

24 October 2018

Your ref:
Our ref: J15143/JD/01

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Dear Hayley

Re: 70 ELSWORTHY ROAD, LONDON, NW3 3BP

Further to our recent correspondence this letter confirms the findings described in our previous Basement Impact Assessment and Ground Investigation Report (BIA & GI report ref J15143 Rev 3, dated 25 November 2015), with respect to addressing the following Planning Condition 15 for the above site.

At least 28 days before development commences:

- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and
- (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures (if necessary) shall be submitted to and approved by the local planning authority;
- The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation

The following sections of our report provide the necessary information to address the above conditions:

- (a) Part 1 of the report provides the Desk Study information, which considers the site history and relevant information in order to establish a contaminated land preliminary risk assessment (PRA). This PRA then informed the scope of the ground investigation, sampling and testing regime;
- (b) Section 4.2 and 4.3 describe the investigation and sampling strategy, in addition to a breakdown of the testing regime. Section 5.4 presents the factual data and results of the contamination testing and assesses them as part of a generic quantitative risk assessment based on assumed generic screening values for the appropriate end use of the site;
- Section 8.0 presents the Site-Specific Risk Assessment where recommendations on remediation measures would ordinarily be provided. However, given that no contamination was found to be present, remediation measures were not required.

It is therefore considered that our BIA and GI report satisfies the above planning conditions. However, should there be any areas of proposed landscaping that require the import of soil from an off-site source, the off-site source will need to be accredited and the imported soil tested and the findings included in a validation report.

We trust that we have provided sufficient information for your present requirements; however, if we can be of any further assistance please do not hesitate to contact us.

Yours sincerely
GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES

A handwritten signature in black ink, appearing to read "Jack Deaney", written in a cursive style.

Jack Deaney