

JOMAS

Specialists in the investigation & reclamation of brownfield sites

Site Details:

TAVISTOCK HOUSE, 5,
ROCKINGHAM ROAD,
UXBRIDGE, UB8 2UB

Client Ref: P96514J926-1
Report Ref: HMD-377-3257335
Grid Ref: 504993, 183876

Map Name: National Grid

Map date: **1973-1975**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1972
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1972
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 24 August 2016

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Grid Ref: 504993, 183876

Map Name: National Grid

Map date: **1987-1989**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1977
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1985
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1987
Revised 1987
Edition N/A
Copyright N/A
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Surveyed 1988
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Client Ref: P96514J926-1
Report Ref: HMD-377-3257335
Grid Ref: 504993, 183876

Map Name: 1:10,000 Raster

Map date: **2002**

Scale: 1:10,000

Printed at: 1:10,000

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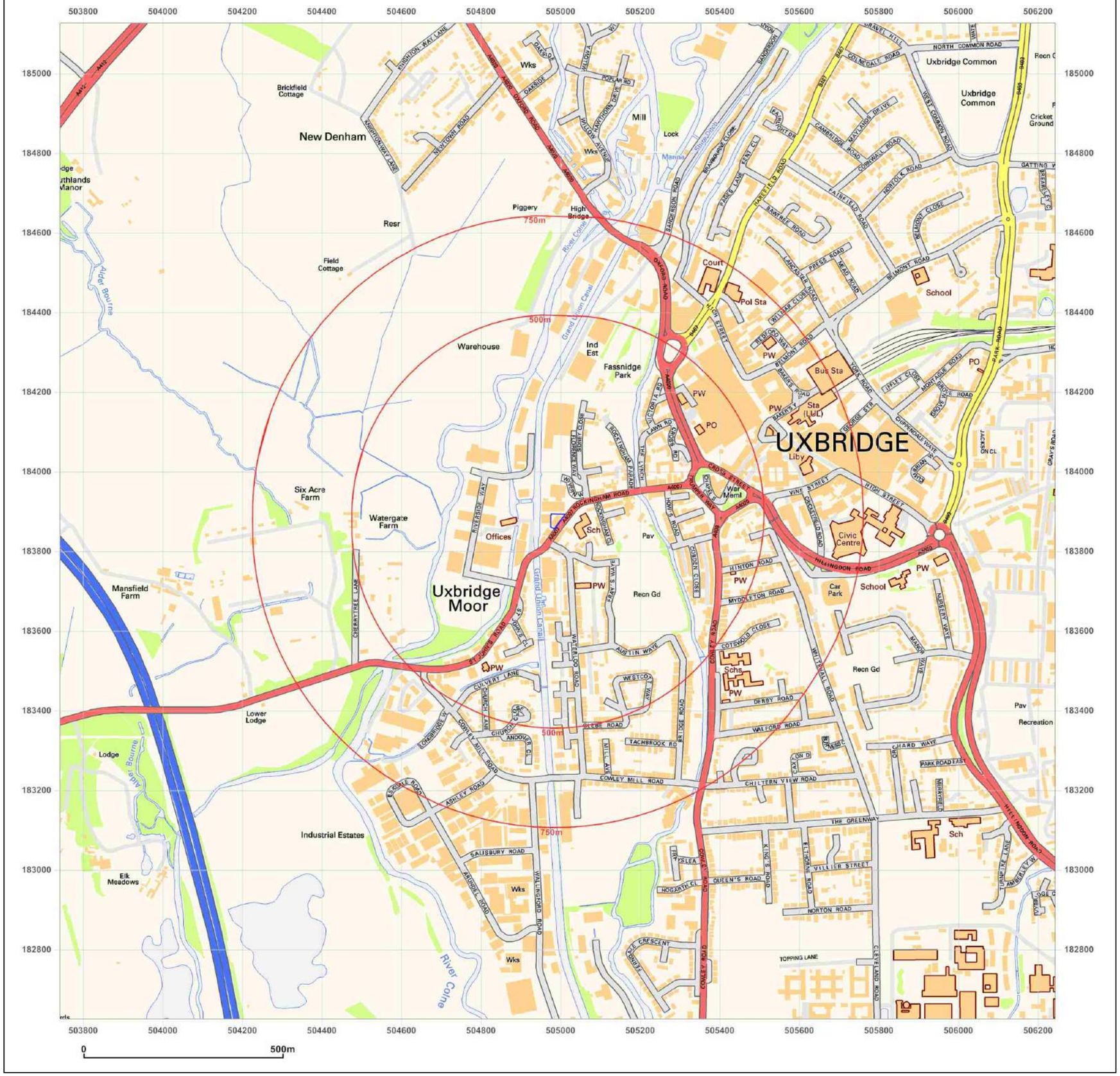
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Grid Ref: 504993, 183876

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure INSIGHTS

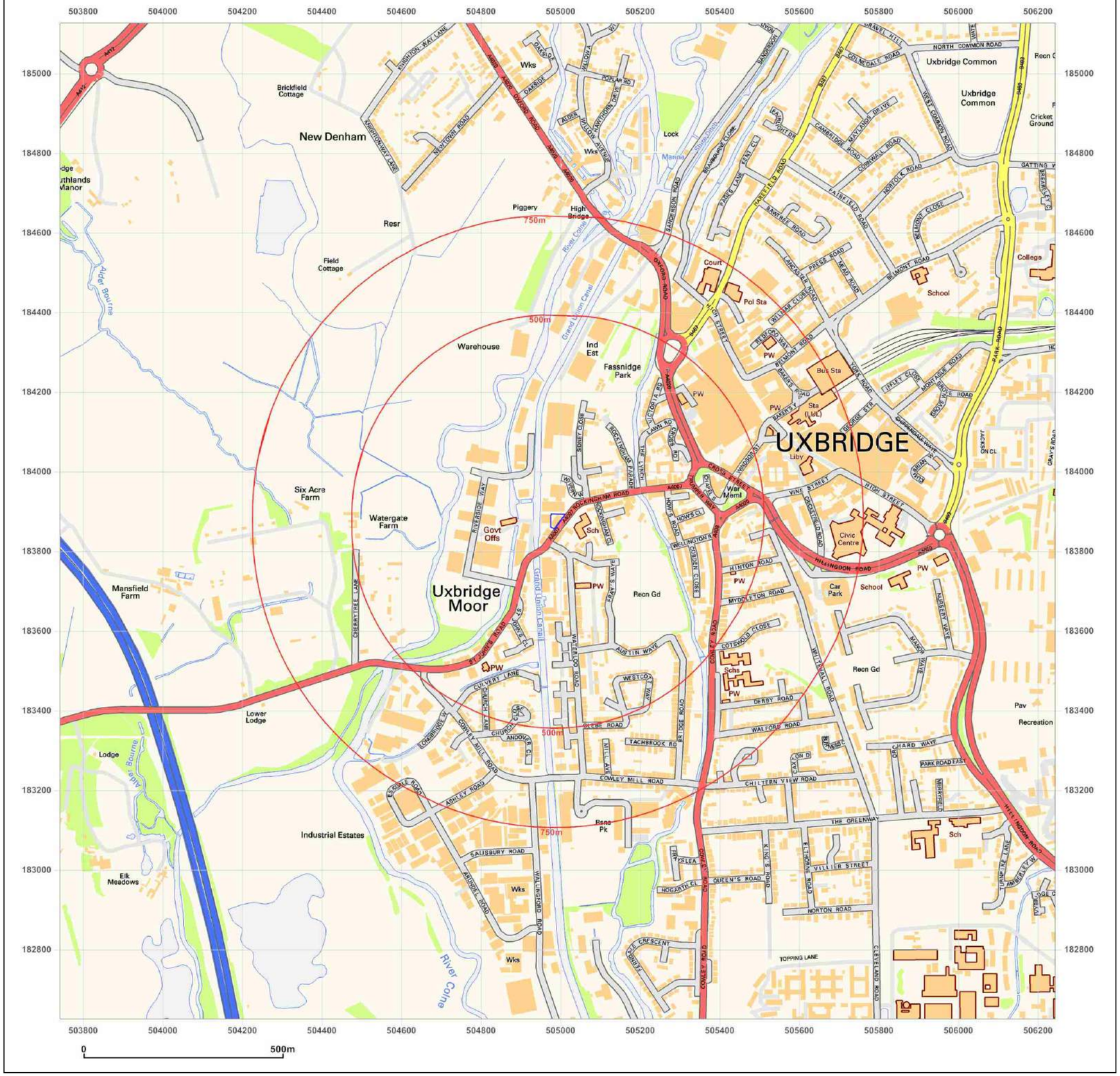
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Client Ref: P96514J926-1
Report Ref: HMD-377-3257335
Grid Ref: 504993, 183876

Map Name: National Grid

Map date: **2014**

Scale: 1:10,000

Printed at: 1:10,000

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2014

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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	• 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	• 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	• 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	• 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	• 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	• 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	• 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	• 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	• 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

~~TQ/08 SE/23~~ TQ 08 SW/30
~~0501 8370.~~ 0495. 8383
NE-W

255

UXBRIDGE

255

The Dolphin (Mr. J. Packets fountain) 199

Sunk and communicated by Mr. C. Page.

Mem. G.S. vol. IV 1872, p. 528
H.M. vol II 1889, p. 173

Water rose to 3 feet below the ground.

OD + c 82

			Thickness	Depth
DRIFT	[Soil, &c.]	Filled up -	-	3
		Mould	1	4
	[River Gravel]	Gravel	1	5
		Washy gravel	12½	17½
	[? Part London Clay]	Clay, red and of various colours	20	37½
	[Reading Beds]	Sand	11	48½
		Brown clay	8	56½
		Sand	5½	62
		Soapy clay	3	65
		Blue clay	3	68
		Grey sand	1	69
		Blue clay	8	77
		Black clay	2	79
		Black rock ? flints ...	2½	81½
UPPER CHALK	Flint and chalk	... ...	39½	121

RB. 64 Read 27.1.42.

Visited. The Dolphin, Rockingham Road. Rest now disused & converted [illegible]
O.S. 105 ft. 6" Middx. 14 NE/W.

L.T.W. 26.vi.41

The following information was taken from old documents in the possession of Mr. Tarte, Town Surveyor to Uxbridge U.D.C. 54, High St., Uxbridge:—
Made in Aug. 1838, when water rose to 7½ ft. above surface. Lined 4 in. tube to chalk and 3 in. perforated tubes in chalk.
In 1895, the water was a foot above and yield was 300-400 g.p.h., and with water at 12 ft. down. L.T.W. 28.vi.41

Middx 1H NE-W

255

TQ 08/62

TQ 0495 8384

UXBRIDGE

255

199

The Dolphin (Mr. J. Packers furniture)

Sunk and communicated by Mr. C. Page.

Mem. G.S. vol. iv 1872, p. 528

H.M. vol. iv 1889, p. 173

Water rose to 3 feet below the ground.

			Thickness	Depth
DRIFT	[Soil, &c.]	Filled up	-	3
		Mould	1	4
	[River Gravel]	Gravel	1	5
		Washy gravel	12½	17½
	[? Part London Clay]	Clay, red and of various colours ...	20	37½
RB. 64 Scan 29.1.92. ✓	[Reading Beds]	Sand	11	48½
		Brown clay	8	56½
		Sand	5½	62
		Soapy clay	3	65
		Blue clay	3	68
		Grey sand	1	69
		Blue clay	8	77
		Black clay	2	79
		Black rock ? flints ...	2½	81½
UPPER CHALK	Flint and chalk	... ...	39½	121

Visited. The Dolphin, Rockingham Road. Bore now disused & covered over.
O.S. 105 ft. 6" Middx. 1H NE/W.
L.J.W. 26.vi.41

Data Bank

TEL 12/75 The following information was taken from old documents in the possession of W. Tarn, Esqr (former Surveyor to Uxbridge U.D.C.) 54, High St., Uxbridge:—
Made in Aug. 1888, when water rose to 7½ ft. above datum. Lined 4 in. tube to chalk and 3 in. perforated tube in chalk.
In 1895 the water was a bad colour and yield was 300-400 g.p.h., and sank with water at 12 ft. down. L.J.W. 25.vi.41

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 575931 : BGS Reference: TQ08SW30
British National Grid (27700) : 504950,183830
Report an issue with this borehole

N.G.R. 0495 . 8383 TQ 08 SW | 30

255

UXBRIDGE 255

The Dolphin (Mr. J. Packers premises) 1901

Sunk and communicated by Mr. C. Page.

Mem. G.S. vol iv 1872, p. 528
. h.M. vol ii 1889, p. 173

Water rose to 3 feet below the ground.

			Thickness	Depth	
[Soil, &c.]	Filled up	... ...	-	3	
	Mould	... ...	1	4	
[River Gravel]	Gravel	... ...	1	5	
	Sandy gravel	... ...	12½	17½	
[? Part London Clay]	Clay, red and of various colours	...	20	37½	
[Reading Beds]	Sand	... ...	11	48½	S
	Brown clay	... ...	8	56½	
	Sand	... ...	5½	62	S
	Soapy clay	... ...	3	65	
	Blue clay	... ...	3	68	
	Grey sand	... ...	1	69	S
	Blue clay	... ...	8	77	
	Black clay	... ...	2	79	
	Black rock ? flints	...	2½	81½	
Flint and chalk		... ...	39½	121	

Not likely.

R 64 Scan 29.1.92

Visited. The Dolphin, Rockingham Road. Bore now disused & covered over.
O.S. 105 ft. 6" Middx. 1A NE/W.
L.S.W. 26.vi.41

The following information was taken from the records in the possession of W. Lucas, Coy's Geneal Surgr to Uxbridge U.D.C. 54, High St., Uxbridge:—

Made in Aug. 1883, when water rose to 7½ ft. above datum. Lined 4 in. tube to Chalk and 3 in. perforated tubes in Chalk.

In 1895 the water was a bad colour and yield was 300-400 g.p.h., with water at 12 ft. down. R.S.H. 25. VI. 41

British Geological Survey