

3.4 Risk assessment methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

Classification	Definition
High likelihood	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term, and likely over the long term.
Low likelihood	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

Table B: Classification of consequence (continued)

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

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

Risk Key

Very High	High	Moderate	Moderate/Low	Low	Very Low
There is a high probability that severe harm could arise to a designated receptor from an identified hazard without appropriate remediation action	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely any harm would be mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild	The presence of an identified hazard does not give rise to the potential to cause harm to a receptor

3.5 Historical land use maps

Historical Ordnance Survey maps relating to the site and its surrounding area have been provided by Landmark.



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London

Published 1871 - 1872

Source map scale - 1:1,056

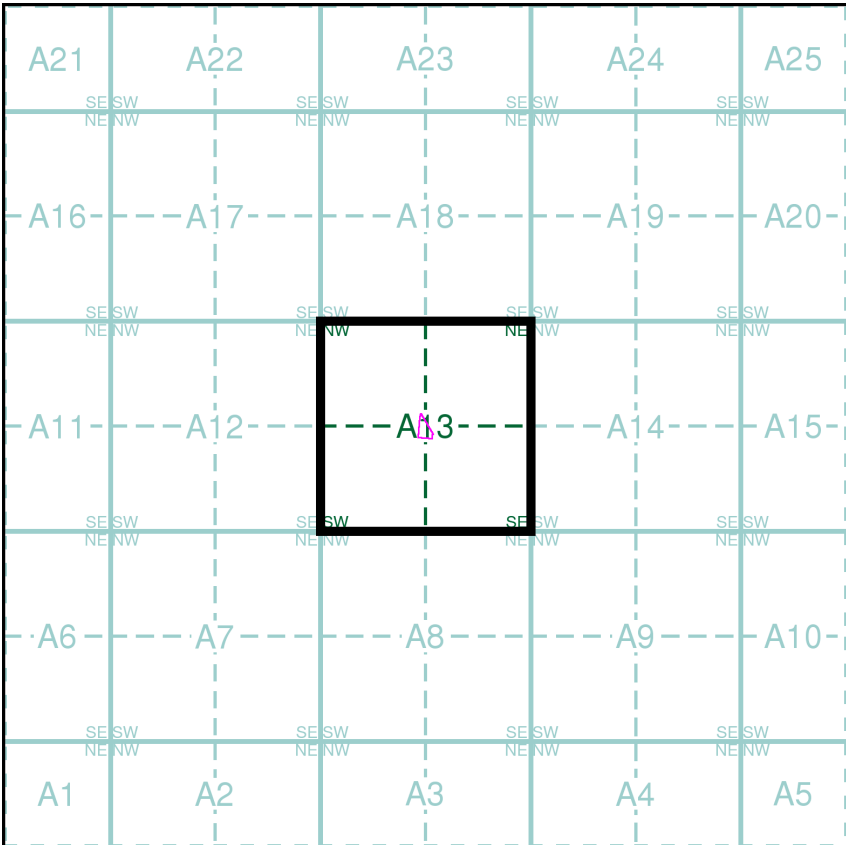
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

006_00_019 1872 1:1,056	006_00_020 1871 1:1,056
006_00_029 1872 1:1,056	006_00_030 1872 1:1,056

Historical Town Plan - Segment A13



Order Details

Order Number: 295863869_1_1
Customer Ref: 76451
National Grid Reference: 526780, 184060
Slice: A
Site Area (Ha): 0.23
Search Buffer (m): 0

Site Details

95 Avenue Road, London, NW8 6HY



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



London

Published 1894 - 1895

Source map scale - 1:1,056

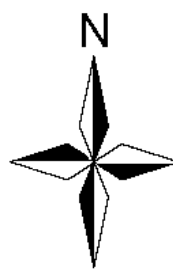
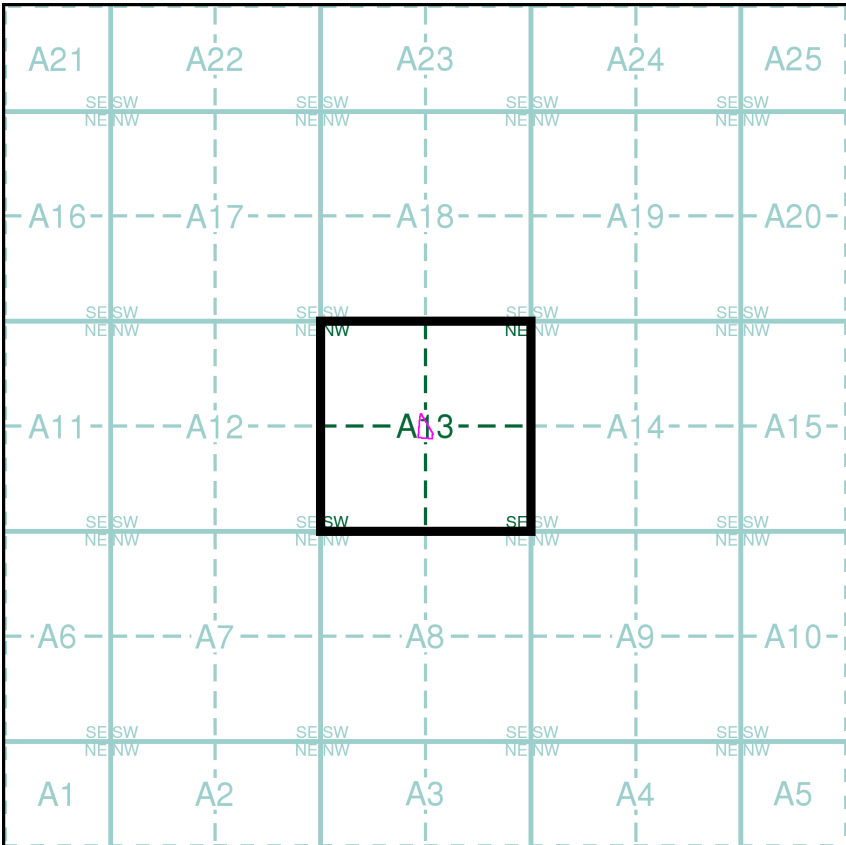
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

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Map Name(s) and Date(s)

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006_00_029	006_00_030
1894	1895
1:1,056	1:1,056

Historical Town Plan - Segment A13



Order Details

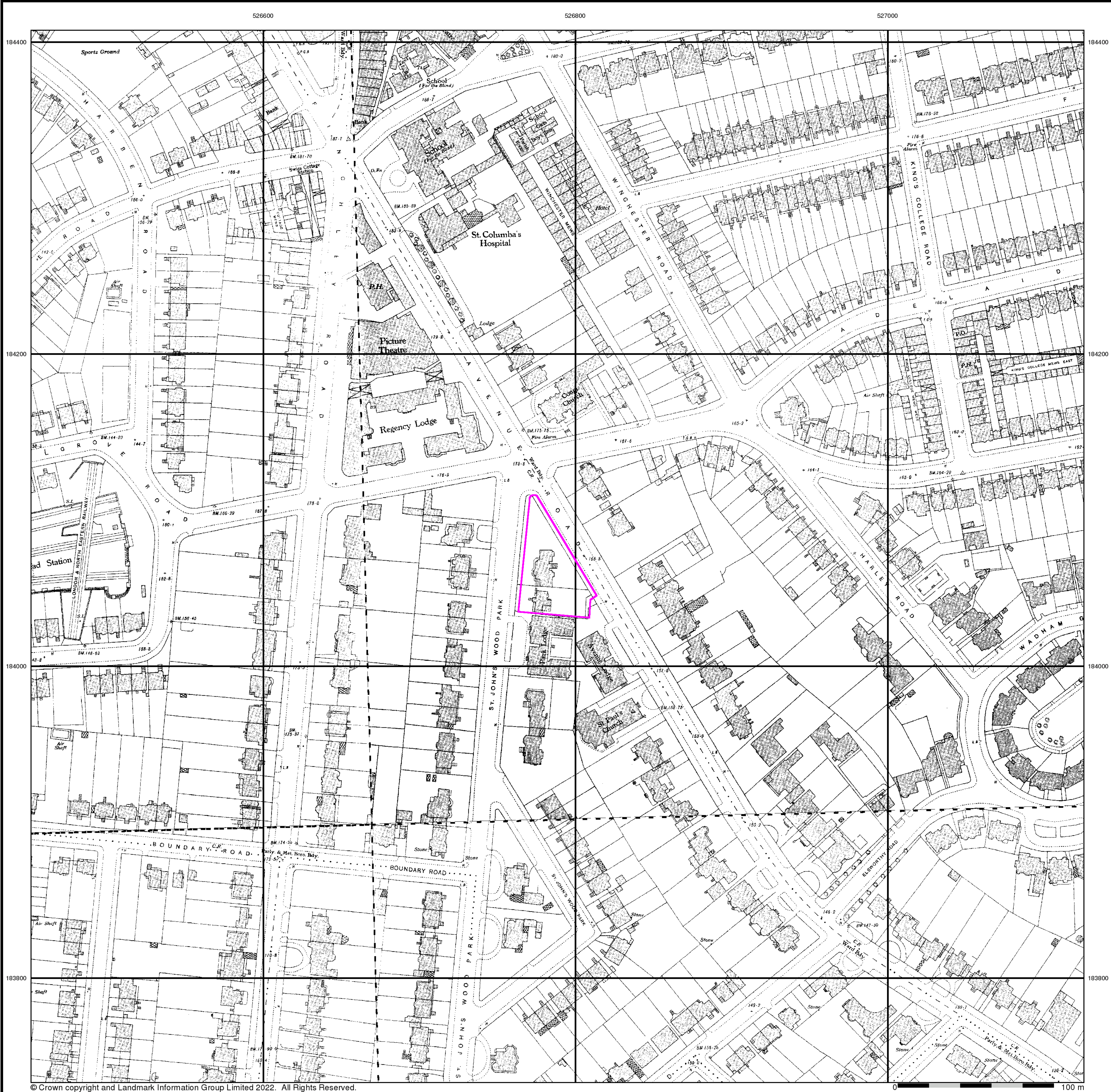
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Customer Ref: 76451
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Slice: A
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95 Avenue Road, London, NW8 6HY



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



London

Published 1938 - 1939

Source map scale - 1:1,056

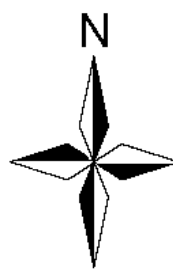
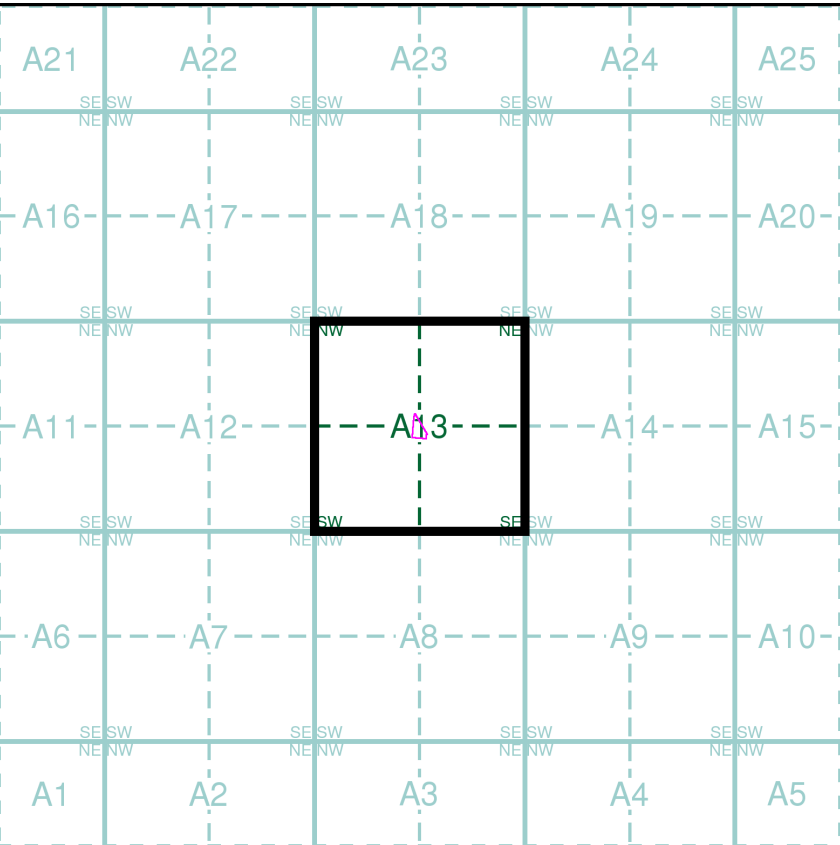
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

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Map Name(s) and Date(s)

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006_00_029	006_00_030
1938	1938
1:1,056	1:1,056

Historical Town Plan - Segment A13



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Fax: 0844 844 9951
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London

Published 1850

Source map scale - 1:5,280

The historical town plans shown derive from Ordnance Survey mapping from the early to mid 1850s. The 1:2640 scale was introduced in the early 1850s, to survey districts covered by the Local Boards of Health and for a map of the Osborne Estate of Queen Victoria. The general style is similar to that of the early 1:2500s published shortly afterwards.

1:5280 scale was surveyed shortly afterwards in the mid 1850s as general purpose mapping with a standard of content similar to the more contemporary 1:10,560 mapping. The scale was also used for a reduction of the 1:1056 'skeleton survey' of London that was undertaken between 1848 and 1850.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

006_00_000_NE
1850
1:5280

Historical Town Plan - Segment A13

A21	A22	A23	A24	A25
A16	A17	A18	A19	A20
A11	A12	A13	A14	A15
A6	A7	A8	A9	A10
A1	A2	A3	A4	A5

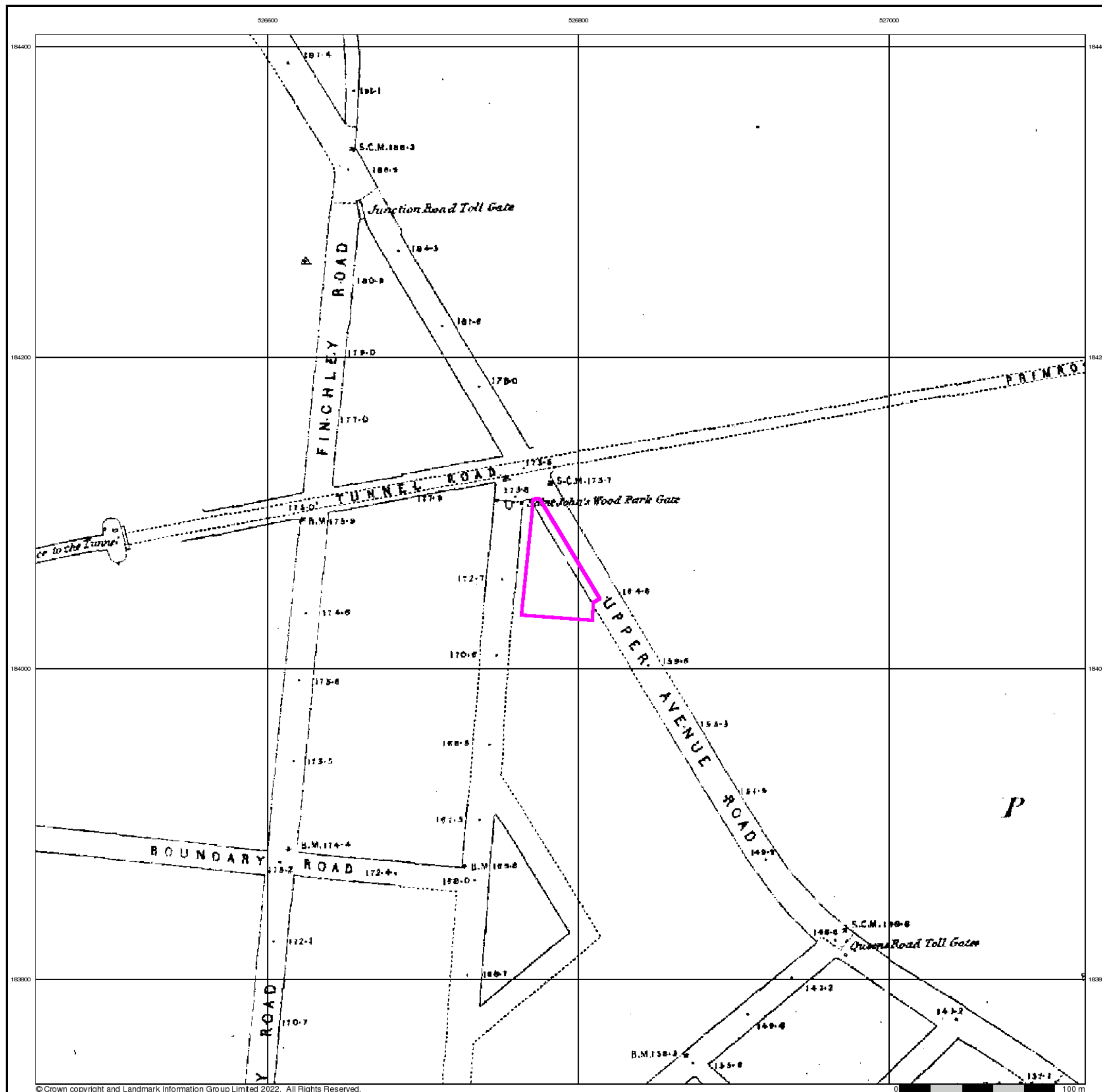


Order Details

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National Grid Reference: 526780, 184060
Slice: A
Site Area (Ha): 0.23
Search Buffer (m): 0

Site Details

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Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



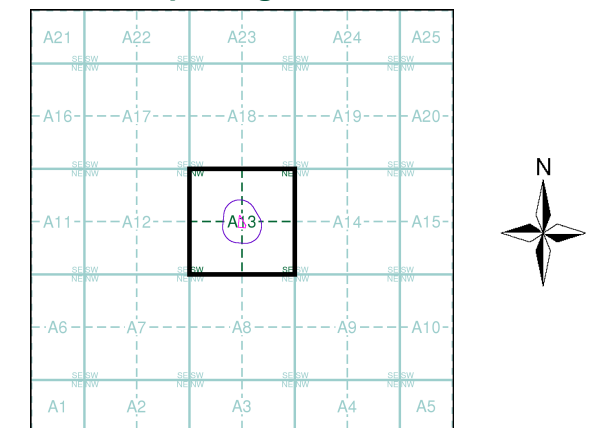
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
London	1:2,500	1871	2
London	1:2,500	1896	3
London	1:2,500	1915	4
London	1:2,500	1935	5
Ordnance Survey Plan	1:1,250	1953 - 1954	6
Ordnance Survey Plan	1:2,500	1954 - 1955	7
Additional SIMs	1:2,500	1954	8
Ordnance Survey Plan	1:1,250	1960 - 1966	9
Additional SIMs	1:1,250	1960 - 1979	10
Ordnance Survey Plan	1:1,250	1965 - 1972	11
Ordnance Survey Plan	1:1,250	1973 - 1988	12
Additional SIMs	1:1,250	1978 - 1985	13
Additional SIMs	1:1,250	1984	14
Large-Scale National Grid Data	1:1,250	1991	15
Large-Scale National Grid Data	1:1,250	1992 - 1995	16

Historical Map - Segment A13



Order Details

Order Number: 295863869_1_1
Customer Ref: 76451
National Grid Reference: 526780, 184060
Slice: A
Site Area (Ha): 0.23
Search Buffer (m): 100

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95 Avenue Road, London, NW8 6HY

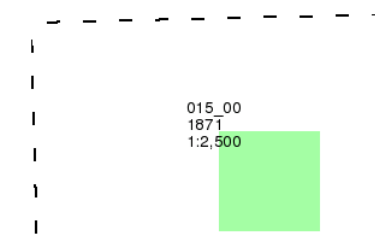
London

Published 1871

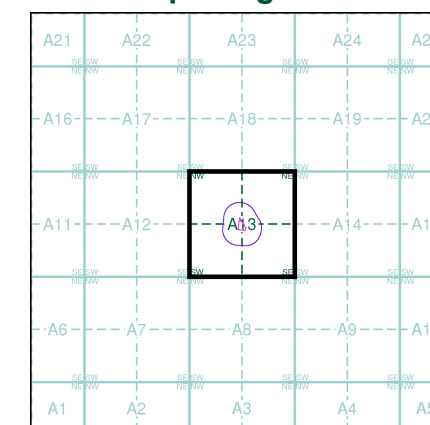
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

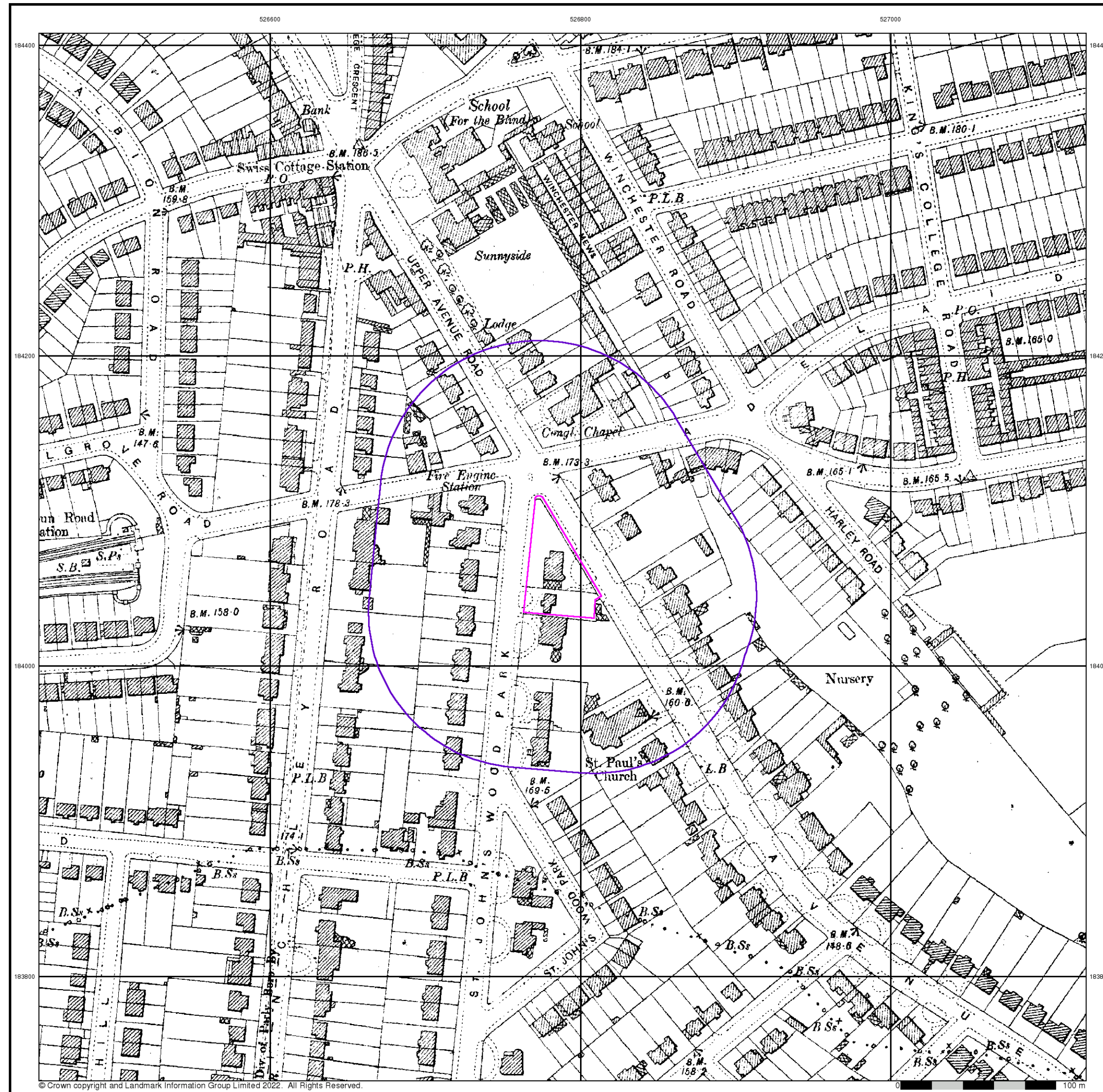


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Customer Ref: 76451
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Site Area (Ha): 0.23
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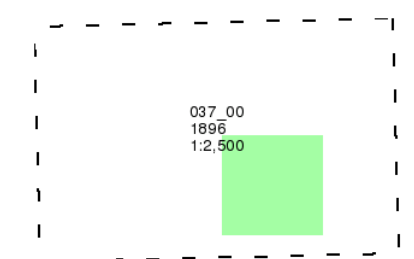
London

Published 1896

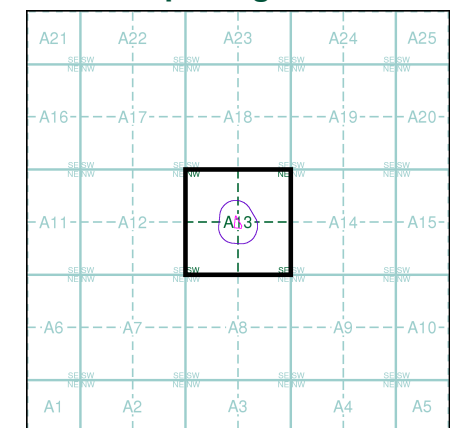
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

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