A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	WS01	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP01	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP01	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP02	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP02	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP04	EB	13.07.2023

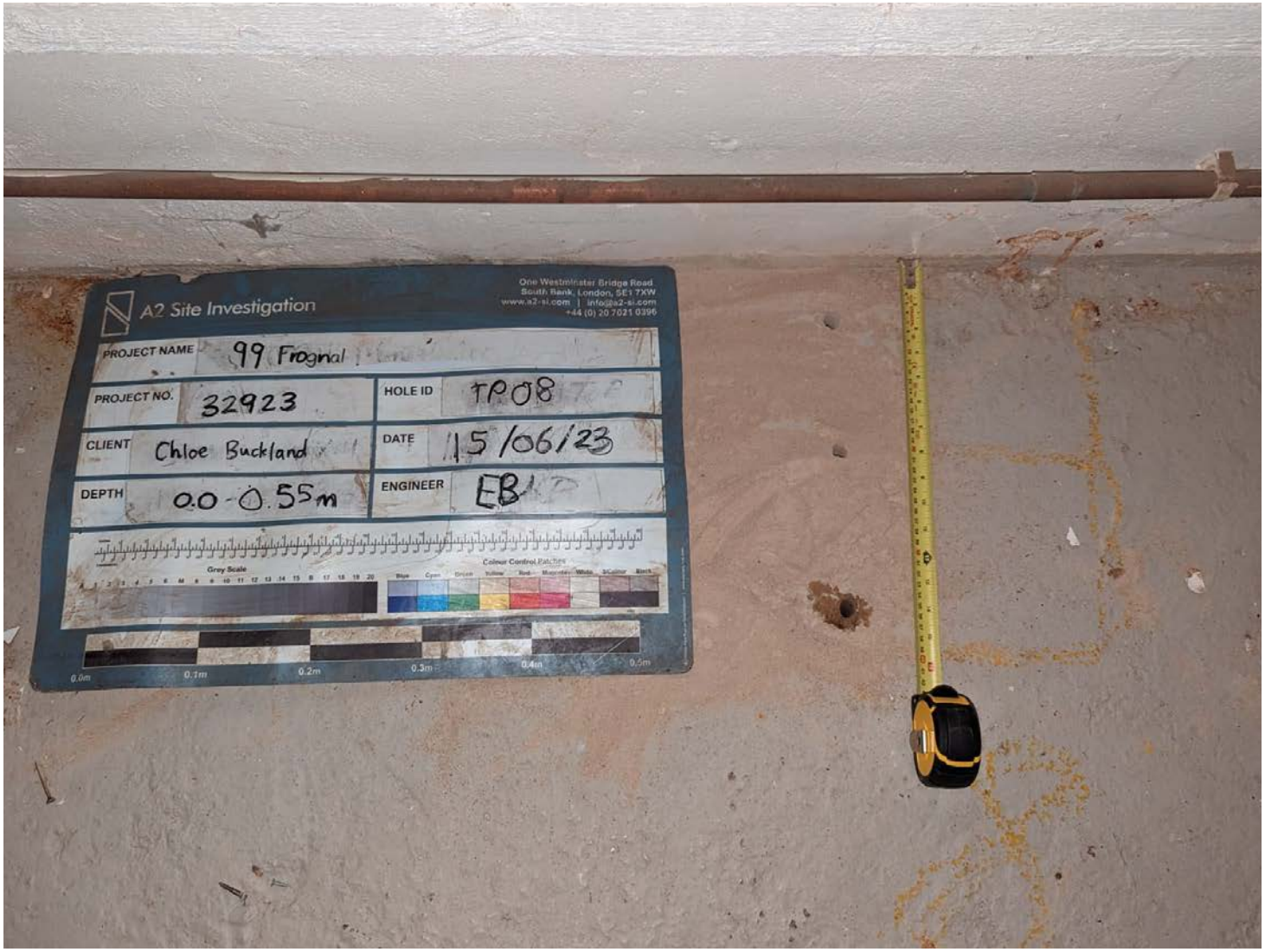
A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP04	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP06	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP06	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP06	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP06	EB	13.07.2023



A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP08	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP09	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP09	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP09	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP10	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP11	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP11	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP12	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP12	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP13	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP13	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP14	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP14	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP15	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP15	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP18	EB	13.07.2023

A2 Site Investigation One Westminster Bridge Road, London SE1 7XW	Client	Project	Location	Created by	Date
	Private Client	99 Frognal	TP16	EB	13.07.2023

A2 Site Investigation

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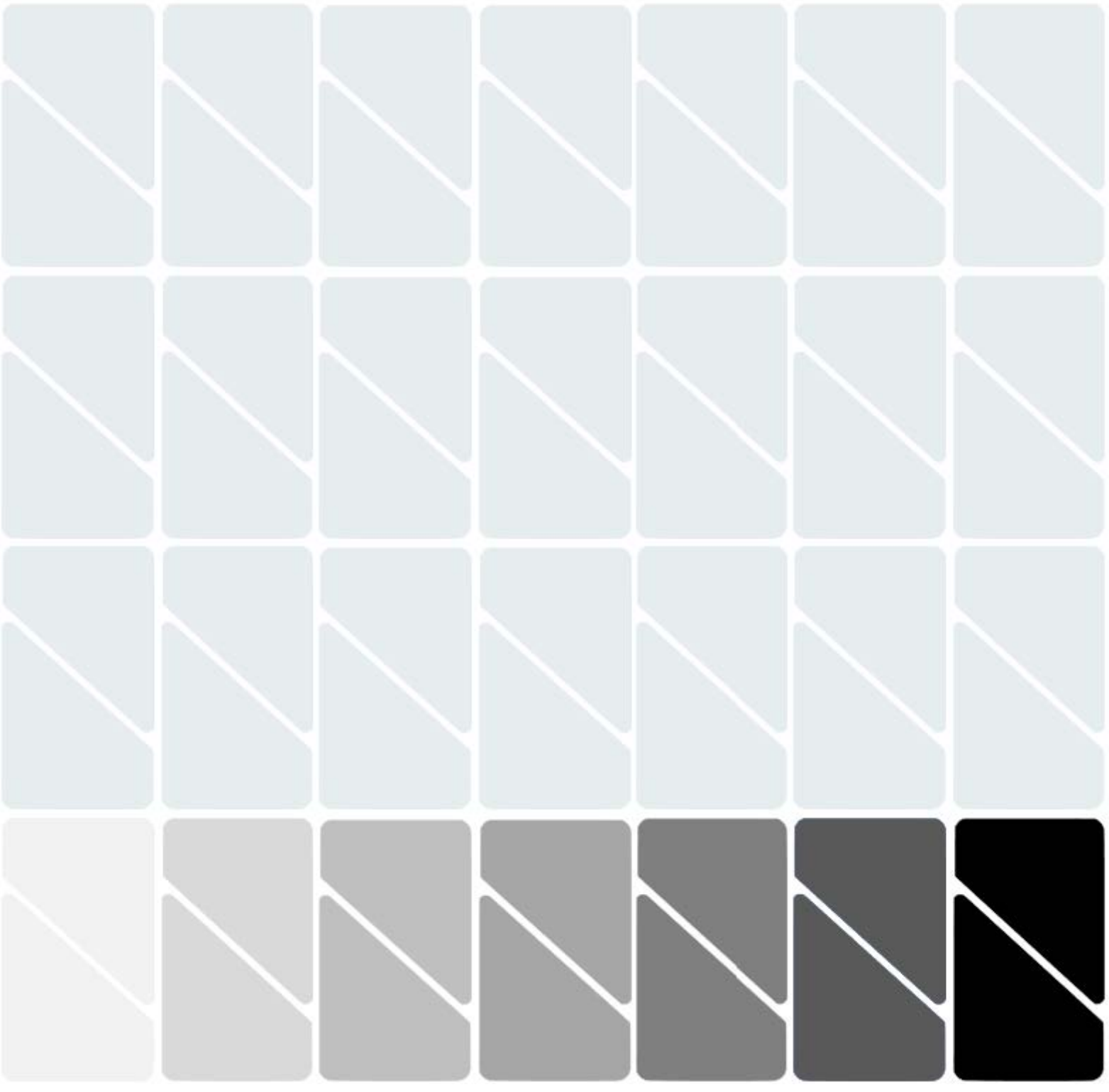

Appendix B: Geo-environmental Risk Assessment Matrix

A2SI qualitative risk assessment for geo-environmental purposes is undertaken in accordance with *CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001)*. The CIRIA C552 risk categories and the assessment methodology are summarised below in Table B.1, Table B.2 and Table B.3. Potential magnitude and potential likelihood are both classified to enable a risk rating to be assessed.

Potential magnitude takes into account the potential consequences should a complete source–pathway–receptor linkage be present. Potential magnitude is classified as per Table B.1.

Table B.1 Definition of potential magnitude of consequence

Category	Definition
Severe	Acute risks to human health, catastrophic damage to buildings / property, major pollution to controlled waters.
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, significant damage to buildings or structures.
Mild	Pollution of non-sensitive waters, minor damage to buildings or structures.
Minor	Damage to non-sensitive ecosystems or species.

Potential likelihood takes into account the presence of the hazard and receptor as well as the integrity of the pathway for exposure, i.e., whether a source-pathway-receptor linkage is present or not. Potential likelihood is classified as per Table B.2.

Table B.2 Definition of potential likelihood of exposure

Category	Definition
High Likelihood	Pollutant linkage may be present and is almost certain to occur in the long-term. Or there is evidence of harm to the receptor.
Likely	Pollutant linkage may be present, and it is probable that it will occur over the long-term.
Low Likelihood	Pollutant linkage may be present, and there is a possibility that it will occur, although there is no certainty that it will do so.
Unlikely	Pollutant linkage may be present, but it is improbable that it will occur.

The potential magnitude of consequence and the potential likelihood of exposure are assessed in accordance with the risk matrix presented in Table B.3.

Table B.3 Geo-environmental risk assessment matrix

		Potential Magnitude of Consequence			
		Severe	Medium	Mild	Minor
Potential Likelihood of Exposure	High Likelihood	Very High	High	Moderate	Low to Moderate
	Likely	High	Moderate	Low to Moderate	Low
	Low Likelihood	Moderate	Low to Moderate	Low	Very Low
	Unlikely	Low to Moderate	Low	Very Low	Very Low

Appendix C: GQRA Screening Tables

Human Health Generic Quantitative Assessment for Soil

32923 - 99 Frognal

Key:

Exceedance of the GAC

GAC - Generic Assessment Criteria

Laboratory Report Ref.				327100	327101	327102	327103	327104	327105	327197	327204	327109	327116	327117	327424	237425
Exploratory Location Ref.		Residential with Home Grown Produce		TP15	TP14	TP13	TP12	TP01	WS01	BH02	BH01	BH03	TP09	TP02	TP10	TP03
Sample Depth (m)				0.50	0.30	0.20	0.30	0.20	0.40	0.50	0.30	0.30	0.10	0.50	0.40	0.50
Sample Date				13/06/23	13/06/23	13/06/23	13/06/23	14/06/23	14/06/23	15/06/23	15/06/23	12/06/23	12/06/23	12/06/23	15/06/23	15/06/23
Made Ground / Natural ?	Units	1% SOM GAC	GAC Ref.	Made Ground	Made Ground	Made Ground	Made Ground	Made Ground	Made Ground	Made Ground	Made Ground	Made Ground	Topsoil	Made Ground	Made Ground	Made Ground
Anions and Other																
Moisture Content	%		-	8.8	9.5	10.3	11.3	8.7	11.8	11.3	13.6	8.4	15.9	15.1	6.8	18.8
Water Soluble Sulphate	mg/kg		-	nt	nt	nt	nt	103	nt	nt	nt	nt	< 40	nt	nt	113
Hexavalent Chromium	mg/kg	21	DEFRA C4SLs	nt	nt	nt	nt	< 0.8	nt	nt	nt	nt	< 0.8	nt	nt	< 0.8
Water Soluble Boron	mg/kg	290	LQM S4ULs	nt	nt	nt	nt	< 0.5	nt	nt	nt	nt	1.9	nt	nt	< 0.5
Acid Neutralisation Capacity	mol/kg		-	nt	nt	nt	nt	< 0.1	nt	nt	nt	nt	nt	nt	nt	nt
Fraction of Organic Carbon			-	nt	nt	nt	nt	0.0030	nt	nt	nt	nt	0.0238	nt	nt	0.0097
Loss on Ignition	%		-	nt	nt	nt	nt	2.49	nt	nt	nt	nt	nt	nt	nt	nt
pH	pH units		-	nt	nt	nt	nt	8.8	nt	nt	nt	nt	7.8	9.3	nt	5.8
Soil Organic Matter	%		-	nt	nt	nt	nt	0.6	nt	nt	nt	nt	3.6	nt	nt	1.1
Total Organic Carbon	%		-	1.3	2.4	3.2	2.3	0.30	0.52	2.1	0.6	0.49	2.4	0.55	1.5	0.97
Heavy Metals and Metalloids																
Arsenic	mg/kg	37	DEFRA C4SLs	nt	nt	nt	nt	17.0	nt	nt	nt	nt	20.0	nt	nt	17.7
Barium	mg/kg	-	CL-AIRE GAC	nt	nt	nt	nt	82.0	nt	nt	nt	nt	135	nt	nt	92.6
Beryllium	mg/kg	1.7	LQM S4ULs	nt	nt	nt	nt	< 1.0	nt	nt	nt	nt	1.0	nt	nt	< 1.0
Cadmium	mg/kg	22	DEFRA C4SLs	nt	nt	nt	nt	< 0.5	nt	nt	nt	nt	0.9	nt	nt	< 0.5
Chromium	mg/kg	910	LQM S4ULs	nt	nt	nt	nt	28.0	nt	nt	nt	nt	31.0	nt	nt	31.7
Chromium (III)	mg/kg			nt	nt	nt	nt	28.0	nt	nt	nt	nt	31.0	nt	nt	31.7
Copper	mg/kg	2400	LQM S4ULs	nt	nt	nt	nt	23.0	nt	nt	nt	nt	44.0	nt	nt	44.9
Lead	mg/kg	200	DEFRA C4SLs	nt	nt	nt	nt	94.0	nt	nt	nt	nt	756	nt	nt	141
Mercury	mg/kg	11	LQM S4ULs	nt	nt	nt	nt	< 0.5	nt	nt	nt	nt	< 0.5	nt	nt	0.6
Molybdenum	mg/kg	-	CL-AIRE GAC	nt	nt	nt	nt	< 0.5	nt	nt	nt	nt	< 0.5	nt	nt	1.0
Nickel	mg/kg	130	LQM S4ULs	nt	nt	nt	nt	17.0	nt	nt	nt	nt	24.0	nt	nt	19.0
Selenium	mg/kg	250	LQM S4ULs	nt	nt	nt	nt	< 1.0	nt	nt	nt	nt	< 1.0	nt	nt	< 1.0
Vanadium	mg/kg	410	LQM S4ULs	nt	nt	nt	nt	40.0	nt	nt	nt	nt	37.0	nt	nt	49.3
Zinc	mg/kg	3700	LQM S4ULs	nt	nt	nt	nt	80.0	nt	nt	nt	nt	124	nt	nt	86.4
Asbestos																
Asbestos		Detection		nt	nt	nt	nt	Not Detected	nt	nt	nt	nt	Detected	nt	nt	None Detected
Gravimetric Analysis Total	%	0.001	A-squared GAC	nt	nt	nt	nt	nt	nt	nt	nt	nt	0.07	nt	nt	nt
Gravimetric Analysis by ACM Type	%	0.001		nt	nt	nt	nt	nt	nt	nt	nt	nt	0.07	nt	nt	nt
Free Fibre Analysis	%	0.001		nt	nt	nt	nt	nt	nt	nt	nt	nt	<0.001	nt	nt	nt
Total Asbestos	%	0.001		nt	nt	nt	nt	nt	nt	nt	nt	nt	0.07	nt	nt	nt
PAHs																
Naphthalene	mg/kg	2.3	LQRM S4SLs	nt	nt	nt	nt	< 0.1	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Acenaphthylene	mg/kg	170	LQRM S4SLs	nt	nt	nt	nt	< 0.1	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Acenaphthene	mg/kg	210	LQRM S4SLs	nt	nt	nt	nt	< 0.1	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Fluorene	mg/kg	170	LQRM S4SLs	nt	nt	nt	nt	< 0.1	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Phenanthrene	mg/kg	95	LQRM S4SLs	nt	nt	nt	nt	0.1	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Anthracene	mg/kg	2400	LQRM S4SLs	nt	nt	nt	nt	< 0.1	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Fluoranthene	mg/kg	280	LQRM S4SLs	nt	nt	nt	nt	0.6	nt	nt	nt	nt	0.1	nt	nt	c 0.2
Pyrene	mg/kg	620	LQRM S4SLs	nt	nt	nt	nt	0.5	nt	nt	nt	nt	0.1	nt	nt	c 0.2
Benzo(a)anthracene	mg/kg	7.2	LQRM S4SLs	nt	nt	nt	nt	0.4	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Chrysene	mg/kg	15	LQRM S4SLs	nt	nt	nt	nt	0.5	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Benzo(b)fluoranthene	mg/kg	2.6	LQRM S4SLs	nt	nt	nt	nt	0.4	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Benzo(k)fluoranthene	mg/kg	77	LQRM S4SLs	nt	nt	nt	nt	0.5	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Benzo(a)pyrene	mg/kg	5	DEFRA C4SLs	nt	nt	nt	nt	0.4	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	27	LQRM S4SLs	nt	nt	nt	nt	0.4	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Dibenz(a,h)anthracene	mg/kg	0.24	LQRM S4SLs	nt	nt	nt	nt	< 0.1	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Benzo(g,h,i)perylene	mg/kg	320	LQRM S4SLs	nt	nt	nt	nt	0.3	nt	nt	nt	nt	< 0.1	nt	nt	c < 0.1
Total PAH(16)	mg/kg			nt	nt	nt	nt	4.3	nt	nt	nt	nt	< 0.4	nt	nt	c 0.5
Total (of 17) PAHs	mg/kg		-	nt	nt	nt	nt	4	nt	nt	nt	nt	nt	nt	nt	nt
TPH																
>C5-C8 Aliphatic	mg/kg	42	LQRM S4SLs	nt	nt	nt	nt	< 0.01	nt	nt	nt	nt	< 0.01	nt	nt	c < 0.01
>C8-C8 Aliphatic	mg/kg	100	LQRM S4SLs	nt	nt	nt	nt	< 0.01	nt	nt	nt	nt	< 0.01	nt	nt	c < 0.01
>C8-C10 Aliphatic	mg/kg	27	LQRM S4SLs	nt	nt	nt	nt	< 1.0	nt	nt	nt	nt	< 1.0	nt	nt	c < 1.0
>C10-C12 Aliphatic	mg/kg	130	LQRM S4SLs	nt	nt	nt	nt	< 1.0	nt	nt	nt	nt	< 1.0	nt	nt	c < 1.0
>C12-C16 Aliphatic	mg/kg	1100	LQRM S4SLs	nt	nt	nt	nt	< 1.0	nt	nt	nt	nt	< 1.0	nt	nt	c < 1.0
>C16-C21 Aliphatic	mg/kg			nt	nt	nt	nt	2.2	nt	nt	nt	nt	< 1.0	nt	nt	c 2.2
>C21-C35 Aliphatic	mg/kg	65,000	LQRM S4SLs	nt	nt	nt	nt	3.8	nt	nt	nt	nt	1.0	nt	nt	c 38.4
>C35-C40 Aliphatic	mg/kg	65,000	LQRM S4SLs	nt	nt	nt	nt	< 1.0	nt	nt	nt	nt	< 1.0	nt	nt	c 16.2
Total (>C5-C40) Aliphatic	mg/kg		-	nt	nt	nt	nt	6.0	nt	nt	nt	nt	< 1.0	nt	nt	c 56.7
>C5-C7 Aromatic	mg/kg	70	LQRM S4SLs	nt	nt	nt	nt	< 0.01	nt	nt	nt	nt	< 0.01	nt	nt	c < 0.01
>C7-C8 Aromatic	mg/kg	130	LQRM S4SLs	nt	nt	nt	nt	< 0.01	nt	nt	nt	nt	< 0.01	nt	nt	c < 0.01
>C8-C10 Aromatic	mg/kg	34	LQRM S4SLs	nt	nt	nt	nt	< 1.0	nt	nt	nt	nt	1.5	nt	nt	c < 1.0
>C10-C12 Aromatic	mg/kg	74	LQRM S4SLs	nt	nt	nt	nt	< 1.0	nt	nt	nt	nt	< 1.0	nt	nt	c < 1.0
>C12-C16 Aromatic	mg/kg	140	LQRM S4SLs	nt	nt	nt	nt	1.2	nt	nt	nt	nt	< 1.0	nt	nt	c < 1.0
>C16-C21 Aromatic	mg/kg	260	LQRM S4SLs	nt	nt	nt	nt	2.7	nt	nt	nt	nt	< 1.0	nt	nt	c < 1.0
>C21-C35 Aromatic	mg/kg	1100	LQRM S4SLs	nt	nt	nt	nt	7.9	nt	nt	nt	nt	2.2	nt	nt	c 7.4
>C35-C40 Aromatic	mg/kg	1100	LQRM S4SLs	nt	nt	nt	nt	5.6	nt	nt	nt	nt	1.4	nt	nt	c < 1.0
Total (>C5-C40) Aromatic	mg/kg		-	nt	nt	nt	nt	17.1	nt	nt	nt	nt	5.2	nt	nt	c 7.4
Total (>C5-C40) Ali/Aro	mg/kg		-	nt	nt	nt	nt	23.1	nt	nt	nt	nt	5.2	nt	nt	c 64.1
Mineral Oil w Florisil	mg/kg		-	nt	nt	nt	nt	13	nt	nt	nt	nt	nt	nt	nt	nt
BTEX and MTBE																
Benzene	ug/kg	200	DEFRA C4SLs	nt	nt	nt	nt	< 10.0	nt	nt	nt	nt	< 10.0	nt	nt	c < 10.0
Toluene	ug/ka	130,000	LQRM S4SLs	nt	nt	nt	nt	< 10.0	nt	nt	nt	nt	< 10.0	nt	nt	c < 10.0
Ethylbenzene	ug/ka	47,000	LQRM S4SLs	nt	nt	nt	nt	< 10.0	nt	nt	nt	nt	< 10.0	nt	nt	c < 10.0
Xylenes	ug/kg	56,000	LQRM S4SLs	nt	nt	nt	nt	< 10.0	nt	nt	nt	nt	< 10.0	nt	nt	c < 10.0
MTBE	ug/kg	49,000	CL-AIRE GAC	nt	nt	nt	nt	< 10.0	nt	nt	nt	nt	< 10.0	nt	nt	c < 10.0
Total BTEX	mg/kg		-	nt	nt	nt	nt	< 0.01	nt	nt	nt	nt	nt	nt	nt	nt
PCB																
Total PCBs (7 congeners)	mg/kg	0.008	EA SGV	nt	nt	nt	nt	< 0.03	nt	nt	nt	nt	nt	nt	nt	nt

Appendix D: Various Existing and Proposed Development Plans

PLANNING ISSUE

0 2.5m 5m

Issue/Revision Date Rev

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mail@hayhurstand.co.uk
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Project:	**Refurbishment & Proposed Extension**
Address:	**Frognal House, 99 Frognal, London, NW3 6XU**
Subject:	**Proposed Ground Floor Plan**
Date:	**25/10/2023**
Scale:	**1 : 100**
Original Size:	**A1**
Drawing no:	**298 A110** –