

Site Details:

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

Client Ref: P4134JJ2485-1
Report Ref: JOMAS-8446055_1250_2_2
Grid Ref: 514995, 174469

Map Name: National Grid

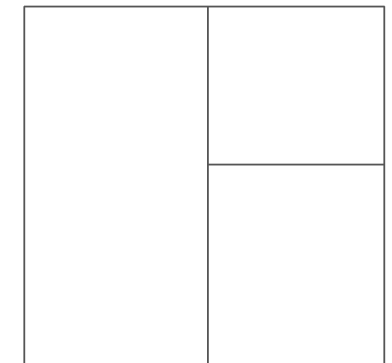
Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A



Surveyed 1994
 Revised 1994
 Edition N/A
 Copyright 1994
 Levelled N/A



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com



© Crown copyright and database rights 2021 Ordnance Survey 100035207

Production date: 13 January 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

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

Client Ref: P4134JJ2485-1
Report Ref: JOMAS-8446055_1250_2_2
Grid Ref: 514995, 174469

Map Name: National Grid

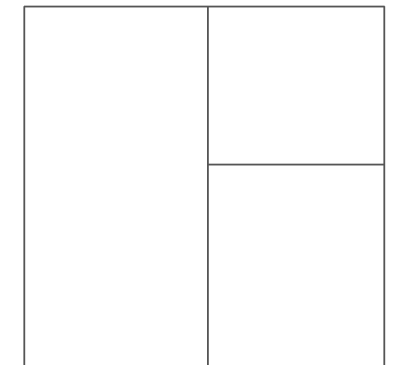
Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1992
 Levelled N/A



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A



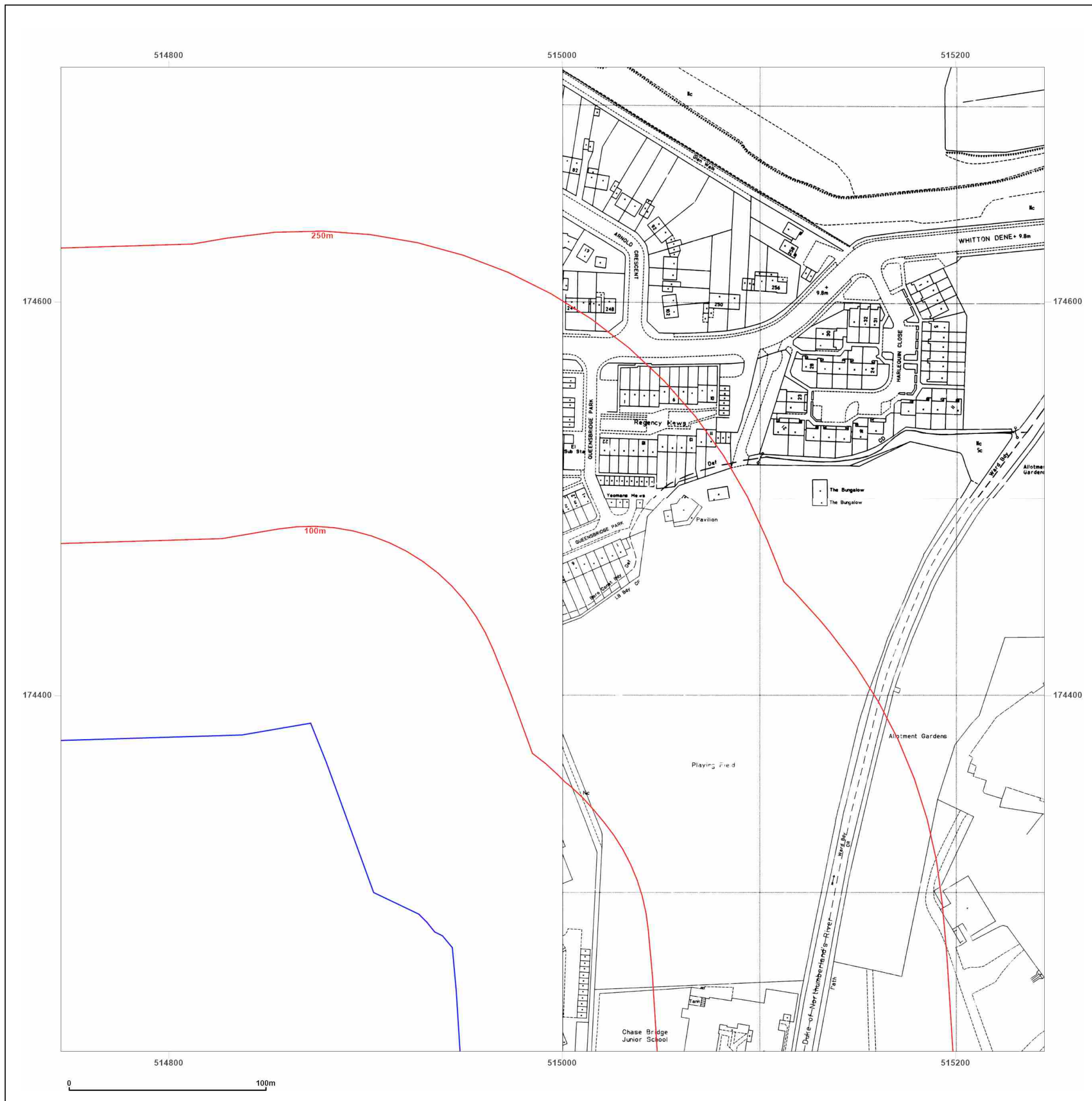
Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com



© Crown copyright and database rights 2021 Ordnance Survey 100035207

Production date: 13 January 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

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

Client Ref: P4134JJ2485-1
Report Ref: JOMAS-8446055_1250_2_2
Grid Ref: 514995, 174469

Map Name: National Grid

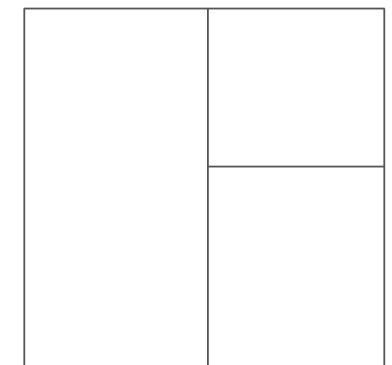
Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1992
 Levelled N/A



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A



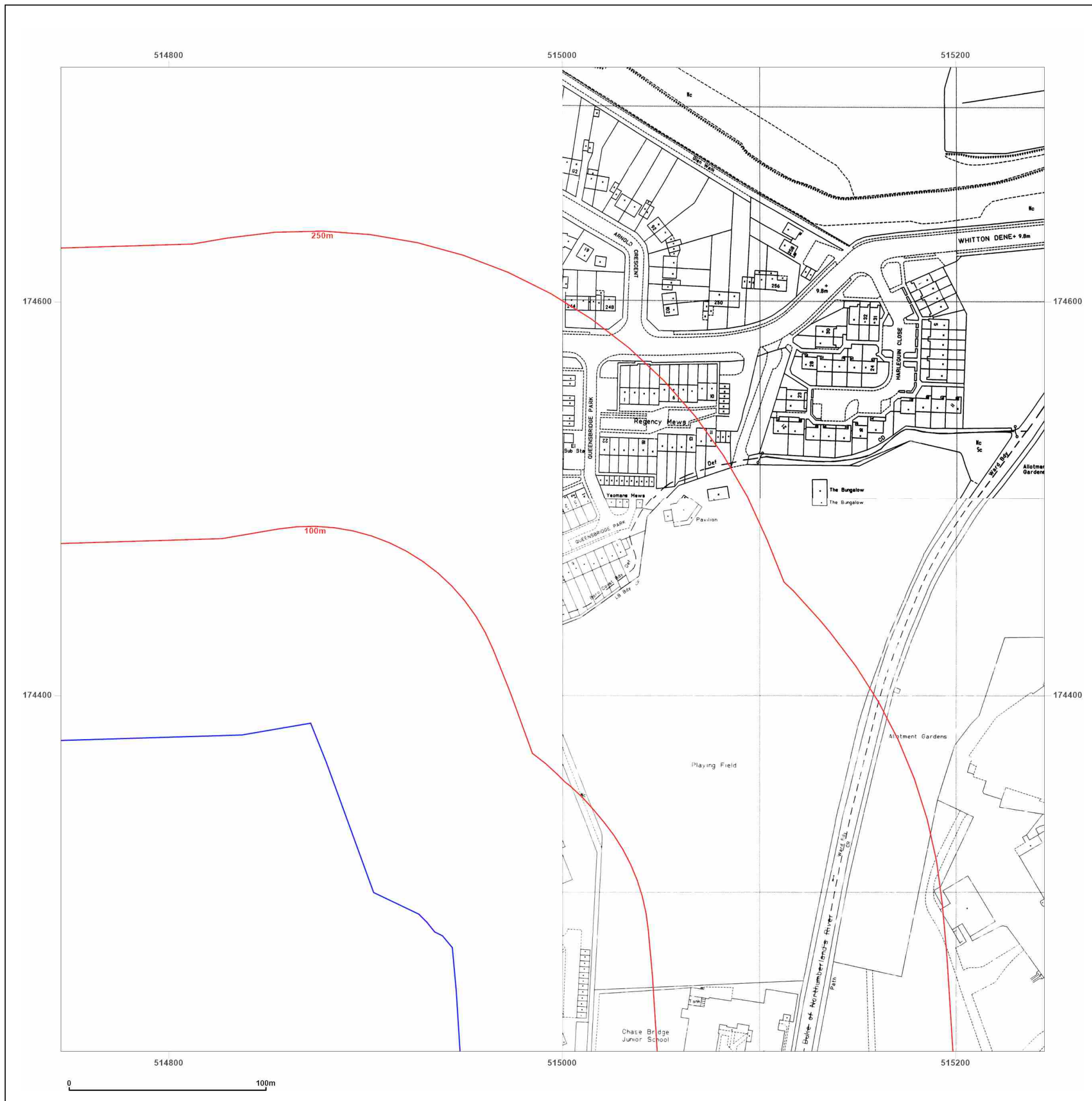
Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

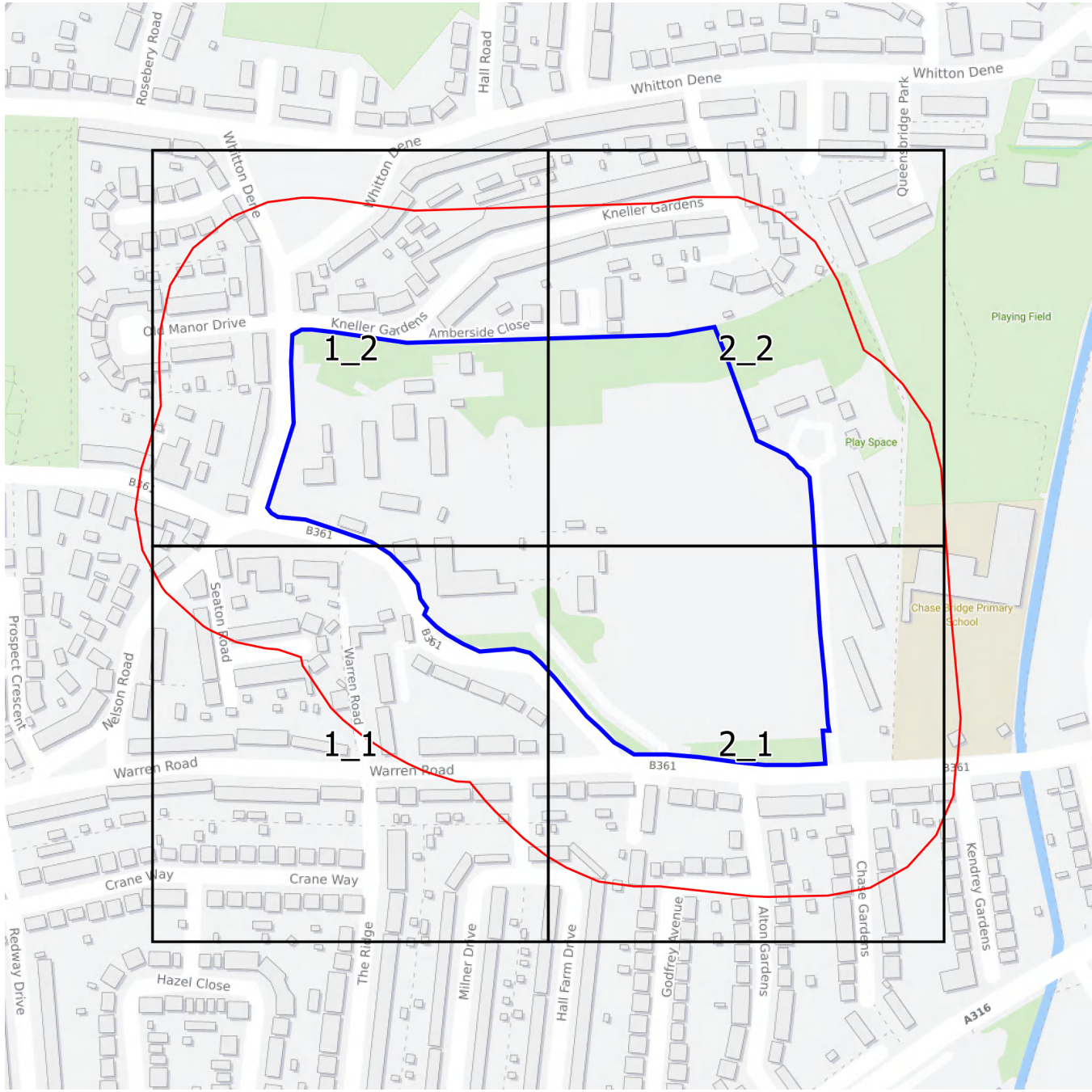


© Crown copyright and database rights 2021 Ordnance Survey 100035207

Production date: 13 January 2022

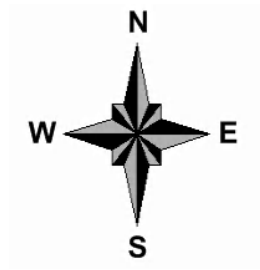
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Groundsure
INSIGHTS

Landline Scale Grid Index



Site Details:

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

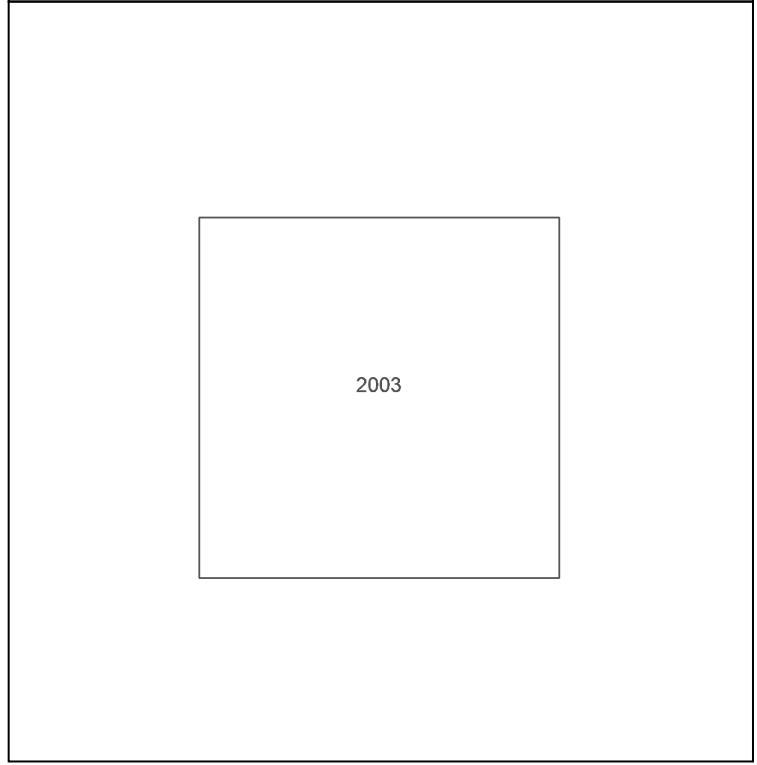
Client Ref: P4134JJ2485-1
Report Ref: JOMAS-8446055_Landline_1_1
Grid Ref: 514596, 174070

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com



© Crown copyright and database rights 2021 Ordnance Survey 100035207

Production date: 13 January 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

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

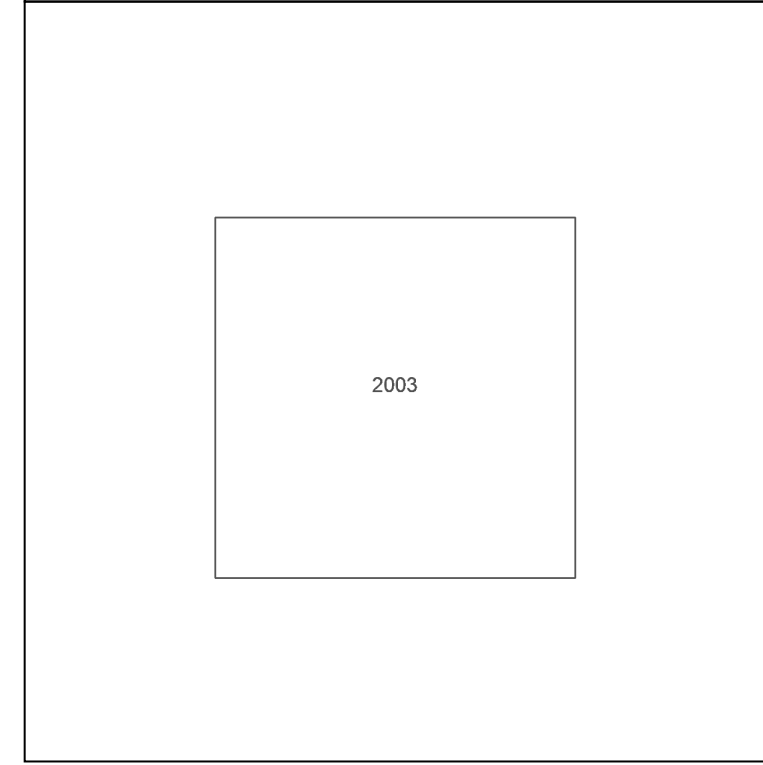
Client Ref: P4134JJ2485-1
Report Ref: JOMAS-8446055_Landline_1_2
Grid Ref: 514596, 174370

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com



© Crown copyright and database rights 2021 Ordnance Survey 100035207

Production date: 13 January 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

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

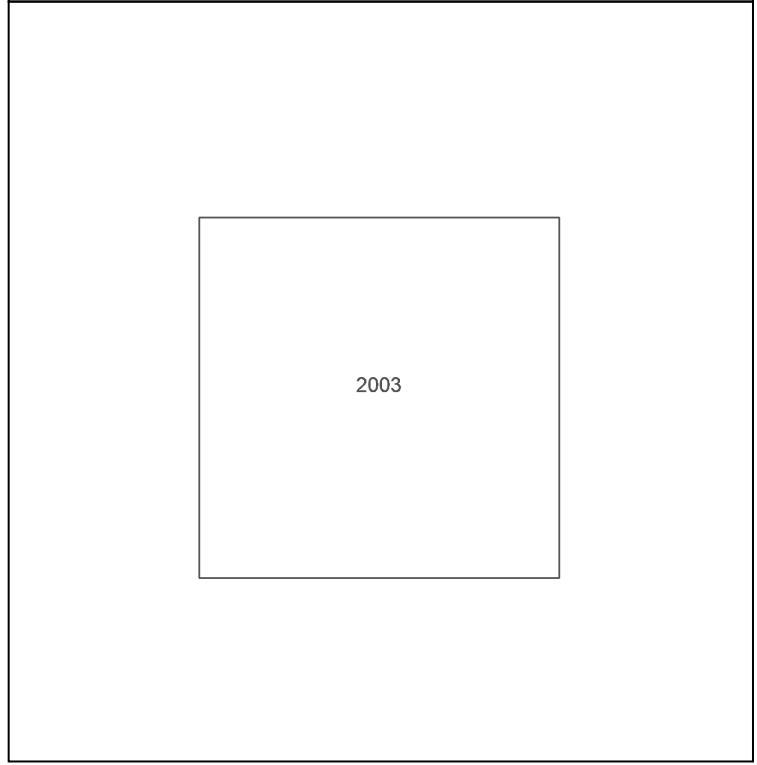
Client Ref: P4134JJ2485-1
Report Ref: JOMAS-8446055_Landline_2_1
Grid Ref: 514896, 174070

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Produced by Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com



© Crown copyright and database rights 2021 Ordnance Survey 100035207

Production date: 13 January 2022

Map legend available at: www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

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

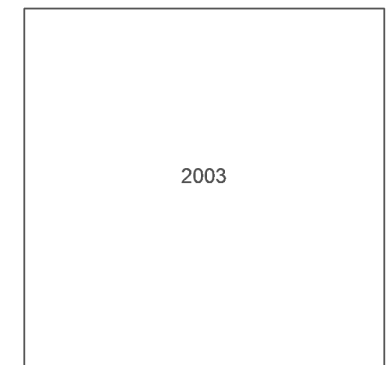
Client Ref: P4134JJ2485-1
Report Ref: JOMAS-8446055_Landline_2_2
Grid Ref: 514896, 174370

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com



© Crown copyright and database rights 2021 Ordnance Survey 100035207

Production date: 13 January 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



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



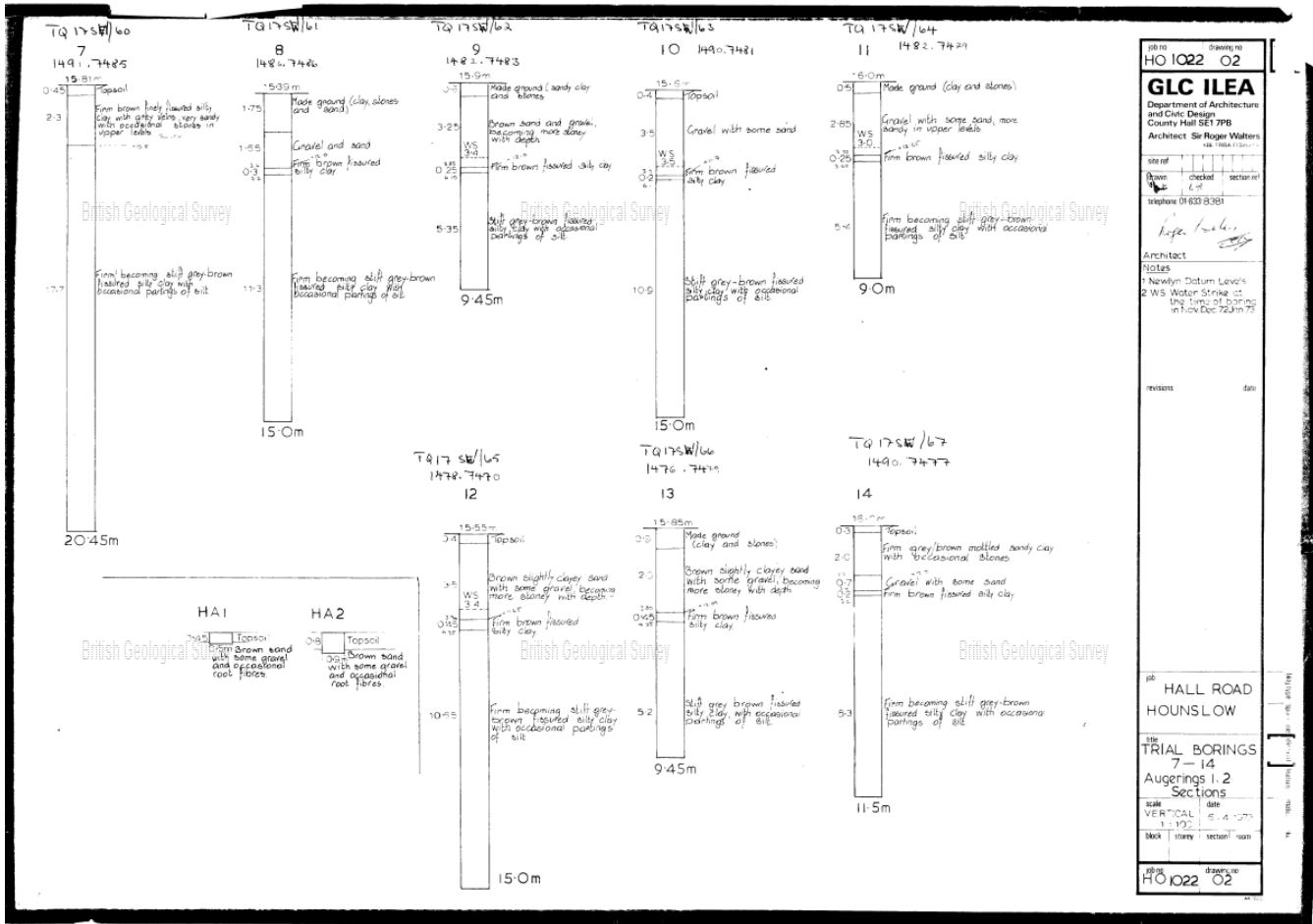
British Geological Survey

Version 2.0.6.4

BGS ID: 581042 : BGS Reference: TQ17SW64

British National Grid (27700) : 514820,174290

[Report an issue with this borehole](#)





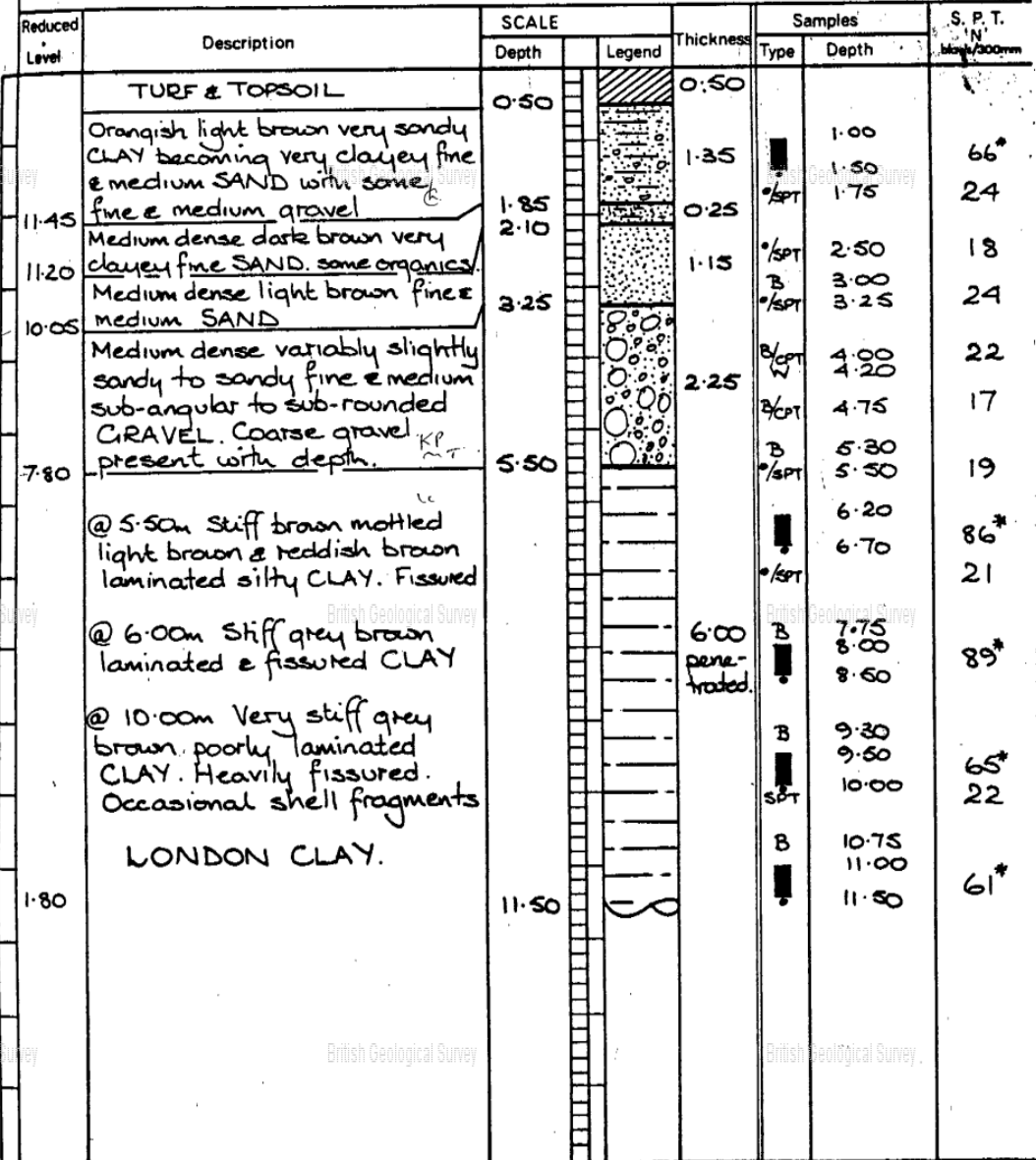
Bored for F.C.E. BRANCH
PROPERTY SERVICES AGENCY
CROYDON

NGR 1476 7425
Borehole
TQ17SW118

Contract	KNELLER HALL - TWICKENHAM R.M.S.S REDEVELOPMENT - TASK No FGE/1107	Report	74014/309
Type & Dia of Boring	SHELL & AUGER 150 mm ϕ	Ground Level	13.5m AOD
		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	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	2.00
3		Date & Time	8th 1930	9th 0730	9th 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



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](#)

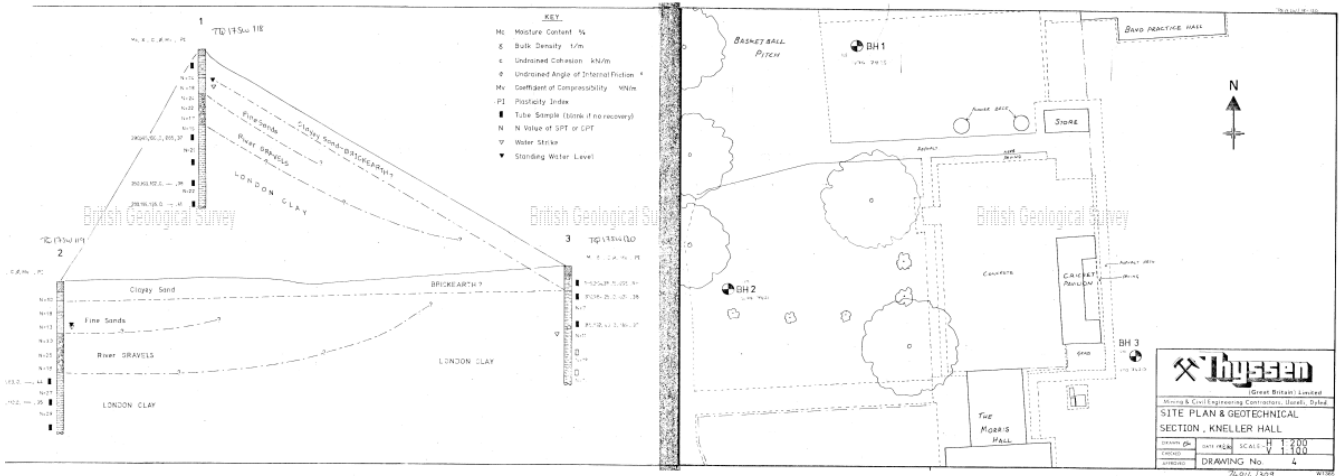
<<

< Prev

Page 2 of 3

Next >

>>



NGR 1474 7421



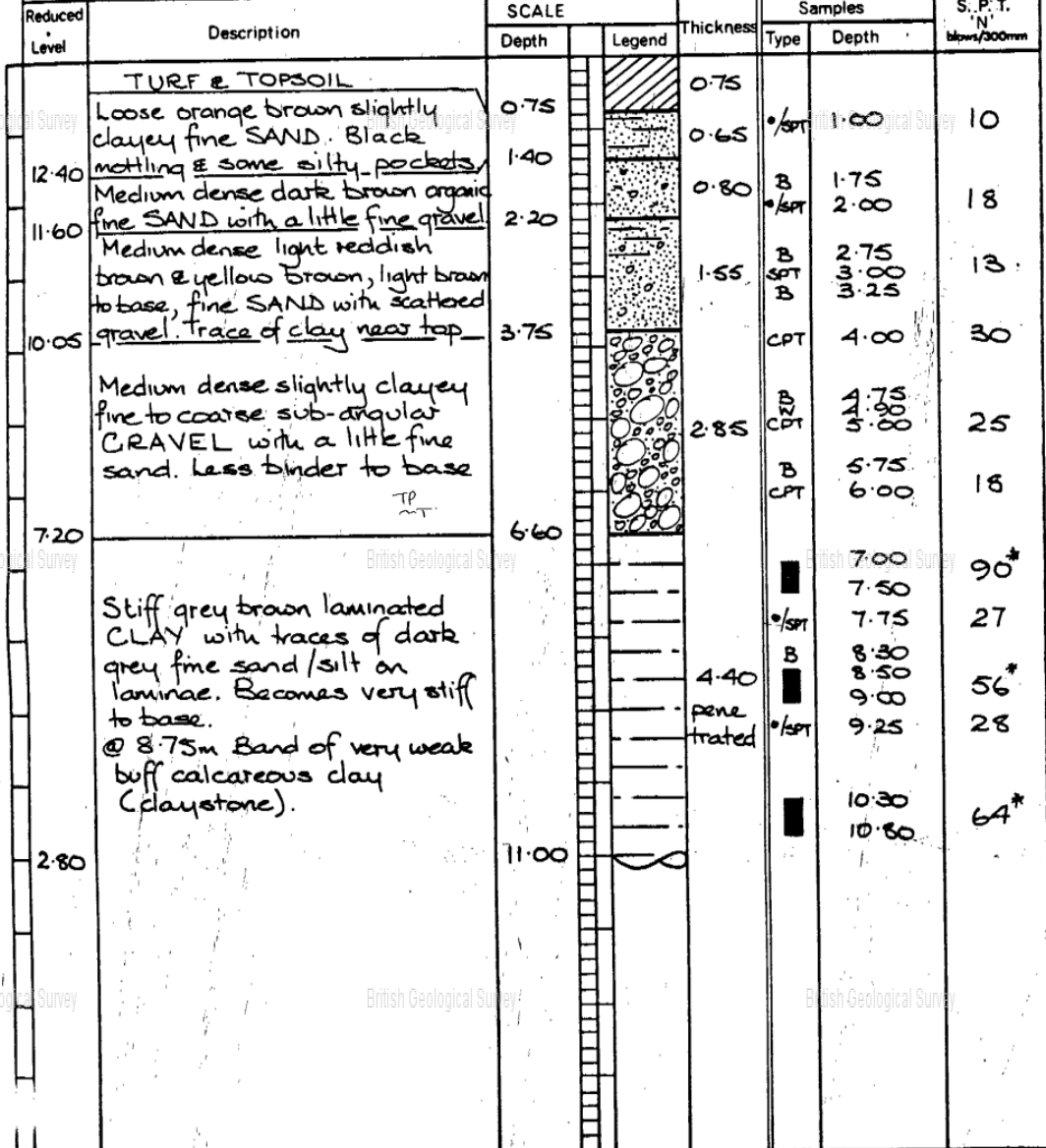
Bored for F.G.E. BRANCH
PROPERTY SERVICES AGENCY
CROYDON

Borehole
TQ17SW119
2

Contract	KNELLER HALL - TWICKENHAM R.M.S.S REDEVELOPMENT - TASK NO.FCE/1107	Report	74014/309
Type & Dia of Boring	SHELL & AUGER 150mm Ø	Boring Commenced	12.5.80
		Boring Completed	13.5.80
Ground Level		13.8m AOD	

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 Date & Time	3.60 12h 19.30	2.60 13h 07.30	— 13h 12.00	3.20 13h	3.10 14h	3.10 16h	3.00 30.5.80	3.00 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.



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

FIG 2

14014/309

Hyssen Bored for F.G.E. BRANCH PROPERTY SERVICES AGENCY CROYDON
 NGR 1480 7420 Borehole TQ17SW120 3

Contract KNELLER HALL - TWICKENHAM R.M.S.S. REDEVELOPMENT - TASK No FGE/1107
 Report 14014/309
 Ground Level 12.6m AOD

Type & Dia of Boring SHELL & AUGER 150mm φ
 Boring Commenced 13.5.80
 Boring Completed 13.5.80

Water Strikes	Water Levels Recorded During Boring					
	Hole Depth	Casing Depth	Depth to Water	Date & Time		
1 4.75 (Seepage)						
2						
3						

Remarks Seepage at 4.75m rose to 4.20m in 20mins. Sealed off at 5.2m depth. Tube samples at 6.0m & 7.50m depth, no recovery.

Reduced Level	Description	SCALE		Thickness	Samples		S. P. T. 'N' / 300mm
		Depth	Legend		Type	Depth	
	TURF & TOPSOIL	0-60	[Hatched]	0-60			
10.85	Orange, red brown, greenish light brown clayey to very clayey fine to coarse SAND with some fine & medium gravel.	1-75	[Dotted]	1-15		1.00 1.50	20*
	Firm - stiff brown silty CLAY with many roots. Soft light blue silty clay on root traces. @ 2.0m Soft grey brown mottled silty CLAY with many decaying roots. Small peds of stiff clay enclosed. @ 3.0m Firm brown grey laminated CLAY with micaceous sand/silt on laminae.	4-25	[Horizontal lines]	2-50	*/SPT	1.75 2.00 2.50 2.75	30*
8.35		4-60	[Horizontal lines]	0-35	*/SPT	3.50 4.00 4.25 4.50	7 71*
8.00	Hard desiccated calcareous clay. (CLAYSTONE)		[Horizontal lines]		B	4.75 5.30	11
	Stiff becoming hard grey brown laminated CLAY. Traces of very fine sand & silt on laminae.		[Horizontal lines]	3-90 pene traced	*/SPT	6.00 6.50	100* 18
4.10		8-50	[Wavy lines]		*/SPT	7.50 8.00	82* 19

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

FIG 3

14014/309

W1365

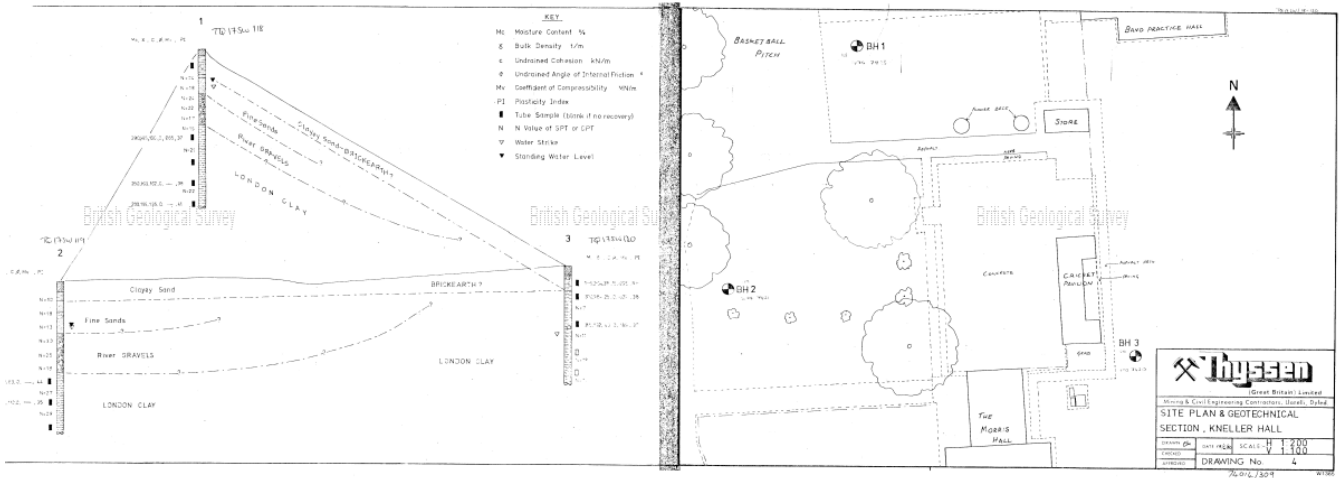


British Geological Survey

Version 2.0.6.4

BGS ID: 581098 : BGS Reference: TQ17SW120
British National Grid (27700) : 514800,174200
[Report an issue with this borehole](#)

<< < Prev Page 2 of 3 Next >>





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](#)

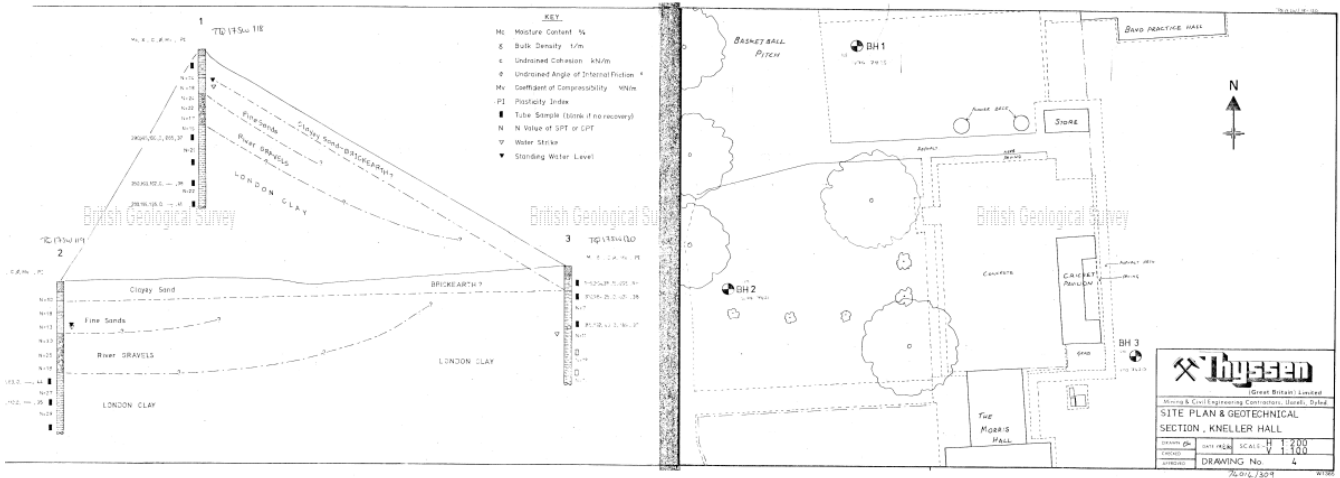
<<

< Prev

Page 2 of 3

Next >

>>



WE LISTEN, WE PLAN, WE DELIVER

Geotechnical Engineering and Environmental Services across the UK.



JOMAS ASSOCIATES LTD

6-9 The Square
Stockley Park
Uxbridge
UB11 1FW

CONTACT US

Website: www.jomasassociates.com
Tel: 0843-289-2187
Fax: 0872-115-4505
Email: info@jomasassociates.com