

Our Ref: TRL/AM/Q180378



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Dear Nicole,

Re: Phase 1 Desk Study and Walkover Survey at: 3 Belsize Crescent, London, NW3 5QY
National Grid Reference: TQ 26829 84958
Geology: London Clay

Thank you for your enquiry relating to the above site. We understand that a change of use, from offices to residential, is proposed, and that Camden Council have requested an assessment of potential groundwater, soil and land gas contamination for the site.

Phase 1 - Desk Study

As a result of past activities, certain areas of land have the potential to be contaminated. The potential presence of contamination is therefore a key concern of Local Authorities when considering development proposals.

We have allowed for undertaking a review of historical Ordnance Survey maps (first edition to present day), Historical Land Uses information, Geological and Hydrogeological references, and an Environmental database search¹. (including Landfill, Waste Management, Industrial Land Use, Groundwater Vulnerability, Discharge Consent, Abstraction Licence, Source Protection Zone, Pollution Incident and Flood Risk data sets).

The scope of works includes a detailed walk over survey of the site and surrounding area by an appropriately qualified Environmental Engineer / Scientist.

The overall process is designed to produce the preliminary conceptual model for the site, highlighting potential on site and off site sources of contamination and the sensitivity of the site to any such contamination. This is defined as a Phase I investigation under the Association of Geotechnical Specialists (AGS) Guidelines, or an Initial Investigation under the NHBC Standards 4.1 guidelines.




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Site Investigation, Geotechnical, Environmental & Remediation

It is also in line with planning guidance provided by the Government in PPS23 and meets with the initial the requirements of most contaminated land planning conditions set by Local Authorities.

Based on the findings of the Phase 1 Desk Study, if necessary, recommendations will be given with regard to the scope of works required for a Phase 2 Site investigation. The scope of intrusive investigation works can be integrated to include assessment for both contamination and geotechnical design purposes if required.

Yours faithfully,



Thomas Lees MSci MSc CGeol FGS
For and on behalf of
Southern Testing Laboratories Limited
DDI: 01342 333 136
Email: 

encs

cc: 

Note:

1. An environmental database search report containing environmental site sensitive data is included. This provides site-specific searches of a number of databases owned by others (such as the Environment Agency), which are by their very nature limited in content and quality. If STL consider that more in depth enquiries are appropriate, for example, direct contact with the Environment Agency, Local Authority, then this would be highlighted and further investigation would be recommended in the report.