

P3331.5.1

Leaside Business Centre, 43-44 Gillender Street, London, E14 6RP

Phase 1 Geoenvironmental Desk Study

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Part 7 of 7

Site Details:

LEASIDE BUSINESS CENTRE,
43-44 GILLESPIE STREET,
LONDON, E14 6RN

Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
Revised 1919
Edition 1920
Copyright N/A
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Surveyed 1872
Revised 1919
Edition 1920
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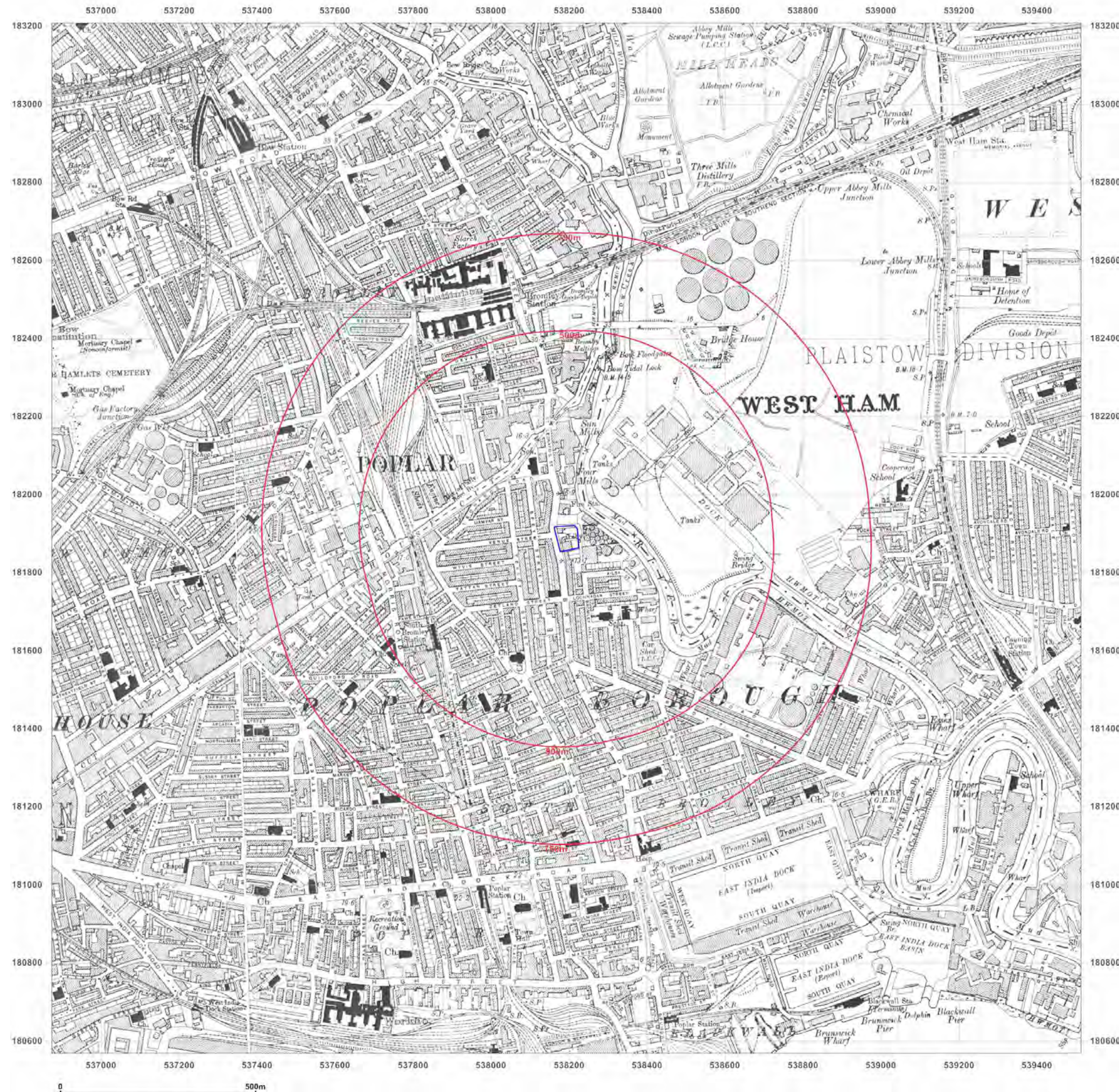


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43-44 GILLESPIE STREET,
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Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: Provisional

Map date: 1949

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
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Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: Provisional

Map date: 1955

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Printed at: 1:10,560



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Revised 1955
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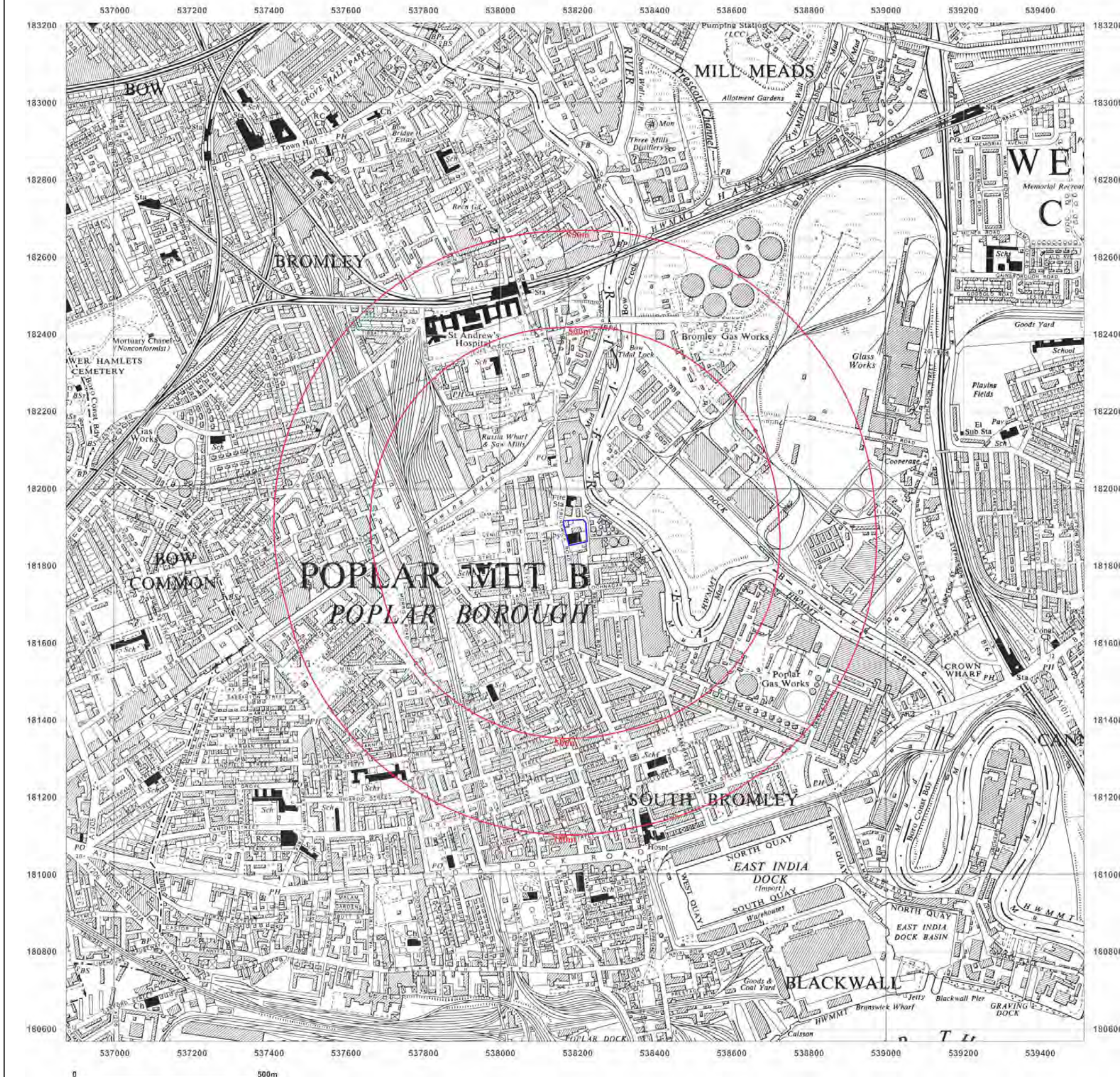


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Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: Provisional

Map date: 1965

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1965
Edition N/A
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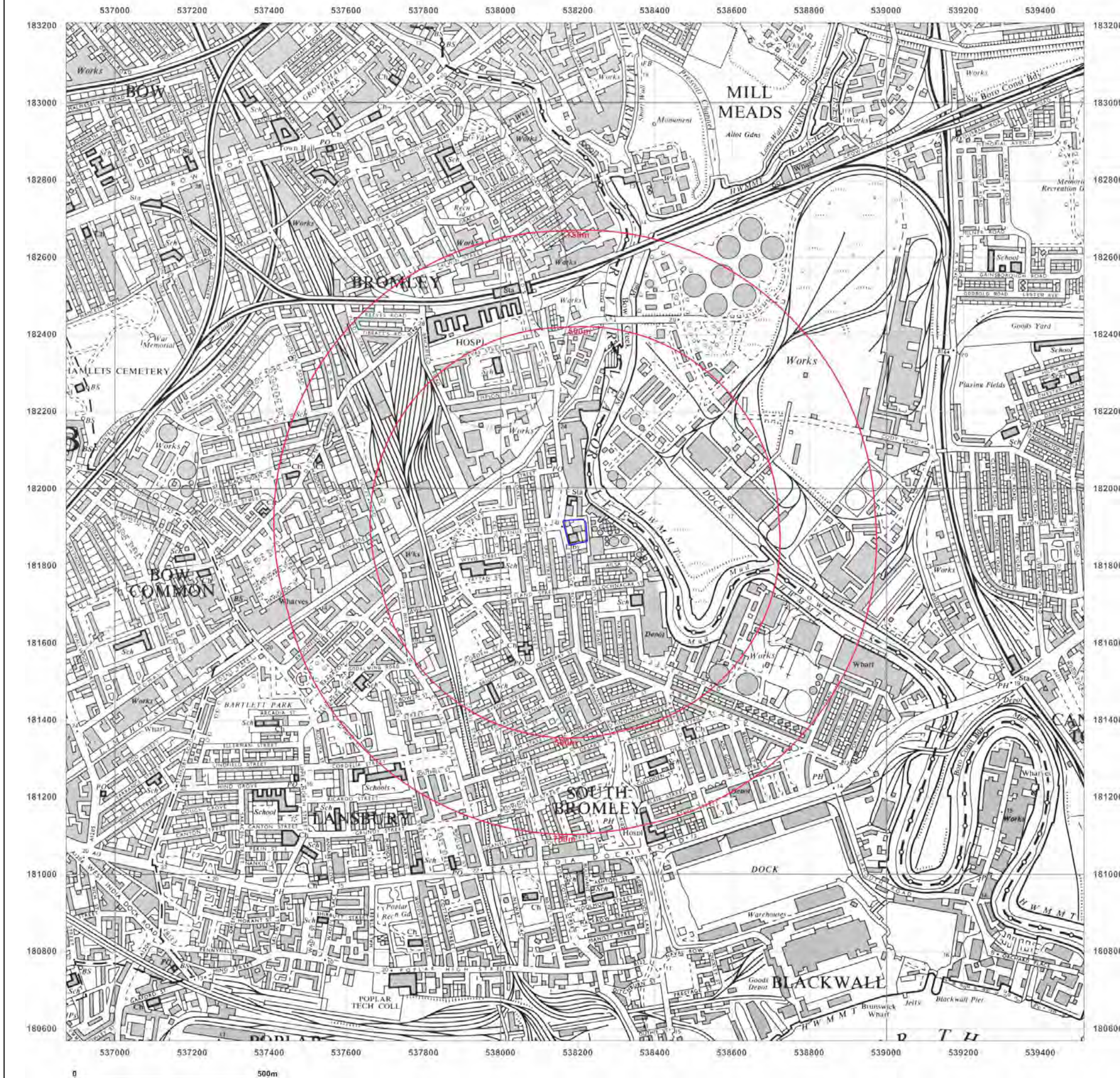


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Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
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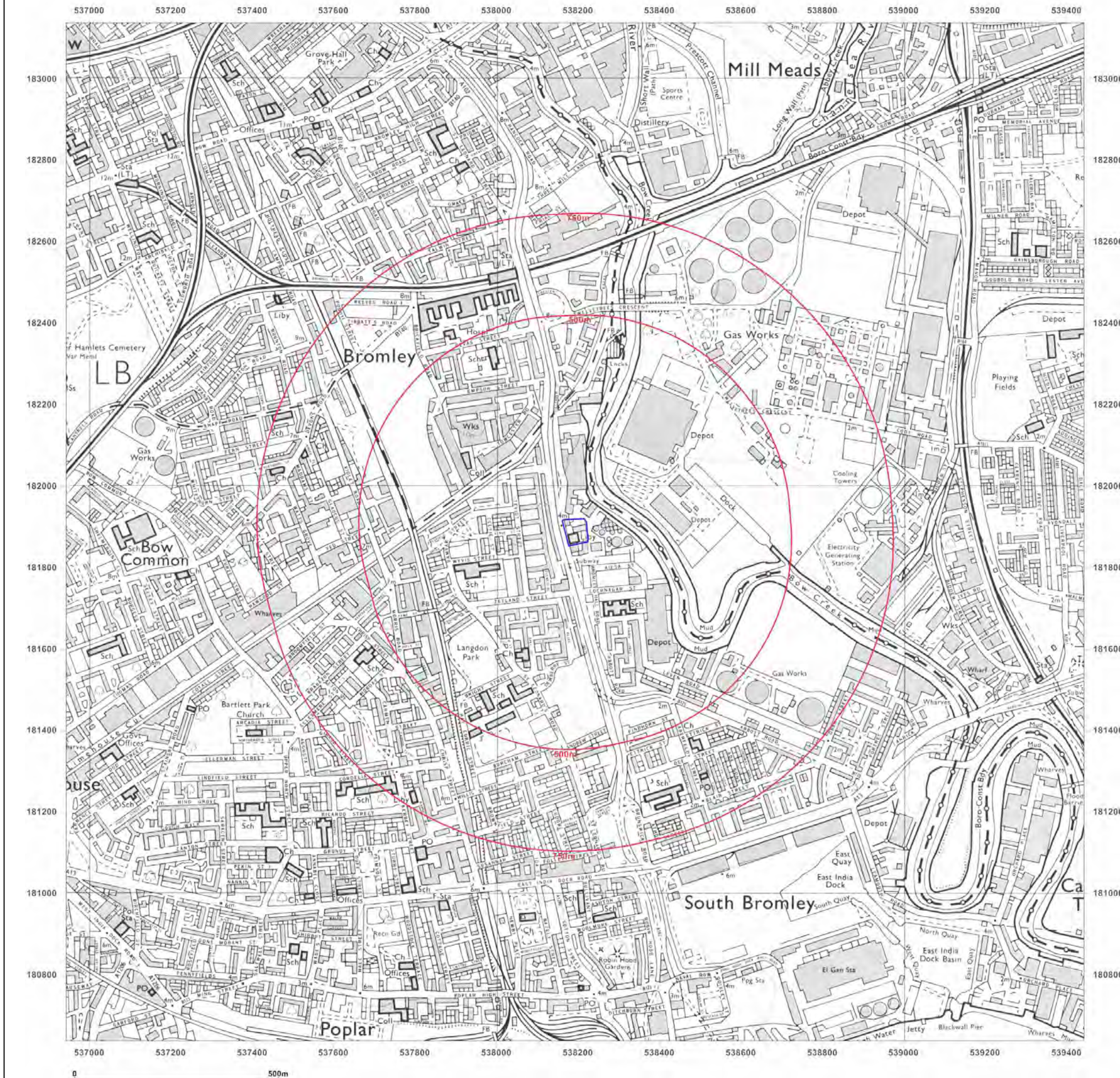


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Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: National Grid

Map date: 1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1988
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Edition N/A
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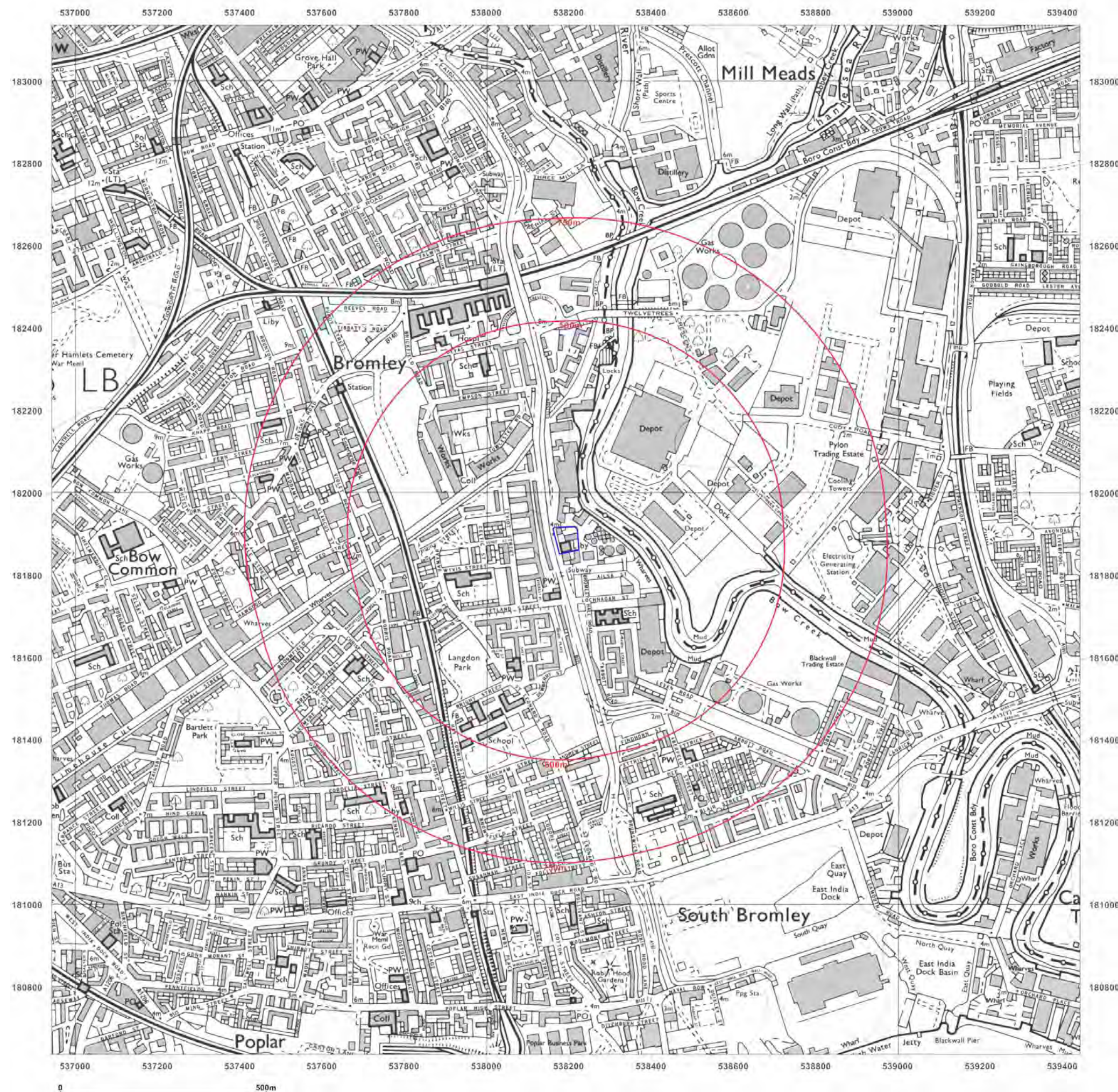


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Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: National Grid

Map date: 1994

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1988
Revised 1994
Edition N/A
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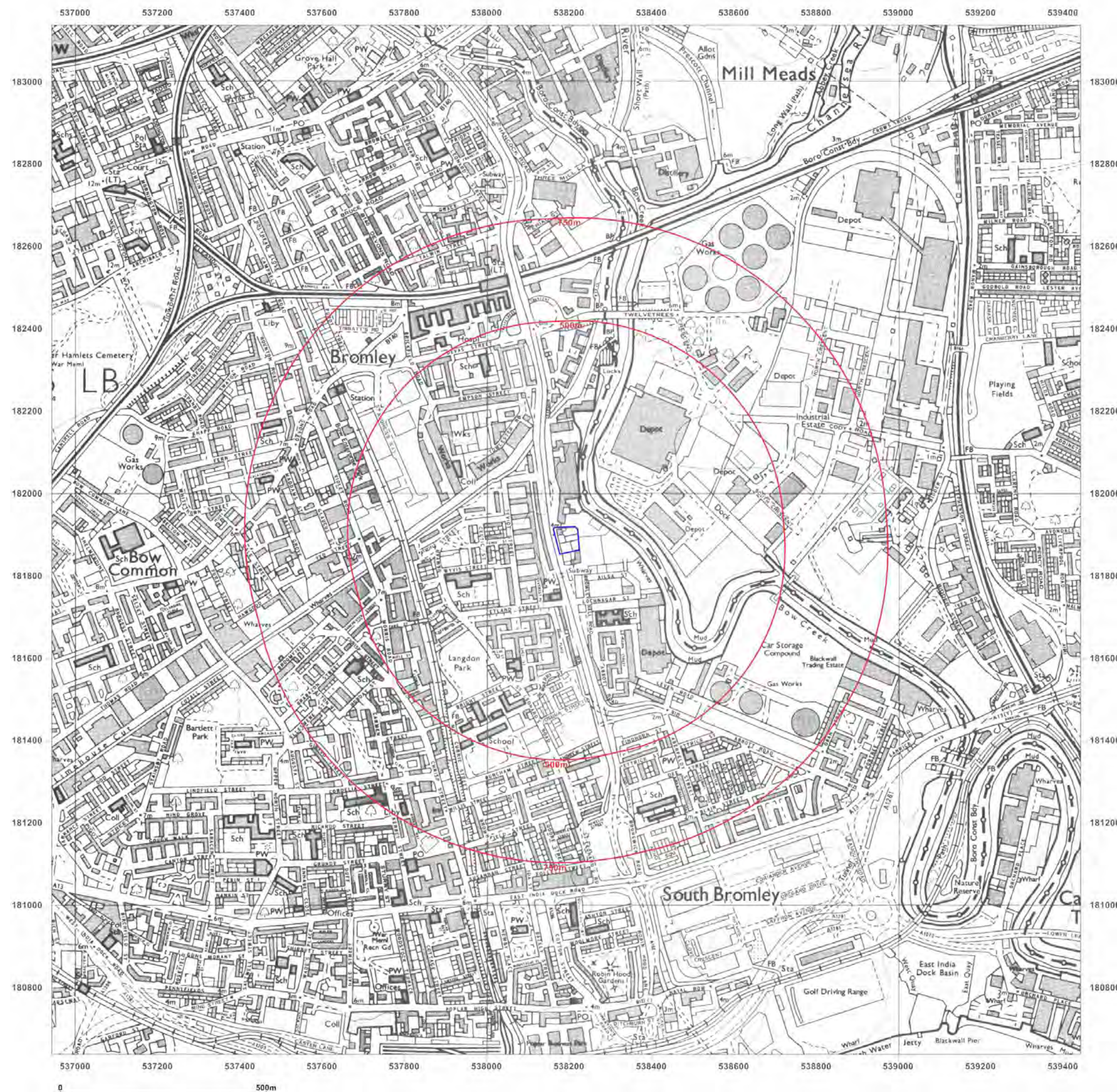


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Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

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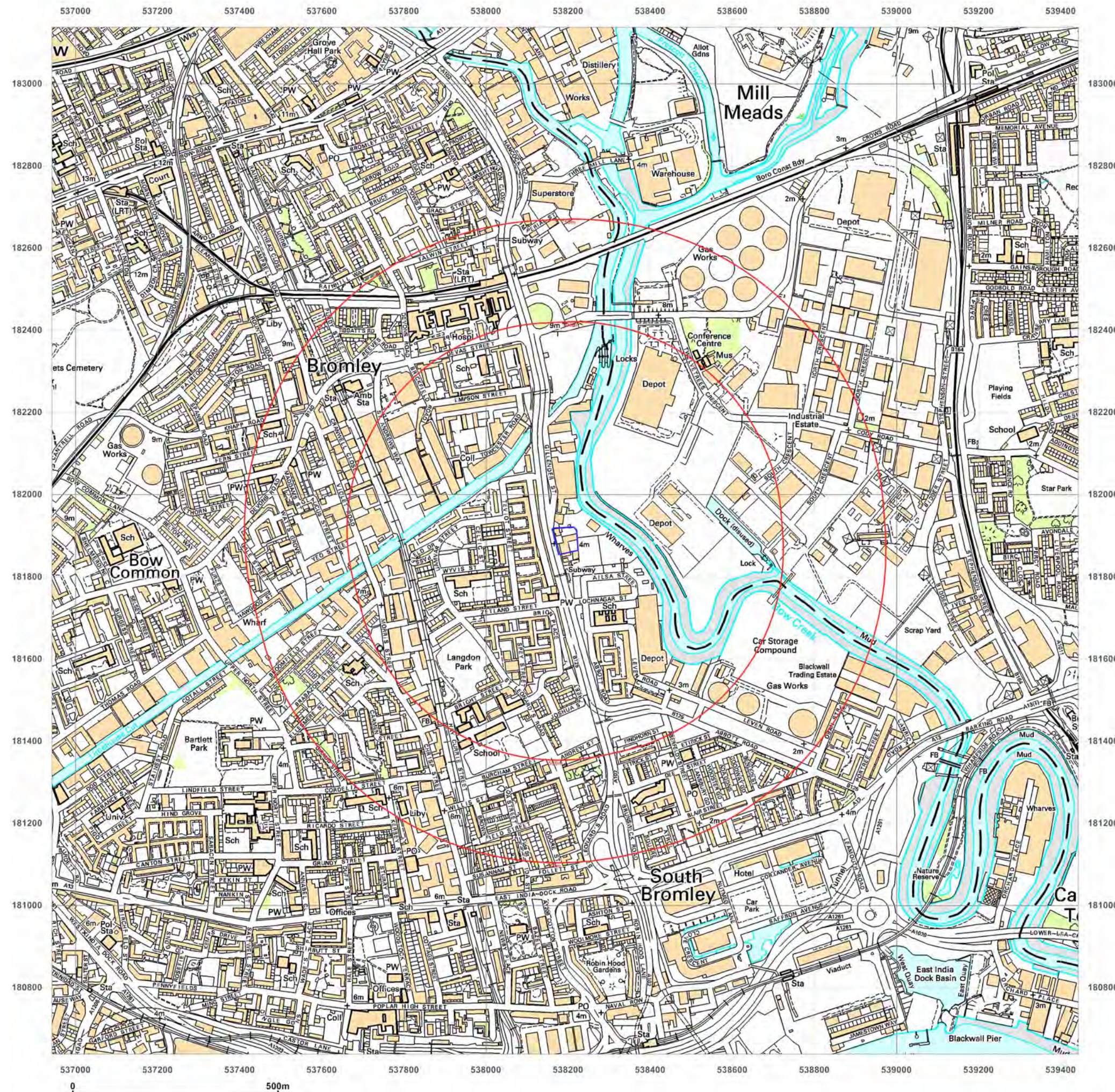


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LONDON, E14 6RN

Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Client Ref: P3331_-_PO6656
Report Ref: GS-6041227
Grid Ref: 538192, 181888

Map Name: National Grid

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Printed at: 1:10,000

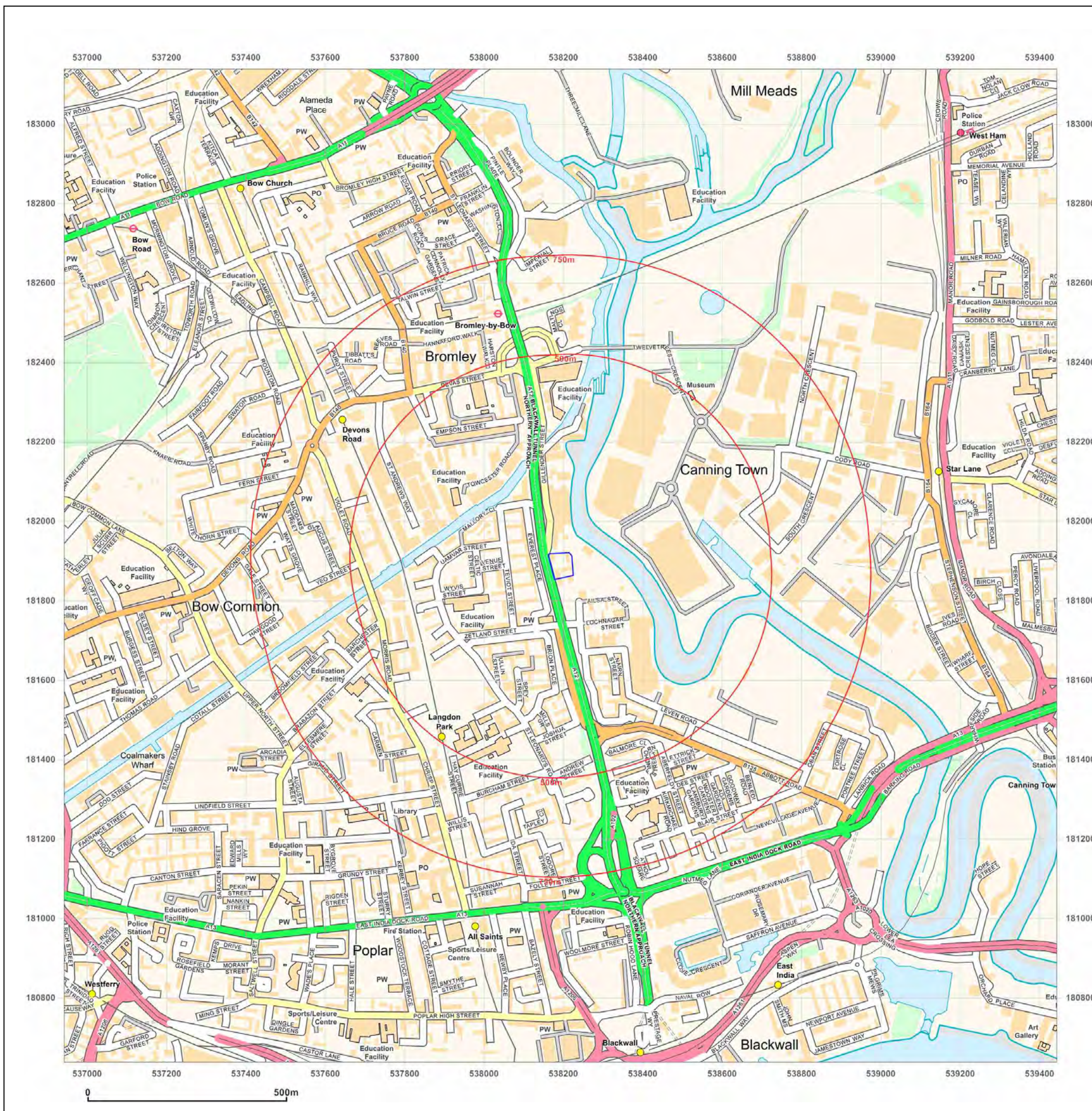


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Fire Insurance Plans

**Address**

LEASIDE BUSINESS CENTRE, 43-44 GILLENDEY STREET, LONDON, E14 6RN

Your reference

P3331_-_PO6656

Groundsure reference

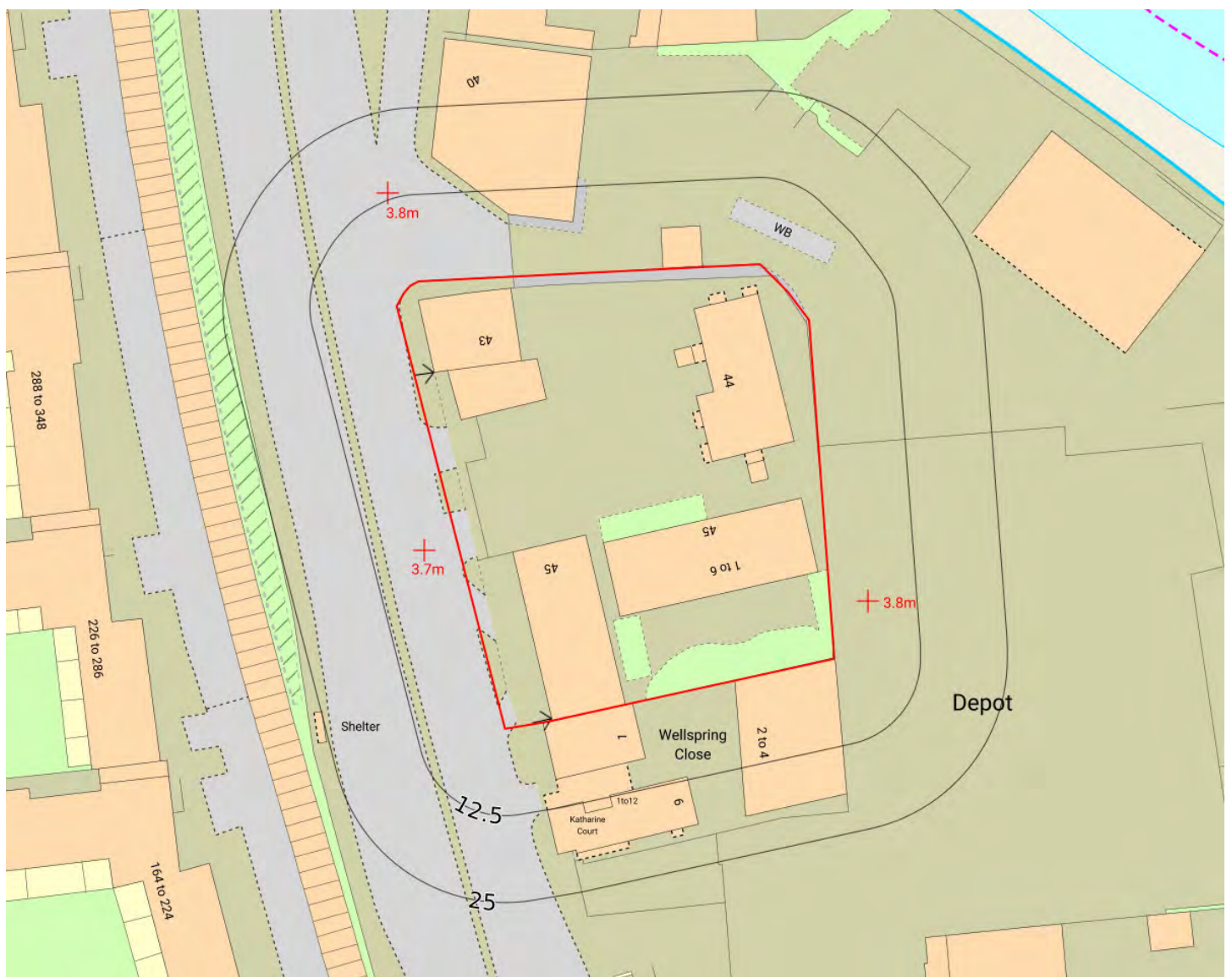
GS-6041228

Date

20/05/2019

Grid reference

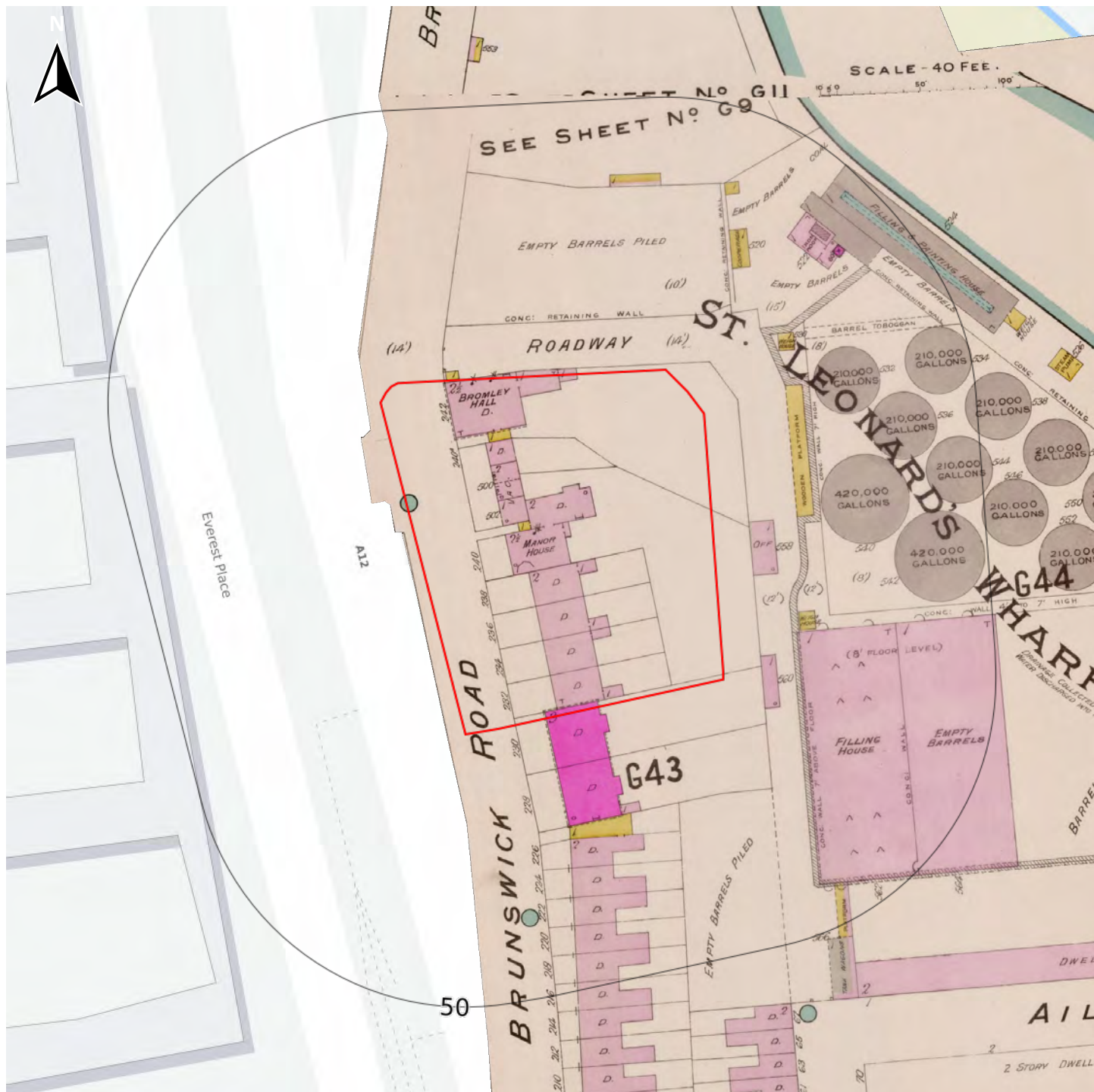
538194 181889



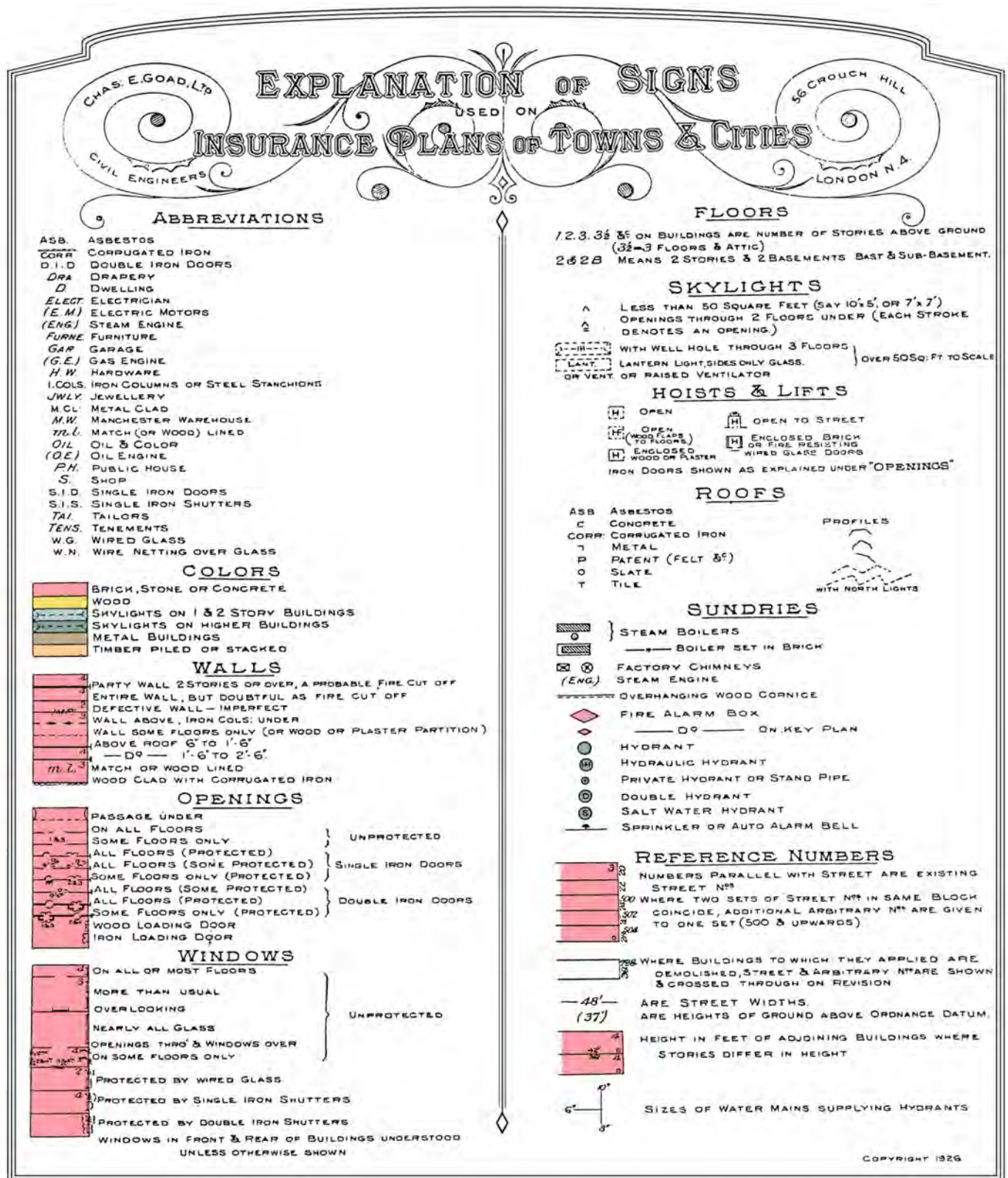
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Groundsure Reference: GS-6041228
Your reference: P3331_-_PO6656
GridReference: 538194 181889
Date: 20/05/2019

1894 London



Legend



Further Information

This report contains all Goad plans available for your chosen location. Where plans cover only part of the mapped area, modern background mapping has been included for additional context.

Charles E. Goad

Goad plans were originally produced as Fire Insurance Plans (F.I.Ps) by Charles E. Goad Ltd. in the late 19th century. In addition to showing the materials used in building construction and the location of water supplies, the maps show the location of particular fire hazards such as chemical storage and processing areas, ovens and other such areas which are of interest to contaminated land practitioners. The first plans appeared in 1886, and by 1896 the collection comprised 73 volumes of plans for 37 cities. By 1912 the collection had grown to 124 volumes across 57 cities, though following this there was no significant expansion to new towns. Many cities saw significantly expanded coverage between 1928 and 1935, and regular revision of plans continued until the 1970s.

The maps were produced for the most important towns and cities in Great Britain at a scale of 1:480 (1 inch to 40 feet). Coverage for these towns varies according to the town's relative importance at the time, from an industrial and social perspective. All maps shown in this report are north-orientated and seamlessly stitched together with other maps of a similar age. Gaps in the mapping are filled in with contemporary mapping to provide a clear location context for the study site.

Contact Us

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Appendix 4 Preliminary Qualitative Risk Assessment

Preliminary Qualitative Risk Assessment

Plausible Contaminant Linkages Assuming Current Conditions							
No.	Source	Pathway	Receptor	Consequence	Probability	Risk	Justification
Hazards to Human Health							
1	Non-volatile contamination in soils	Direct contact / ingestion	Site users	Medium	Unlikely	Low Risk	Pathway restricted
2	Volatile contamination in soils	Inhalation	Site users	Medium	Low Likelihood	Moderate/Low Risk	Pathway restricted
3	Contamination in soils	Direct contact / ingestion/ Inhalation	Site workers	Medium	Unlikely	Low Risk	Pathway restricted
4	Ground gas	Inhalation / asphyxiation	Site users	Severe	Unlikely	Moderate/Low Risk	Pathway restricted
5	Ground Gas	Explosion	Site users	Severe	Unlikely	Moderate/Low Risk	Pathway restricted
6	Ground gas	Inhalation / asphyxiation / explosion	Site workers	Severe	Unlikely	Moderate/Low Risk	Pathway restricted
Hazards to the Water Environment							
7	Contamination in soils	Leachable contamination	Unproductive Strata	Minor	Likely	Low Risk	Historical / existing potential sources of contamination on/off site
8	Contamination in soils	Leachable contamination	Secondary Aquifer	Mild	Likely	Moderate/Low Risk	Historical / existing potential sources of contamination on/off site
9	Contamination in soils	Leachable contamination	Principal Aquifer	Medium	Not Possible	Negligible	No plausible contaminant linkage
10	Groundwater contamination	Aquifer	Secondary Aquifer	Mild	Likely	Moderate/Low Risk	Historical / existing potential sources of contamination on/off site
11	Groundwater contamination	Aquifer	Principal Aquifer	Medium	Not Possible	Negligible	No plausible contaminant linkage
12	Groundwater contamination	Aquifer	Surface water	Severe	Unlikely	Moderate/Low Risk	Historical / existing potential sources of contamination on/off site
13	Groundwater contamination	Aquifer	Water supply well(s)	Severe	Unlikely	Moderate/Low Risk	Historical / existing potential sources of contamination on/off site
Hazards to Flora and Fauna							
14	Contamination in Soils	Plant uptake	Plants and soft landscaping	Minor	Unlikely	Very Low Risk	Historical / existing potential sources of contamination on/off site
15	Ground gas / low oxygen	Plant uptake	Plants and soft landscaping	Minor	Unlikely	Very Low Risk	Historical / existing potential sources of contamination on/off site
Hazards to Building Structure and Services							
16	Contamination in soils	Direct contact with subsurface	Buried concrete	Mild	Likely	Moderate/Low Risk	Historical / existing potential sources of contamination on/off site
17	Contamination in soils	Direct contact with subsurface	Plastic water supply pipes	Mild	Unlikely	Very Low Risk	Historical / existing potential sources of contamination on/off site
18	Ground gas	Explosion	Building structure	Severe	Unlikely	Moderate/Low Risk	Historical / existing potential sources of contamination on/off site

Plausible Contaminant Linkages Assuming Future Development							
No.	Source	Pathway	Receptor	Consequence	Probability	Risk	Justification
Hazards to Human Health							
1	Non-volatile contamination in soils	Direct contact / ingestion	Future site users	Medium	Unlikely	Low Risk	Pathway restricted
2	Volatile contamination in soils	Inhalation	Future site users	Medium	Low Likelihood	Moderate/Low Risk	Pathway restricted
3	Contamination in soils	Direct contact / ingestion/ Inhalation	Site workers	Medium	Unlikely	Low Risk	Pathway restricted
4	Ground gas	Inhalation / asphyxiation	Future site users	Severe	Low Likelihood	Moderate Risk	Historical / existing potential sources of contamination on/off site
5	Ground Gas	Explosion	Future site users	Severe	Low Likelihood	Moderate Risk	Historical / existing potential sources of contamination on/off site
6	Ground gas	Inhalation / asphyxiation / explosion	Site workers	Severe	Low Likelihood	Moderate Risk	Historical / existing potential sources of contamination on/off site
Hazards to the Water Environment							
7	Contamination in soils	Leachable contamination	Unproductive Strata	Minor	Likely	Low Risk	Historical / existing potential sources of contamination on/off site
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Hazards to Building Structure and Services							
16	Contamination in soils	Direct contact with subsurface	Buried concrete	Mild	Likely	Moderate/Low Risk	Historical / existing potential sources of contamination on/off site
17	Contamination in soils	Direct contact with subsurface	Plastic water supply pipes	Mild	Unlikely	Very Low Risk	Historical / existing potential sources of contamination on/off site
18	Ground gas	Explosion	Building structure	Severe	Unlikely	Moderate/Low Risk	Historical / existing potential sources of contamination on/off site

Classification of Consequence

Severe Short-term (acute) risk to human health likely to result in ‘significant harm’ as defined by the Environment Protection Act 1990 Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem.

Medium Chronic damage to human health (‘significant harm’). Pollution of sensitive water resources. A significant change in a particular ecosystem.

Mild Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services. Damage to sensitive buildings/structures/services or the environment.

Minor Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means of personal protective clothing). Easily repairable effects of damage to buildings, structures and services.

Classification of Probability

High Likelihood There is a contaminant linkage and an event, which would either appear, 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 and 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 a contaminant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Comparison of Consequence against Probability

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / 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

Description of the Classified Risks and Likely Action Required

Very High Risk There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.

High Risk Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present substantial liability. Urgent investigation (if not already undertaken) is required and remedial works may be necessary in the short term and are likely over the longer term.

Moderate Risk It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to classify the risk and to determine the potential liability. Some remedial works may be required in the longer term.

Low Risk It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that, at worst, this harm if realised would normally be mild.

Very Low Risk There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.