

PHASE 1 DESK STUDY

Site

**CASCADES LEISURE CENTRE,
THONG LANE, GRAVESEND,
KENT DA12 4LG**

Client

GRAVESHAM BOROUGH COUNCIL

Consulting Engineers

FURNESS PARTNERSHIP LTD

Report Ref

22/12488/KJC REV 1

Issued

NOVEMBER 2022



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Geotechnical and Environmental Consultants

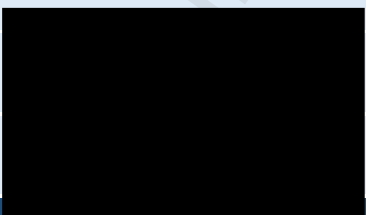
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DOCUMENT CONTROL			
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The recommendations made and opinions expressed in this Report are based on the strata conditions revealed by the fieldworks as indicated on the exploratory records, together with an assessment of the data from in situ and laboratory tests. No liability can be accepted for conditions which have not been revealed by the fieldworks, for example, between exploratory positions. While this Report may offer opinions on the possible configuration of strata, both between the excavations and below the maximum depth achieved by the investigation, these comments are for guidance only and no liability can be accepted for their accuracy. The data obtained relate to the conditions which are relevant at the time of the investigation.

The groundwater observations entered on exploratory records are those noted at the time of the investigation. The normal rate of progress does not usually permit the recording of any equilibrium water level for any one water strike. It should be noted that groundwater levels are prone to seasonal variation and to changes in local drainage conditions. The word 'none' indicates that groundwater was sealed off by the borehole casing or that no water was observed in the exploratory hole upon completion.

REPORT REF: 22/12488/KJC REV 1
 CONTRACT: THONG LANE, GRAVESEND

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1 INTRODUCTION

1.1 Objectives

The Desk Study comprises a review of the readily available geological, historical and environmental sources for information about the site, together with a walkover survey of the area. This includes the commissioning of an Enviro+Geo Insight report supplied by Groundsure Ltd. This report presents the findings of the Desk Study together with an outline Conceptual Site Model and preliminary risk assessment, based upon identified potential sources of contamination which may pose a significant risk to receptors or end-users of the site.

In preparing this report reference has been made to relevant guidance, which includes the 'Investigation of potentially contaminated sites. Code of Practice.' (BSI, 2011) and the Land Contamination: risk management (LCRM) guidance (2020).

1.2 Proposed Development

Gravesham Borough Council ("the Client") proposes to demolish the existing Cascades Leisure Centre and develop a new build leisure centre on "the site". The existing site layout is included as Figure 1 and the proposed layout is shown in Figure 2.

2 THE SITE

2.1 Site Location

The site covers an area of approximately 4.5ha and is located at Ordnance Survey National grid reference 567033, 171710. The site comprises the Cascades Leisure. A residential area is present to the west of Thong Lane. An area of car parking, a miniature railway and a golf centre lie to the north of the site area. Legend Sports and Riverview Football Club comprising two large domed buildings and a rectangular single storey building are present to the east and a golf course is present to the south east of the site.

2.2 Site Topography

The recent OS mapping indicates that levels within Thong Lane rise from 65.0mAOD in the west to 69.5mAOD in the south.

3 SITE HISTORY

3.1 Historical Mapping

The historical Ordnance Survey mapping contained within the Groundsure report has been reviewed. The maps reviewed are included in Appendix 1.

Table 1 - Historical Mapping Summary

Date	Source Scale	Relevant Information	
		On Site	Off Site
1864 1865	1:2500 1:10560	The site forms part of a large area of open land. Stone noted in the far north west corner.	Thong Road is present on the western site boundary.
1888	1:10560	No significant change.	West Wood Farm now present to the west of Thong Road. Old chalk pits are recorded 350m and just over 500m south.
1895	1:2500 1:10560	No significant change.	No significant change.
1909 1907	1:2500 1:10560	No significant change.	Old chalk pits no longer referenced as such.
1933 1932	1:2500 1:10560	No significant change.	Thong Road now Thong Lane.
1936	1:2500	No significant change.	Westwood Cottages now noted to the west.
1938	1:10560	No significant change.	No significant change.
1946	1:10560	A track now traverses the site area.	Buildings now present to the west of the site replacing West Wood Farm.
1955	1:10560	No change.	A factory is now present to the west.
1962/ 1964	1:2500	A number of building are now present on the western boundary. Ruins are noted in the north east and south west.	Airfield (Disused) present to the east of the site. Houses now present to the west and south west of Thong Lane.
1970	1:2500	Site is now part of a sports ground.	More house now present to the west of Thong Lane.
1980- 1982	1:2500 1:10000	Thong Lane Sports Centre now present on site.	No significant change.
1990	1:2500	The former Thong Lane Sports centre has been extended to form Cascades Leisure Centre. Electricity substation now present on site.	No change.

2003	1:1250	No change.	No change.
2001	1:10000		Golf Centre now present to the north west. Golf course present to the east and south east.
2022	1:10000	No change.	Golf centre and golf course no longer recorded.

An examination of the layout of RAF Gravesend during WWII indicates that the perimeter taxiway traversed the development site. An anti-aircraft gun was also sited to the north east, and a broadcasting house and workshops were present on the western boundary. These three features are noted on the site plan in Figure 1.

3.2 Aerial Imagery

Consideration of the modern aerial imagery contained within Google Earth has been made and is included in the table below.

Table 2 - Modern Aerials Summary		
Date	Relevant Information	
	On Site	Off Site
1940	It is apparent that a concrete taxi way associated with an airfield traverses the site with a number of spurs off the main route to the north.	Number of aircraft are present on the area to the west of Thong Lane.
1960	The airfield appears disused.	Housing now present to the west of Thong Lane.
1990	The site is now developed by a sports centre.	Further houses now present to the west of Thong Lane.

An aerial view of the airfield forms part of an exhibition at Cascades Leisure Centre, provided by the Airfields of Britain Conservation Trust, gives further information and an extract forms Figure 3. An extract of the 1940 aerial view from Google Earth is included as Figure 4. Both images confirm that a perimeter taxiway traversed the site with a number of off shoots. The airfield had two grass runways, one to the west and the second to the south and south east of the site.

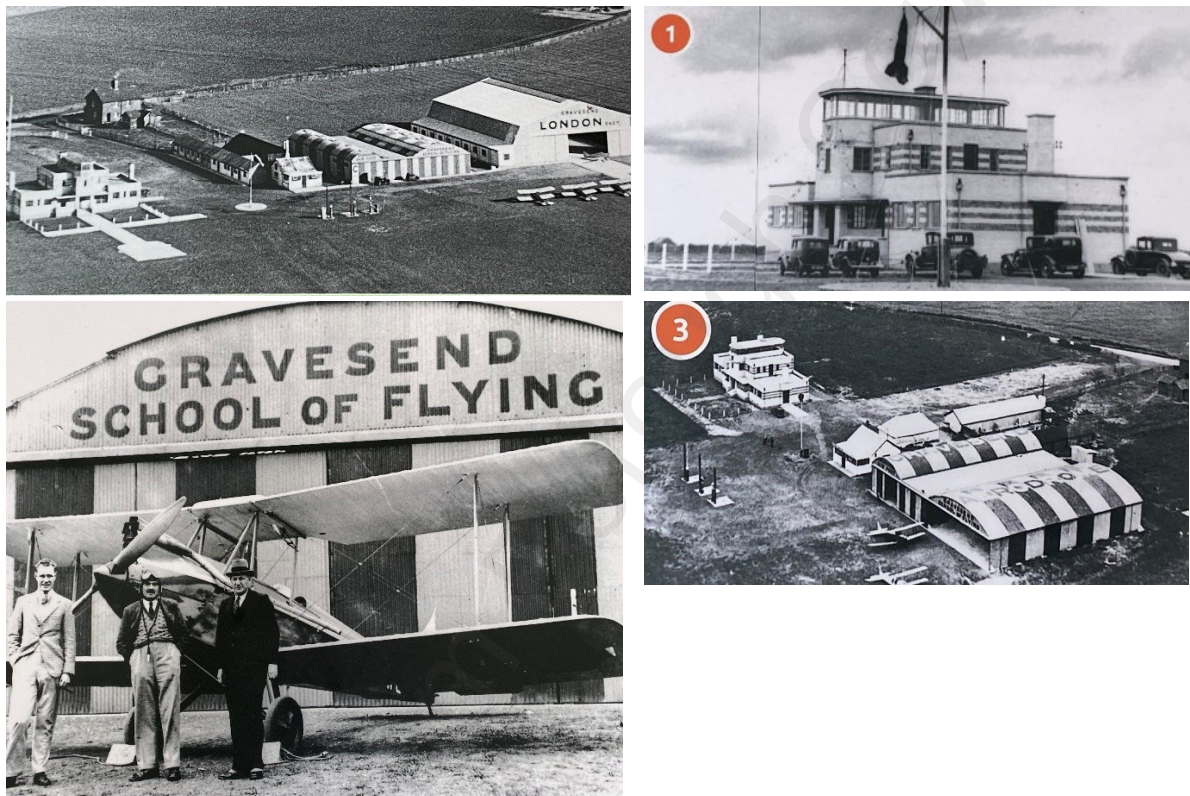
3.3 Internet & Planning Database Review

A review of the historical planning records stored on the Gravesham Borough Council Planning website has been carried out. A number of entries have been found, none of which relate to any significant development of the site.

3.4 UXO Risk

The website operated by Zeteca has been accessed and an Unexploded Bomb Risk Map has been obtained for the site, which is included as Appendix 2. This shows that the site is in a high risk area, as the site was part of RAF Gravesend during WWII. The Airfields of Britain Conservation Trust website indicates that the area was first used as a landing field in 1932.

The exhibition at the Leisure Centre also indicates that Gravesend School of Flying operated from the airfield prior to WWII. Images are presented below.



In 1940 the first fighter squadron arrived and the airfield is noted to have managed to avoid significant damage from attacks by the Luftwaffe. It is unlikely that any unexploded bomb strikes would have gone unnoticed and undealt with at the time. It is assumed that any such incidents would have been dealt with in order to keep the airfield operational.

In addition, the site was developed post WWII by a sports centre, latterly the Cascades Leisure Centre. It would be safe to assume that any unexploded ordnance within the footprint of the sports/leisure centre is likely to have been encountered during the development. It is considered, therefore, that the actual risk of the presence of unexploded ordnance is thought to be low.

Nevertheless, a detailed UXO risk assessment should be undertaken by a specialist. Typically, unwanted and unused ordnance would be disposed on airfield sites in burn/burial pits.

Airfield runways were also mined with 'Canadian Pipelines' to deny the runway to invading military. These were 50-70mm diameter steel pipes laid at 6ft in a criss cross pattern.

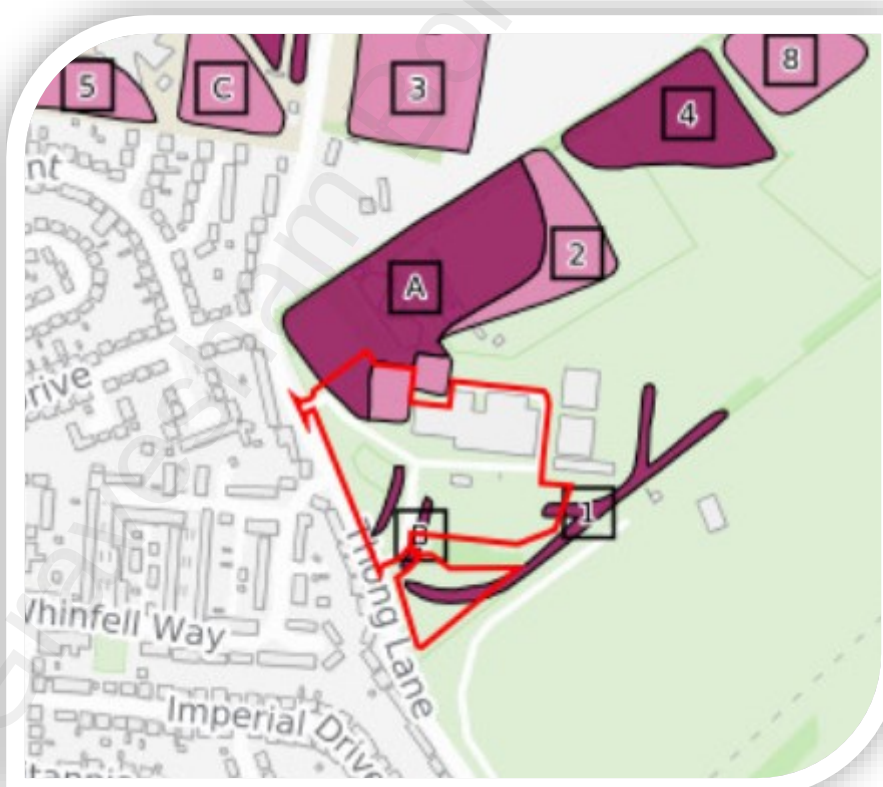
4 GEOLOGY

4.1 Published Geology

An examination of the 1:50,000 British Geological Survey (BGS) digital mapping and the data contained within the Enviro+Geo Insight report indicates that the majority of the site is underlain by the Seaford Chalk Formation. The Thanet Sand Formation, which overlies the Seaford Chalk, outcrops in the southern tip of the site.

The Enviro+Geo Insight report also indicates that made or worked ground is present in the northern corner of the site.

The 1:10,000 scale mapping indicates further areas of made ground and an extract is provided below:



Extract of 1:10,000 scale BGS artificial geology mapping taken from Groundsure report

4.2 Historical Borehole Records

The records of the BGS have been reviewed and a number of entries have been found to the west of the site. The records note made ground of variable thickness overlying cohesive soils probably associated with an unmapped outcrop of Head or Downwash, which in turn overlies the Seaford Chalk Formation. No groundwater data was noted. The maximum depth was 5m. Remarks include that the investigatory locations are in a BDA category RED site.

4.3 Hydrogeology

The site is underlain by a Principal aquifer of high vulnerability appertaining to the Seaford Chalk Formation. The Thanet Sand Formation is a Secondary A aquifer. The site is not underlain by a drinking water Source Protection Zone [SPZ]. There are no groundwater abstraction points within 1700m of the site.

4.4 Radon

The Enviro+Geo Insight report indicates that the majority of the site is in a lower probability radon affected area as less than 1% of properties are above the action level. An area on the southern part of the site is an area where between 1% and 3% of properties are above the action level. Nevertheless, no protective measures as described in BRE report BR211 are necessary in the construction of new properties or extensions.

5 ENVIRONMENTAL SETTING

5.1 Hydrology & Flood Risk

There are no surface water features within 500m of the site. However, there is some limited potential for flooding from surface waters in the south of the site. The site is at negligible risk from groundwater flooding.

5.2 Landfill Data

There are no active or inactive registered landfill sites listed in the Enviro+Geo Insight report within 500m of the site. However, the records from boreholes constructed to the south east of the site suggest that made ground is present in this area up to 1.80m in thickness.

5.3 Recent & Current Land Use

The site has historically been used as a sports facility and prior to that was an airfield (1932-1956). No other relevant trade directory information is available for the site or immediate

area. An electrical substation is present on site immediately to the north of the leisure centre. An obsolete fuel station is noted 357m south west of the site.

5.4 Ecologically Sensitive Receptors

There are no sensitive environmental or ecological receptors highlighted within the Enviro+Geo Insight within 500m of the site.

6 SITE RECONNAISSANCE

A visit to site was made on 28th October 2022 using the procedures outlined in CLR 2. At the time of the survey the conditions were dry with low sun and some cloud.

The existing leisure centre occupies the north and north east of the site area. Two tennis courts and an area with macadam surfacing is present to the west of the centre. Car parks are present in the north west of the site and to the south of the centre. An access road to the centre is present at the north east corner, which follows a one way system to cross to the south of the centre, accessing the southern parking area. A bus stop and shelter are noted within the eastern part of the site. A children's play area is noted in the west of the site within soft landscaping. Two other grassed areas are present in the east and south of the site. An electrical sub-station was present in the north of the site to the rear of the centre.

No obvious potential sources of contamination were noted externally during the walkover survey. It is understood that the heating system for the centre is gas fired. The leisure centre includes a number of pools which are heated. The water is also treated to maintain a safe environment for swimming. The chemicals are stored in a secure area, with bunding and concrete flooring to restrict any spillages/leakages and the chemicals are mixed in a dedicated area prior to their addition to the pool water.

During the visit a number of photographs were taken, which include close ups of areas of concern. An index to the photographs taken and the photographs are presented in Figure 5 attached to this report.

7 PRELIMINARY RISK ASSESSMENT

7.1 Conceptual Site Model

In accordance with current LCRM guidance, a Conceptual Site Model has been prepared for this site. The model prepared for the site in tabular format below lists potential sources of

contamination, identified receptors on and within the immediate vicinity of the site, together with the pathways between them. A pathway must exist for an identified source to pose a risk to a receptor, thereby forming an active pollutant linkage. The primary receptors are considered to be future residents (human health), surrounding ecology (plants and animals), controlled waters and proposed buildings. Reference has also been made to the DoE industry profile for Airports.

A qualitative assessment of the risk of each potential pollutant linkage is given based upon the CIRIA guidance document 'Contaminated Land Risk Assessment: A Guide to Good Practice' (Rudland, Lancefield and Mayell, 2001). The risk is a combination of the probability or frequency of occurrence of a defined hazard and the magnitude of the consequences of the occurrence.

Table 3 – Preliminary Conceptual Site Model			
Source(s)	Potential Pathway(s)	Receptor(s)	Risk Level
Asbestos and ACM within existing building fabric	Inhalation	Site workers and end-users	Low - it is recommended that an asbestos survey is completed prior to demolition of the existing structures. Any ACM should be removed prior to demolition
Vehicular activity past and present - <i>Hydrocarbons, Heavy Metals</i>	Migration, ingestion, inhalation and dermal contact	Site workers and end-users	Low
Former Airfield Workshop & Broadcasting House - made ground associated with demolition of structures - <i>PAH, Hydrocarbons, Heavy Metals</i> Cleaners/Degreasers (TCE/PCE)	Migration, ingestion, inhalation and dermal contact	Site workers and end-users	Low to moderate
	Leaching	Principal Aquifer and SP2	Low
Pool chemicals (pH extremes)	Migration, ingestion, inhalation and dermal contact	Site workers and end-users	Low to moderate - chemicals are stored in secure area in bunded areas on a concrete base. Risk is mitigated by use of appropriate PPE
	Leaching	Principal Aquifer	Very low
Ground gas (possible infilled area to the south east) - <i>ground gas</i> Made Ground (on site)	Migration, ingress and accumulation	Proposed buildings (asphyxiation or explosion)	Low to moderate

Electrical substation - PCB's	Migration, ingestion, inhalation and dermal contact	Site workers and end-users	Very low - the substation appears on the 1990 OS map and it is considered that PCB's would not have been used
UXO	Explosion	Site workers, SI personnel and end- users	To be assessed by specialised UXO risk assessment

It is known that aircraft instrument panels can contain low levels of radioactive materials and if waste materials were buried on site, then radium would also be a potential contaminant of concern.

7.2 Groundwater

The anticipated groundwater profile is thought to be in excess of 20m below ground level. Hence, the proposed redevelopment is unlikely pose a threat.

7.3 Geotechnical Hazards

The majority of the northern part of the site is indicated as being within an area at very low risk of ground dissolution features. However, the southern part of the site is in areas of moderate risk. No natural cavities are recorded within 500m of the site.

7.4 Further Investigation

It would be prudent to carry out an intrusive investigation to prove the underlying natural strata and absence of any made ground and confirm that the near surface soils are suitable for their intended setting. This should target historical features such as former structures, AA gun site and workshops, as well as areas of made ground highlighted on geological mapping.

The proposed scope of testing should include for contaminants identified within the CSM, which includes heavy metals and hydrocarbons. It would also be advisable to complete ground gas monitoring in view of the possible presence of made ground on site and to the south east of the site.

REFERENCES

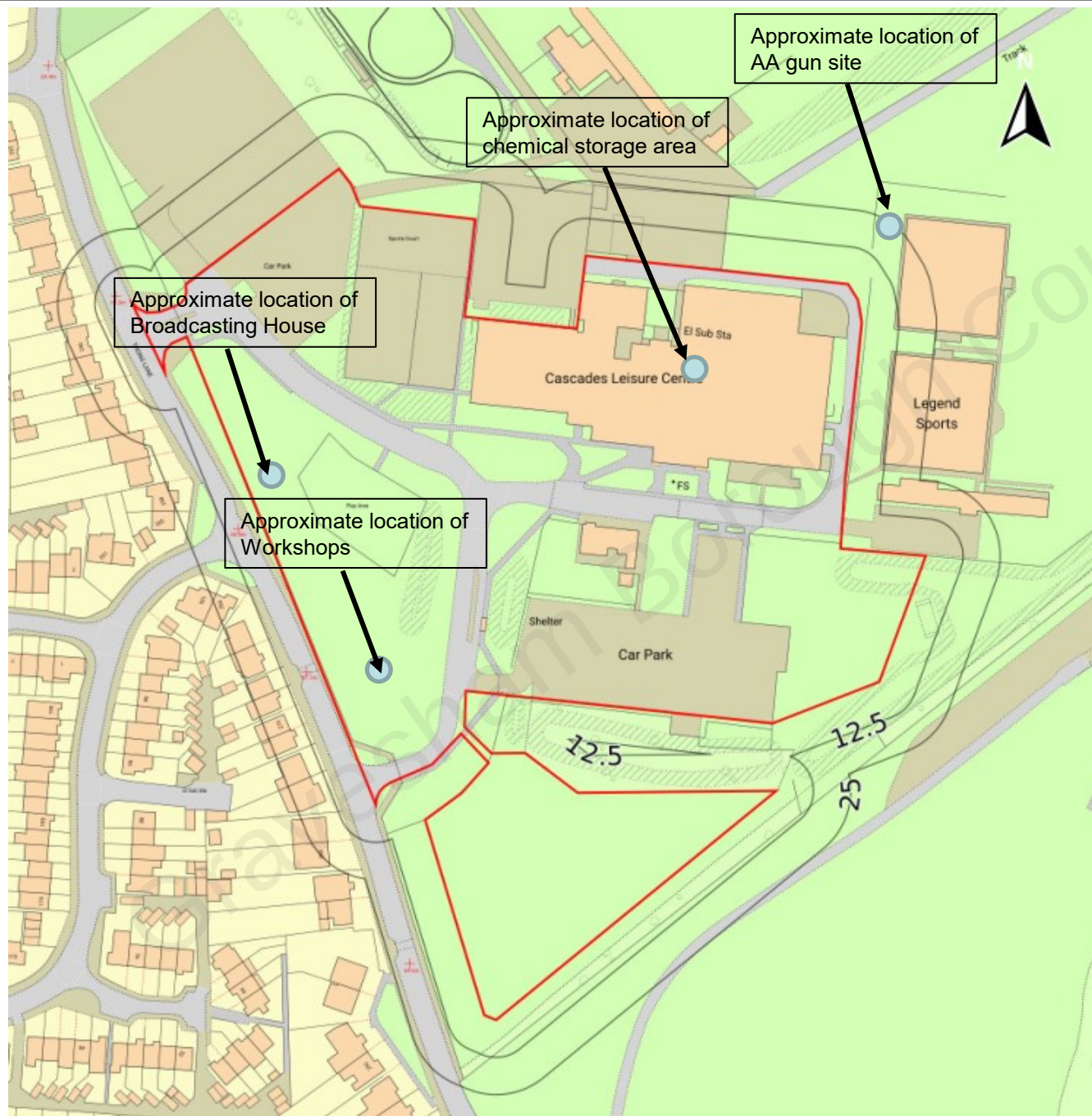
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LIST OF ABBREVIATIONS

AOD	-	Above Ordnance Datum
ACM	-	Asbestos-containing Material
AST	-	Above-ground Storage Tank
BGS	-	British Geological Survey
BH	-	Borehole
BRE	-	Building Research Establishment
BSI	-	British Standards Institution
BS	-	British Standard
C4SL	-	Category Four Screening Level
CIRIA	-	Construction Industry Research and Information Association
CP	-	Cable Percussive
DPH	-	Dynamic Probing Heavy
DPSH	-	Dynamic Probing Super Heavy
EA	-	Environment Agency
GAC	-	Generic Assessment Criteria
LL	-	Liquid Limit
mAOD	-	Metres Above Ordnance Datum
mBGL	-	Metres Below Ground Level
mOD	-	Metres Ordnance Datum
OS	-	Ordnance Survey
PAH	-	Polycyclic Aromatic Hydrocarbons
PCB	-	Polychlorinated Biphenyl
PID	-	Photo Ionisation Detector
PL	-	Plastic Limit
PSD	-	Particle Size Distribution
SGV	-	Soil Guideline Value
SOM	-	Soil Organic Matter
SPT	-	Standard Penetration Test
SPZ	-	Source Protection Zone
SVOC	-	Semi-volatile Organic Compounds
TPH	-	Total Petroleum Hydrocarbon
UST	-	Underground Storage Tank
UXB	-	Unexploded Bombs
UXO	-	Unexploded Ordnance
VOC	-	Volatile Organic Compound

FIGURE 1

EXISTING LAYOUT



Title: Existing Layout

Dwg No: 22/12488/1

Drawn by: KJC

Client: Gravesham
Borough Council

Contract: Thong Lane,
Gravesend

Job Ref: 22/12488/KJC

Scale: NTS

Revision: 1

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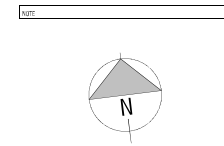


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FIGURE 2

PROPOSED LAYOUT



- Property Line**
- Site Area Total - 43721.30 m²
- Parking spaces
 - Green/Vegetation spaces
 - Car access road
 - Pavement

Car Park numbers

218 car spaces
15 disabled car spaces
14 car spaces (services)
Total: 247 spaces

25 existing car spaces
13 motorcycle spaces
35 bike stands (15 covered ones)

- KEY LEGEND**
- Gravesend Airfield Memorial
 - Sub-Station
 - Bin Store
 - Gas
 - Car access only for Legend Sports users and Leisure Centre Service Road

Revision	Date	Description

SPACE 8 PLACE
LONDON MANCHESTER GLASGOW LEEDS

SP ARCHITECTS
THE COMMERCE
PLACE PARKING ROAD
LONDON
E17 8JH
T +44 (0)20 851 8877
E space@space8place.com
W www.space8place.com

STATUS PLANNING
PROJECT
Family Sports & Leisure Centre
Gravesham
DRAWING
Site Plan

SCALE As indicated **SHEET SIZE** **DRAWN BY** Author **CHECKED BY** M. BATE **REVIEWED**
PROJECT NO. 3929 **DESK NO.** 0802 **REVISION**



FIGURE 3

AIRFIELD LAYOUT



Title: RAF Gravesend Airfield Layout

Dwg No: 22/12488/3

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FIGURE 4

AERIAL VIEW (1940)



Aerial view from Google earth c1940

Title: Aerial view (c1940)
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 Contract: Thong Lane, Gravesend
 Job Ref: 22/12488/KKC
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FIGURE 5

INDEX AND SITE PHOTOGRAPHS



Title: Photograph Index

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PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

Title: Site Photographs

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PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10

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PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20

Title: Site Photographs

Dwg No: 22/12488/9

Drawn by: KJC

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Job Ref: 22/12488/KJC

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PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25

Title: Site Photographs

Dwg No: 22/12488/10

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