

Site Details:

72, MARESFIELD GARDENS,
LONDON, NW3 5TD

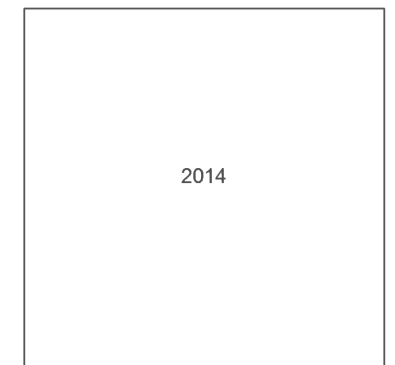
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Report Ref: HMD-377-4326250
Grid Ref: 526464, 185201

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000



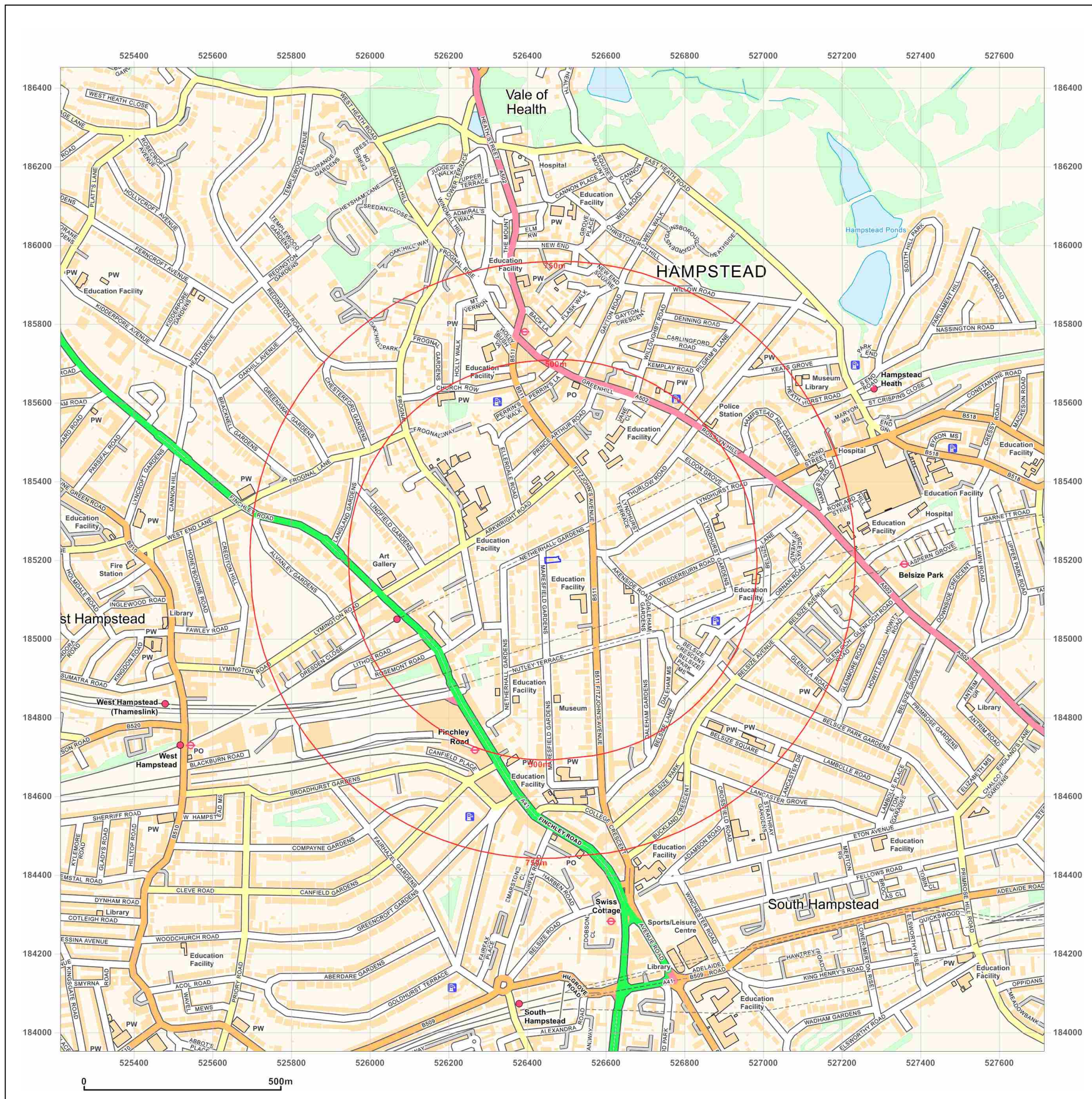
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Production date: 05 October 2017

To view map legend click here [Legend](#)



APPENDIX 4 – QUALITATIVE RISK ASSESSMENT METHODOLOGY

QUALITATIVE RISK ASSESSMENT METHODOLOGY

The following Contaminated Land Risk Assessment methodology is based on CIRIA C552 (2001) *Contaminated Land Risk Assessment – A Guide to Good Practice*, in order to quantify potential risk via **risk estimation** and **risk evaluation**, which can be adopted at the Phase I stage. This will then determine an overall risk category which can be used to identify likely actions. This methodology uses qualitative descriptors and therefore is a qualitative approach.

The methodology requires the classification of:

- the magnitude of the **consequence** (severity) of a risk occurring, and
- the magnitude of the **probability** (likelihood) of a risk occurring.

The potential consequences of contamination risks occurring at this site are classified in accordance with Table A4.1 below, which is adapted from the CIRIA guidance.

Table A4.1: Classification of Consequence

Classification	Definition of Consequence
Severe	<ul style="list-style-type: none">• Short-term (acute) risks to human health.• Short-term risk of pollution of sensitive water resource or ecosystem.• Catastrophic damage to crops/buildings/property/infrastructure, including off-site soils.
Medium	<ul style="list-style-type: none">• Medium/long-term (chronic) risks to human health.• Medium/long-term risk of pollution of sensitive water resource or ecosystem.• Significant damage to crops/buildings/property/infrastructure (on or off-site).• Contamination of off-site soils.
Mild	<ul style="list-style-type: none">• Easily preventable, permanent health effects on humans.• Pollution of non-sensitive water resources.• Localised damage to crops/buildings/property/infrastructure (on or off-site).
Minor	<ul style="list-style-type: none">• Easily preventable, non-permanent health effects on humans, or no effects.• Minor, low-level and localised contamination of on-site soils.• Easily repairable damage to crops/buildings/property/infrastructure.

The probability of contamination risks occurring at this site will be classified in accordance with Table A4.2 below which is also adapted from the CIRIA guidance. Note that for each category, it is assumed that a pollution linkage exists. Where a pollution linkage does not exist, the likelihood is zero, as is the risk.

Table A4.2: Classification of Probability

Classification	Definition of Probability
High Likelihood	Circumstances are such that an event appears very likely in the short-term or almost inevitable in the long-term; or there is already evidence that such an event has occurred.
Likely	Circumstances are such that such an event is not inevitable, but is possible in the short-term and is likely over the long-term.
Low Likelihood	Circumstances are such that it is by no means certain that an event would occur even over a longer period, and it is less likely in the short-term.
Unlikely	Circumstances are such that it is improbable that an event would occur even in the very long-term.

For each possible pollution linkage (source-pathway-receptor) identified, the potential risk can be evaluated, as presented in Table A3.3. Based upon this, CIRIA C552 presents definitions of the risk categories, together with the investigatory and remedial actions that are likely to be necessary in each case, as in Table A3.4. These risk categories apply to each possible pollutant linkage, and not simply to each hazard/source of contamination or sensitive receptor.

Table A4.3: Overall Contamination Risk Matrix

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate risk	Low risk
	Low likelihood	Moderate risk	Moderate risk	Low risk	Very low risk
	Unlikely	Low risk	Low risk	Very low risk	Very low risk

Table A4.4: Definition of Risk Categories and Likely Actions Required

Risk Category	Definition and likely actions required
Very high	<ul style="list-style-type: none"> • Severe harm to a defined receptor is very likely, or has already occurred. • The risk is likely to result in a substantial liability. • Urgent investigation (if not already undertaken) is likely to be required. • Urgent remediation is likely to be required.
High	<ul style="list-style-type: none"> • Harm to a defined receptor is likely. • The risk, if realised, may result in a substantial liability. • Urgent investigation (if not already undertaken) is likely to be required. • Remediation is likely to be required in the long term, possibly sooner.
Moderate	<ul style="list-style-type: none"> • Harm to a defined receptor is possible, but severe harm is unlikely. • Investigation is likely to be required to clarify the level of potential liability and risk. • Some remediation may be required in the longer term
Low	<ul style="list-style-type: none"> • Harm to a defined receptor is possible, but is likely to be mild at worst. • Liabilities could theoretically arise, but are unlikely. • Further investigation is not required at this stage • Remediation is unlikely to be required.
Very low	<ul style="list-style-type: none"> • Harm to a defined receptor is unlikely, and would be minor at worst. • No liabilities are likely to arise. • Further investigation is not required at this stage • Remediation is very unlikely to be required.

APPENDIX 5 – BGS BOREHOLE RECORDS



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 590892 : BGS Reference: TQ28NE304

British National Grid (27700) : 526640,185660

[Report an issue with this borehole](#)



(2)

TQ 28/14 B 256/303
B.S.

Rowland Smith Motors Ltd. High Street, Hampstead.

NGR TQ 2664 8566

Site visited 30th May 1946.

Well ~~not~~ in main building of Rowland Smith, but in garage a few doors along, on site of old Hampstead Brewery.

Now bricked over.

Dried up c.1909 so deeper part filled up and top 150ft used as reservoir. (Water used for washing bottles) Brewery closed and bore covered in, before 1932.

Well top at ground level. *Manager hp*

Manager of garage said that ~~this~~ was a result of building of tube!!!

E.C. May 1946.

Ref. L.M. p.107.

Hampstead Brewery 1878

... ..
... ..
... ..

	Thickness	Depth
(? Clay with shells)	7 1/2	7
Brackish clay	20	27
Clay with shells	20	47
(? Clay) shells at 30 feet; claystone		
London Clay		
at 145-147 feet; and also with shells and iron pyrites at 190-215 feet; shells at 223 feet		
	about 17 1/2	212
(? Darker clay)	25	237
(? Clay, shells)	30	310
(? Rather darker clay)	30	340
Sandy clay and shells	20	360
Clay	about 22	382
Clay, reddish	8	390
Wooden and Boarding Piles		
(? Clay, mottled, nodules of iron pyrites)	10	400
(? Clay, mottled)	about 7	407
Clay and pebbles	8 1/2	415 1/2
Clay and sand	15	430 1/2
Grey sand	11 1/2	442
Flints	2	444
Total	356 1/2	500

Perhaps the London Clay should be carried lower. In Spence's 'Description of Sinking and Boring Wells' (Vol. 2, p. 231) it is said that when the lower part of the London Clay is carried down to 500 feet, which seems the true level, the Flints are not recognized. There are also some indications of shells from the above ... The figures in these brackets are taken from this book.

APPENDIX 6 – EXPLORATORY HOLE RECORDS