

Desk top study for 59-61 Oak Grove London, NW2 3LS
Ref: 06240301SST

camerontaylor
supporting the built environment.

06240301SST
59-61 Oak Grove
for
Mr Husain Panbechi
Appleby Estates
100 Twyford Abbey Road
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London
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**Desk Top Study Report
on proposed
Contamination testing**

RECEIVED
16 APR 2007

**at 50-61 Oak Grove,
London, NW2 3LS**

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Rev
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CONTENTS

1.00	Purpose and aims of the study
2.00	Credentials of person/organisation undertaking the study
3.00	Site Location and current layout plans
4.00	Appraisal of site History
5.00	Appraisal of site walkover survey
6.00	Assessment of the Environmental setting
7.00	Assessment of proposed site use and surrounding land uses.
8.00	Review of any previous site contamination studies
9.00	Preliminary assessment of risks.
10.00	Identification of potential contaminants
11.00	Recommendations for Intrusive contamination investigations.
12.00	Appendices
12.01	A - Terms and conditions
12.02	Envirocheck Report
12.03	Historical Mapping
12.04	Hydrological and Sensitive Land uses.

Introduction and Clients Brief

Our brief is set out in our letter, and the Company's standard Terms and Conditions of Appointment dated 28th July 2006, included in Appendix 12.01 to the rear of this report. These documents contain a number of limitations and exclusions that qualify our brief. Where these cause any concern we recommend that you contact this office immediately as you may need to consider extending our brief and/or obtaining further specialist investigations.

1.0 Purpose and aims of the study.

The desk top study is required to initially identify the likelihood of contamination of the Brownfield site based on information available from local searches and historic data maps.

2.0 Credentials of person/organisation undertaking the report.

Cameron Taylor are a firm of Consulting Structural Engineers.

3.0 Site Location and current layout plans.

The site is located adjacent to the railway line running north from St Pancras station, and is just a short walk from Cricklewood Station. It is situated in a predominantly residential street containing a two and three storey houses, and is next to a garage premises to the left.

4.0 Appraisal of site History.

Nos 59-61 is currently being used as a car park occupying the site following the demolition of a light industrial building.

Historic maps indicate that the site was first developed by 1915 and was redeveloped by 1955.

The date of the demolition of the light industrial units is not known but the 1992 map still show them in place.

5.0 Appraisal of site Walkover survey.

A site walk over survey has not yet been carried out, but we understand the site is predominantly hard standing and is used for car parking.

6.0 Assessment of Environmental Setting.

6.1 Geology and hydrogeology

Reference to the Geological Drift Map for North London Sheet No 256 indicates that the site is underlain by London Clay.

Ground Water Vulnerability indicates that the soil is Non Aquifer (Negligibly permeable)

6.2 Archaeological or ecological considerations.

No potential concerns were raised in respect of archaeological or ecological considerations.

7.0 Assessment of proposed site use and surrounding land uses.

The proposal is to build 14 No flats on the site with basement parking, in what is predominantly a residential street.

To the rear of the building is a small amenity space which will be accessible to all residents.

8.0 Review of any previous site contamination studies.

Discussions with the Contaminated Land Officer at London Borough of Camden has indicated no previous site contamination studies on this site.

9.0 Preliminary Assessment of risks

9.1 Initial conceptual site model

As with all site contamination there is a risk of contaminants passing to receptors. As there are, at this stage no known contaminants on this site it is difficult to prepare a site specific conceptual model. Bearing in mind the majority of the site is to be excavated for the basement parking, any contaminants would most likely be removed from site in any event. The Negligibly permeability of the soil will minimise the possibility of and migration by ground water.

9.2 An appraisal of the potential contaminative sources.

At present there are no known contaminative sources on this site.

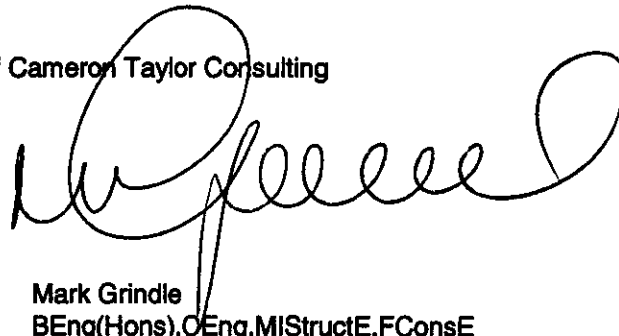
10.0 Identification of potential contaminants and areas of concern.

Any contamination on this site can only be identified by intrusive site investigations. With the majority of the site being excavated for the basement parking, any contaminated soil would effectively be removed from site with the exception of the small amenity space to the rear. For this reason testing would be concentrated on this corner of the site and any trigger concentrations will set for domestic use to give the worst case scenario.

11.0 Recommendations for Intrusive contamination Investigations

In order to give an overall assessment of the possible extent of any contaminants on this site, it is recommended that two deep bore holes are sunk at the front and rear of the site to a depth of 15.00M. A further 4 No mechanically excavated trial pits to 2.0M will also be required to achieve a good overall sample of the soil conditions of this site.

For and on behalf of Cameron Taylor Consulting



Name
Qualifications

Mark Grindle
BEng(Hons), OEng, MIStructE, FConsE

Countersigned



Name
Qualifications

John Johncock
CEng, MIStructE, FConsE

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Appendix 12.01
Terms and Conditions

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Cameron Taylor Consulting Limited

Terms and Conditions of Appointment

Project Ref	06240300LST
Project Title	59-61 Oak Grove, London NW2 3LC
Date	28 July 2006

1. We undertake to provide to you the consulting engineering services as detailed in our fee offer letter of 28 July 2006 ("the Services") in accordance with the terms and conditions stated herein.
2. We shall exercise reasonable skill, care and diligence in the performance of the Services.
3. Payment shall be due 5 days following the issue of invoices. The final date for payment shall be 25 days thereafter and interest shall be added to all amounts remaining unpaid thereafter calculated in accordance with the Late Payment of Commercial Debts (Interest) Act 1998 and at the relevant reference rate plus the statutory rate of interest.
4. We undertake to maintain Professional Indemnity and Public Liability insurance in respect of the Services for the amounts stated, provided that such insurance remains available from reputable companies based in the European Union at commercially reasonable rates and terms.
Professional Indemnity - not less than the amount for liability stated in clause 6
Public Liability - £5 million
5. We shall carry out the Services in a reasonable time until a programme has been agreed between us. We shall use reasonable endeavours to comply with any agreed programme.
6. Notwithstanding anything to the contrary contained in this agreement our liability under or in connection with this agreement for any claim or series of claims arising out of the same occurrence or series of occurrences whether in contract or in tort, in negligence, for breach of statutory duty or otherwise (other than in respect of personal injury or death) shall not exceed £13,500.
7. Our liability for any claim or claims arising out of or in connection with pollution/contamination, date recognition or asbestos is excluded.
8. Subject to clauses 6 and 7 but notwithstanding otherwise anything to the contrary contained in this agreement our liability under or in connection with this agreement whether in contract or in tort, in negligence, for breach of statutory duty or otherwise shall be limited to such sum as we ought reasonably to pay having regard to the extent of our responsibility for the loss or damage suffered as a result of the occurrence or series of occurrences in question ("the loss and damage") and on the assumption that:
(i) all other consultants and all contractors and sub-contractors connected with the Project shall have provided contractual undertakings on terms no less onerous than those set out in clause 2 (above) to you in respect of the carrying out of their obligations;
(ii) there are no exclusions of or limitations of liability nor joint insurance or co-insurance provisions between you and any other party referred to in this clause and any such other party who is responsible to any extent for the loss and damage is contractually liable to you for the loss and damage; and
(iii) all other consultants and all contractors and sub-contractors connected with the Project have paid to you such proportion of the loss and damage which it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.
9. We shall have no liability under this agreement in any action or proceedings under or in connection with this agreement whether in contract or in tort, in negligence, for breach of statutory duty or otherwise which may be commenced against us after the period of six years from the date of completion of the Services or such earlier date as may be prescribed by law.
10. Copyright in all drawings and documents prepared by us for delivery to you shall remain vested in us. We shall not be liable for the use of any such drawings or documents for any purpose other than that for which the same were prepared by us.
11. The provision of collateral warranties to third parties is excluded.
12. Either party may refer any dispute arising under this agreement to adjudication in accordance with the Scheme for Construction Contracts (England and Wales) Regulations 1998.
13. This agreement is personal and non-assignable and we do not accept liability to any third party in contract, in tort or otherwise.
14. These terms and conditions represent the total agreement between us in relation to the Services.
15. Any notice under this agreement shall be in writing and given by sending the same by registered post to the other party. Notices shall take effect when they have been received by the other party (subject to proof of delivery).
16. None of the provisions of this agreement is intended to or will operate to confer any benefit (pursuant to the Contracts (Rights of Third Parties) Act 1999) on a person who is not named as a party to this agreement.