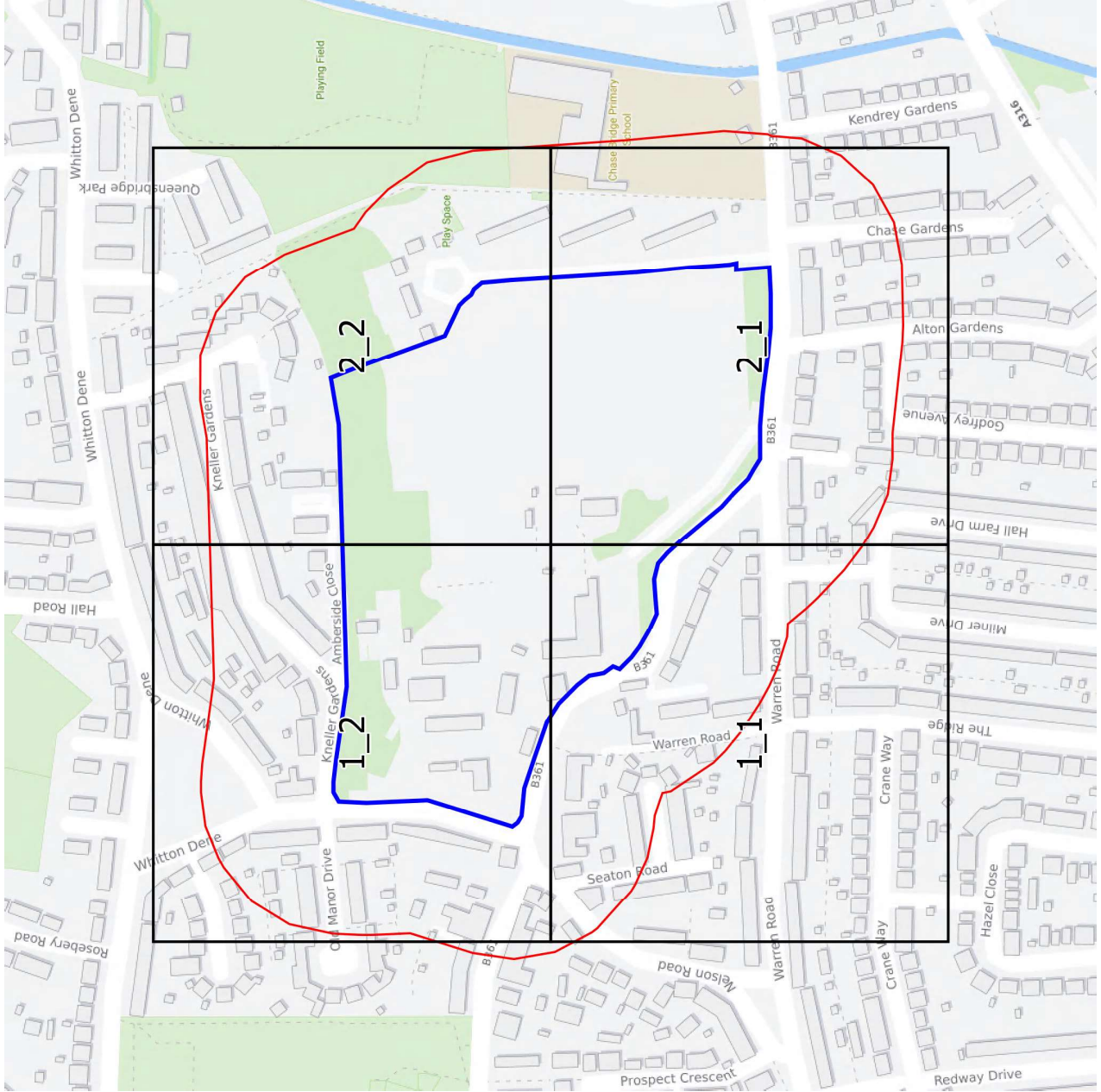
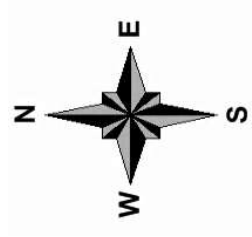




Landline Scale Grid Index



Site Details:

FLAT, KNELLER HALL ROYAL MILITARY SCHOOL OF MUSIC, KNELLER ROAD, TWICKENHAM, TW2 7DU

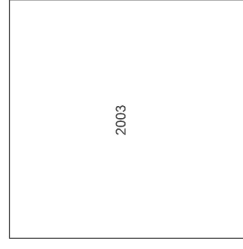
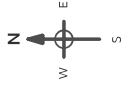
Client Ref: P4134JJ2485-1
Report Ref: JOMAS-8446055_Landline_1_1
Grid Ref: 514596, 174070

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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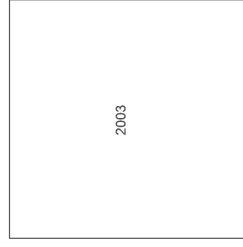
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Map Name: LandLine

Map date: 2003

Scale: 1:1,250

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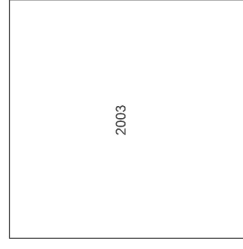
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Grid Ref: 514896, 174070

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

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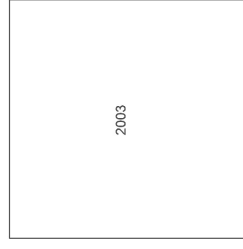
Client Ref: P4134J12485-1
Report Ref: JOMAS-8446055_Landline_2_2
Grid Ref: 514896, 174370

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Production date: 13 January 2022

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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.

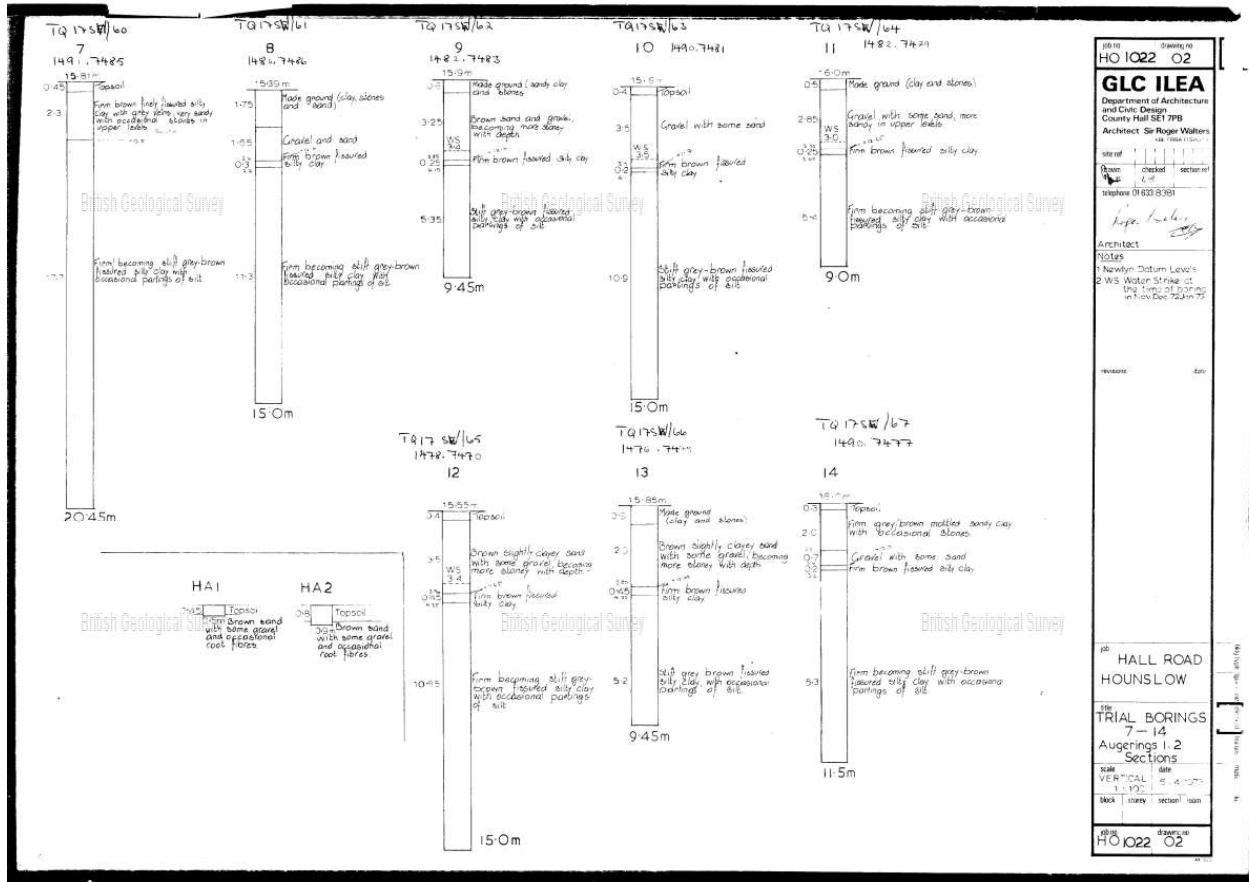
APPENDIX 5 – BGS BOREHOLE RECORDS



British Geological Survey

BGS ID: 581042 : BGS Reference: TQ17SW64
British National Grid (27700) : 514820,174290

[Report an issue with this borehole](#)



job no: HO 1022 02
drawing no: GLC ILEA
Department of Architecture and Civic Design
County Hall SET 7PB
Architect: Sir Roger Widdows
scale: 1:10
date: 11/12/20
sheet: 1 of 1
title: HALL ROAD HOUNSLOW
job: TRIAL BORINGS 7-14 Augerings 1-2 Sections
scale: VERTICAL 1:10
date: 11/12/20
sheet: 1 of 1
job no: HO 1022 02



Bored for F.C.E. BRANCH
PROPERTY SERVICES AGENCY
CROYDON

NGR 1476 7425
Borehole
TQ17SW118

Contract KNELLER HALL - TWICKENHAM
R.M.S.S REDEVELOPMENT - TASK No FGE/1107

Report 74014/309
Ground Level 13.3m AOD

Type & Dia of Boring SHELL & AUGER 150 mm ϕ
Boring Commenced 8.5.80
Boring Completed 9.5.80

Water Strikes	Water Levels Recorded During Boring								
	Hole Depth	4.75	4.75	11.50	10.00	9.50	9.50	9.50	9.50
1 2.60 (MED)	Casing Depth	4.75	4.75	7.00	7.00	STANDPIPE	PE		
2	Depth to Water	3.80	2.30	DRY	9.50	3.20	3.10	2.10	2.00
3	Date & Time	8th 1930	2nd 0730	2nd 1530	12th 0730	13th 14h	14th 16h	30.5.80	15.6.80

Remarks Water added to assist boring 1.10m to 2.50m. Standpipe installed at 9.50

Reduced Level	Description	SCALE		Thickness	Samples		S.P.T. (blows/300mm)
		Depth	Legend		Type	Depth	
	TURF & TOPSOIL	0-50		0.50			
	Orangish light brown very sandy CLAY becoming very clayey fine & medium SAND with some fine & medium gravel			1.35		1.00	66*
11.45		1.85		0.25	1.75	24	
	Medium dense dark brown very clayey fine SAND. some organics			2.10		2.50	18
11.20		2.25		1.15	3.00	24	
	Medium dense light brown fine & medium SAND			3.25		3.25	
10.05							
	Medium dense variably slightly sandy to sandy fine & medium sub-angular to sub-rounded GRAVEL. Coarse gravel present with depth.			2.25		4.00	22
					4.20	17	
7.80		5.50		5.30		5.50	19
	@ 5.50m Stiff brown mottled light brown & reddish brown laminated silty CLAY. Fissured			6.00		6.20	86*
					6.70	21	
	@ 6.00m Stiff grey brown laminated & fissured CLAY			6.00		7.75	89*
					8.00		
					8.50	89*	
	@ 10.00m Very stiff grey brown poorly laminated CLAY. Heavily fissured. Occasional shell fragments					9.30	65*
					9.50	22	
					10.00		
	LONDON CLAY.					10.75	
1.80					11.00	61*	
		11.50		11.50			

CODE: ■ UNDISTURBED SAMPLE B BULK SAMPLE ● JAR SAMPLE W WATER SAMPLE

FIG 1
74014/309
W1365



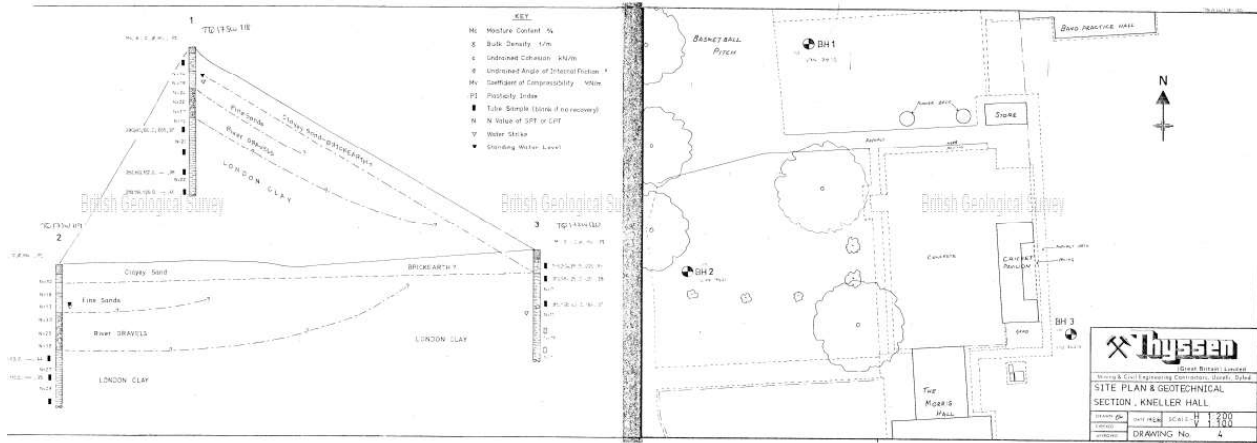
British Geological Survey

Version 2.0.6.4

BGS ID: 581096 : BGS Reference: TQ17SW118

British National Grid (27700) : 514760,174250

[Report an issue with this borehole](#)





Bored for F.G.E. BRANCH
PROPERTY SERVICES AGENCY
CROYDON

NGR 1474 7421
Borehole
TQ17SW119
2

Contract KNELLER HALL - TWICKENHAM
R.M.S.S REDEVELOPMENT - TASK NO FCE/1107

Report 74014/309
Ground Level 13.8m AOD

Type & Dia of Boring SHELL & AUGER 150mm Ø

Boring Commenced 12.5.80
Boring Completed 13.5.80

Water Strikes

Water Levels Recorded During Boring

1	3.20 (seepage)	Hole Depth	6.00	6.00	11.00	10.50	10.50	10.50	10.50	10.50
2		Casing Depth	6.00	6.00	7.50	STANDPIPE				
3		Depth to Water	3.60	2.60	—	3.20	3.10	3.10	3.00	3.00
		Date & Time	12th 1980	13th 0730	13th 1200	13th	14th	16th	30.5.80	13.6.80

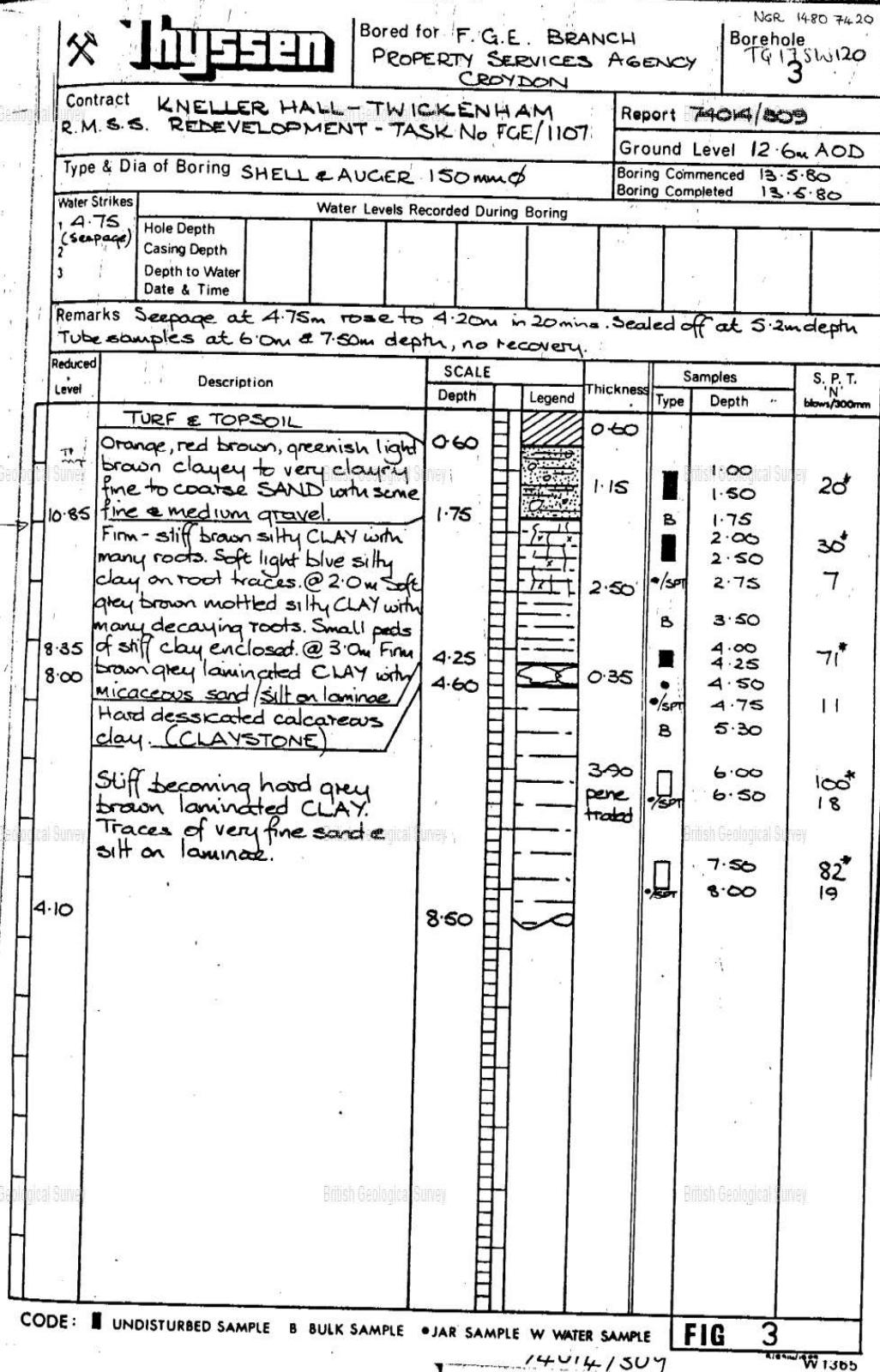
Remarks Seepage at 3.2m rose to 3.05m in 20mins, sealed off at 7.0m. Water added to boring 2.20 to 3.20m. Standpipe installed at 10.50m.

Reduced Level	Description	SCALE		Thickness	Samples		S. P. T. 'N' blows/300mm
		Depth	Legend		Type	Depth	
	TURF & TOPSOIL			0.75			
12.40	Loose orange brown slightly clayey fine SAND. Black mottling & some silty pockets	0.75		0.65		*SPT 1.00	10
11.60	Medium dense dark brown organic fine SAND with a little fine gravel	1.40		0.80		B 1.75 *SPT 2.00	18
10.05	Medium dense light reddish brown & yellow Brown, light brown to base, fine SAND with scattered gravel. Trace of clay near top	2.20		1.55		B 2.75 SPT 3.00 B 3.25	13
7.20	Medium dense slightly clayey fine to coarse sub-angular GRAVEL with a little fine sand. less binder to base	3.75		2.85		CPT 4.00 B 4.75 CPT 5.00	30
2.80	Stiff grey brown laminated CLAY with traces of dark grey fine sand/silt on laminae. Becomes very stiff to base. @ 8.75m Band of very weak buff calcareous clay (claystone).	6.60		4.40		B 5.75 CPT 6.00 7.00 7.50 *SPT 7.75 B 8.30 8.50 9.00 *SPT 9.25 10.30 10.60	90* 27 56* 28 64*
		11.00					

CODE: ■ UNDISTURBED SAMPLE B BULK SAMPLE *JAR SAMPLE W WATER SAMPLE

FIG 2

14014/SU7

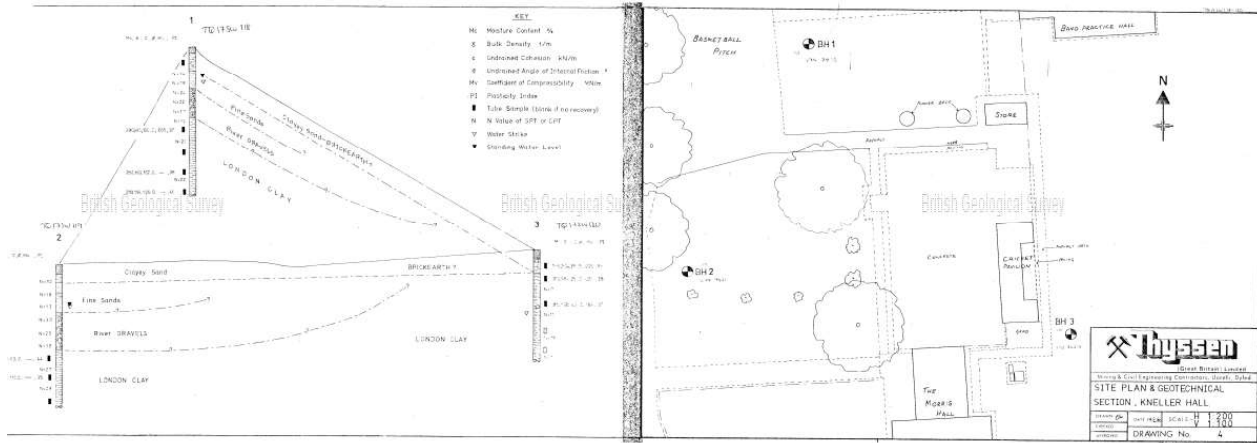




British Geological Survey

BGS ID: 581098 : BGS Reference: TQ17SW120
British National Grid (27700) : 514800,174200

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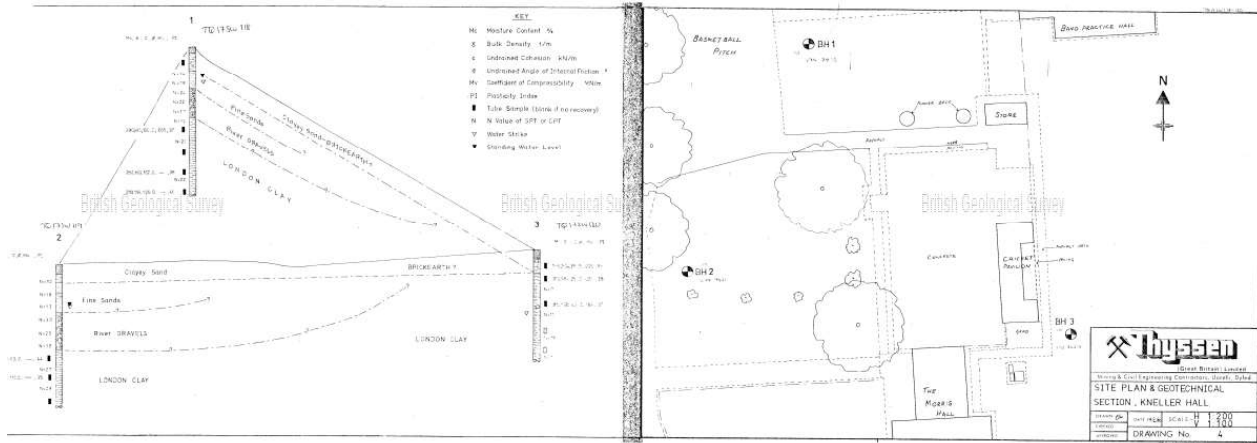
British Geological Survey

Version 2.0.6.4

BGS ID: 581097 : BGS Reference: TQ17SW119

British National Grid (27700) : 514740,174210

[Report an issue with this borehole](#)



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Email: info@jomasassociates.com