



# KNAPP HICKS & PARTNERS LTD

CONSULTING STRUCTURAL, CIVIL & GEOTECHNICAL ENGINEERS



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29205/L/002/PGH/lp

15th March 2012

Izabelle Investments  
c/o Cubic Building Surveying Ltd  
Prospect House  
191-199 London Road  
Isleworth  
Middlesex  
TW7 5XD

Dear Sirs,

**1 DUMPTON PLACE, LONDON, NW1 8JB**

We acknowledge receipt of the email dated 8th March from Tony Young at Camden Council and refer to item 1 - contaminated land assessment.

In reply we refer to WSP's Environmental Assessment dated August 2010, pages 15 & 16, Environmental Risk Assessment Matrix and note their risk category is in the main low-medium bearing in mind the current use.

You are aware we are very familiar with this site having been fully involved with the earlier site at 2 Dumps Place and 46-50 Gloucester Avenue, and we are not aware of any contamination issues throughout these works.

The scheme includes the excavation and construction of a basement. If throughout this excavation contaminated land was found we would ensure it was disposed of by a licensed contractor.

Currently the existing building extends to the full foot print of the site and therefore any site investigation works is not possible. If you still have concerns we recommend this is covered by a planning condition implemented following demolition.

Ground water levels as reported in our BIA report dated December 2011 are low, all new construction being well above the water table, and there is no history of flooding, thus negating any migration issues.

Trusting this is to your satisfaction.

Yours sincerely  
For Knapp Hicks & Partners Limited

  
P G HICKS