



Phase I Geo-Environmental Desk Study

235 & 237 The Broadway
Bexleyheath
London
DA6 7EJ

Prepared for:

Pagecolt Ltd
129 Stamford Hill
London
N16 5TW

EPS Project Reference: UK23.6737

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235 & 237 THE BROADWAY, BEXLEYHEATH

NON-TECHNICAL CLIENT SUMMARY

This report presents the findings of a Phase I Geo-Environmental Desk Study which was carried out to assess risks posed by contaminated land and to provide an initial assessment of geological and geotechnical aspects to inform how the proposed development might be affected.

- No. 235 & 237 The Broadway in Bexleyheath is currently occupied by a part two storey commercial building, the proposed redevelopment involves demolishing the existing buildings and replacing them with a building that will include residential flats above a ground floor commercial premises.
- Groundwater vulnerability maps for the area show that the underlying bedrock Harwich Formation Geology is classified as a Secondary A Aquifer in a Source Protection Zone for groundwater abstraction and as such, the site is considered to have a moderate environmental sensitivity.
- The site was first developed in the late 1800's with the configuration of the building changing throughout the 1900's and part of the building being used as a bank until recent times. The surrounding land was developed over a similar period and included commercial premises, unspecified works and depots, nurseries, and schools.
- While the property will include residential properties once redeveloped, given that there will be very limited (if any) exposure of future site users to potential contaminants, no further environmental assessment is considered necessary for the redevelopment.
- A copy of this report should be provided to the Environmental Health department of the London Borough of Bexley so that it may be used to support planning proposals.

By their very nature, the above bullet points represent a simplified summary of our work and **must not** be relied upon to form the basis for key decisions for the proposed development. A full picture is provided in the following report, or alternatively give us a call and we'll talk you through it.

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1 INTRODUCTION

In November 2023, Environmental Protection Strategies Ltd (EPS) was commissioned by CAS Property Management on behalf of Pagecolt Ltd to complete a Phase I Geo-Environmental Desk Study at 235 & 237 The Broadway, Bexleyheath, London, DA6 7EJ ('the site'); see Figure 1.

The work was commissioned to support planning proposals for the '*Proposed demolition of existing buildings and redevelopment to provide commercial use (Use Class E) at ground floor with residential flats (Use Class C3) above over four floors, together with associated cycle and refuse storage and service area.*'

This report presents the findings, conclusions, and recommendations of the Phase I Desk Study undertaken for the site as instructed.

1.1 Objectives

The purpose of this desk study is to evaluate the potential contaminant linkages which may be active at the site in its current condition, or could become active in future, and to determine if any action is required to investigate them further or to break them.

This is achieved by carrying out the following activities:

- a) Examining the site history - late 1800s to present day, through collection of historical maps of the area, site records, records held by relevant local authorities, the Environment Agency and review of other information databases.
- b) Characterising the site's environmental and geological sensitivity through examination of existing geological, hydrogeological, topographical, and historical maps and aerial photographs of the area.
- c) Identifying Potential Areas of Concern (PAOCs) through a combination of historical map and data review.
- d) Consideration of any future plans for the site and the effects any proposed changes may have on contaminant linkages over time.
- e) Development of a Conceptual Site Model through a Preliminary Risk Assessment to evaluate the potential risks posed by the site and make recommendations for any further work that may be required to ensure suitability for use and safe development. In accordance with the Environment Agency's *Land Contamination: Risk Management* guidance and the *National Planning Policy Framework*.

1.2 Project Limitations and Constraints

The purpose of this report is to present the findings of a Phase I Geo-Environmental Desk Study conducted at the location(s) specified. When examining the data collected from the investigations made during the assessment, EPS makes the following statements:

This report does not include specific investigation for the presence of either Potential Asbestos Containing Material (PACM) or Japanese Knotweed at the subject site however, if obvious evidence of either is observed during EPS site walkover, details will be provided in this report. Specialist contractors should be commissioned to make detailed assessments and recommendations if these materials are suspected.

2 SITE CHARACTERISATION

The following section provides a summary of the information collected in relation to the site location and history.

2.1 Site Location and Description

Detail	Description
Location	The area of investigation is located centrally in the Bexleyheath area of south east London to the immediate southeast of the junction between Broadway and Albion Road.
Grid Reference	548700, 175300
Topographic Elevation	The site lies at an elevation of approximately 50m Above Ordnance Datum (AOD) with levels generally flat throughout.
Description of Site	<p>During a site walkover that took place in November 2023, the area of investigation was found to comprise a two storey, brick built commercial building with small areas of external car parking to the rear (south). The ground floor of the building is a existing commercial space with associated ancillary offices present on the first floor. At the time of the walkover, the first floor of the building is only present on the northern part of the building with the other parts of the building single storey. A hard surfaced rear yard is present to the south of the site, which is walled off from the surrounding area, access via a gated entrance on the western site boundary.</p> <p>Some vegetation (low level weeds) was present around the perimeter of the rear yard, growing from the gap between the hard surfacing and the base of the wall. The external areas to the rear are surfaced with asphalt hardstanding and bound by brick walls. A mature deciduous tree is present to the immediate west of the site within a small soft landscaped area on the pavement.</p>
Surrounding Land Use	The site is surrounded to the north and east by commercial buildings along The Broadway with more commercial premises present beyond Albion Road to the west. The building (No. 335-237) is terraced with other commercial buildings to the immediate east. The area to the south of the site is a large car park.

A plan showing the site location is provided as Figure 1 and the current site layout is detailed on Figure 2 with an aerial photograph included as Figure 3. Selected Site Photographs are included as Appendix A along with the Walkover Notes, a proposed development plan has been included as Appendix B and relevant extracts of a Landmark Envirocheck report are included as Appendix C.

2.2 Geo-Environmental Setting

Detail	Description	
Geology	Geological maps of the area indicate that no superficial deposits are present below the site with the mapped bedrock geology reported as sand and gravel of the Harwich Formation. Information on the sites geological context is included as Appendix D.	
British Geological Survey (BGS)	A number of historic boreholes have been reviewed from around the site, the closest of which are located 150m and 200m to the west and south east respectively. These record the natural geology to comprise medium dense to very dense fine to coarse sandy gravels to a maximum depth of 8.00m bgl. Groundwater was also not encountered within the boreholes to depths up to 8.00m. Copies of the closest two historic boreholes are included within Appendix D.	
Geological Hazards	Hazard	On Site Risk
	Mining (non-coal)	Unlikely
	Collapsible Ground	Very Low
	Compressible Ground	No Hazard
	Ground Dissolution	No Hazard
	Running Sand	Very Low
	Landslide	Very Low
	Shrinking / Swelling Clay	No Hazard
	There are no recorded mineral sites or cavities, either man made or natural, within 500m.	
Radon	The Envirocheck indicates the site to lie in a location where the percentage of homes above the radon action level is less than 1%, indicating that radon protection measures will not be required for new buildings or extensions on site.	
Hydrogeology	Groundwater vulnerability maps for the area show that the underlying bedrock geology is classified as a Secondary A Aquifer and lies just within a Source Protection Zone II and Zone III. No groundwater abstractions are reported within the 1km search buffer.	
Hydrology & Flood Risk	The closest surface water feature is recorded to be located 413m to the north of the site and is located within the grounds of a cemetery, it may be related to a drainage ditch or stream but is not recorded as any specific feature.. The Envirocheck report shows there to be no discharge consents located within 1km of the site and there area also no surface water abstractions recorded within 1km. Review of the EA Flood Zone Map for the area indicates that the site lies within Flood Zone 1, which is defined as the area with a low potential risk of flooding from fluvial or tidal sources. It should be noted that the EA maps do not take into account the presence of flood defences or flooding from poor drainage, or groundwater, BGS Flood GFS Data however shows that there is a limited potential for groundwater flooding to occur. A copy of	



Detail	Description		
	the flood map for the site and surrounding area is also included within Appendix E.		
Landfill & Waste	No active or historic landfills are recorded within 1km. However there is one recorded area of infilled ground within 1km at 891m to the north. Additionally, a registered waste transfer site is located approximately 336m to the north, however records show this site is no longer active.		
Known Site Drainage & Utilities	There was no evidence of below ground services on site although it is anticipated that buried water pipes and electricity cables feed the property.		
Permitted Industrial Activity	Eight sites are licensed by the local authority for industrial activity within 1km, four of these are recorded within 250m. The closest of these sites is a permitted drycleaners 124m to the east and a petrol station is also permitted 164m to the north west.		
Industrial Land Use & Points of Interest	The Envirocheck report lists many industrial land uses within the surrounding area, details of the closest / most pertinent of these industrial land uses are summarised below.		
	Land Use	Distance (Direction)	Status
	Keytek (Lock Suppliers & Manufacturers)	28m (NE)	Inactive
	Just Right Cleans (Commercial Cleaners)	44m (N)	Inactive
	Sidcup Fascia & Soffits Ltd (Fascias & Soffits)	45m (W)	Inactive
	Bexleyheath Car Body Repairs (Car Breakdown & Recovery Services)	103m (E)	Active
Pollution Incidents	It should be noted that an active fuel station is recorded 164m to the north west of the site which is permitted by the local authority.		
Previous Investigation or Remediation	There are no recorded pollution incidents within 1km and there are also no entries on the substantiated pollution incident register. Hazardous sites and substances including registered radioactive substances are also absent within 1km.		
Sensitive Land Use	EPS are not aware of any previous site investigations or remedial works undertaken at the site.		
	The site is not located within a Nitrate Vulnerable Zone.		

2.3 Site History

A summary of historical map data from 1869 to 2023 is provided on the recent aerial photograph below. Key points are highlighted and copies of relevant historic maps and any others examined during the investigation are included in this report as Appendix F.



- In the late 1800s, the site seemingly comprised an undeveloped field adjacent to a smithy. A grave yard was also present approximately 100m to the south, by 1897, some buildings appear in the northeast of the site and the configuration of the buildings changed a few times by 1960 when the current layout of the building first appear, maps from this period until the 1st century show part of the building to have been used as a bank.
- The general area surrounding the site was developed through the late 1800's and into the 20th century. Some notable features and potentially contaminative land uses identified from historic maps include nurseries (50m south east & 130m south west), a school (50m north) and some unspecified works, warehouses and depots (>50m west & >100m north east).

3 PRELIMINARY RISK ASSESSMENT & CONCEPTUAL SITE MODEL

In accordance with the Environment Agency’s Land Contamination: Risk Management, there are three stages to managing contaminated land (Risk Assessment, Remedial Options Appraisal / Remediation and Verification). This section outlines the first tier of Stage 1, the Preliminary Risk Assessment.

The following section provides a review of the contaminant linkages that may be active at the site, whereby EPS have examined the potential sources that may be present as a result of historic and / or current site activities and where potential interaction between these sources and the identified human / environmental receptors may occur.

3.1 Background

A Desk Study comprises the first stage of any geo-environmental assessment, the purpose of which is to determine what potentially contaminative activities may have occurred at the property or the surrounding area which may pose an environmental or geological risk to site users, the surrounding environment or proposed development, either at present or in the future.

The method used in this investigation to assess the environmental risk posed is based on the concept of ‘contaminant linkage’, which considers the following three factors:

Source	The location from which an environmentally hazardous / contaminative substance is, (or was,) derived.
Pathway	A route or mechanism via which a source could come into contact with a receptor to cause significant harm.
Receptor	An environmentally sensitive object or condition e.g. person, property, controlled water, or ecological system, which may be present now or in future.

If all three factors are identified, there is the potential for a ‘contaminant linkage’ to be active, which could result in significant harm being caused to the environment or human health.

3.2 Source Characterisation

The following potential contaminant sources have been identified at the site and in the surrounding area:

Potential Source	Source Description	Principal Contaminants of Concern
Current & Historic Site Use	In-fill material of unknown origin (Made Ground) used to level areas beneath the former and existing buildings / hardstanding.	PAH, Metals, ACM
Surrounding Land Use	Current and historical industrial land use of the surrounding area including a historic smithy (adjacent to the west), unspecified historic works and depots (>50m west & >100m north east) and historic nurseries (>50m south east and south west).	PAH, Metals, TPH, VOC’s

Notes: PAH Polycyclic Aromatic Hydrocarbons ACM Asbestos Containing Materials
 TPH Total Petroleum Hydrocarbons VOC’s Volatile Organic Compounds

3.3 Potential Receptors

A framework for the assessment of risks arising from the presence of contamination in soils has been produced by the Environment Agency and the Department for the Environment, Food and Rural Affairs (DEFRA) and is presented with the report: ‘Using Science to Create A Better Place: Updated Technical Background to the CLEA Model – Science Report SC050021/SR3’. This guidance document defines a series of standard land-uses which have been further developed into six generic landuses in the Category 4 Screening Levels project for Land Affected by Contamination (DEFRA/Contaminated Land: Applications in Real Environments (CL:AIRE) Project Report SP1010, 2014) which form a basis for the development of the Conceptual Site Model.

Risks posed to controlled waters have been considered in line with the Environment Agency’s *approach to groundwater protection* (v1.2, 2018) and associated position statements.

Development proposals are for the ‘Proposed demolition of existing buildings (No. 235 & 237) and redevelopment to provide commercial use (Use Class E) at ground floor with residential flats (Use Class C3) above over four floors, together with associated cycle and refuse storage and service area.’. The more sensitive of these land uses has hence been considered most appropriate for this risk assessment which is:

- Residential (without homegrown produce)

In view of the environmental setting, current and potential future land use of the site and surrounding sites, the potential receptors for any contaminant impact are discussed below:

Receptor	Site Specific Description
Human	Future site users, site workers involved in the site redevelopment, and those working and living in the surrounding area have the potential to be at risk from exposure to potential contaminants of concern (CoCs).
Groundwater	The site is reported to be underlain by the bedrock Harwich Formation defined by the EA as a Secondary A Aquifer. The site lies within a SPZ II for nearby groundwater abstraction, and while groundwater is not locally abstracted, the underlying geology does have resource potential and therefore groundwater should initially be considered as a potential receptor to site derived contaminants.
Surface Water	The closest surface water feature is recorded to be 413m to the North site and is located within a cemetery, its unclear what the feature relates to. The primary concern for this site should be considered as the groundwater within the underlying Secondary Aquifer however, if significant impacts to groundwater were to be encountered then further consideration should be given to the associated risk posed to nearby surface waters via lateral migration of contaminants in the subsurface.
Flora and Fauna	Proposed development plans do not indicate that any areas of soft landscaping are to be incorporated into the scheme, as such flora and fauna have not been considered as a sensitive receptor to site-derived contaminants.

Receptor	Site Specific Description
Buildings & Infrastructure	Subsurface structures are likely to be present at the site which may be adversely affected by the potential presence of the identified contaminants of concern. These include concrete used in building foundations, buried potable water supply pipes and other service lines and pipes.
Adjacent Land	Given the limited mobility of the identified site-derived contaminants of concern, adjacent properties are not considered to be at risk from potential contaminants.

3.4 Potential Pathways

Where contaminants may be present in soil, there are a number of potential pathways that enable human receptors to come into contact with or be exposed to them. The most direct pathways, considered under current UK legislation, can be summarised as follows:

- Direct ingestion of contaminated soil
- Ingestion of household dust
- Ingestion of contaminated vegetables
- Ingestion of soil attached to vegetables
- Dermal contact with contaminated soil
- Dermal contact with household dust
- Inhalation of fugitive soil dust
- Inhalation of fugitive household dust
- Inhalation of vapours outdoors
- Inhalation of vapours indoors

Clearly, not all of these potential pathways apply for every standard land-use. For example, ingestion of contaminated vegetables will not apply to land uses other than residential with plant uptake and allotments.

However, in addition to direct exposure pathways, a number of physical transport mechanisms / pathways may also exist at a site that allow remote or less accessible contaminants in soil or groundwater to reach human or environmental receptors both at a site and beyond the site boundary. These include the following:

- Downward and lateral movement of contaminants in soil either by gravity or through being 'leached' by percolating rainwater.
- Lateral migration of contaminants dissolved in groundwater.
- Direct seepage or leaching of contaminants from soil into subsurface drains or supply pipework.
- Volatilisation of contaminants from groundwater or unsaturated soils into buildings or outdoor air.

Through examination of the standard land use and environmental setting at each site, the presence of pathways and transport mechanisms described above must be considered when assessing whether a contaminant linkage may plausibly be active, and therefore be included in the conceptual site model.

3.5 Summary of Contaminant Linkages

Through a review of the available records, the undertaking of a site walkover and taking into account the current and proposed land use, the Preliminary Risk Assessment has not identified any plausible contaminant linkages which may be active or could likely become active in the future as a result of the proposed redevelopment of No. 235 & 237 The Broadway.

The following comments are made with respect to contaminant linkages which have been considered through development of the conceptual model, but have not been concluded as 'plausible' – i.e. through which a significant possibility of significant harm could occur to an identified receptor:

- The nature of the intended development, (i.e. a redevelopment to include commercial land use at the ground floor and residential flats on the upper floors) does not include any areas of landscaping or gardens, also with a lack of potential migration of organic/volatile contaminants suggests no plausible risks to site end users.
- PAH's and metals have been identified as contaminants of concern associated with potential historic on site infill (presence of made ground), however these contaminants are considered to be relatively immobile in the environment by virtue of their very low solubility and volatility. On this basis, plausible pathways by which these potential contaminants could pose a significant risk to the underlying groundwater are not considered to be active.
- Some commercial and historic industrial land (unspecified works and depots) uses have been identified as potential sources of contamination in the surrounding area, however given the nature and status of these land uses and the time elapsed since they were last active, risks are not considered to be present associated with the on-site migration of organic compounds in soil and / or groundwater.
- Given the likely shallow nature of impacts to surface soils, no site derived contaminants of concern have been identified at the site which could pose a significant risk to the foundations of any on-site or adjacent buildings / infrastructure.

4 CONCLUSIONS & RECOMMENDATIONS

The proposed redevelopment involving demolishing the existing buildings and replacing them with a building that will include residential flats above a ground floor commercial premises is considered to be relatively low risk in terms of contaminated land as future site users are very unlikely to be exposed to shallow soils that may contain contaminants of concern.

Through the development of a conceptual site model, this Phase I Desk Study has identified that no plausible contaminant linkages have the potential to be active or to become active through the redevelopment and as such, in the context of potentially unacceptable or acceptable risks as outlined within the Environment Agency's *Land Contamination: Risk Management* guidance, EPS concludes that no further environmental investigation work is warranted at this stage.

It should be noted that should any revisions to the current development plan reveal more sensitive areas (i.e. the introduction of soft landscaping), then currently anticipated, further consideration of the risks to future site users in these specific areas may be required.

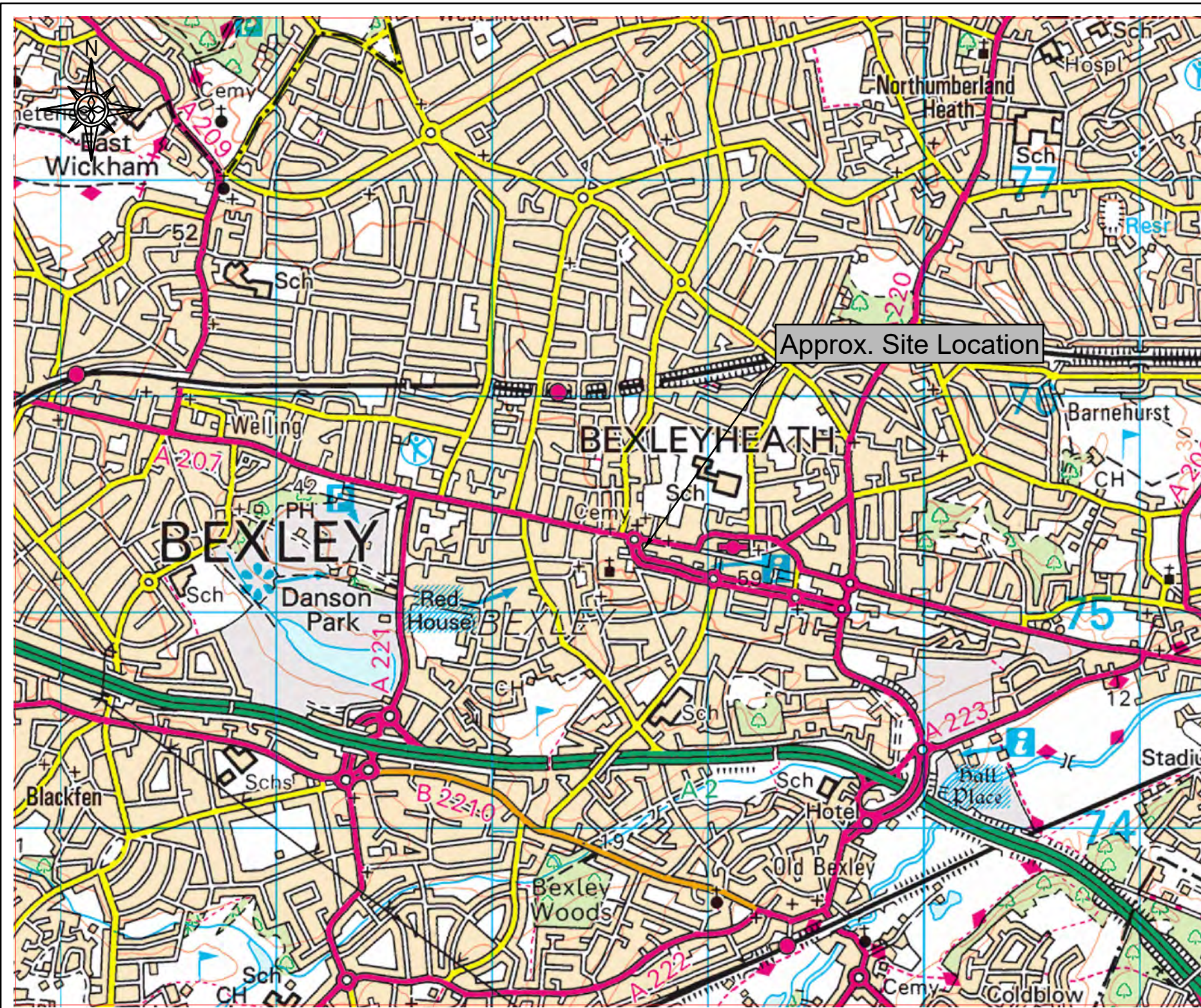
The following precautionary measures are however recommended in order to ensure safe redevelopment.

- a) All construction workers operating at the site should be advised of the potential for contact with made ground material within shallow soils, particularly beneath the existing buildings and hardstanding. Appropriate health and safety precautions should be adopted during any excavation works to avoid exposure to infilled soils. Reference should be made to relevant health & safety guidance including the following CIRIA document: *R132 Guide to Safe Working on Contaminated Sites*.
- b) Any materials confirmed as being asbestos containing within the fabric of the existing building should be removed prior to the commencement of any formal redevelopment works which in accordance with current best practice including the *Control of Asbestos Regulations 2012*. This process should remove any risks posed by this material to construction workers or end users at the site. Care should be taken during this process, as if asbestos were to be broken up during removal/ demolition it will have a significant and costly impact.
- c) Should any palpable evidence of unexpected contamination be encountered during the redevelopment work, it should be reported to EPS so that an inspection can be made and appropriate sampling and assessment work carried out, a method statement for this is provided as Appendix G.

A copy of this report should be provided to the Environmental Health department of London Borough of Bexley Council so that the information may be used to support the current planning application associated with the property.



FIGURES



Approx. Site Location

Rev	Date	Drawn	Description	Chkd



The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
235-237 The Broadway,
Bexleyheath

Client
Pagecolt Ltd

Title
Figure 1 - Site Location Plan

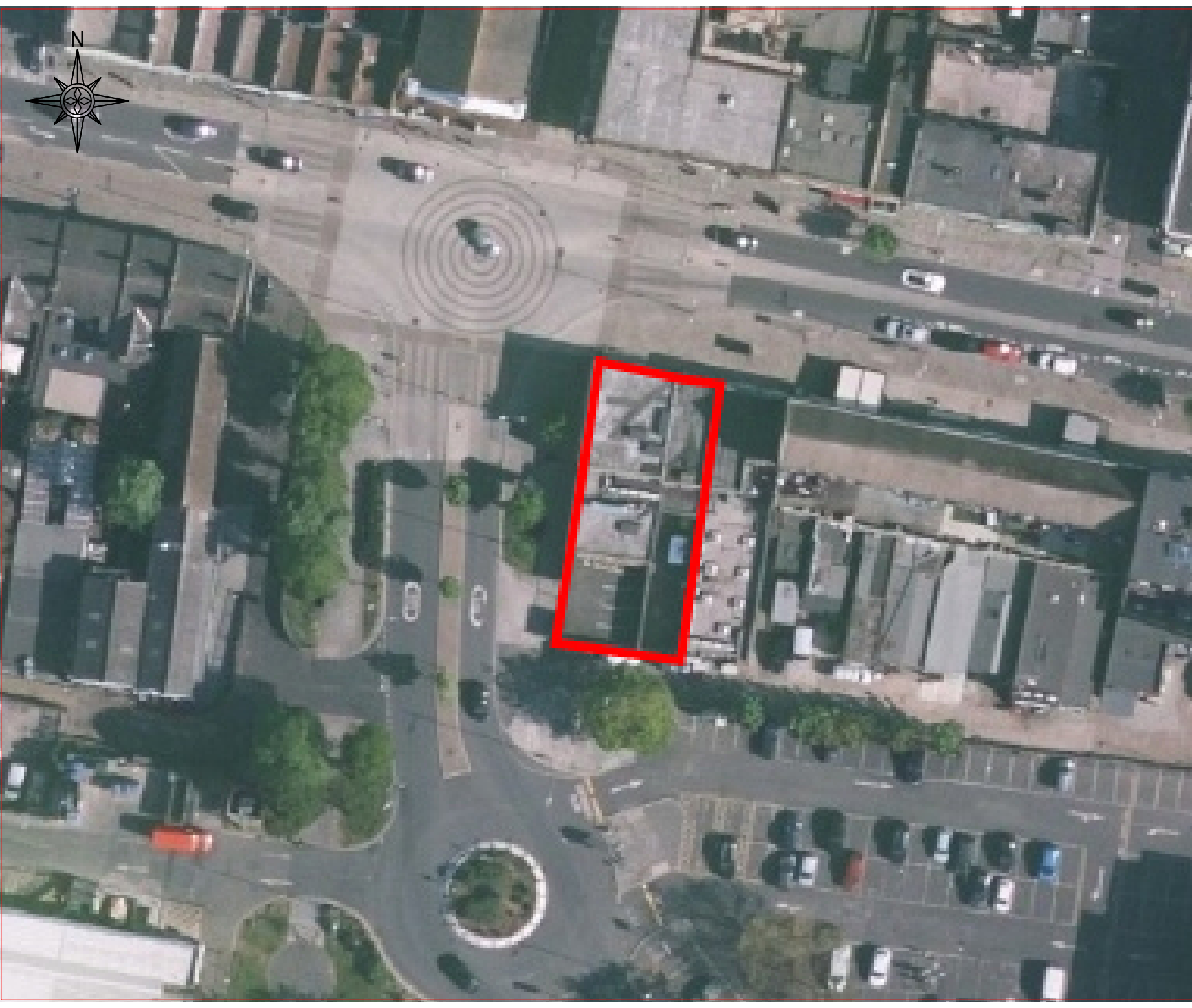
Surveyed:	TA	Drawn by:	MJo
Checked by:	TA	Date:	20/11/2023

Scale: Not to Scale
Drawing Reference: UK23.6737/1123/01/00

Job No:	UK23.6737	Rev:	00
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KEY:
— SITE BOUNDARY



Rev	Date	Drawn	Description	Chk'd



The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
**235-237 The Broadway,
Bexleyheath**

Client
Pagecolt Ltd

Title
Figure 3 - Aerial Photograph

Surveyed:		Drawn by:	MJo
Checked by:	TA	Date:	20/11/2023

Scale	(A4 Sheet)	Drawing Reference
Not to Scale		UK23.6737/1123/03/00

Job No	Rev
UK23.6737	00



APPENDICES



APPENDIX A

Selected Site Photographs & Walkover Notes

Photo 1: Image showing the front of the building on the southern side of The Broadway.



Photo 2: Image showing the area of car parking at the rear of the building



Photo 3: Photo showing the western edge of the building from Albion Road.



Photo 4: Image showing the low level weeds in the area of car parking to the rear of the building.



Job No.	
Date	
Who?	

To be completed by consultant for all Phase I Desk Studies and completed form must be scanned/photographed and saved in job folder under 'Scanned Site Notes'. EPS Lower Risk Assessment (EPS025a) also must be completed and scanned.







Site Walkover Checklist V3.0





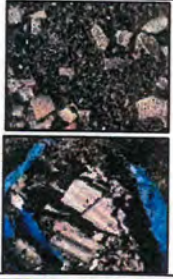

Geotechnical		COMMENTS
	Are there any abrupt changes in slope profiles?	No
	Is there evidence of overburden on the slopes?	No —
	Is there evidence of excavation at the base of a slope?	—
	Are there signs of landslip, such as tilting trees/posts?	No
	Are there signs of subsidence?	No
	Is there evidence of cracked ground?	No
	Is there evidence of compressible ground (i.e. Peat)?	No
	Is there evidence of an abrupt change in ground conditions?	No
	Is there evidence of high groundwater, such as areas of waterlogged ground?	No
	Do signs of water loving plants such as reeds exist?	No
	Are there any ponds, streams, ditches (even if dry), springs or wells?	No
	What is the nature of the vegetation?	around edges of rear yard
	Species & Height of trees	None on site. Mature deciduous 7.10m tree tree on pavement
	What is the nature and condition of vegetation on adjoining land?	None A see above
	Is there evidence of former vegetation?	No

Job No.	
Date	
Who?	

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	Is there evidence of movement in any existing structures?	No
	Evidence of below ground structures & services?	No
	Any evidence of mine shafts or adits? (Check Coal Authority Mapping)	No
	Is there any access issues for a digger/drilling rig (slopes, height, gates etc.)?	issues for internal holes, rear is gated with access
Any other comments?		

Contamination		COMMENTS
	Evidence of ground contamination?	No
	Evidence of groundwater / surface water contamination?	No
	Evidence of historic site use?	boarded up bank / commercial building
	Have all buildings been accessed internally, what was found?	No
	Evidence of / suspected asbestos? In building fabric or on ground, describe condition and form (cement/fibrous).	No UPDATE RAMS & WEAR PPE IF REQUIRED – DO NOT CLOSELY INSPECT OR DISTURB
	Any man-made surfacing present? Including bituminous road planings/scalpings. Describe condition of hardstanding.	Yes

Job No.	
Date	
Who?	

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	Any fuel or oil storage? If above ground, are tanks bunded/ steel/ with above ground pipe or any staining?	No
	Obvious drainage features observed such as 3-chamber oil-water interceptor?	No
	Any waste deposition observed, such as fly-tipped soils or chemical containers/ drums or areas of burning?	No
	Electricity substation present, maintained/operational? Are there any warning stickers on the gates/fence regarding chemicals?	No
	Evidence of previous investigation/remediation (e.g. old monitoring wells)?	No
	Walked around surrounding areas? Identify any off-site sources such as petrol stations, heating oil tanks.	yes, commercial buildings
	Anecdotal evidence	
Any other comments?		

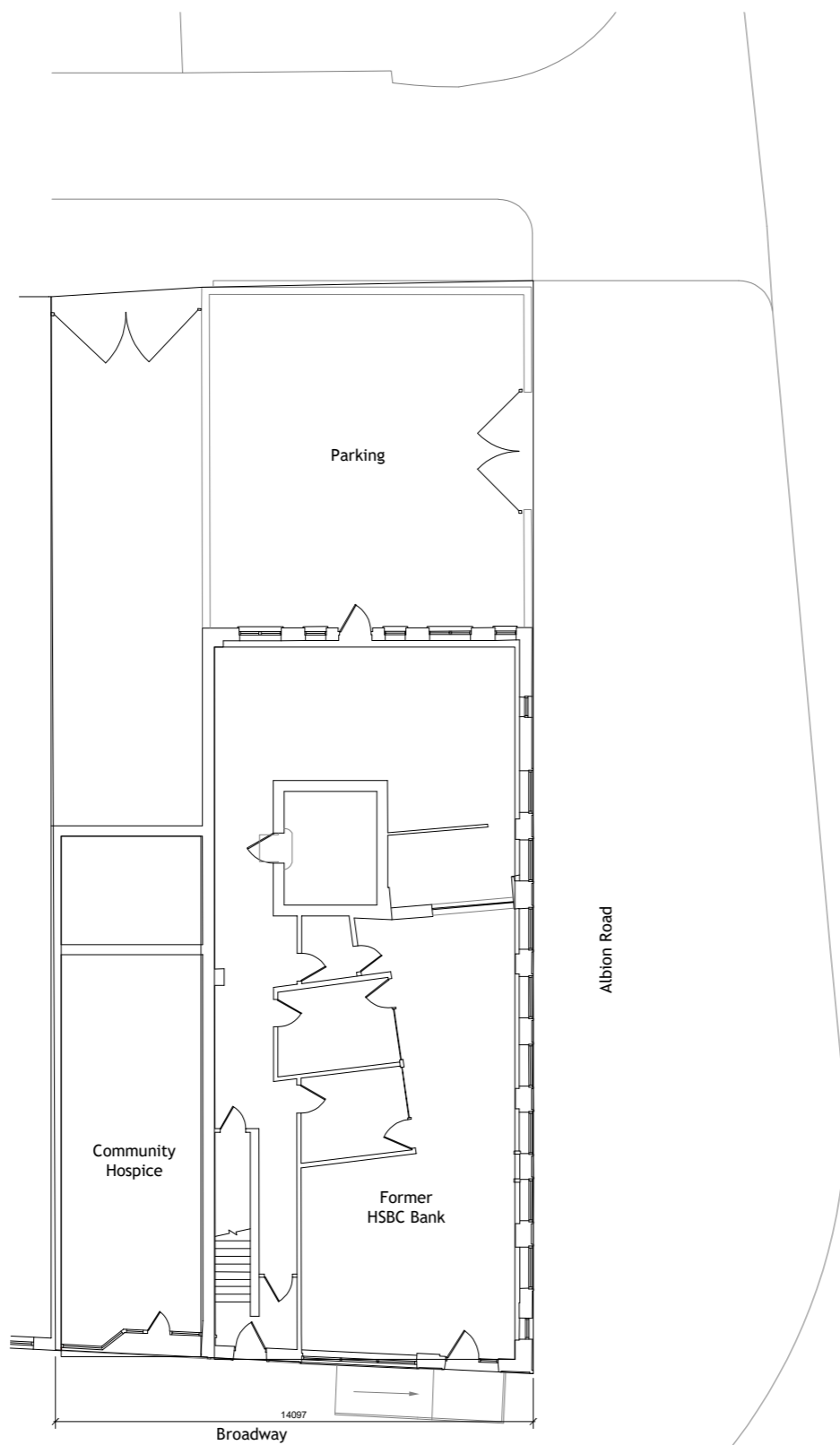
Air Quality (ONLY NECESSARY IF INSTRUCTED – CHECK WITH AQ TEAM)

Completed Air Quality Walkover Checklist?	Yes/No
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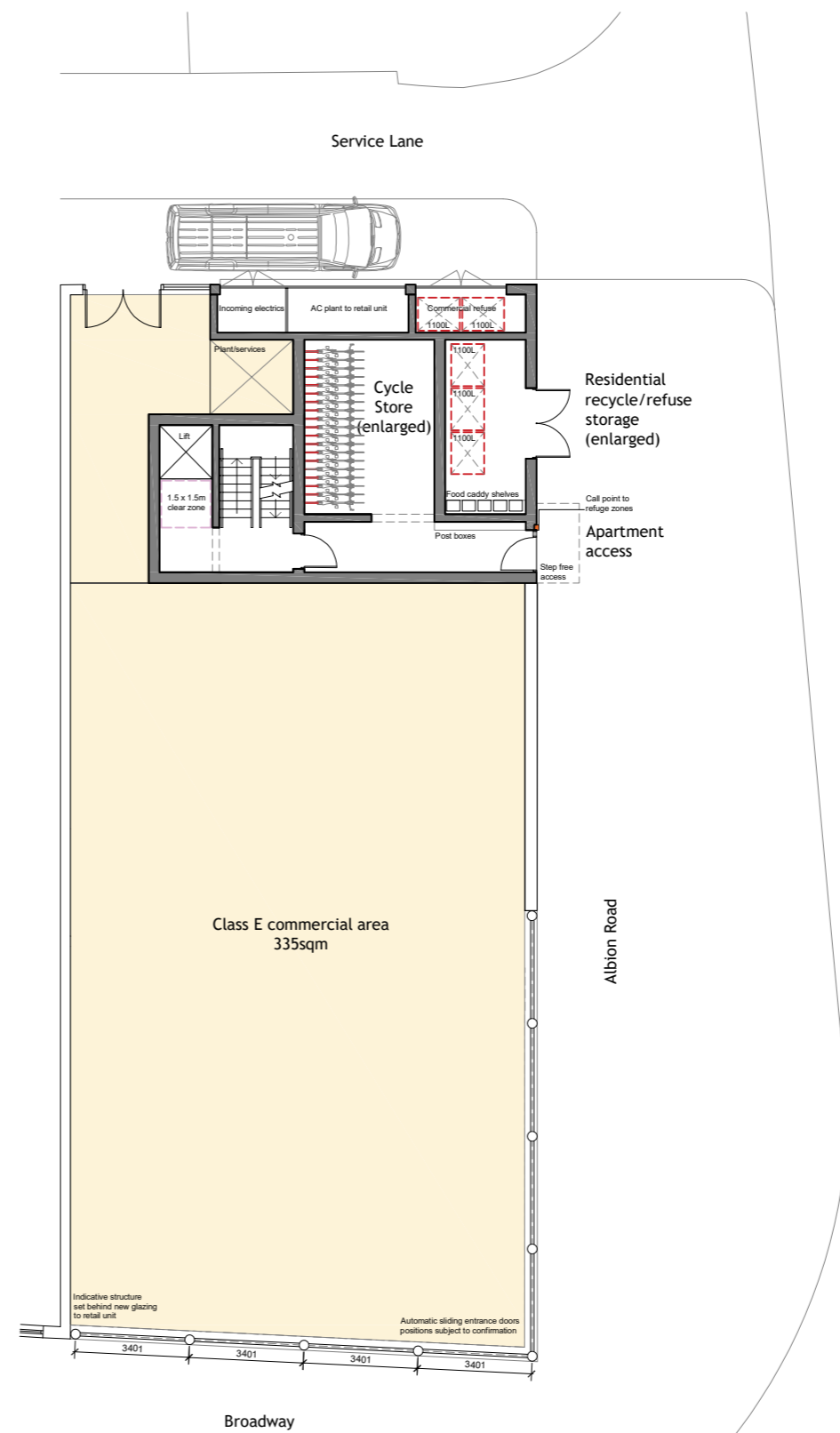


APPENDIX B

Proposed Development Plan



Existing Ground Floor Plan
Scale 1:100 @ A1



Proposed Ground Floor Plan
Scale 1:100 @ A1

NOTES:
NO DIMENSIONS TO BE SCALED FROM THE DRAWING
TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION & STRUCTURAL ENGINEER'S INFORMATION
ANY DISCREPANCY BETWEEN THIS DRAWING AND OTHER RELEVANT DOCUMENTATION SHOULD BE REFERRED TO THE ARCHITECT FOR DIRECTION
KEY SETTING OUT DIMENSIONS TO BE CONFIRMED WITH THE ARCHITECT PRIOR TO ANY DEVELOPMENT ON SITE
THIS INFORMATION IS FOR PLANNING OR TENDER PURPOSES ONLY AND NOT FOR CONSTRUCTION

REV C: General update for additional apartments
REV B: Draft planning application
REV A: Client review only
NEW: Client review only

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Draft Oct. 2023

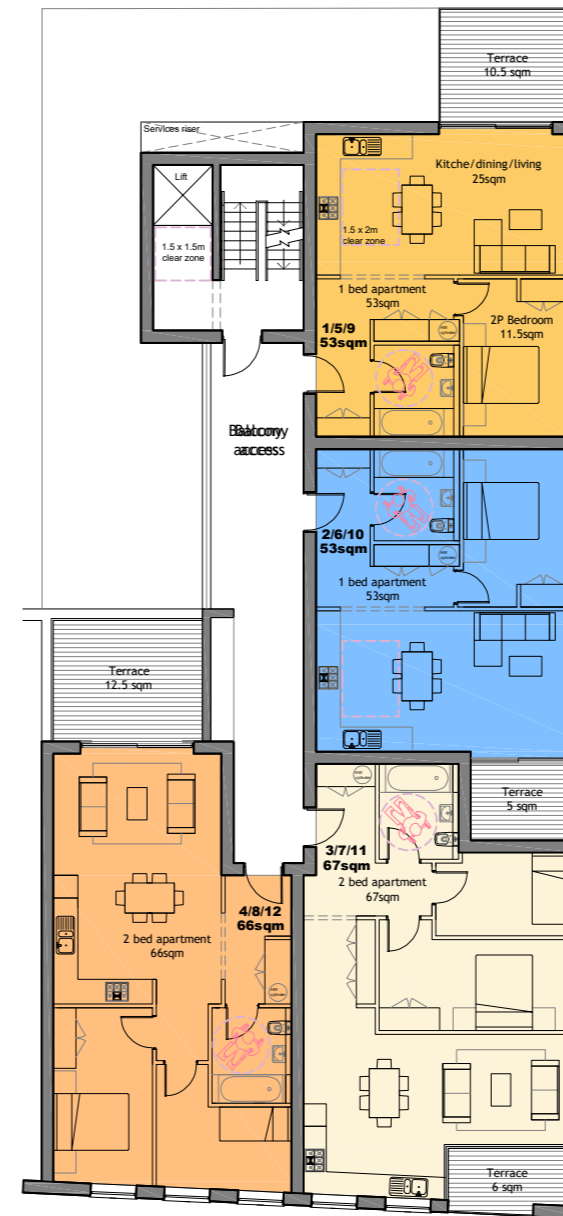
PROJECT:
235-237 The Broadway, Bexleyheath
DRAWING TITLE:
Existing & Proposed Ground floor plans
DRAWING NUMBER & SCALE:
A-100
REVISION:
REV C



NOTES:
 NO DIMENSIONS TO BE SCALED FROM THE DRAWING
 TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION & STRUCTURAL ENGINEER'S INFORMATION
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 KEY SETTING OUT DIMENSIONS TO BE CONFIRMED WITH THE ARCHITECT PRIOR TO ANY DEVELOPMENT ON SITE
 THIS INFORMATION IS FOR PLANNING OR TENDER PURPOSES ONLY AND NOT FOR CONSTRUCTION



Existing First Floor Plan
 Scale 1:100 @ A1



Proposed 1st/2nd/3rd level Floor Plan
 Scale 1:100 @ A1

REV C: Additional apartments added
 REV B: Draft planning application
 REV A: Client review only
 NEW: Client review only

mab
 Architecture, design & development Ltd
 Studio@mab-architects.com
 53 Hyndewood,
 London,
 SE23 2BJ
 www.mab-architects.com

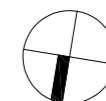
DRAFT OCT. 2023

PROJECT:
 235-237 The Broadway, Bexleyheath

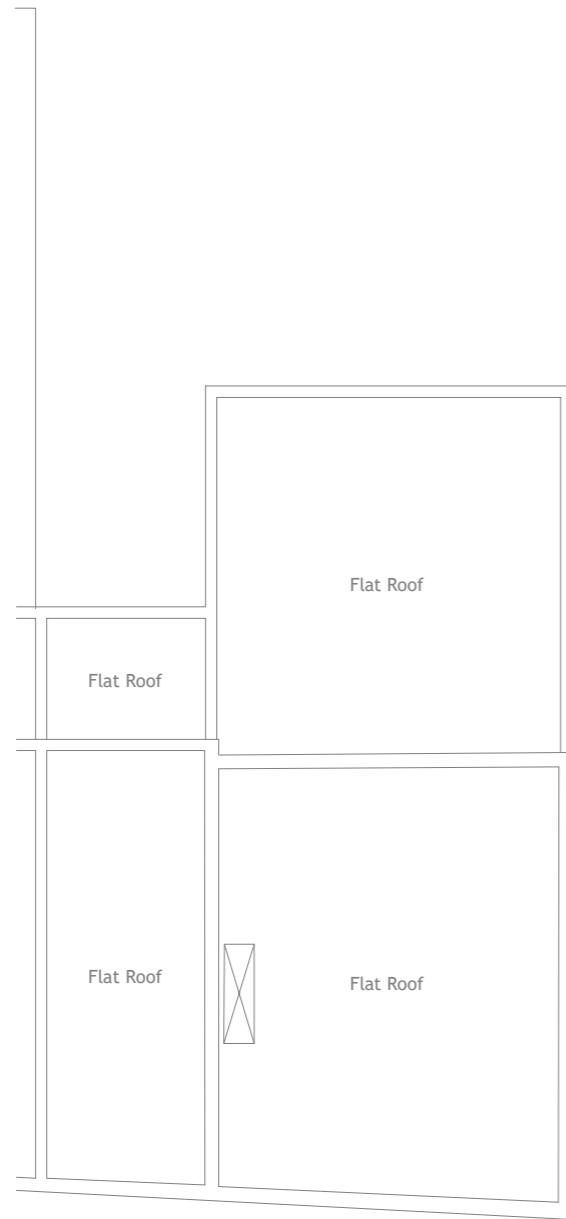
DRAWING TITLE:
 Existing & Proposed 1st floor plans

DRAWING NUMBER & SCALE:
 A-200

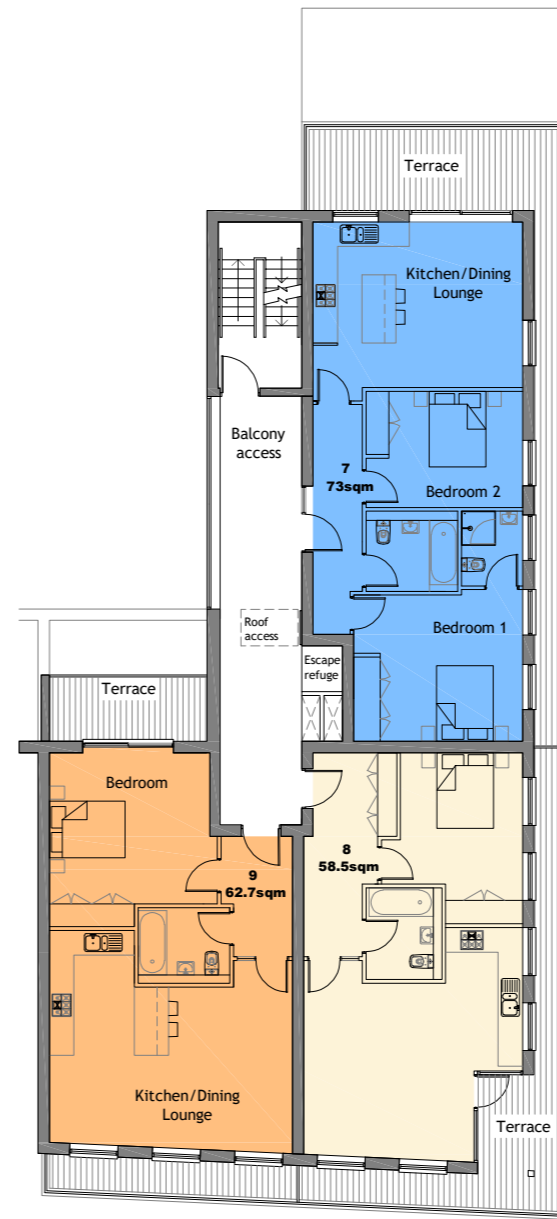
REVISION:
 REV C



NOTES:
 NO DIMENSIONS TO BE SCALED FROM THE DRAWING
 TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION & STRUCTURAL ENGINEER'S INFORMATION
 ANY DISCREPANCY BETWEEN THIS DRAWING AND OTHER RELEVANT DOCUMENTATION SHOULD BE REFERRED TO THE ARCHITECT FOR DIRECTION
 KEY SETTING OUT DIMENSIONS TO BE CONFIRMED WITH THE ARCHITECT PRIOR TO ANY DEVELOPMENT ON SITE
 THIS INFORMATION IS FOR PLANNING OR TENDER PURPOSES ONLY AND NOT FOR CONSTRUCTION



Existing Roof Plan below
 Scale 1:100 @ A1



Proposed Third Floor Plan
 Scale 1:100 @ A1

REV D: Revision for planning
 REV C: Draft planning application
 REV B: General update Feb 2022
 REV A: General update Jan 2022
 NEW: Client review only

mab
 Architecture, design & development Ltd
 Studio@mab-architects.com
 53 Hyndewood,
 London,
 SE23 2BJ
 www.mab-architects.com

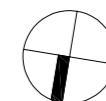
Planning application

PROJECT:
 235-237 The Broadway, Bexleyheath

DRAWING TITLE:
 Existing & Proposed 3rd floor plans

DRAWING NUMBER & SCALE:
 A-400 1:200@A3

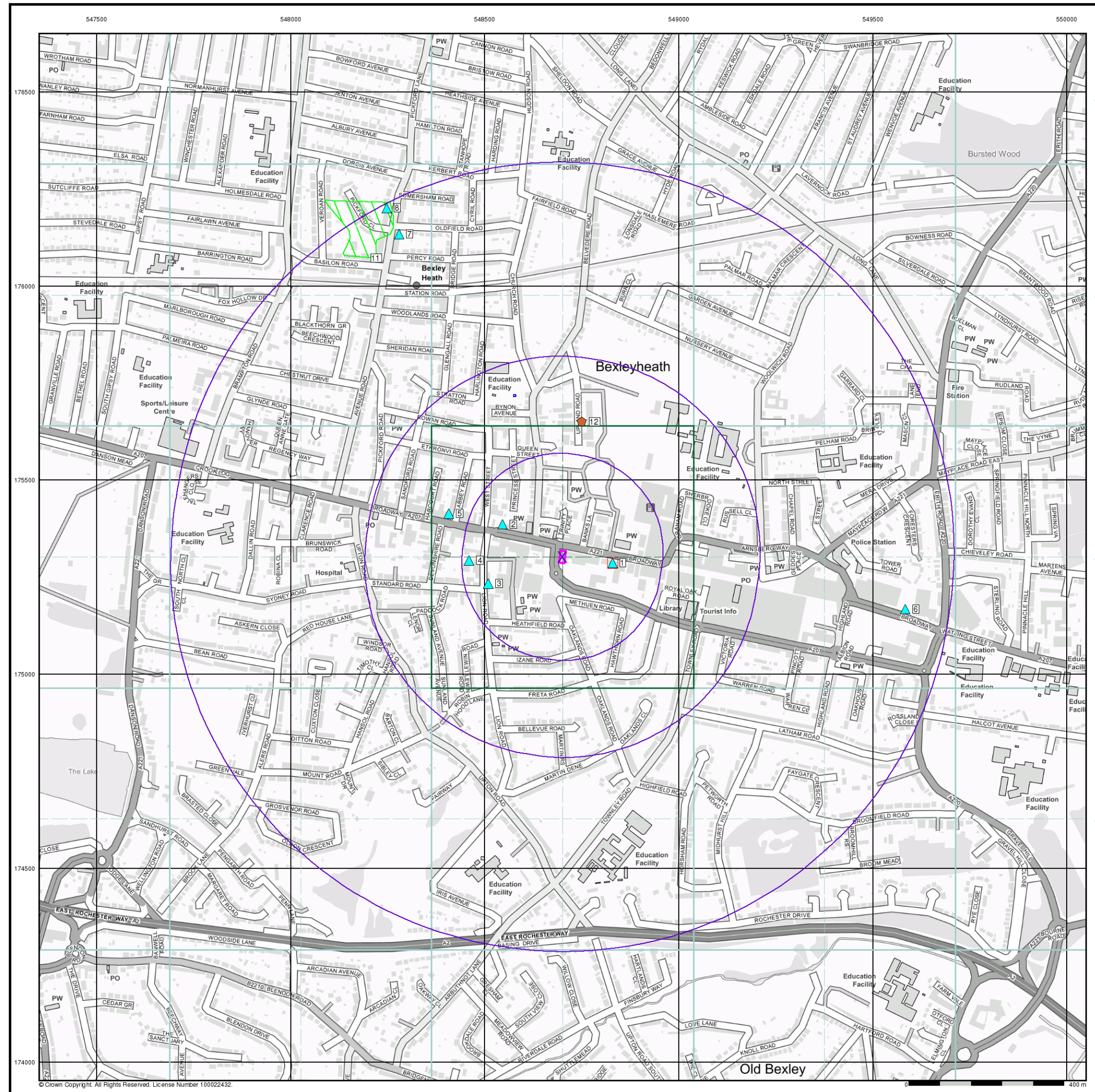
REVISION:
 REV D





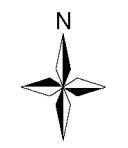
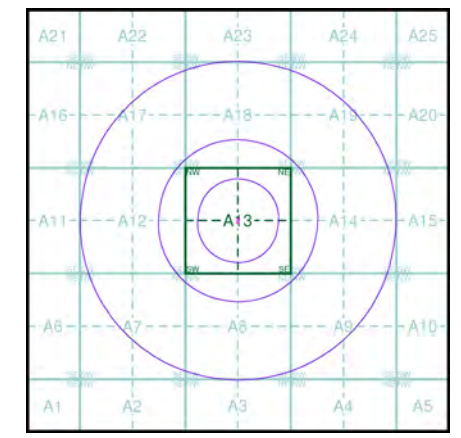
APPENDIX C

Surrounding Land Use



- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
 - BGS Recorded Mineral Site
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site

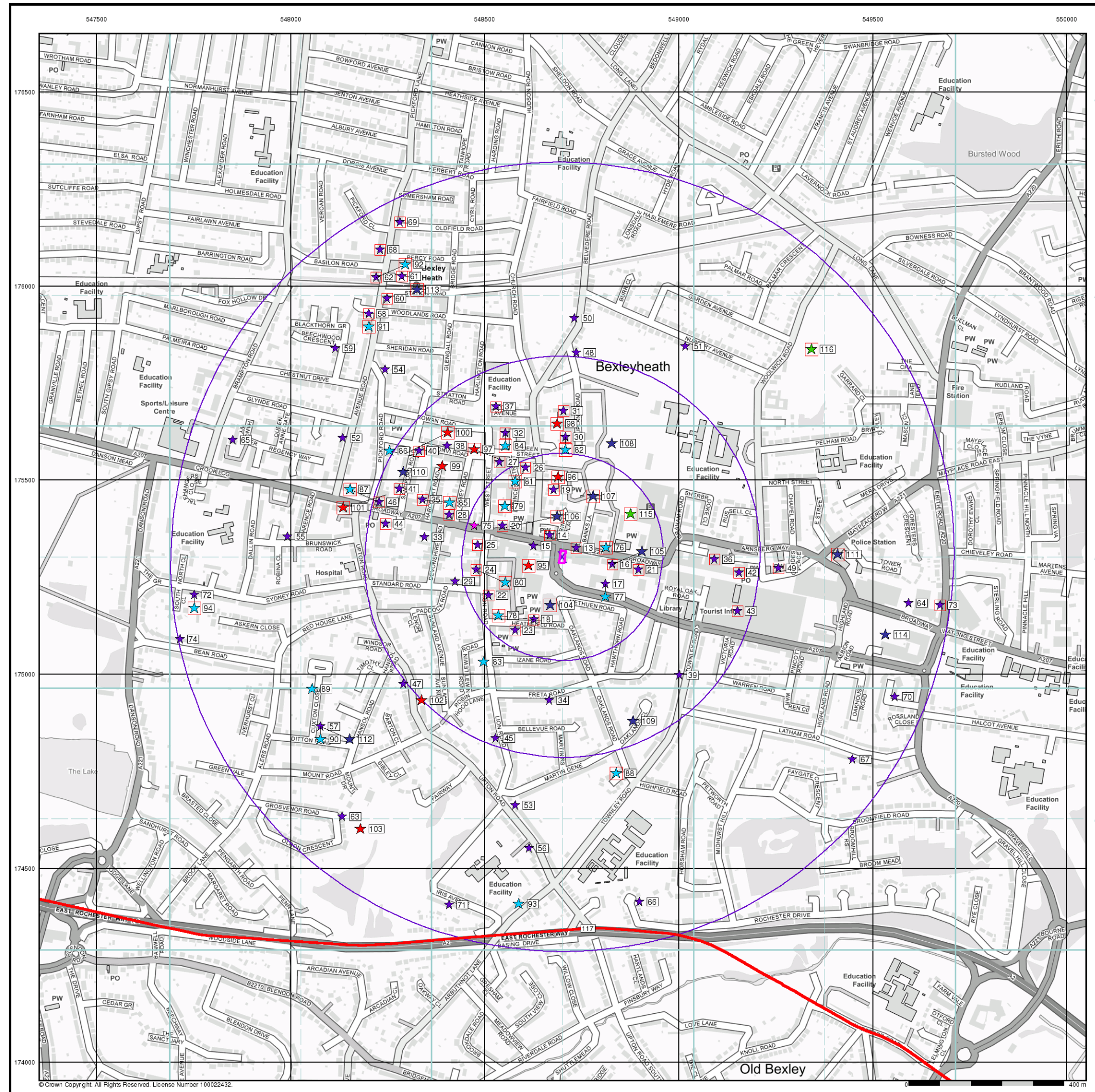
Site Sensitivity Map - Slice A



Order Details

Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details
 235-237 The Broadway, Bexleyheath, DA6 7EL



Industrial Land Use Map

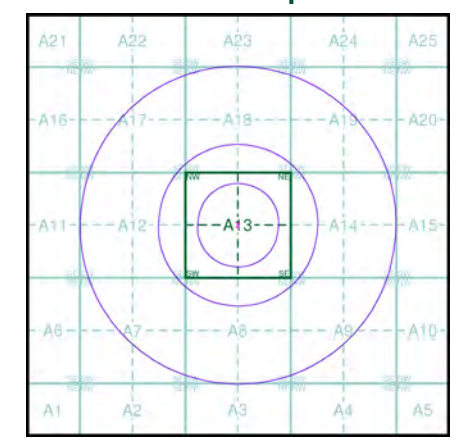
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details

235-237 The Broadway, Bexleyheath, DA6 7EL






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 Fax: 0844 844 9951
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APPENDIX D







Geological Context

Geology 1:50,000 Maps Legends






Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WGR	Worked Ground (Undivided)	Void	Not Supplied - Holocene
	MGR	Made Ground (Undivided)	Artificial Deposit	Not Supplied - Holocene
	WMGR	Infilled Ground	Artificial Deposit	Not Supplied - Holocene

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	TPGR	TAPLOW GRAVEL MEMBER	Sand and Gravel	Not Supplied - Wolstonian
	LHGR	Lynch Hill Gravel Member	Sand and Gravel	Not Supplied - Wolstonian
	BHT	Boyn Hill Gravel Member	Sand and Gravel	Not Supplied - Hoxnian
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary
	RTDU	River Terrace Deposits (Undifferentiated)	Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	HWH	Harwich Formation	Sand and Gravel	Not Supplied - Ypresian
	LC	London Clay Formation	Clay and Silt	Not Supplied - Ypresian
	LMBE	Lambeth Group	Sand, Silt and Clay	Not Supplied - Thanetian
	TAB	Thanet Formation	Sand	Not Supplied - Thanetian
	LSNCK	Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated)	Chalk	Not Supplied - Turonian



Geology 1:50,000 Maps

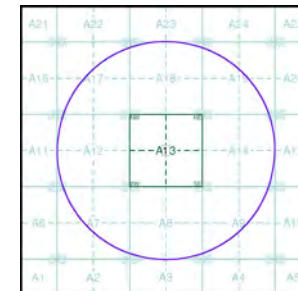
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	1
Map Sheet No:	271
Map Name:	Dartford
Map Date:	1998
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Available
Faults:	Not Supplied
Landslip:	Available
Rock Segments:	Not Supplied

Geology 1:50,000 Maps - Slice A



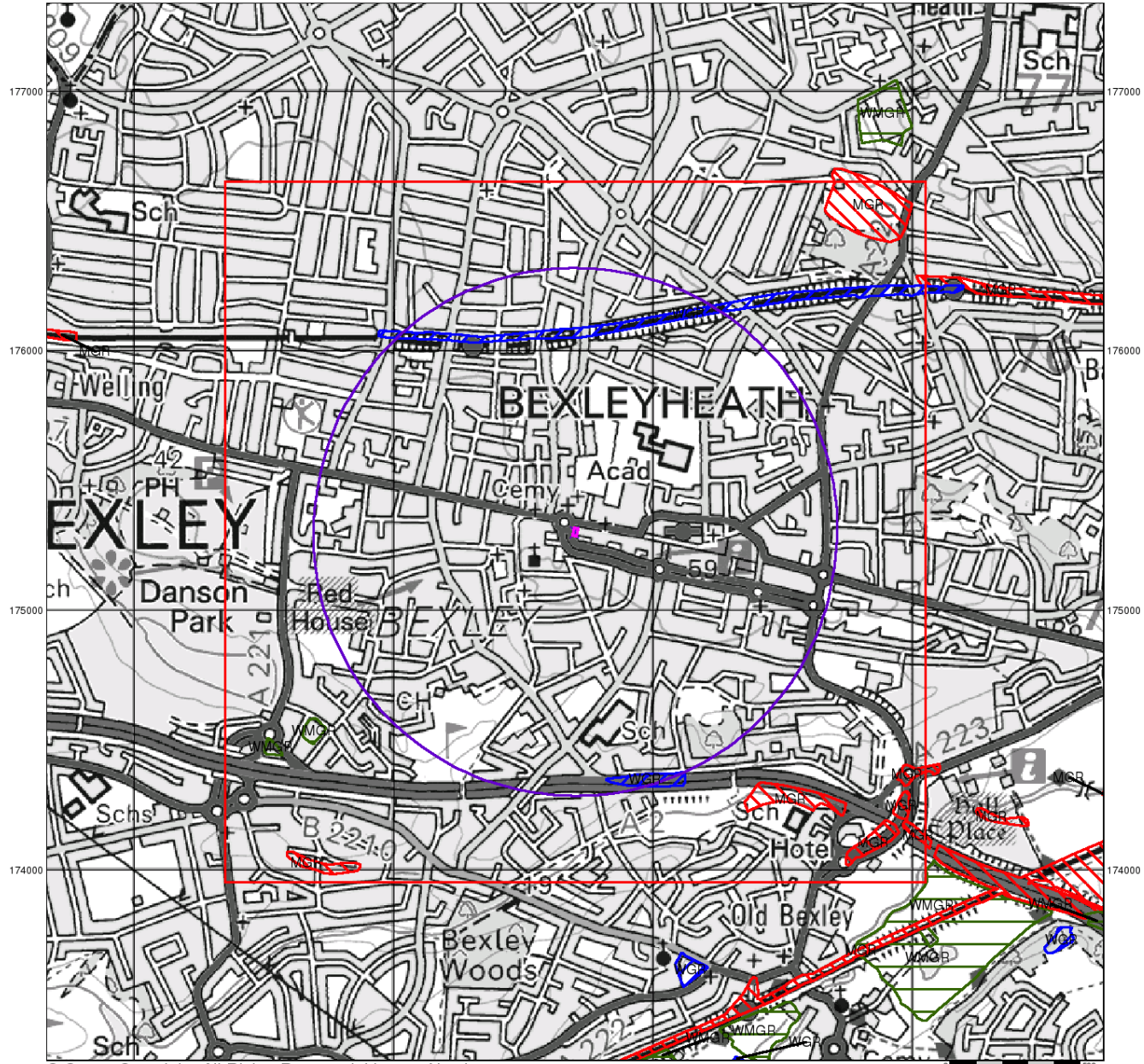
Order Details:

Order Number:	324321478_1_1
Customer Reference:	UK23.6737
National Grid Reference:	548700, 175300
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

Site Details:

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547000 548000 549000 550000



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Artificial Ground and Landslip

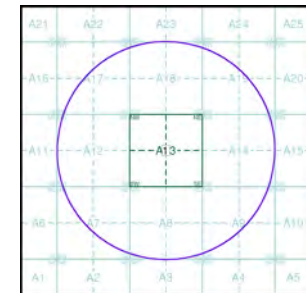
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



Order Details:

Order Number: 324321478_1_1
 Customer Reference: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

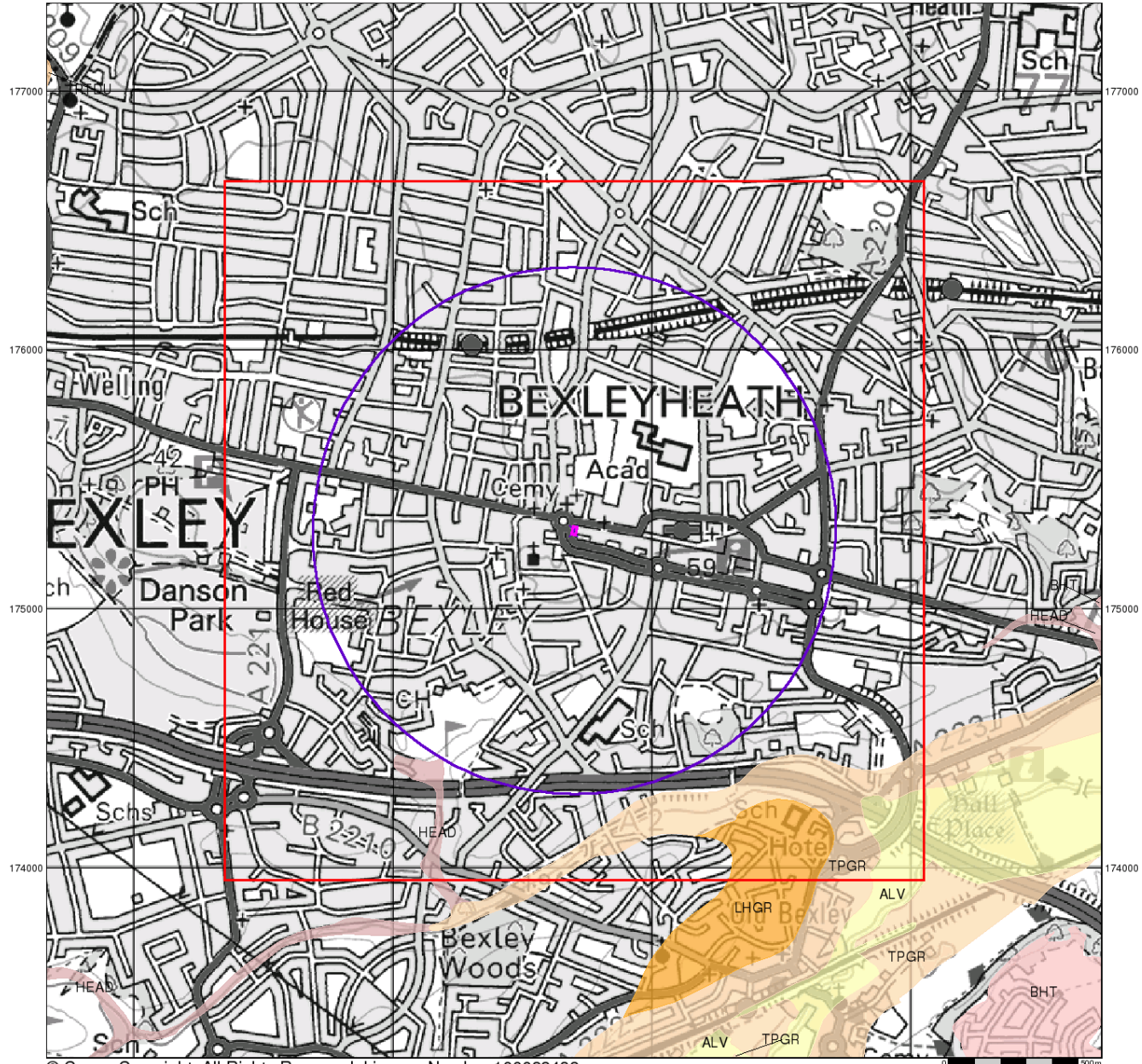
Site Details:

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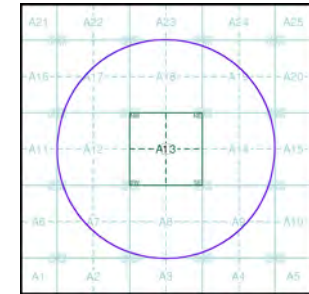
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



Order Details:

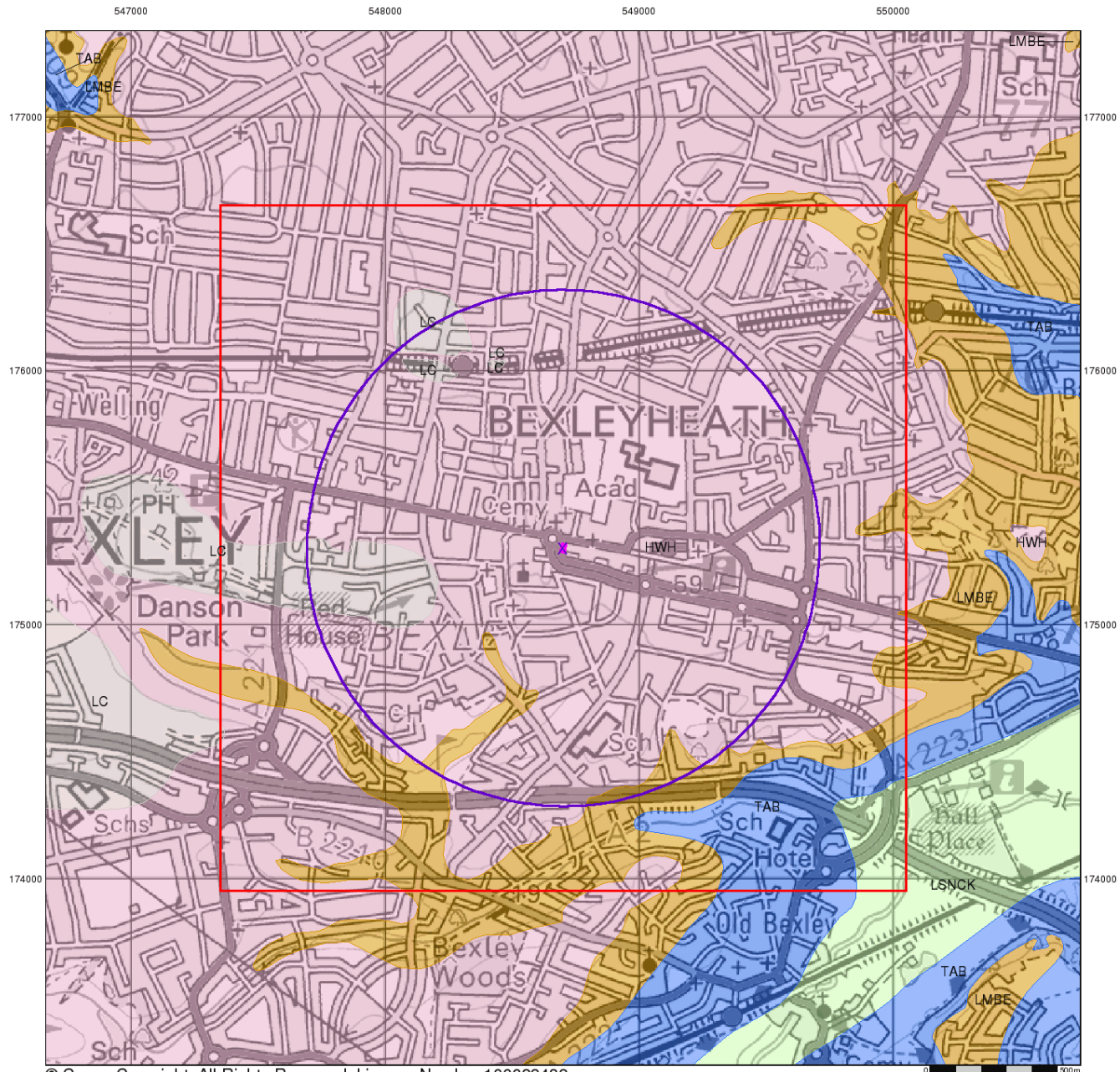
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 Customer Reference: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details:

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Bedrock and Faults

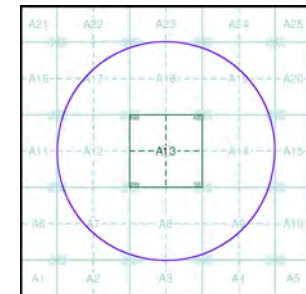
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

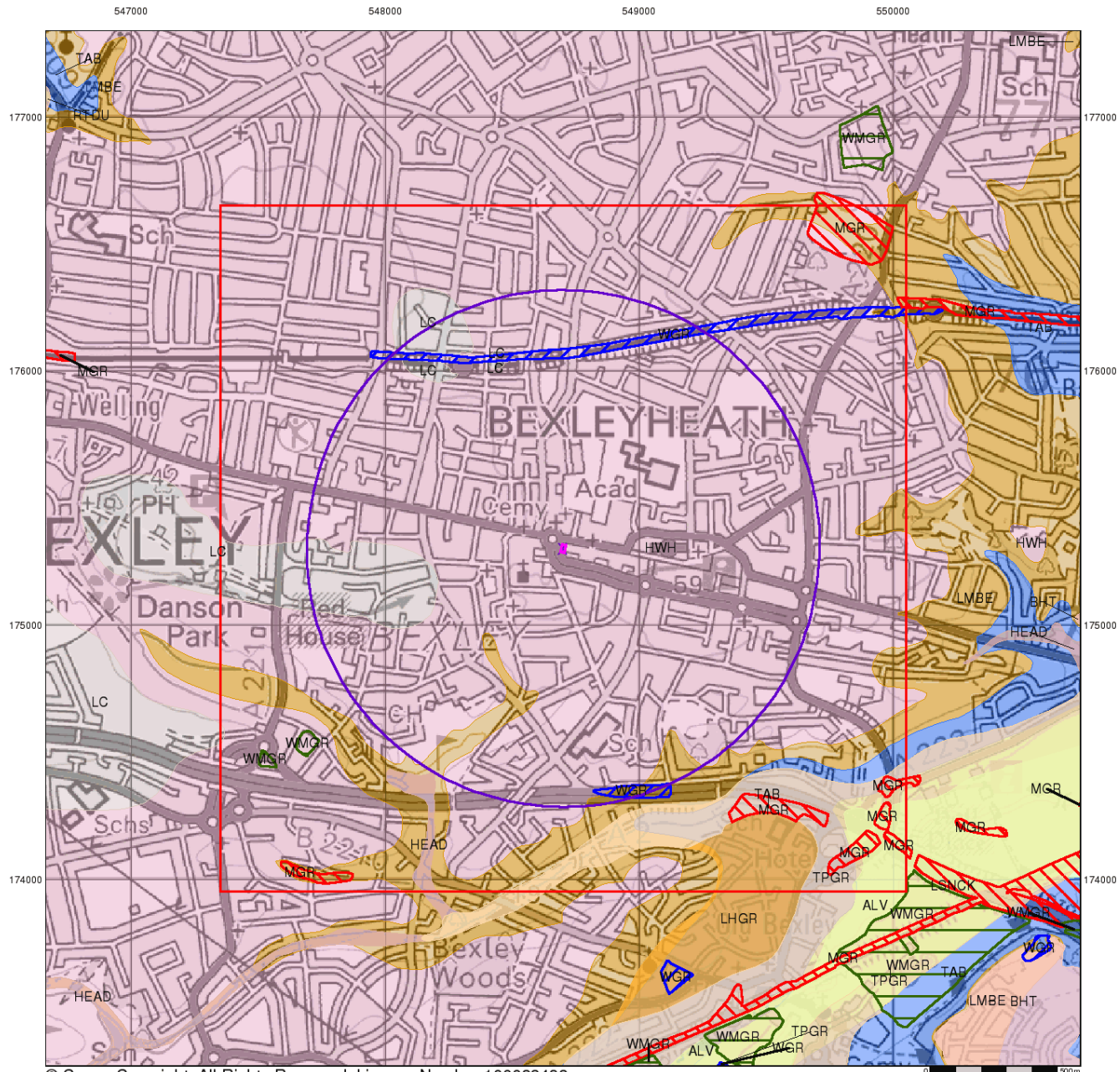
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 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

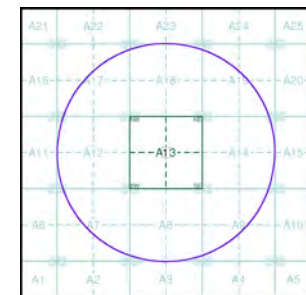
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
 Kingsley Dunham Centre
 Keyworth
 Nottingham
 NG12 5GG
 Telephone: 0115 936 3143
 Fax: 0115 936 3276
 email: enquires@bgs.ac.uk
 website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

Order Number: 324321478_1_1
 Customer Reference: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details:

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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



TQ47NE 435 4854-7533

ACT Location	251/263, BROADWAY, BEXLEYHEATH	BOREHOLE No.:	3
CLIENT	London Electricity Board	REPORT No.:	1311/FEH
Method of Boring	Shell and Auger 200 mm diameter - cased to 4.1 m	Boring Started:	27.10.76
		Boring Finished:	27.10.76
GROUND WATER		Date	
Water Strikes	Rate of Inflow:	Time	
1st: None observed	-	B/hole Depth	
2nd:		Casing Depth	
3rd:		Water Level	

Remarks: 1 hour spent digging service pit to commence borehole.
Water added to borehole between 0.75 m and 4.1 m to permit drilling.

Samples Ref. No.	Type	Depth (m)	S.P.T. (N)	Scale: 20mm = 1m		O.D. =	Description
				Legend	Depth		
6620	J	0.50					Made ground (mainly hardcore fill with ash and stones)
6621	J	0.90			0.75		Generally very dense coarse to medium black rounded pebble gravel with small amounts of brown sand
6622	B	1.20	52				
-	CPT	1.30					
6623	J	2.00	82				COMMERCIAL IN CONFIDENCE
-	CPT	2.30					
6624	B	2.50					
6625	J	3.00	86				
6626	B	3.50					
-	CPT	3.80					
6627	J	4.00			4.10		

Key: U = Undisturbed
B = Bulk
J = Jar

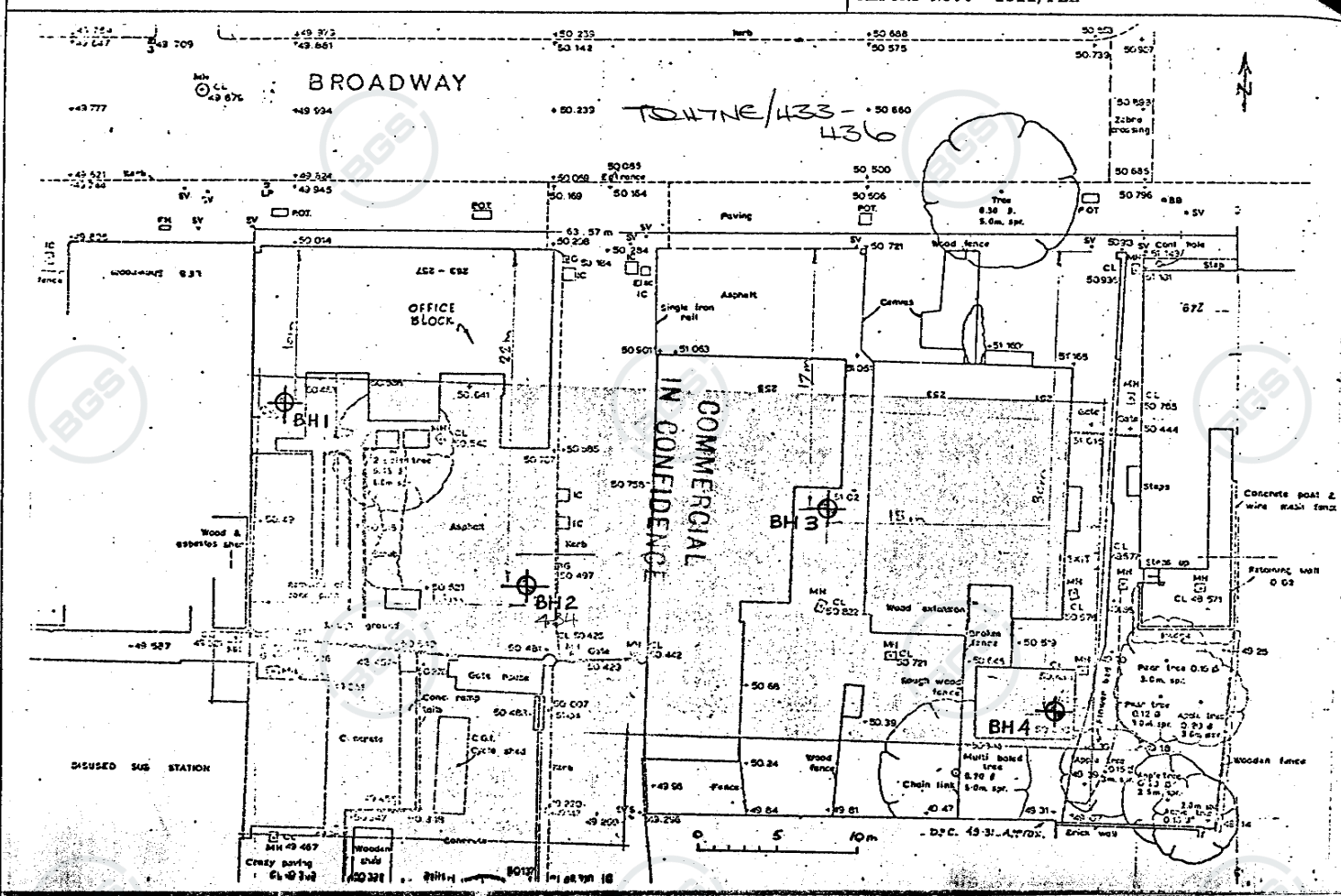
Wembley Laboratories Limited



SITE PLAN SHOWING BOREHOLE POSITIONS

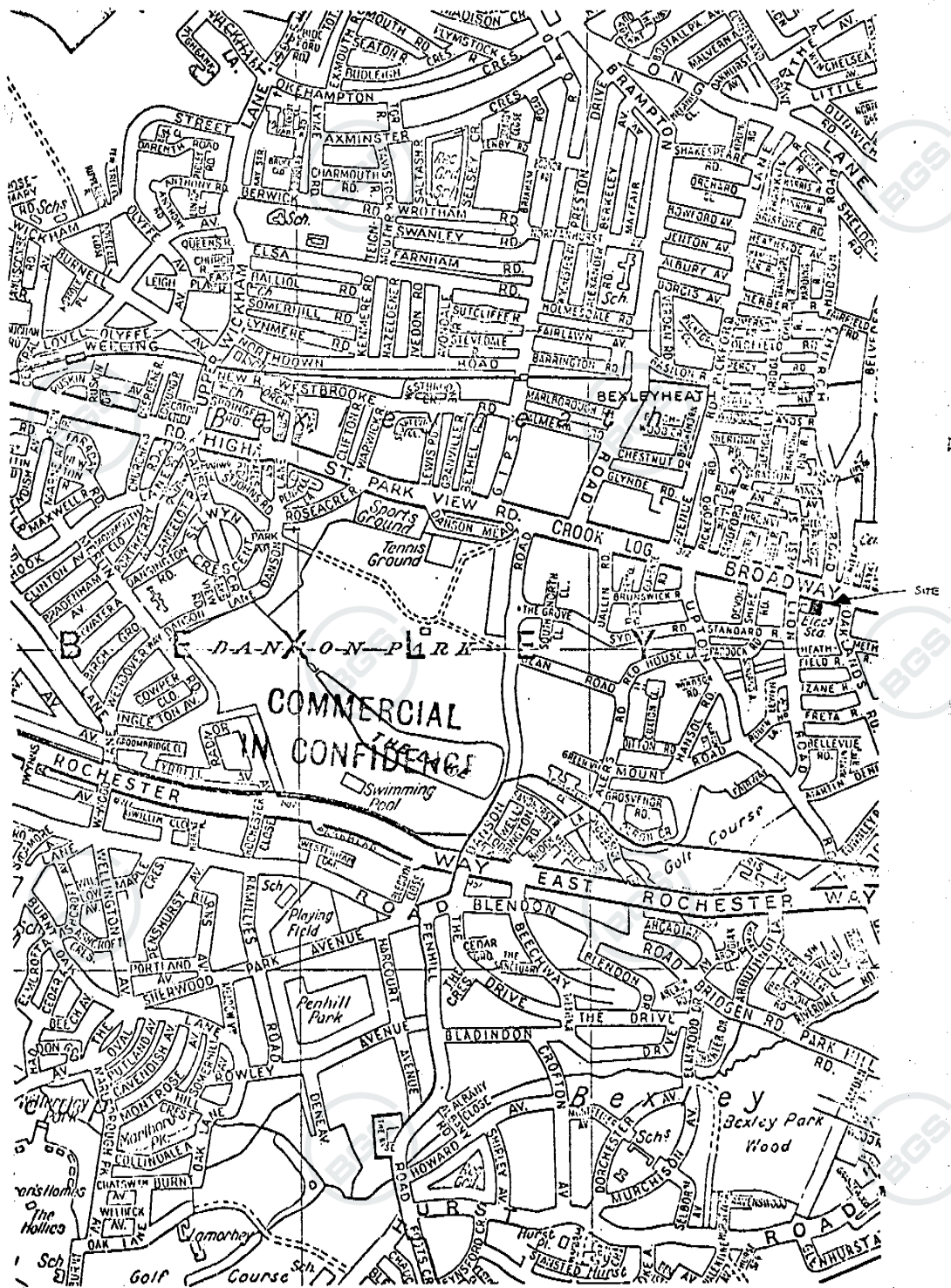
CONTRACT: 251/263, BROADWAY, BEXLEYHEATH
REPORT NO.: 1311/FEH

Wembley Laboratories Limited



CONTRACT: 251/263, BROADWAY, BEXLEYHEATH
REPORT NO.: 1311/FEH

LOCATION PLAN OF SITE TQ47NE/433-436



Wembley Laboratories Limited





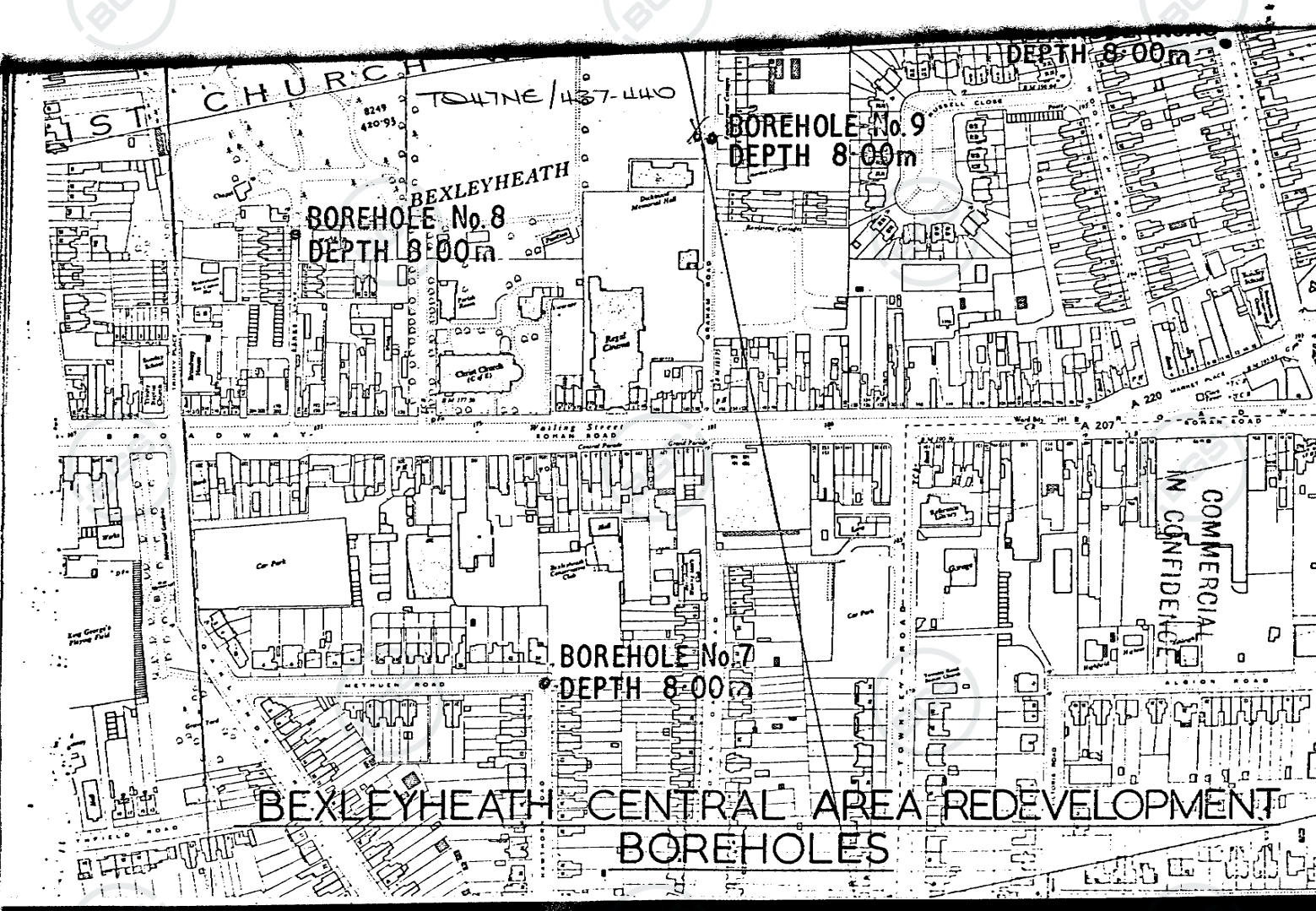
RECORD OF BOREHOLE 7 BEXLEYHEATH CENTRAL AREA REDEVELOPMENT

BORING: STARTED 16.10.72.
BORING: FINISHED 16.10.72.
HOLE SIZE 0.15 m dia. to 8.0 m depth.

GROUND LEVEL 51.90 m O.D.

TQ47NE 437 4886-7516

SAMPLE OR TEST			CHANGE OF STRATA		
DEPTH	TYPE	LEGEND	DEPTH	O.D. LEVEL	DESCRIPTION
0.6	B1				Black rounded GRAVEL in a soft grey brown sandy clay matrix.
1.5 1.5 - 1.8	B1 C(31)		1.90	50.40	
3.0 3.2 - 3.5	B2 C(33)				Medium dense black rounded coarse to fine GRAVEL with a little brown medium sand.
4.5 4.7 - 5.0	B3 C(31)				
6.1 6.2 - 6.5	B4 C(29)				
7.6 7.6 - 7.9	B5 C(32)		8.00	43.90	
COMMERCIAL IN CONFIDENCE					
REMARKS					
<p>KEY: D - DISTURBED SAMPLE S () STANDARD PENETRATION TEST B - BULK DISTURBED SAMPLE C () CONE PENETRATION TEST W - WATER SAMPLE NO. OF BLOWS FOR 300 mm U - UNDISTURBED SAMPLE PENETRATION IN BRACKETS</p>					



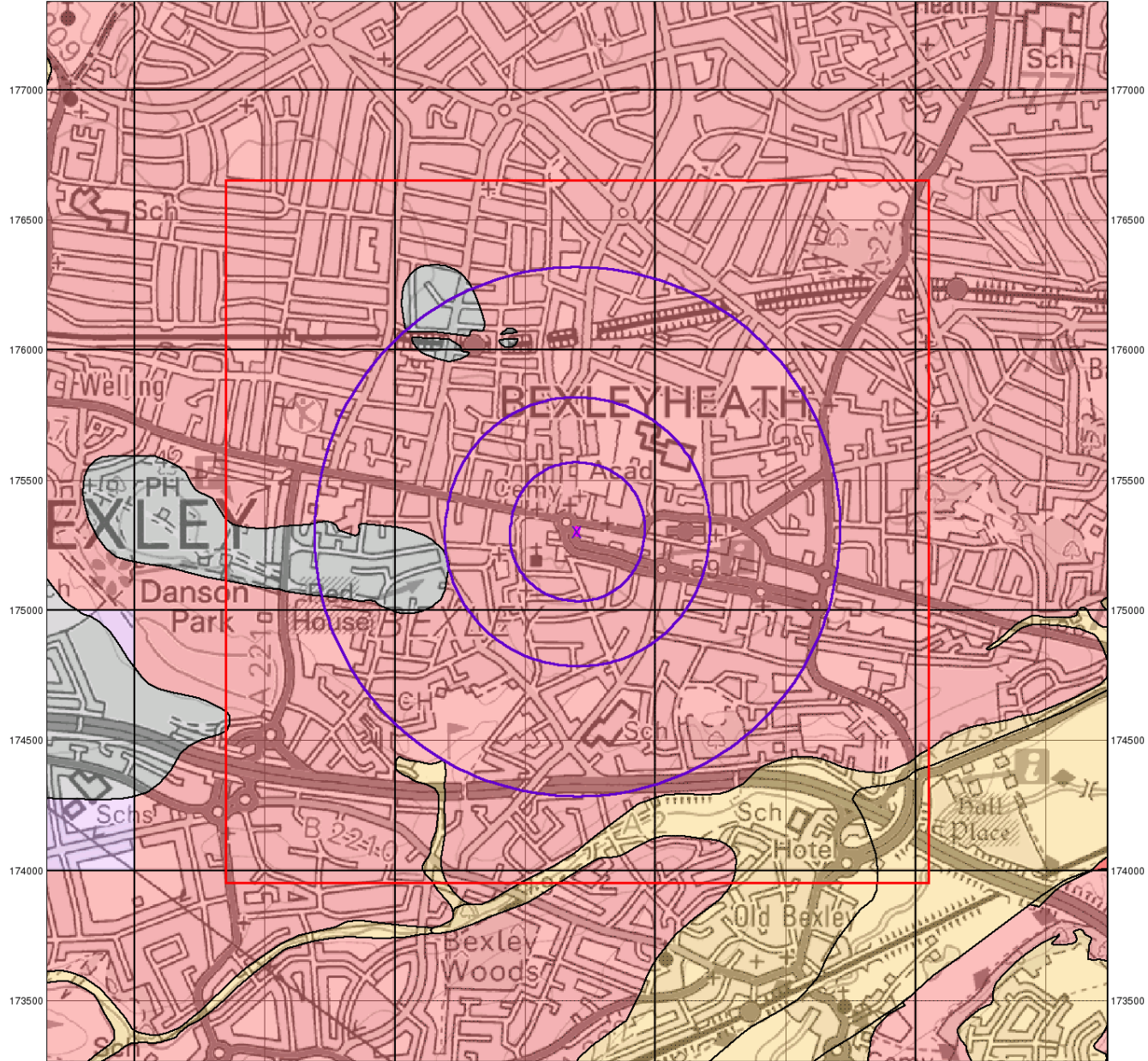
**BEXLEYHEATH CENTRAL AREA REDEVELOPMENT
BOREHOLES**



APPENDIX E

Groundwater Vulnerability and Flood Maps

547000 547500 548000 548500 549000 549500 550000 550500



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0 1 km



Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Bedrock Aquifers

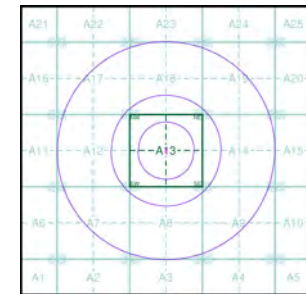
- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

- Unproductive Aquifer
- Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details

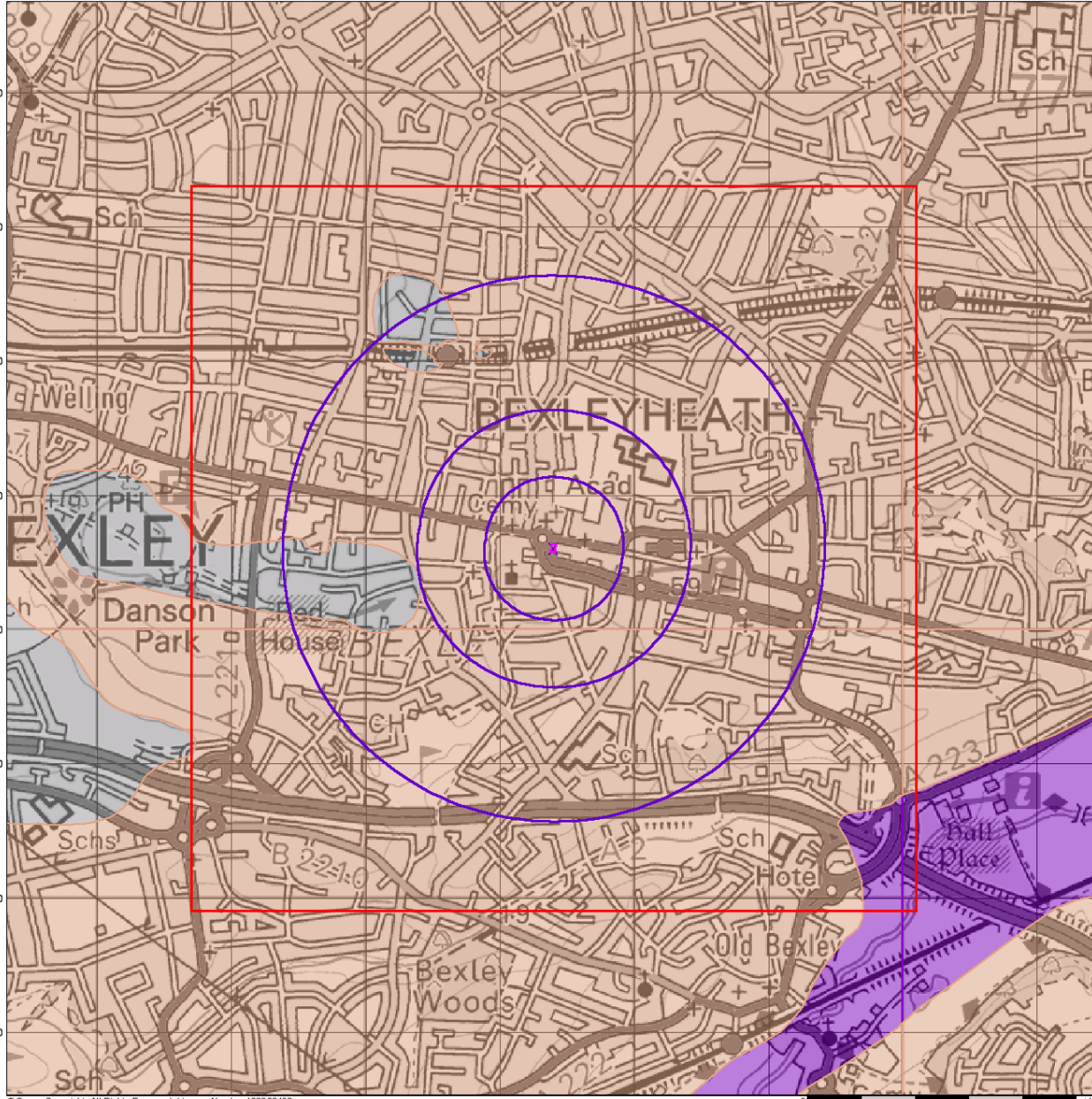
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547000 547500 548000 548500 549000 549500 550000 550500

177000
176500
176000
175500
175000
174500
174000
173500



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0 1 km



Bedrock Aquifer Designation

General

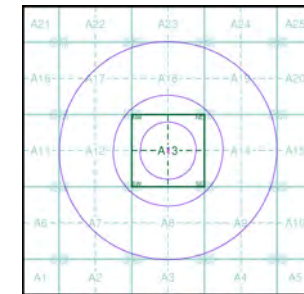
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

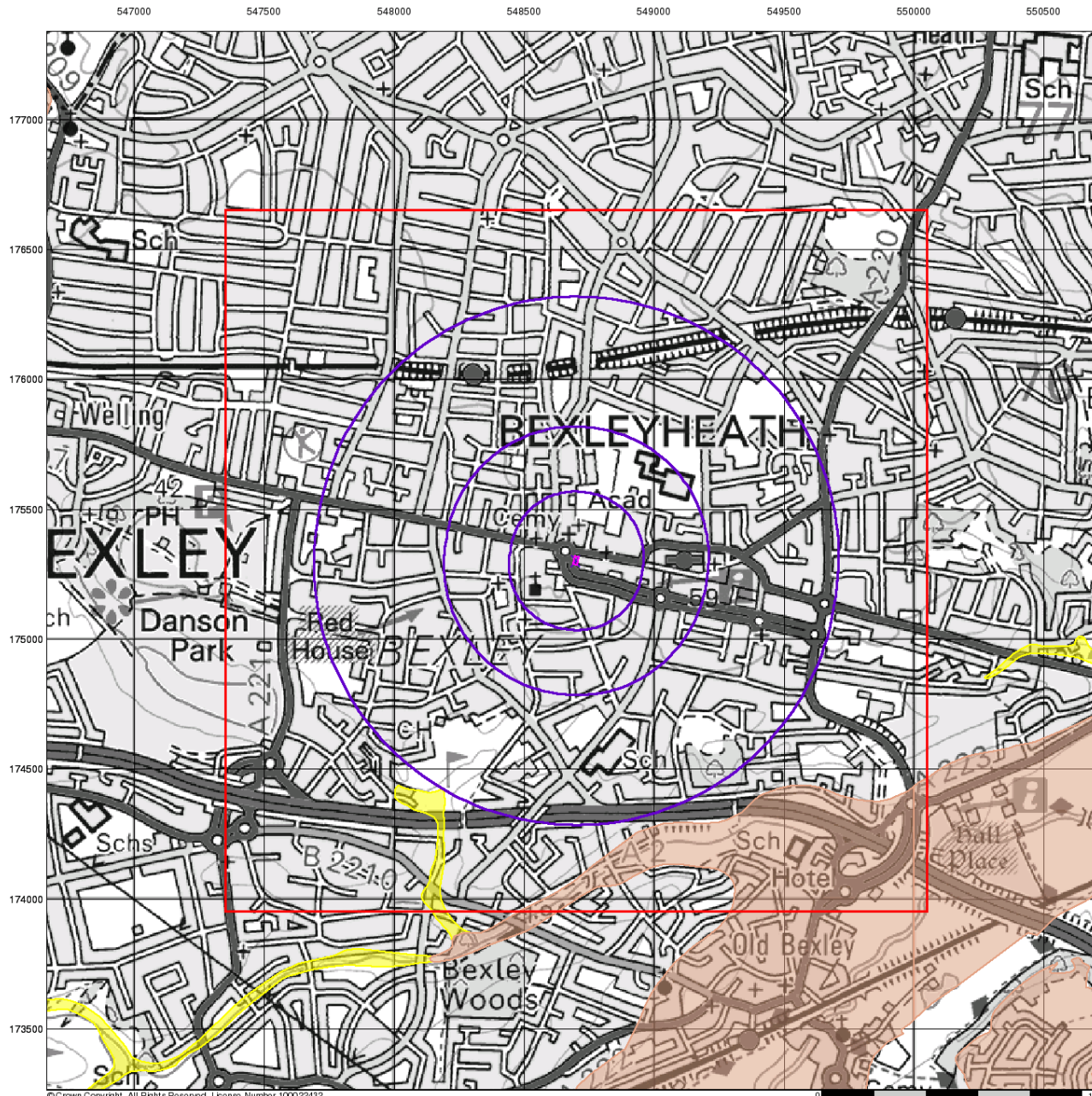
Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

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Superficial Aquifer Designation

General

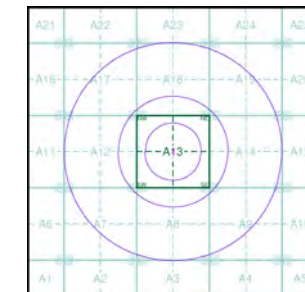
- ◇ Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point
- Slice
- B Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 324321478_1_1
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 Slice: A
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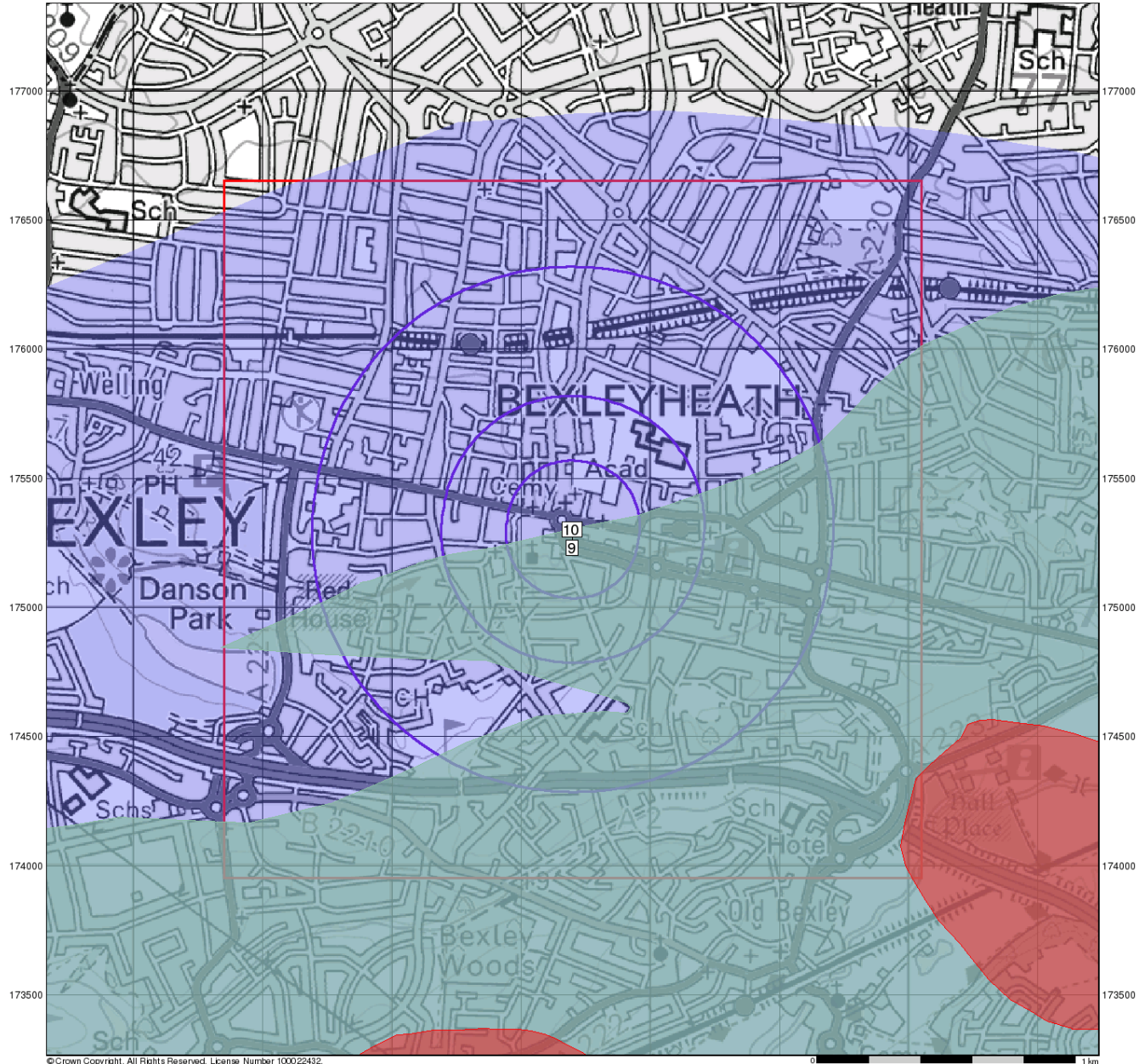
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0 1 km










Source Protection Zones

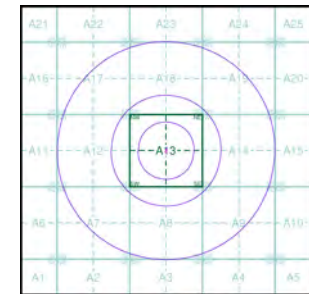
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

Agency and Hydrological

-  Inner zone (Zone 1)
-  Inner zone - subsurface activity only (Zone 1c)
-  Outer zone (Zone 2)
-  Outer zone - subsurface activity only (Zone 2c)
-  Total catchment (Zone 3)
-  Total catchment - subsurface activity only (Zone 3c)
-  Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

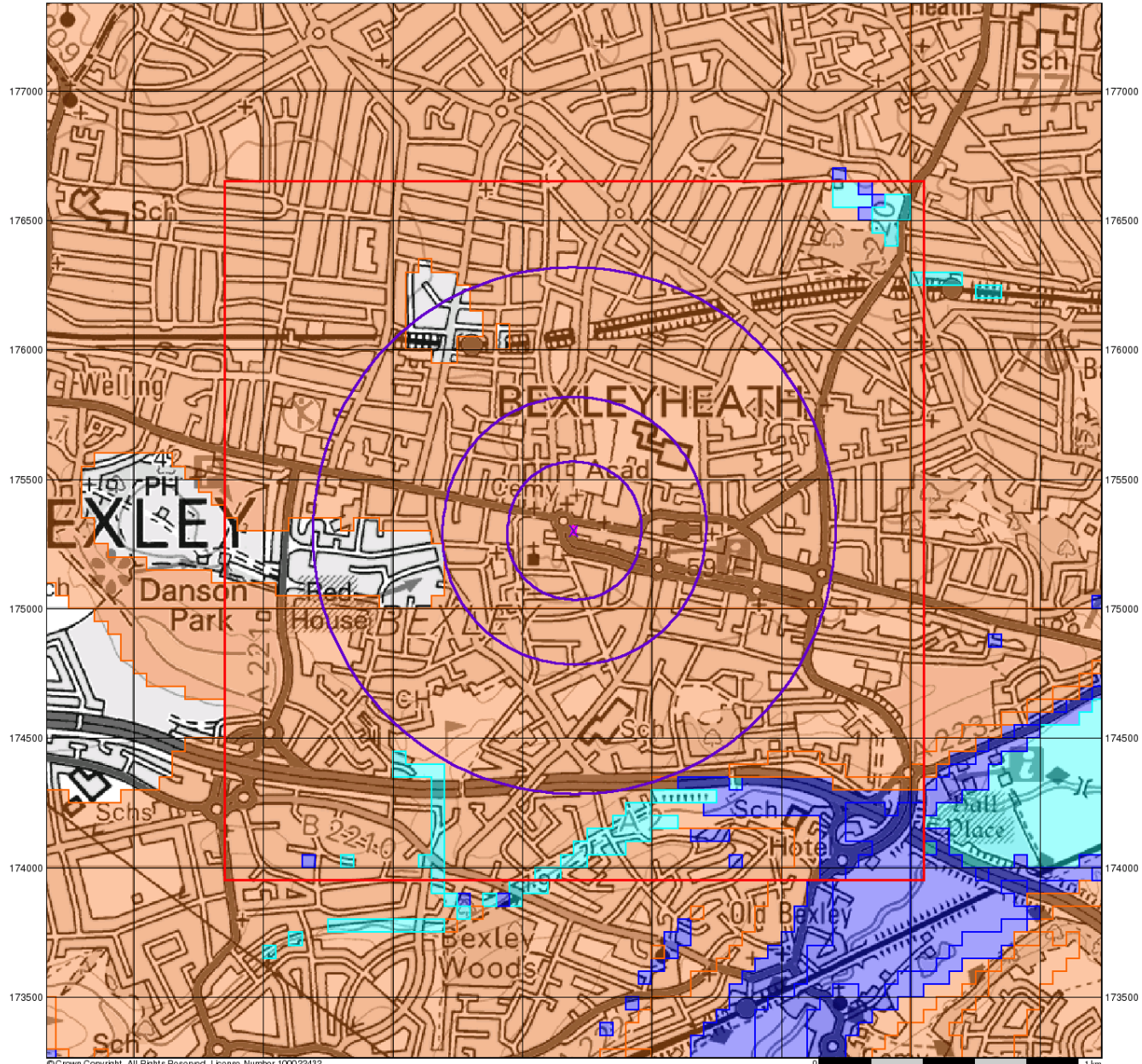
Site Details

235-237 The Broadway, Bexleyheath, DA6 7EL



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

547000 547500 548000 548500 549000 549500 550000 550500



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BGS Flood GFS Data

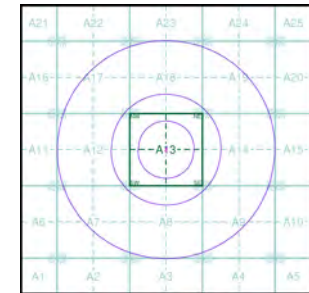
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

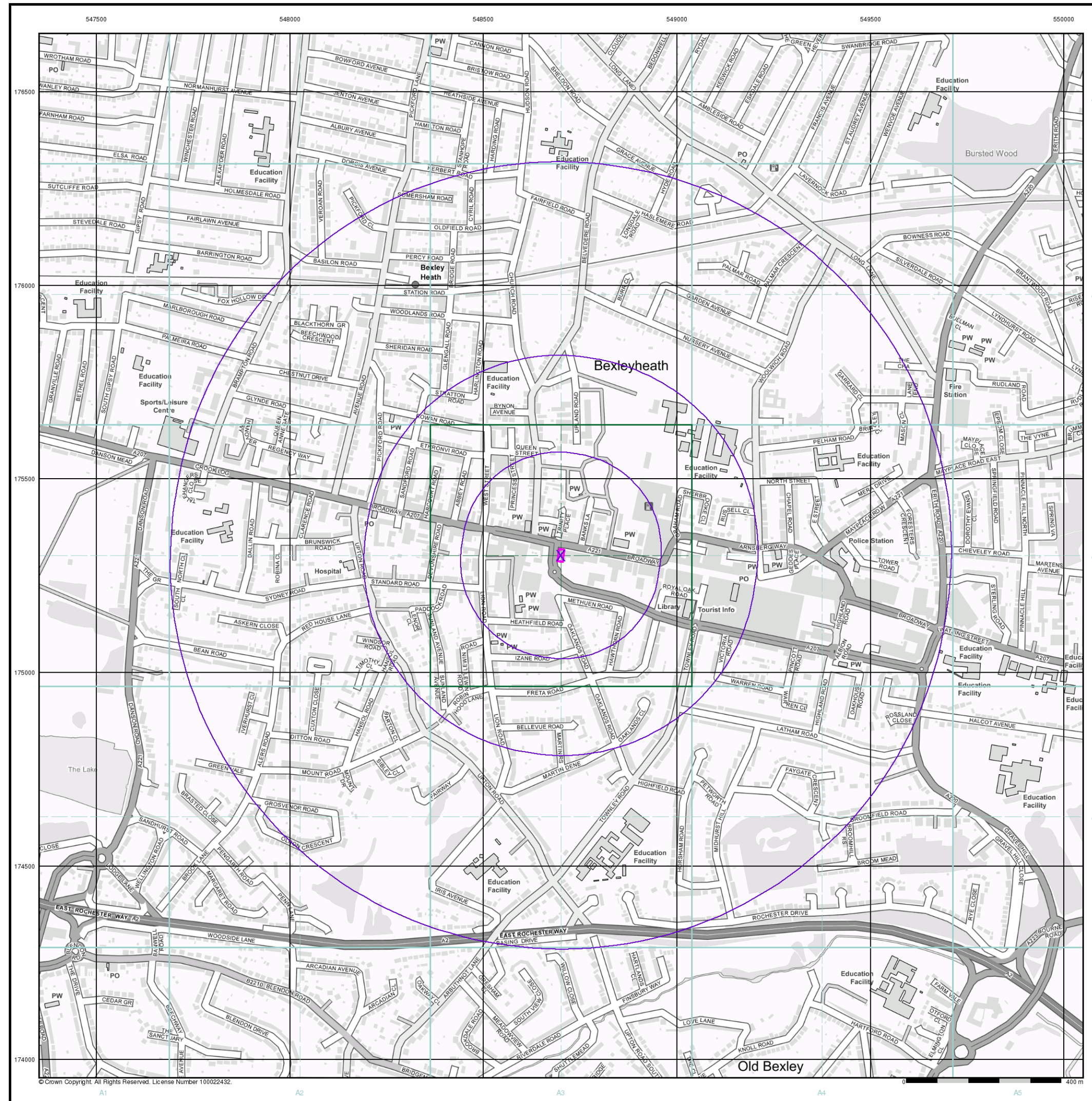
Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details

235-237 The Broadway, Bexleyheath, DA6 7EL



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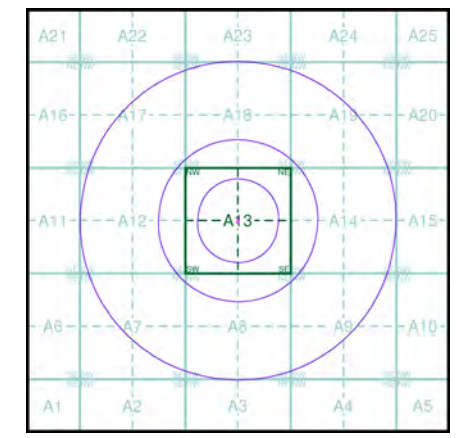
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details

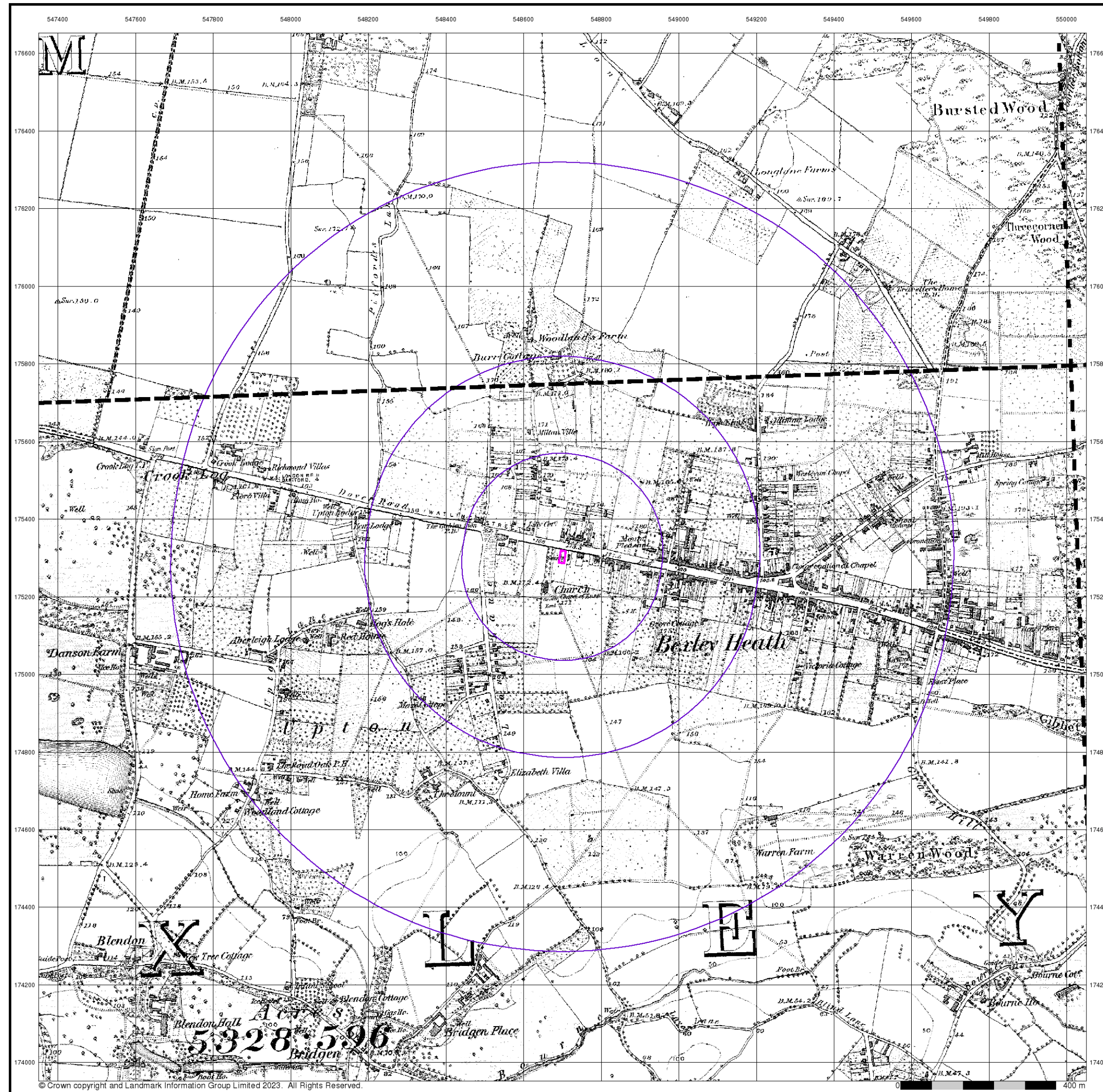
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APPENDIX F

A Selection of Historic Maps



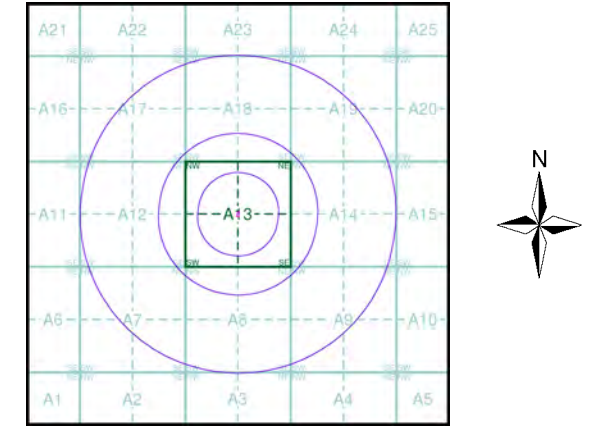
Kent
Published 1869 - 1870
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

00200 1870 1:10,560	00300 1869 1:10,560
00800 1870 1:10,560	00900 1869 1:10,560

Historical Map - Slice A



Order Details

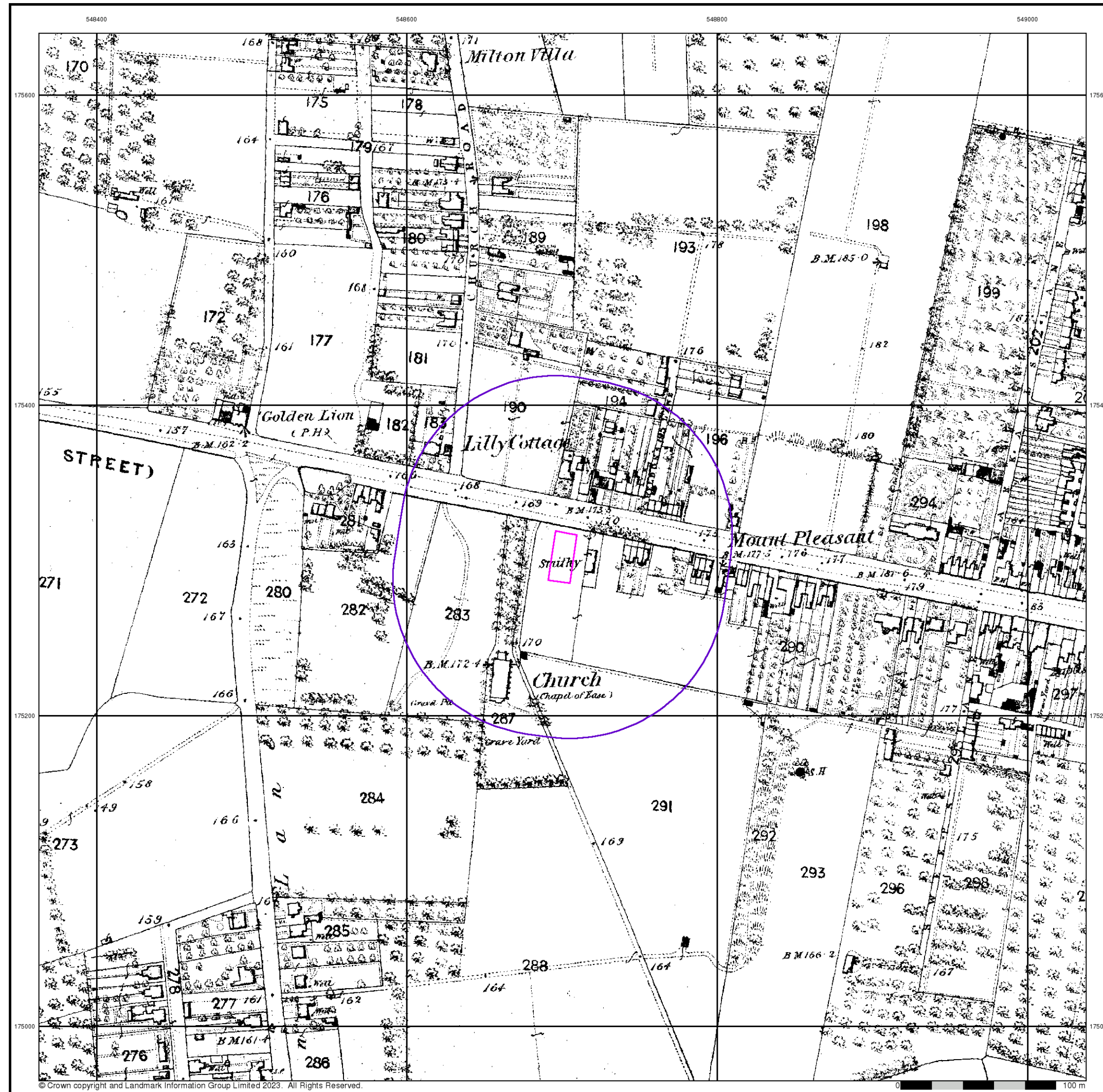
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 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details

235-237 The Broadway, Bexleyheath, DA6 7EL



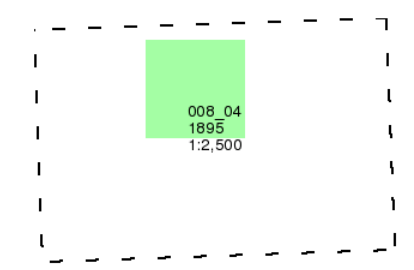
Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



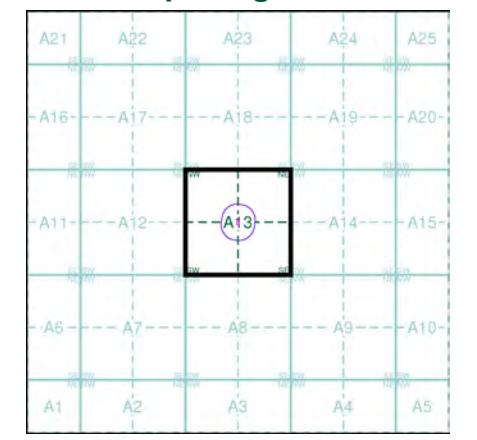
Kent
Published 1895
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details
 Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 100

Site Details
 235-237 The Broadway, Bexleyheath, DA6 7EL



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



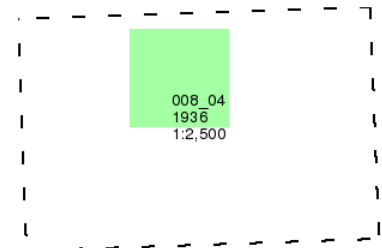
Kent

Published 1936

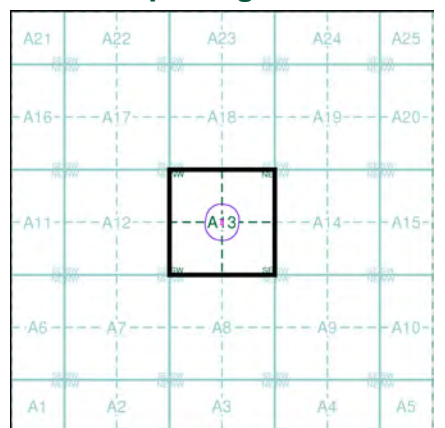
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

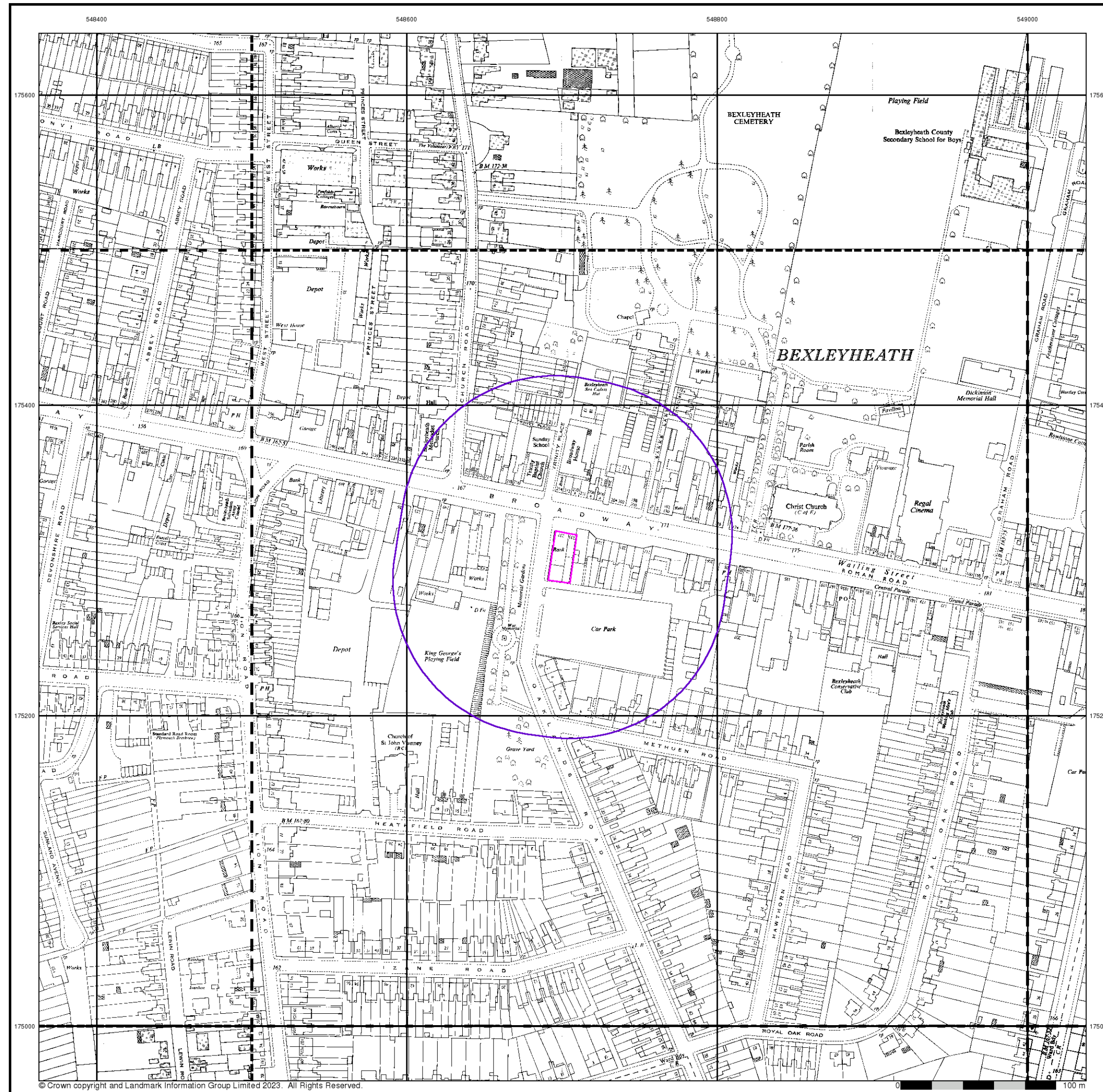
Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 100

Site Details

235-237 The Broadway, Bexleyheath, DA6 7EL



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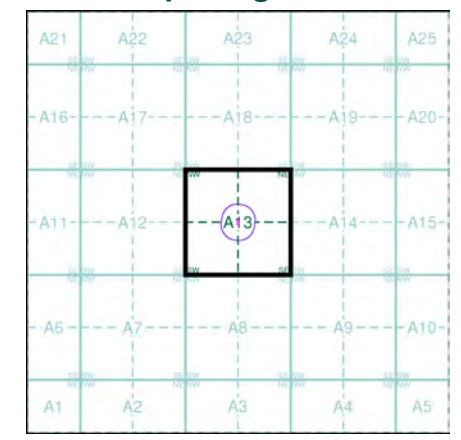
Ordnance Survey Plan
Published 1960 - 1961
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

Q4875NW	Q4875NE	Q4975NW
1960	1960	1960
1:1,250	1:1,250	1:1,250
Q4875SW	Q4875SE	Q4975SW
1960	1960	1960
1:1,250	1:1,250	1:1,250
Q4874NW	Q4874NE	Q4974NW
1960	1960	1961
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

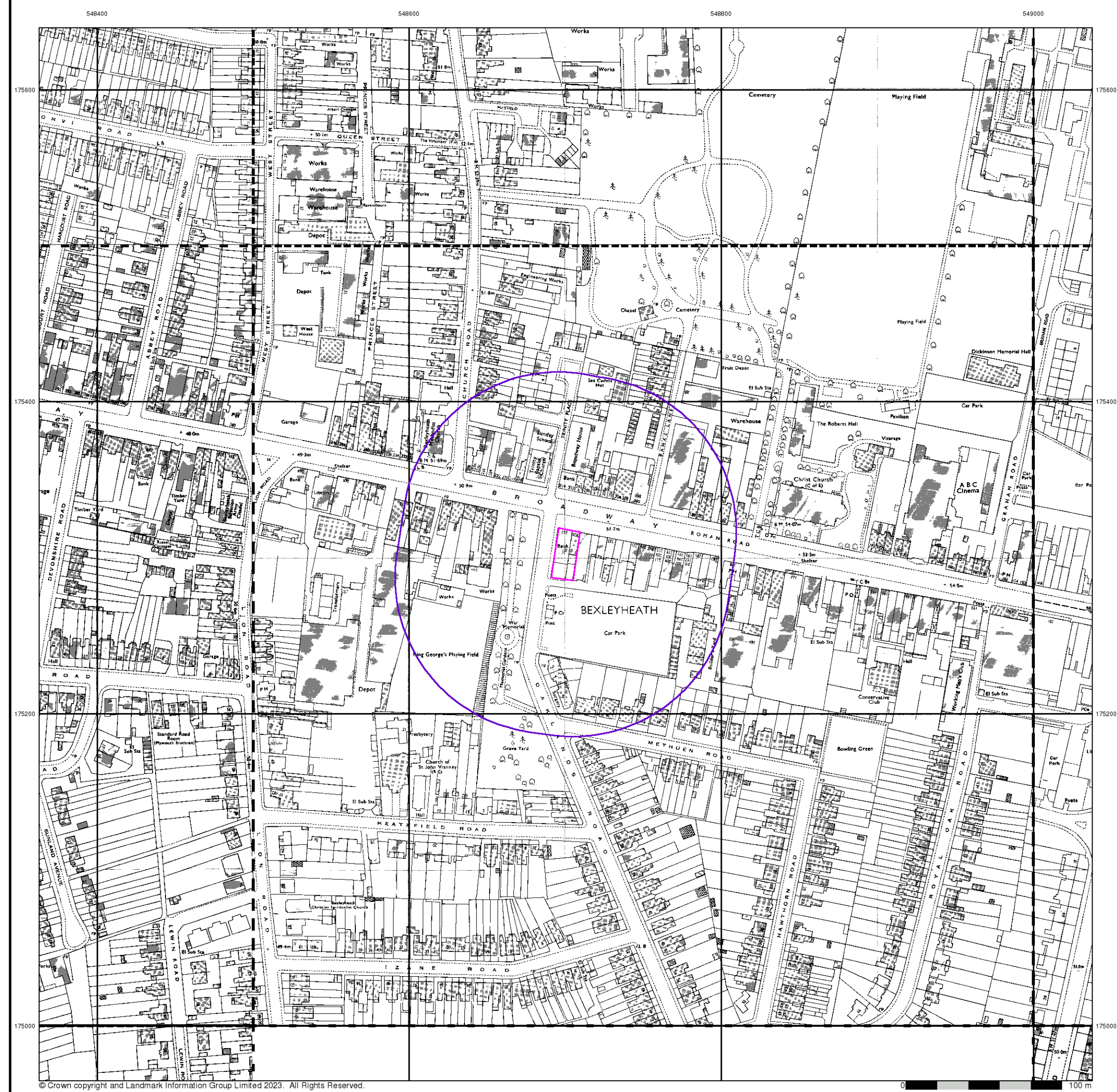
Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 100

Site Details

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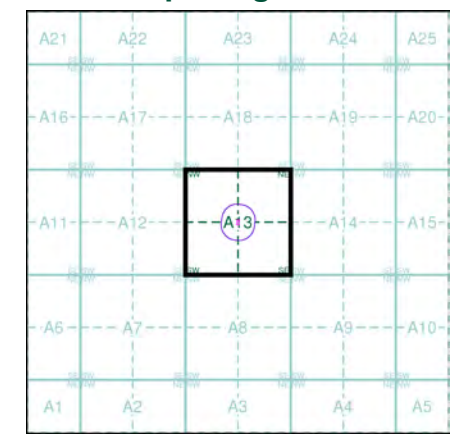
Ordnance Survey Plan
Published 1973 - 1985
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

Q4875NW	Q4875NE	Q4975NW
1973	1978	1982
1:1,250	1:1,250	1:1,250
Q4875SW	Q4875SE	Q4975SW
1973	1973	1985
1:1,250	1:1,250	1:1,250
Q4874NW	Q4974NW	
1979	1981	
1:1,250	1:1,250	

Historical Map - Segment A13



Order Details

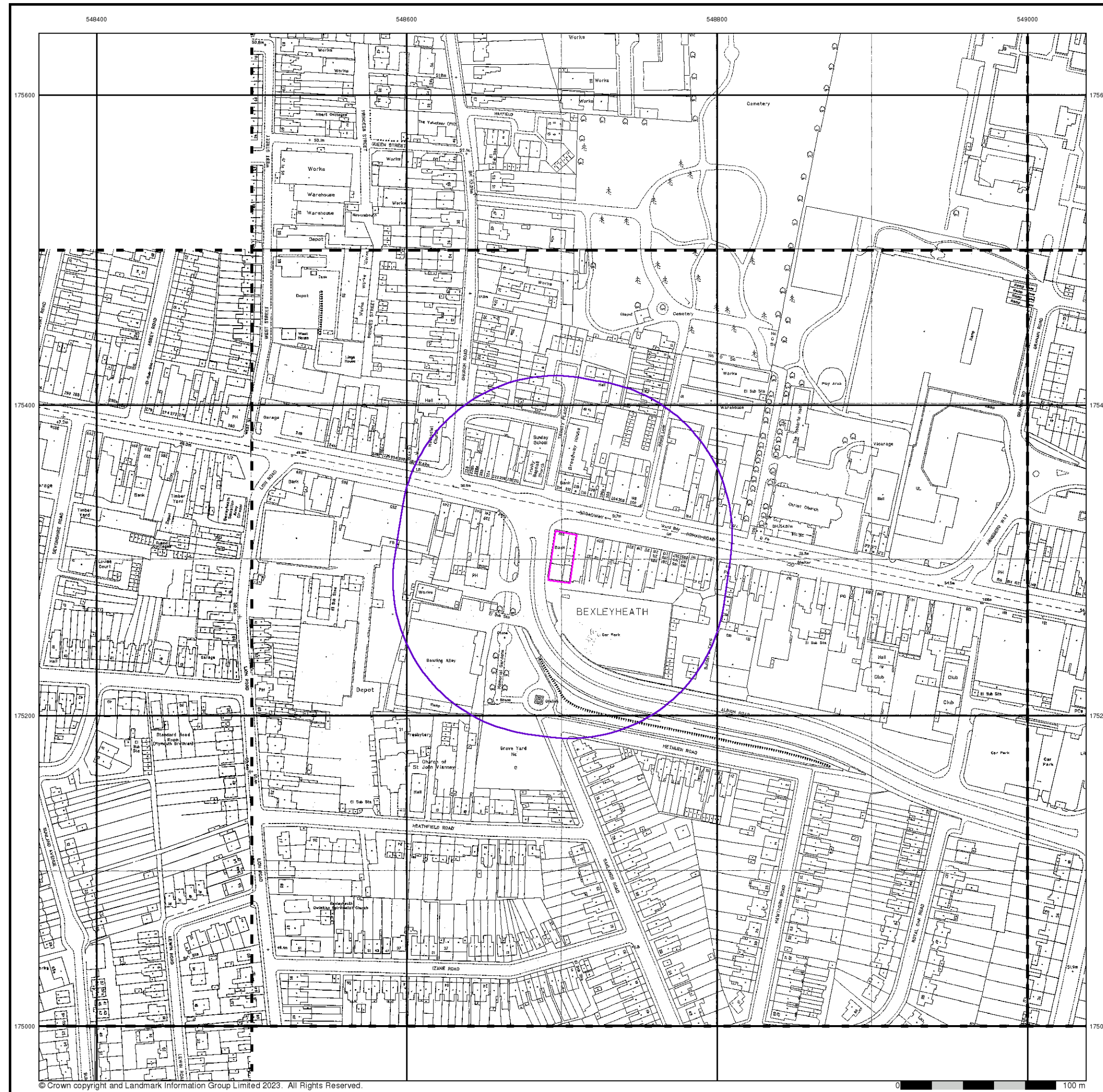
Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 100

Site Details

235-237 The Broadway, Bexleyheath, DA6 7EL



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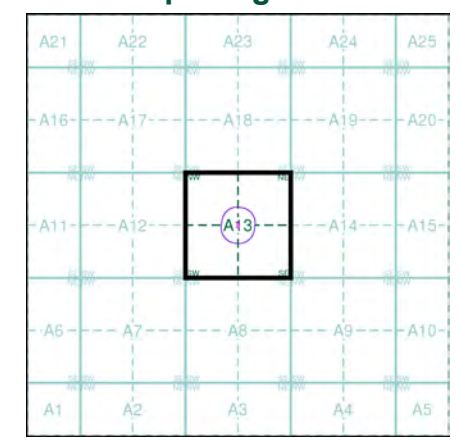
Large-Scale National Grid Data
Published 1992 - 1995
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Q4875NE	Q4975NW	
1995	1993	
1:1,250	1:1,250	
Q4875SW	Q4875SE	Q4975SW
1992	1995	1993
1:1,250	1:1,250	1:1,250
Q4874NW		
1992		
1:1,250		

Historical Map - Segment A13



Order Details

Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 100

Site Details

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548400

548600

548800

549000

175600

175600

175400

175400

175200

175200

175000

175000



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0 100 m

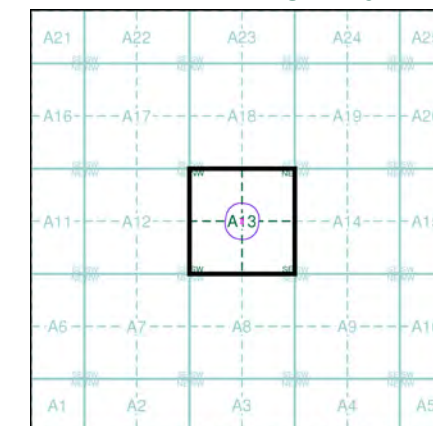


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 324321478_1_1
 Customer Ref: UK23.6737
 National Grid Reference: 548700, 175300
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 100

Site Details

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APPENDIX G

Method Statement for Encountering Unexpected Contamination



METHOD STATEMENT

ACTIONS TO BE TAKEN IN THE EVENT OF DISCOVERING UNEXPECTED CONTAMINATION DURING INTRUSIVE GROUNDWORKS

If at any point during intrusive groundworks at a site, evidence of unforeseen contamination is encountered in the form of significant noxious odours, discolouration, or instability within soils or sheen/ discolouration in groundwater, the following actions will be taken:

- Intrusive works in the immediate area of the impacted ground will be suspended and the continuation of work in other areas of the site will be considered within the context of the site specific health & safety plan.
- Environmental Protection Strategies Ltd (EPS) will be contacted and appraised of the situation so that arrangements can be made to characterise the impact and determine what action may be necessary in addition to the scheduled site works. Where possible / health & safety plan permits, digital photographs of the impacted ground will be taken and emailed to EPS at the address below to assist in the initial assessment
- It may well be necessary for EPS to attend site to undertake visual inspection and obtain samples for field and/or laboratory analysis, although the actions taken will be dependent on the nature of what is encountered
- In cases where EPS consider the unforeseen contamination likely to pose a significant risk of significant harm to adjacent site users or local environmental receptors, the local authority and the Environment Agency will be informed of the situation and the actions being taken
- Once appropriate action has been agreed and undertaken, a written summary will be produced by EPS for submission to the Local Authority, (and where relevant, the Environment Agency) in accordance with planning requirements. The submission will include details of work undertaken, analytical results of investigative and validation samples obtained and conclusions and recommendations for any further actions considered necessary
- Where regulatory bodies have been involved, site works should only recommence following their agreement and in all cases should only recommence when the site manager considers it safe to do so within the context of the site specific health & safety plan.

Email: info@epstrategies.co.uk (Automatically forwarded to the above and office-based personnel)



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Registered Number: 4330320

