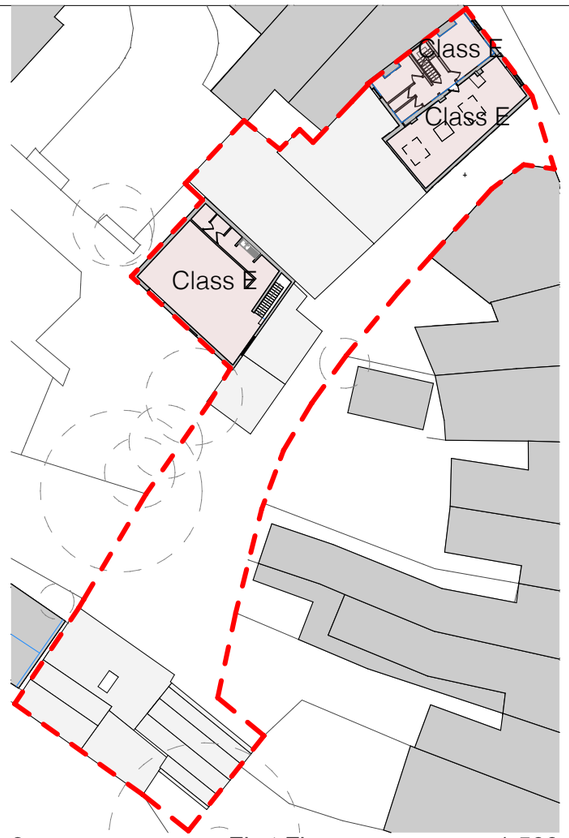
Job No	Drawing No	Status:	Rev
1911	TP(11)01	PLANNING	

FLETCHER CRANE ARCHITECTS

1 Basement 1:500



2 Ground Floor 1:500



3 First Floor 1:500

4 Second Floor 1:500

17(00) Existing Schedule by Use		
#	Zone Name	Area m²
01	Class E	120
02	Class E	166
03	Class E	245
04	Studio Apartment	34
		565 m²

Existing Schedule of Accomm - Gross GIA	
Name	Area m²
Basement	36
Ground Floor	327
First Floor	168
Second Floor	34
	565 m²

5 Key 1:750

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Rev	Description	Drawn	Checked	Date

Client's name: Liz & Allan Frost

Scale: 1:500, 1:750 @ A3

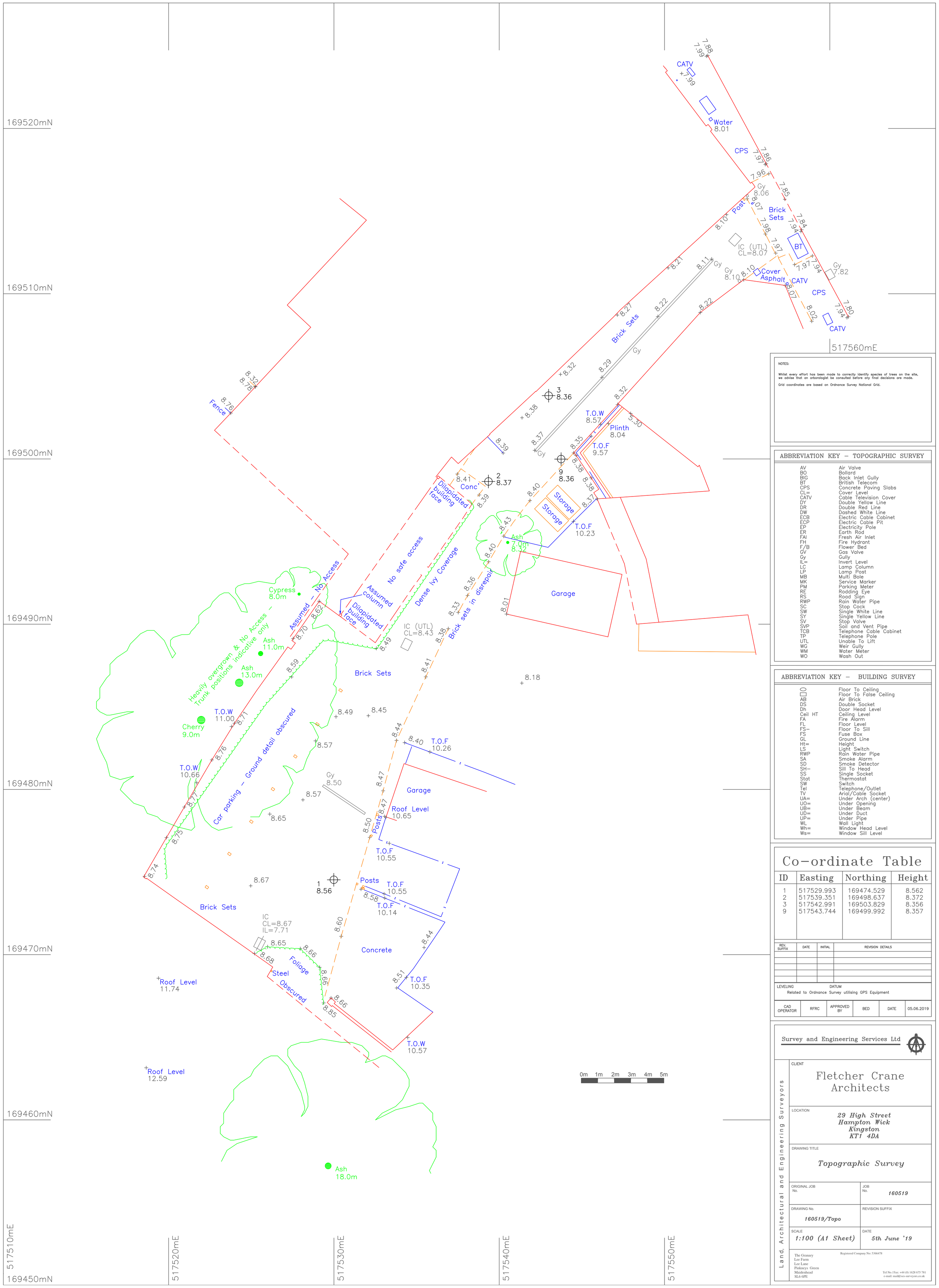
Drawn | Checked | Date: 25/11/2020

Job title: Hampton Wick High Street

Drawing title: Schedule of Accommodation - Existing

Job No	Drawing No	Status:	Rev
1911	SK 004		

FLETCHER CRANE ARCHITECTS



NOTES:

Whilst every effort has been made to correctly identify species of trees on the site, we advise that an arborologist be consulted before any final decisions are made.

Grid coordinates are based on Ordnance Survey National Grid.

ABBREVIATION KEY – TOPOGRAPHIC SURVEY

AV	Air Valve
BO	Bollard
BIG	Back Inlet Gully
BT	British Telecom
CPS	Concrete Paving Slabs
CL=	Cover Level
CATV	Cable Television Cover
DY	Double Yellow Line
DR	Double Red Line
DW	Dashed White Line
ECB	Electric Cable Cabinet
ECP	Electric Cable Pit
EP	Electricity Pole
ER	Earth Rod
FAI	Fresh Air Inlet
FH	Fire Hydrant
F/B	Flower Bed
GV	Gas Valve
Gy	Gully
IL=	Invert Level
LC	Lamp Column
LP	Lamp Post
MB	Multi Bole
MK	Service Marker
PM	Parking Meter
RE	Rodding Eye
RS	Road Sign
RWP	Rain Water Pipe
SC	Stop Cock
SW	Single White Line
SY	Single Yellow Line
SV	Stop Valve
SVP	Soil and Vent Pipe
TCB	Telephone Cable Cabinet
TP	Telephone Pole
UTL	Unable To Lift
WG	Weir Gully
WM	Water Meter
WO	Wash Out

ABBREVIATION KEY – BUILDING SURVEY

⬭	Floor To Ceiling
▭	Floor To False Ceiling
AB	Air Brick
DS	Double Socket
Dh	Door Head Level
Ceil HT	Ceiling Level
FA	Fire Alarm
FL	Floor Level
FS–	Floor To Sill
FS	Fuse Box
GL	Ground Line
Ht=	Height
LS	Light Switch
RWP	Rain Water Pipe
SA	Smoke Alarm
SD	Smoke Detector
SH–	Sill To Head
SS	Single Socket
Stat	Thermostat
SW	Switch
Tel	Telephone/Outlet
TV	Arial/Cable Socket
UA=	Under Arch (center)
UO=	Under Opening
UB=	Under Beam
UD=	Under Duct
UP=	Under Pipe
WL	Wall Light
Wh=	Window Head Level
Ws=	Window Sill Level

Co-ordinate Table

ID	Easting	Northing	Height
1	517529.993	169474.529	8.562
2	517539.351	169498.637	8.372
3	517542.991	169503.829	8.356
9	517543.744	169499.992	8.357

REV. SUFFIX	DATE	INITIAL	REVISION DETAILS

LEVELING DATUM
Related to Ordnance Survey utilising GPS Equipment

CAD OPERATOR	RFRC	APPROVED BY	BED	DATE	05.06.2019

Survey and Engineering Services Ltd

Land, Architectural and Engineering Surveyors

CLIENT
Fletcher Crane Architects

LOCATION
29 High Street
Hampton Wick
Kingston
KT1 4DA

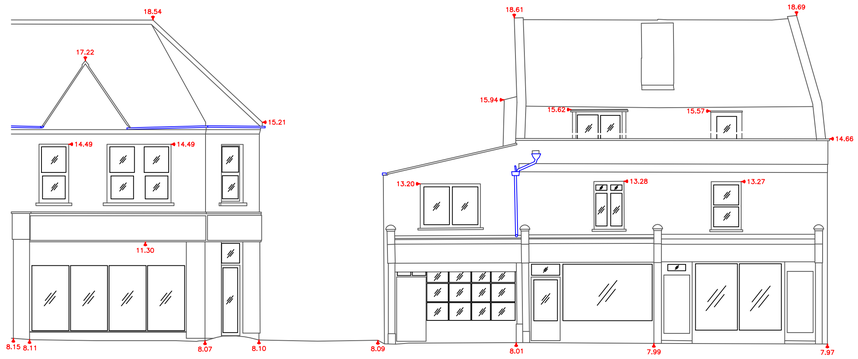
DRAWING TITLE
Topographic Survey

ORIGINAL JOB No.	JOB No. *160519*
DRAWING No. *160519/Topo*	REVISION SUFFIX
SCALE *1:100 (A1 Sheet)*	DATE *5th June '19*

Registered Company No: 5366478

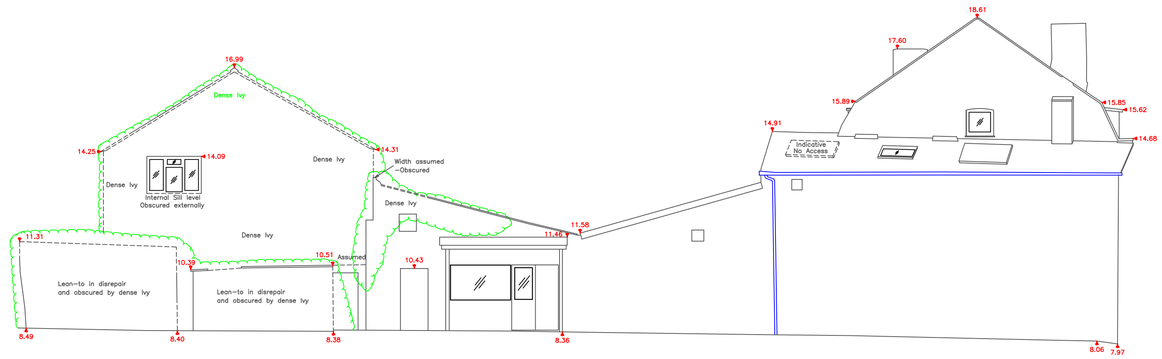
The Granary
Lee Farm
Lee Lane
Pinkneys Green
Maidenhead
SL6 6PE

Tel No / Fax: +44 (0) 1628 675 781
e-mail: mail@ses-surveyors.co.uk



Datum 6.00mts

Elevation 1



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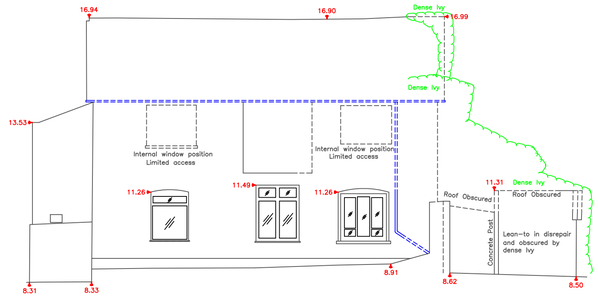
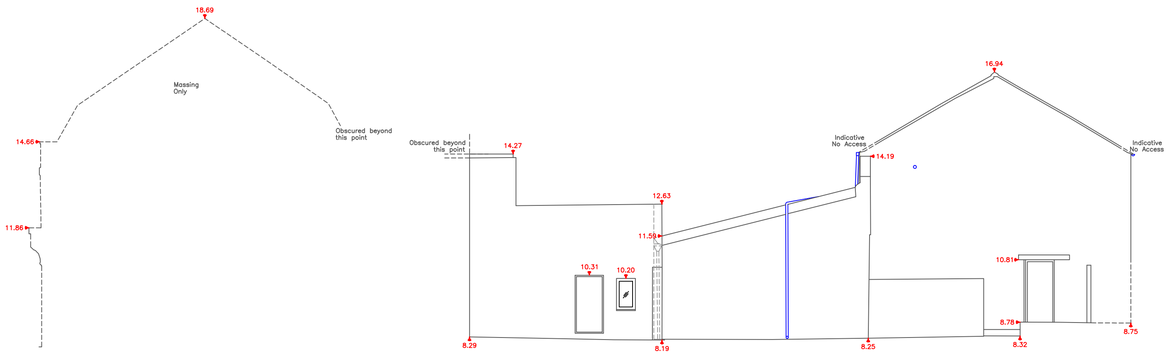
Elevation 2



Datum 6.00mts

Elevation 3



Datum 6.00mts

Elevation 4

NOTES:

Co-ordinate Table

ID	Easting	Northing	Height

REV. SUFFIX	DATE	INITIAL	REVISION DETAILS

LEVELING: DATUM
Related to Ordnance Survey utilising GPS Equipment

CAD OPERATOR	SJC	APPROVED BY	BED	DATE	05.06.2019

Survey and Engineering Services Ltd

Land, Architectural and Engineering Surveyors

CLIENT
Alan & Liz Frost

LOCATION
29A High St
Hampton Wick
Kingston Upon Thames
KT1 4DA

DRAWING TITLE
Elevations 1-4

ORIGINAL JOB No.

JOB No.
160519

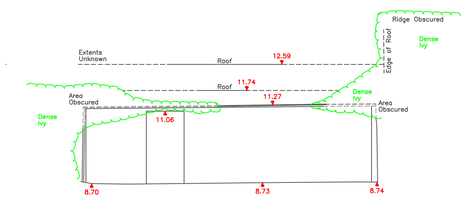
DRAWING No.
160519/Ela1-4

REVISION SUFFIX

SCALE
1:100 (A1 Sheet)

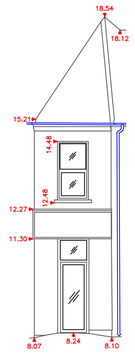
DATE
5th June '19

Registered Company No: 5366478
The Granary
Lee Farm
Lee Lane
Pinkneys Green
Maidenhead
SL6 6PE
Tel.No./Fax: +44 (0) 1628 675 781
e-mail: mail@ses-surveyors.co.uk



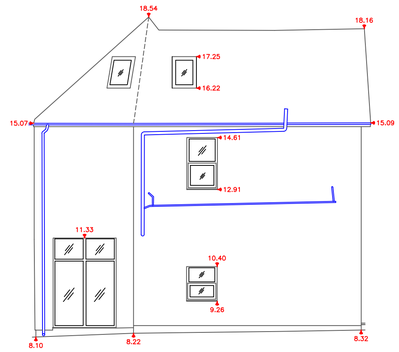
Datum 6.00mts

Elevation 5



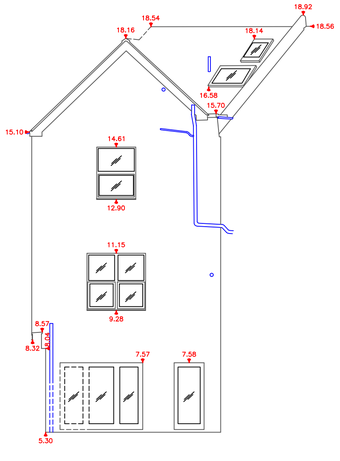
Datum 6.00mts

Elevation 6



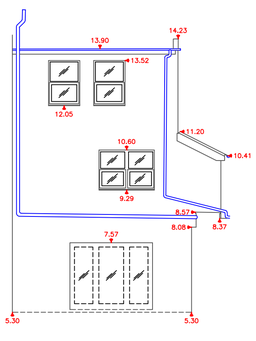
Datum 6.00mts

Elevation 7



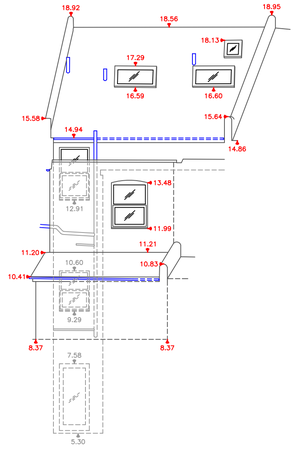
Datum 4.00mts

Elevation 8



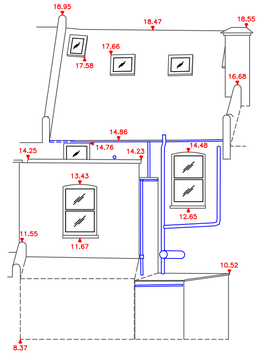
Datum 4.00mts

Elevation 9



Datum 4.00mts

Elevation 10



Datum 4.00mts

Elevation 11

NOTES:

Co-ordinate Table

ID	Easting	Northing	Height

REV. SUFFIX	DATE	INITIAL	REVISION DETAILS

LEVELING DATUM
Related to Ordnance Survey utilising GPS Equipment

CAD OPERATOR	SJC	APPROVED BY	BED	DATE	05.06.2019

Survey and Engineering Services Ltd

Land, Architectural and Engineering Surveyors

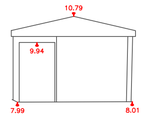
CLIENT
Alan & Liz Frost

LOCATION
29A High St
Hampton Wick
Kingston Upon Thames
KT1 4DA

DRAWING TITLE
Elevations 5-11

ORIGINAL JOB No.	JOB No. *160519*
DRAWING No. *160519/Els5-11*	REVISION SUFFIX
SCALE *1:100 (A1 Sheet)*	DATE *5th June '19*

Registered Company No: 5366478
The Granary
Loc Farm
Loc Lane
Pinkneys Green
Maidenhead
SL6 6PE
Tel No./Fax: +44 (0) 1628 671 781
e-mail: mail@ses-surveyors.co.uk

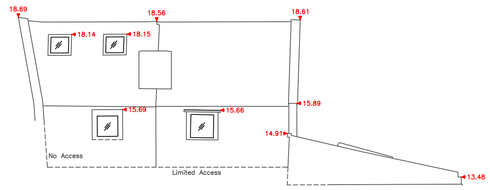


Datum 7.00mts

Elevation 12

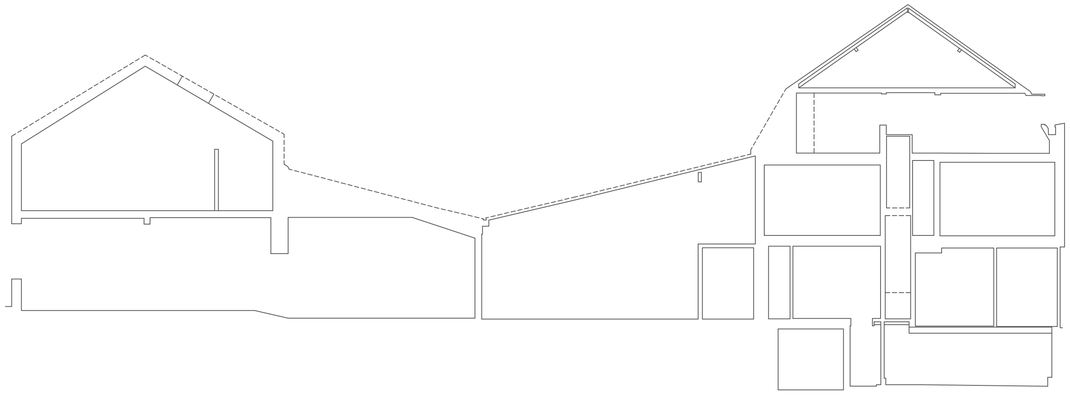
Datum 7.00mts

Elevation 13



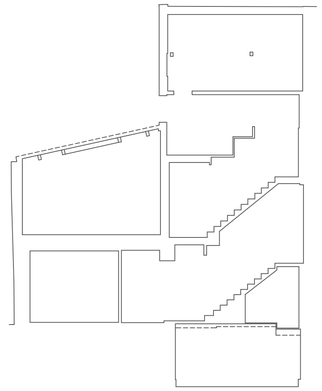
Datum 7.00mts

Elevation 14



Datum 5.00mts

Section A



Datum 5.00mts

Section B

NOTES:

Co-ordinate Table

ID	Easting	Northing	Height

REV. SUFFIX	DATE	INITIAL	REVISION DETAILS

LEVELING: Related to Ordnance Survey utilising GPS Equipment

DATUM

CAD OPERATOR	SJC	APPROVED BY	BED	DATE	05.06.2019

Survey and Engineering Services Ltd

Land, Architectural and Engineering Surveyors

CLIENT: *Alan & Liz Frost*

LOCATION: *29A High St*
Hampton Wick
Kingston Upon Thames
KT1 4DA

DRAWING TITLE: *Elevations 12-14 & Sections*

ORIGINAL JOB No.	JOB No. 160519
DRAWING No. 160519/Ele12-14	REVISION SUFFIX
SCALE 1:100 (A1 Sheet)	DATE 5th June '19

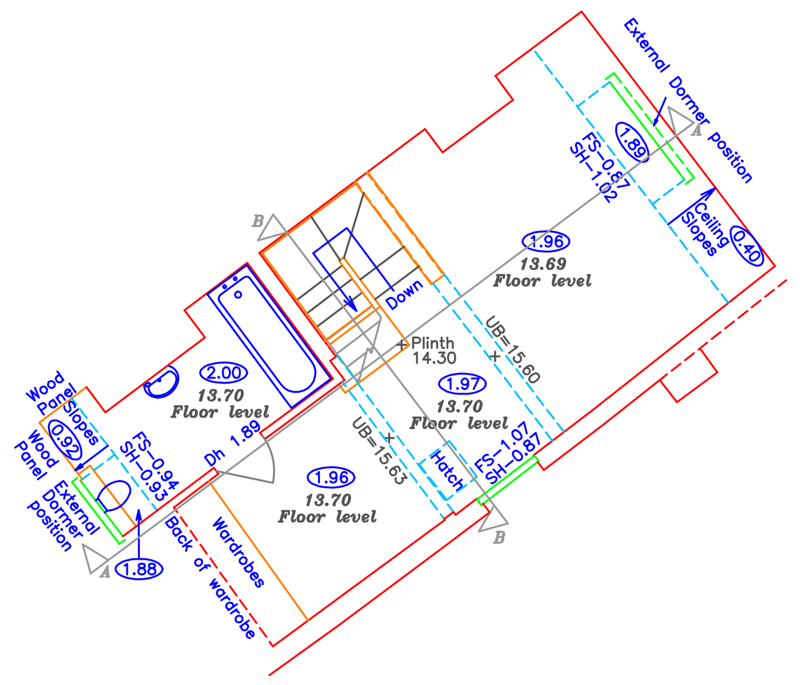
Registered Company No: 5366478

The Granary
Lee Farm
Lee Lane
Pinkneys Green
Maidenhead
SL6 6PE

Tel No / Fax: +44 (0) 1628 675 781
e-mail: mail@ses-surveyors.co.uk

Second Floor

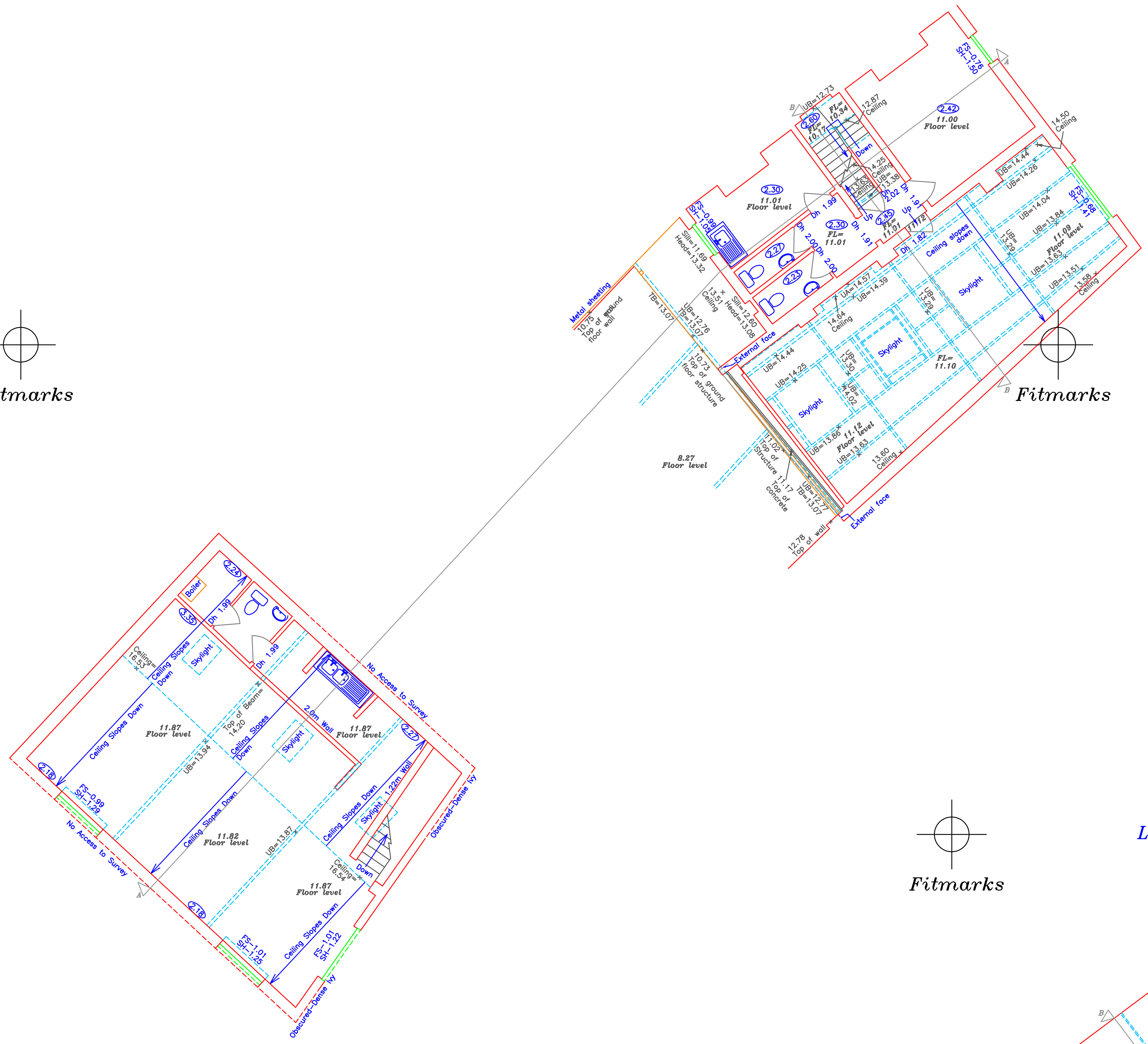
Fitmarks Fitmarks



Fitmarks Fitmarks

First Floor – On Grid

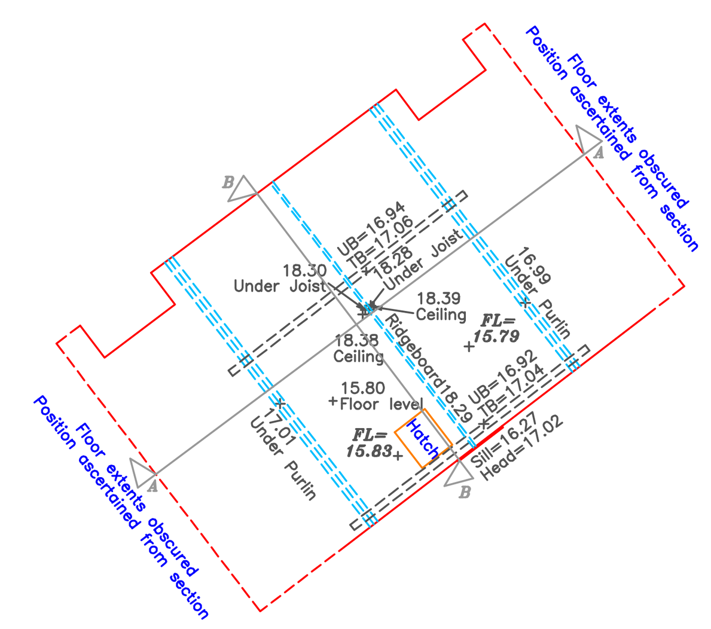
Fitmarks Fitmarks



Fitmarks

Loft

Fitmarks Fitmarks



Fitmarks Fitmarks

NOTES:

Co–ordinate Table

ID	Easting	Northing	Height

REV. SUFFIX	DATE	INITIAL	REVISION DETAILS

LEVELING DATUM
Related to Ordnance Survey utilising GPS Equipment

CAD OPERATOR	SJC	APPROVED BY	BED	DATE	05.06.2019

Survey and Engineering Services Ltd

Land, Architectural and Engineering Surveyors

CLIENT
Alan & Liz Frost

LOCATION
29A High St
Hampton Wick
Kingston Upon Thames
KT1 4DA

DRAWING TITLE
First, Second & Loft Plans

ORIGINAL JOB No.	JOB No. 160519
DRAWING No. 160519/1st	REVISION SUFFIX
SCALE 1:100 (A1 Sheet)	DATE 5th June '19

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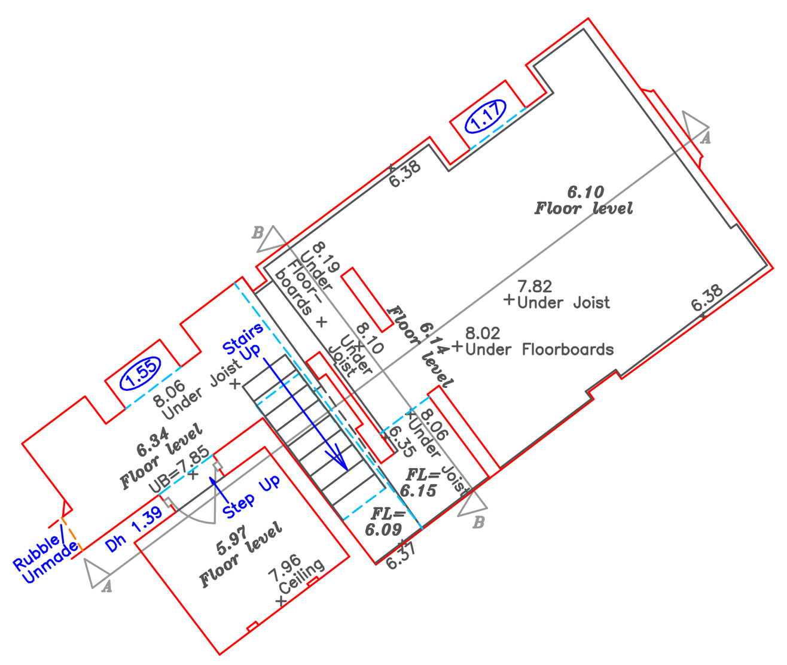
Registered Company No: 5366478
Tel No / Fax: +44 (0) 1628 675 781
e-mail: mail@ses-surveyors.co.uk

Basement

Fitmarks Fitmarks



Fitmarks Fitmarks

Ground Floor – On Grid

Fitmarks Fitmarks

Fitmarks Fitmarks

NOTES:

Co–ordinate Table

ID	Easting	Northing	Height

REV. SUFFIX	DATE	INITIAL	REVISION DETAILS

LEVELING DATUM
Related to Ordnance Survey utilising GPS Equipment

CAD OPERATOR	SJC	APPROVED BY	BED	DATE	05.06.2019

Survey and Engineering Services Ltd

Land, Architectural and Engineering Surveyors

CLIENT
Alan & Liz Frost

LOCATION
29A High St
Hampton Wick
Kingston Upon Thames
KT1 4DA

DRAWING TITLE
Ground & Basement Floor Plans

ORIGINAL JOB No.	JOB No. 160519
DRAWING No. 160519/Grd	REVISION SUFFIX
SCALE 1:100 (A1 Sheet)	DATE 5th June '19

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Registered Company No: 5366478

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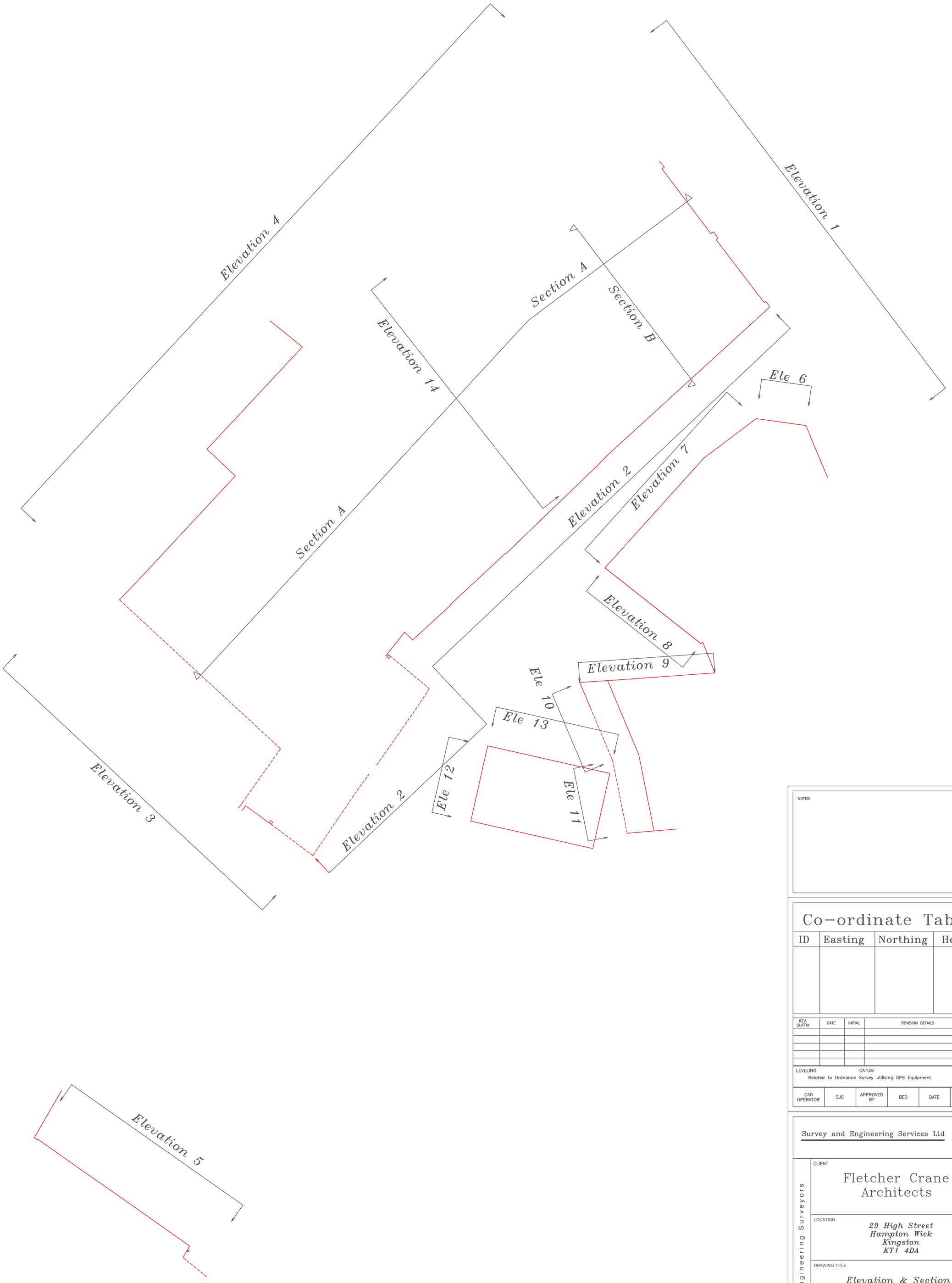
e-mail: mail@ses-surveyors.co.uk



NOTES:

Co-ordinate Table

ID	Easting	Northing	Height

REV. SUFFIX	DATE	INITIAL	REVISION DETAILS

LEVELING DATUM
Related to Ordnance Survey utilising GPS Equipment

CAD OPERATOR	SJC	APPROVED BY	BED	DATE	05.06.2019

Survey and Engineering Services Ltd

Land, Architectural and Engineering Surveyors

CLIENT

Fletcher Crane Architects

LOCATION

29 High Street
Hampton Wick
Kingston
KT1 4DA

DRAWING TITLE

Elevation & Section Location Plan

ORIGINAL JOB No.	JOB No. *160519*
DRAWING No. *160519/Loc*	REVISION SUFFIX
SCALE *1:100 (A1 Sheet)*	DATE *5th June '19*

Registered Company No: 5366478

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Maidenhead
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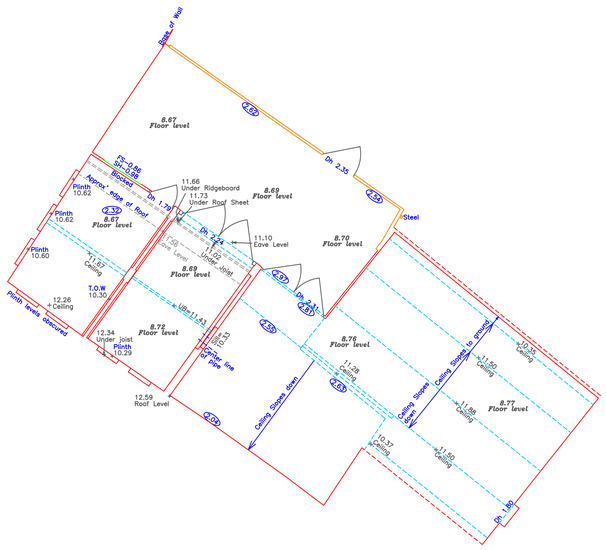
Tel No / Fax: +44 (0) 1628 675 781
e-mail: mail@ses-surveyors.co.uk



NOTES:

Co-ordinate Table

ID	Easting	Northing	Height

REV. SUFFIX	DATE	INITIAL	REVISION DETAILS

LEVELING: DATUM
Related to Ordnance Survey utilising GPS Equipment

CAD OPERATOR	SJC	APPROVED BY	BED	DATE	05.06.2019

Survey and Engineering Services Ltd

Land, Architectural and Engineering Surveyors

CLIENT
Alan & Liz Frost

LOCATION
29A High St
Hampton Wick
Kingston Upon Thames
KT1 4DA

DRAWING TITLE
Outbuilding

ORIGINAL JOB No.	JOB No. 160519
DRAWING No. 160519/Out	REVISION SUFFIX
SCALE 1:100 (A1 Sheet)	DATE 5th June '19

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APPENDIX C
SCHEME DRAWINGS - PROPOSED

- 1911/TP(00)03 (05/02/2021) Proposed Block Plan
- 1911/TP(00)05 (05/02/2021) Proposed Site Plan
- 1911/TP(10)20-A (15/04/2021) Proposed Basement Floor Plan
- 1911/TP(10)21 (05/02/2021) Proposed Ground Floor Plan
- 1911/TP(10)22 (05/02/2021) Proposed First Floor Plan
- 1911/TP(10)23 (12/02/2021) Proposed Second Floor Plan
- 1911/TP(10)24 (05/02/2021) Proposed Roof Floor Plan
- 1911/SK003 (27/01/2021) Schedule of Accommodation – Proposed

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Key:

Site Boundary

Ownership Boundary

Site Area = 920 m²

N

m 0 10 20 30 40

Gross GIA		
	Level	Area m2
Block 01		
	Basement	135
	Ground Floor	377
	First Floor	304
	Second Floor	65
	Second Floor	44
	Second Floor	59
Block 02		
	Ground Floor	101
	First Floor	60
	Second Floor	60
		1,205 m²

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www.fletchercranearchitects.com

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. Where applicable this drawing must be read in conjunction with additional information prepared by Fletcher Crane Ltd and/ or others.

Rev	Description	Drawn	Checked	Date

Client's name: Liz & Allan Frost

Scale: 1:1250 @ A3

Drawn | Checked | Date: 05/02/2021

Job title: Hampton Wick High Street

Drawing title: Proposed Block Plan

Job No: 1911 | Drawing No: TP(00)03 | Status: PLANNING | Rev

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Rev	Description	Drawn	Checked	Date

Client's name
Liz & Allan Frost

Scale:
1:100 @ A1 1:200 @ A3
Note: To print at A3, set print scale to 50%

Drawn Checked Date
05/02/2021

Job title
Hampton Wick High Street

Drawing title
Proposed Site Plan

Job No	Drawing No	Status:	Rev
1911	TP(00)05	PLANNING	

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ARCHITECTS

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Rev	Description	Drawn	Checked	Date
A	Basement floor level added	SD	IC	15.04.21

Client's name
Liz & Allan Frost

Scale:
1:100 @ A1 1:200 @ A3
Note: To print at A3, set print scale to 50%

Drawn Checked Date
15/04/2021

Job title
Hampton Wick High Street

Drawing title
Proposed Basement Floor Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)20	PLANNING	A

FLETCHER CRANE ARCHITECTS

Key:

- Site Boundary
- T- Trees (Survey ID)
- Root Protection Area

m 0 0.5 1 2 3 4 5

N

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Rev	Description	Drawn	Checked	Date

Client's name: Liz & Allan Frost

Scale: 1:100 @ A1 1:200 @ A3

Note: To print at A3, set print scale to 50%

Drawn | Checked | Date: 05/02/2021

Job title: Hampton Wick High Street

Drawing title: Proposed Ground Floor Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)21	PLANNING	

FLETCHER CRANE ARCHITECTS

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Rev	Description	Drawn	Checked	Date

Client's name

Liz & Allan Frost

Scale:

1:100 @ A1 1:200 @ A3

Note: To print at A3, set print scale to 50%

Drawn Checked Date

05/02/2021

Job title

Hampton Wick High Street

Drawing title

Proposed First Floor Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)22	PLANNING	

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Rev	Description	Drawn	Checked	Date

Client's name
Liz & Allan Frost

Scale:
1:100 @ A1 1:200 @ A3
Note: To print at A3, set print scale to 50%

Drawn Checked Date
12/02/2021

Job title
Hampton Wick High Street

Drawing title
Proposed Second Floor Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)23	PLANNING	

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Rev	Description	Drawn	Checked	Date

Client's name
Liz & Allan Frost

Scale:
1:100 @ A1 1:200 @ A3
Note: To print at A3, set print scale to 50%

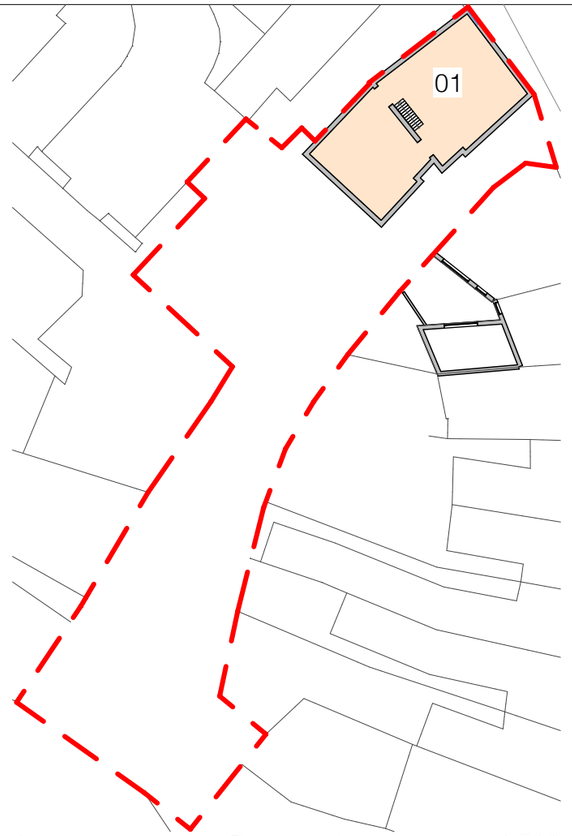
Drawn Checked Date
05/02/2021

Job title
Hampton Wick High Street

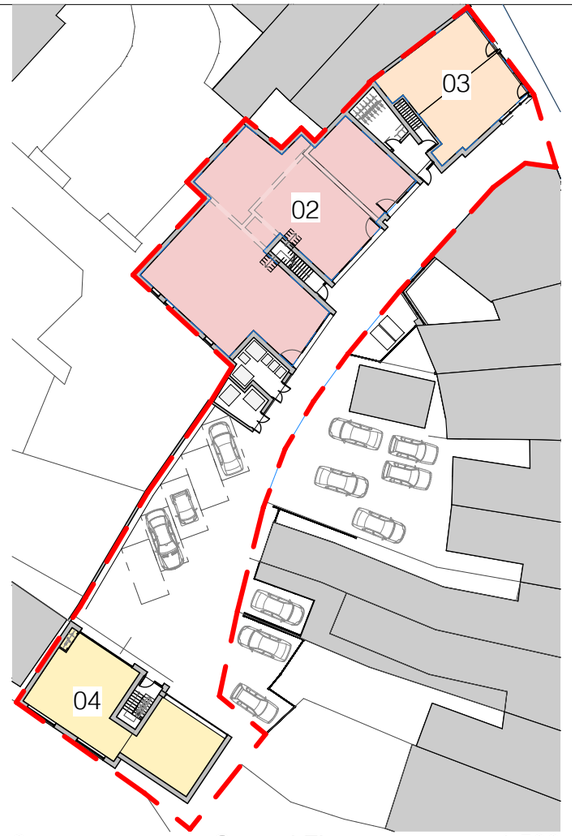
Drawing title
Proposed Roof Floor Plan

Job No	Drawing No	Status:	Rev
1911	TP(10)24	PLANNING	

FLETCHER CRANE
ARCHITECTS



1 Basement 1:500



2 Ground Floor 1:500

3 First Floor 1:500

4 Second Floor 1:500

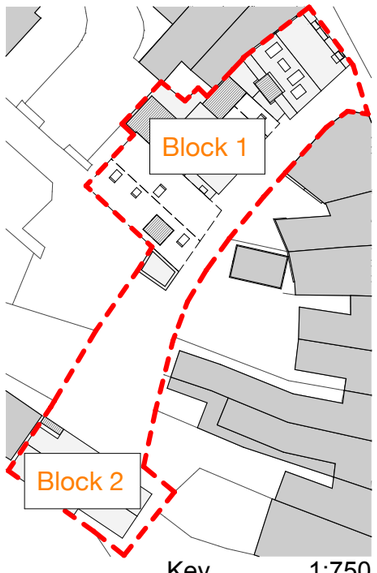
Net GIA		
#	Room Name	Area m2
01	Class E Basement	135
02	Class E	233
03	Class E	76
04	Class E	90
07	1B2P	50
08	1B2P	50
09	1B2P	50
10	1B2P Duplex	56
11	2B4P Duplex	85
12	3B5P	110
13	1B2P	50
14	2B3P	61
		1,046 m²

Gross GIA		
	Level	Area m2
Block 01		
	Basement	135
	Ground Floor	377
	First Floor	304
	Second Floor	65
	Second Floor	44
	Second Floor	59
Block 02		
	Ground Floor	101
	First Floor	60
	Second Floor	60
		1,205 m²

Overall GEA	
Level	Area
Basement	
	156
Ground Floor	
	120
	412
First Floor	
	72
	335
Second Floor	
	53
	72
	72
	76
	1,368 m²

Existing GIA Retained	
Level	Area m²
Basement	36
Ground Floor	46
First Floor	38
Second Floor	34
Total	154 m²

= 1,1051m² New Build



Key 1:750

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Rev	Description	Drawn	Checked	Date
D	Final Planning Issue	SD	IC	27.01.2021
C	Retained GIA added	SD	IC	01.12.2020
B	Basement extended	SD	IC	24.10.2020
A	GEA added	SD	IC	10.11.2020

Client's name: Liz & Allan Frost

Scale: 1:500, 1:750 @ A3

Drawn | Checked | Date: 27/01/2021

Job title: Hampton Wick High Street

Drawing title: Schedule of Accommodation - Proposed

Job No	Drawing No	Status:	Rev
1911	SK 003		D

FLETCHER CRANE ARCHITECTS

APPENDIX D
BGS BOREHOLE RECORD

16 Boreholes

Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m **7**

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 109**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	45m SE	517590 169480	HAMPTON WICK 1	6.4	N	580057
2	136m NE	517670 169590	TRIAL BORE HAMPTON WICK	6.7	N	579947
A	238m E	517790 169460	KINGSTON RING RD STAGE I 8	18.0	N	579971

Appendix 1 Sheet 1

TQ 16 NE 113.

BOREHOLE NO. 1

Ground Level ..... Diameter of Boring 8"

Water Struck 4'6" Method Shell and Auger

Standing Water Level 5'0" Start 13.1.70 Finish 13.1.70

1759

6948.

REMARKS:

Description of Strata		Thickness	Depth	Reduced Level	Disturbed Samples	Undisturbed Samples and Insitu Tests
Made	Sand, topsoil and rubble	1'6"	1'6"		1'0" J6466	
Ground	Soft grey silty clay with brick fragments and gravel	3'0"	4'6"		3'0" J6467	
Soft grey silty clay		5'2"	9'8"		4'6" W6474 5'0" J6468 7'0" J6469	
Soft brown silty clay		2'4"	12'0"		10'0" J6470	
Medium to coarse flint gravel		6'6"	18'6"		13'0" B6471 W6475	
Firm brown clay		1'6"	20'0"		19'0" J6472	
Firm to stiff grey clay		1'0"	21'0"		21'0" J6473	
Bottom of Borehole			6.4m.			
TOTALS		21'0"	21'0"			

NOTES: Descriptions in accordance with C.P.2001 "Site Investigations"

J = Jar Sample B = Bulk Sample W = Water Sample

U = Undisturbed Core Samples, 4 in dia. × 18 in long. Depth shown to top of sample. U* = Sample not recovered.

N = Number of blows per ft. penetration in Standard Penetration Test.

V = Shear strength in lb/in² given by Insitu Vane Test.

Contract Name	HAMPTON WICK	
Terresearch Ltd.	Report No. S.606/20	Borehole No. 1