19 APPENDIX 3 – ENVIRONMENTAL SCREENING REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

31 DALEHAM GARDENS, LONDON, NW3 5BU

Order Details

Date: 05/08/2021

Your ref: PH1-2021-000087

Our Ref: GS-8103251

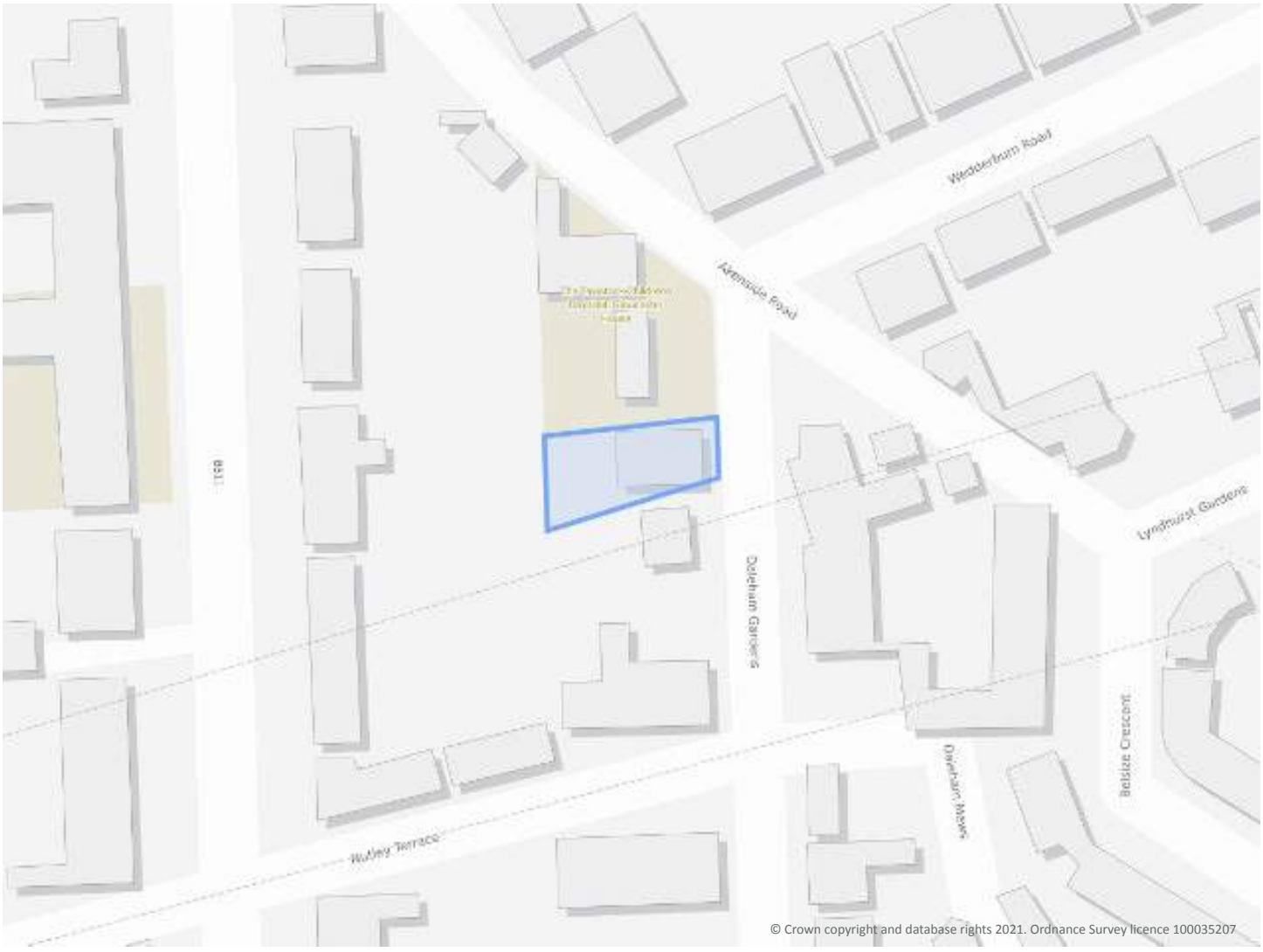
Client: STM Environmental Consultants Ltd

Site Details

Location: 526668 185074

Area: 0.07 ha

Authority: London Borough of Camden



Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	Historical industrial land uses	0	1	11	21	-
16	1.2	Historical tanks	0	0	4	9	-
17	1.3	Historical energy features	0	0	5	18	-
18	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	1	4	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
20	2.1	Historical industrial land uses	0	4	20	26	-
22	2.2	Historical tanks	0	0	5	12	-
23	2.3	Historical energy features	0	0	13	52	-
26	2.4	Historical petrol stations	0	0	0	0	-
26	2.5	Historical garages	0	0	2	8	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
29	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
29	3.5	Historical waste sites	0	0	0	3	-
30	3.6	Licensed waste sites	0	0	0	0	-
30	3.7	Waste exemptions	0	0	10	4	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
32	4.1	Recent industrial land uses	0	1	6	-	-
33	4.2	Current or recent petrol stations	0	0	0	0	-
33	4.3	Electricity cables	0	4	7	5	-
35	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-

35	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
35	4.7	Regulated explosive sites	0	0	0	0	-
35	4.8	Hazardous substance storage/usage	0	0	0	0	-
36	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
36	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	2	5	-
37	4.12	Radioactive Substance Authorisations	0	0	0	0	-
37	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
37	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
37	4.15	Pollutant release to public sewer	0	0	0	0	-
38	4.16	List 1 Dangerous Substances	0	0	0	0	-
38	4.17	List 2 Dangerous Substances	0	0	0	0	-
38	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
38	4.19	Pollution inventory substances	0	0	0	0	-
38	4.20	Pollution inventory waste transfers	0	0	0	0	-
39	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
40	5.1	Superficial aquifer	None (within 500m)				
41	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
43	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
44	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
44	5.5	Groundwater vulnerability- local information	None (within 0m)				
45	**5.6**	**Groundwater abstractions**	0	0	0	0	7
47	5.7	Surface water abstractions	0	0	0	0	0
47	**5.8**	**Potable abstractions**	0	0	0	0	3
48	**5.9**	**Source Protection Zones**	0	0	0	1	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
50	6.1	Water Network (OS MasterMap)	0	0	0	-	-

50	6.2	Surface water features	0	0	0	-	-
51	**6.3**	**WFD Surface water body catchments**	1	-	-	-	-
51	6.4	WFD Surface water bodies	0	0	0	-	-
51	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
52	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
52	7.2	Historical Flood Events	0	0	0	-	-
52	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54	7.6	Flood Zone 2	None (within 50m)				
54	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
55	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding					
56	**9.1**	**Groundwater flooding**	Negligible (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
57	**10.1**	**Sites of Special Scientific Interest (SSSI)**	0	0	0	0	1
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59	**10.6**	**Local Nature Reserves (LNR)**	0	0	0	0	2
59	**10.7**	**Designated Ancient Woodland**	0	0	0	0	2
59	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60	10.11	Green Belt	0	0	0	0	0
60	10.12	Proposed Ramsar sites	0	0	0	0	0

60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
62	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
63	**10.18**	**SSSI Units**	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66	**11.4**	**Listed Buildings**	0	0	19	-	-
68	**11.5**	**Conservation Areas**	1	0	1	-	-
68	11.6	Scheduled Ancient Monuments	0	0	0	-	-
68	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
69	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
70	12.2	Open Access Land	0	0	0	-	-
70	12.3	Tree Felling Licences	0	0	0	-	-
70	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
71	**13.1**	**Priority Habitat Inventory**	0	1	1	-	-
72	13.2	Habitat Networks	0	0	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
72	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
73	**14.1**	**10k Availability**	Identified (within 500m)				
74	14.2	Artificial and made ground (10k)	0	0	0	0	-
75	14.3	Superficial geology (10k)	0	0	0	0	-

75	14.4	Landslip (10k)	0	0	0	0	-
76	**14.5**	**Bedrock geology (10k)**	1	1	1	1	-
77	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
78	**15.1**	**50k Availability**	Identified (within 500m)				
79	15.2	Artificial and made ground (50k)	0	0	0	0	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80	15.4	Superficial geology (50k)	0	0	0	0	-
80	15.5	Superficial permeability (50k)	None (within 50m)				
80	15.6	Landslip (50k)	0	0	0	0	-
80	15.7	Landslip permeability (50k)	None (within 50m)				
81	**15.8**	**Bedrock geology (50k)**	1	1	0	1	-
82	**15.9**	**Bedrock permeability (50k)**	Identified (within 50m)				
82	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
83	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence					
84	**17.1**	**Shrink swell clays**	Moderate (within 50m)				
85	**17.2**	**Running sands**	Very low (within 50m)				
86	**17.3**	**Compressible deposits**	Negligible (within 50m)				
87	**17.4**	**Collapsible deposits**	Very low (within 50m)				
88	**17.5**	**Landslides**	Very low (within 50m)				
89	**17.6**	**Ground dissolution of soluble rocks**	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
90	18.1	Natural cavities	0	0	0	0	-
91	18.2	BritPits	0	0	0	0	-
91	**18.3**	**Surface ground workings**	0	0	3	-	-
91	**18.4**	**Underground workings**	0	5	23	1	29
94	18.5	Historical Mineral Planning Areas	0	0	0	0	-

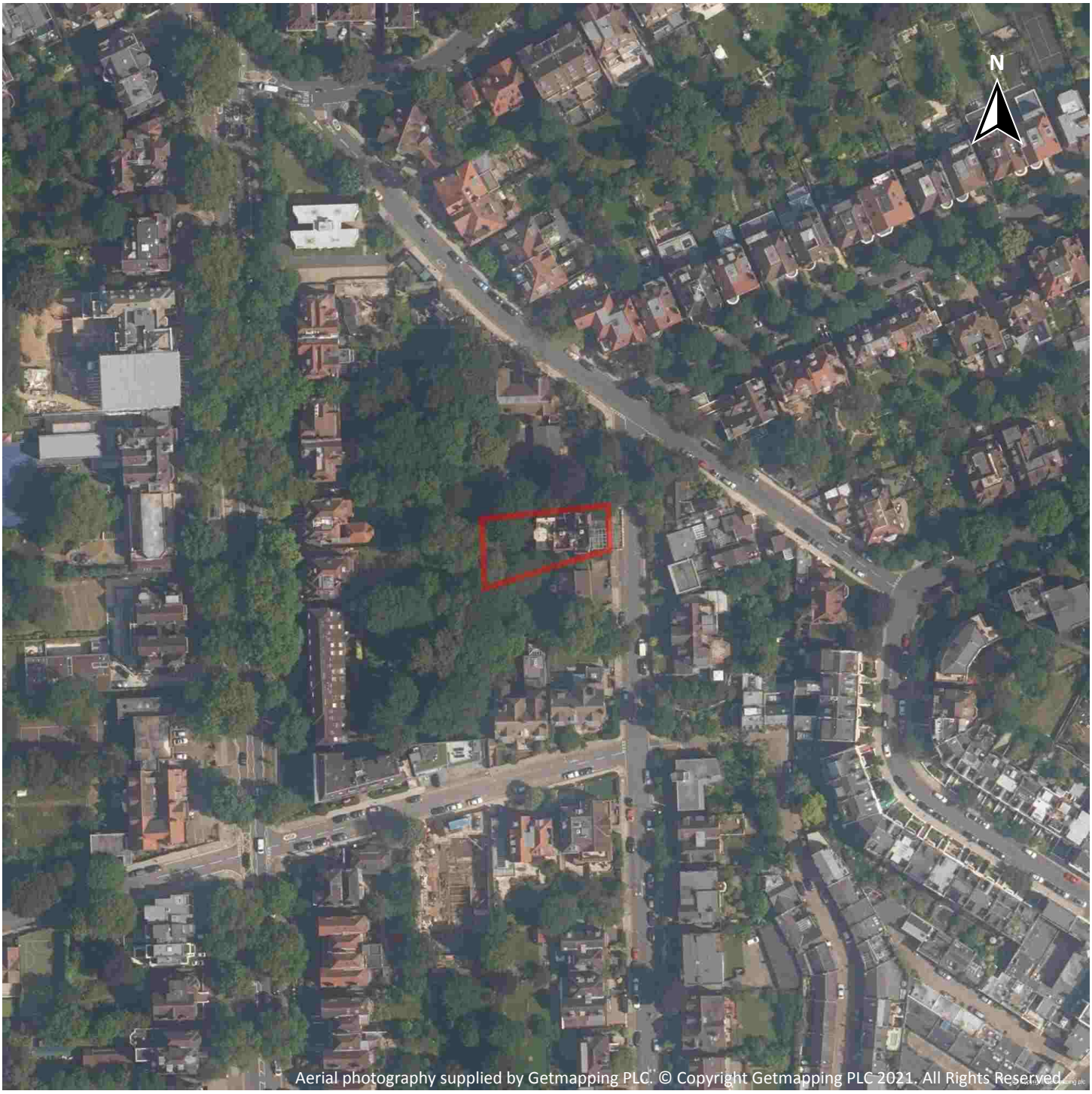
94	18.6	Non-coal mining	0	0	0	0	0
94	18.7	Mining cavities	0	0	0	0	0
94	18.8	JPB mining areas	None (within 0m)				
94	18.9	Coal mining	None (within 0m)				
95	18.10	Brine areas	None (within 0m)				
95	18.11	Gypsum areas	None (within 0m)				
95	18.12	Tin mining	None (within 0m)				
95	18.13	Clay mining	None (within 0m)				

Page	Section	Radon	
96	**19.1**	**Radon**	Less than 1% (within 0m)

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
97	**20.1**	**BGS Estimated Background Soil Chemistry**	1	1	-	-	-
97	**20.2**	**BGS Estimated Urban Soil Chemistry**	1	5	-	-	-
98	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
99	21.1	Underground railways (London)	0	0	0	-	-
99	21.2	Underground railways (Non-London)	0	0	0	-	-
100	**21.3**	**Railway tunnels**	0	1	2	-	-
100	**21.4**	**Historical railway and tunnel features**	0	13	67	-	-
103	21.5	Royal Mail tunnels	0	0	0	-	-
103	21.6	Historical railways	0	0	0	-	-
104	**21.7**	**Railways**	0	2	4	-	-
104	21.8	Crossrail 1	0	0	0	0	-
104	21.9	Crossrail 2	0	0	0	0	-
104	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 29/06/2019

Site Area: 0.07ha

Recent site history - 2016 aerial photograph

Capture Date: 12/08/2016

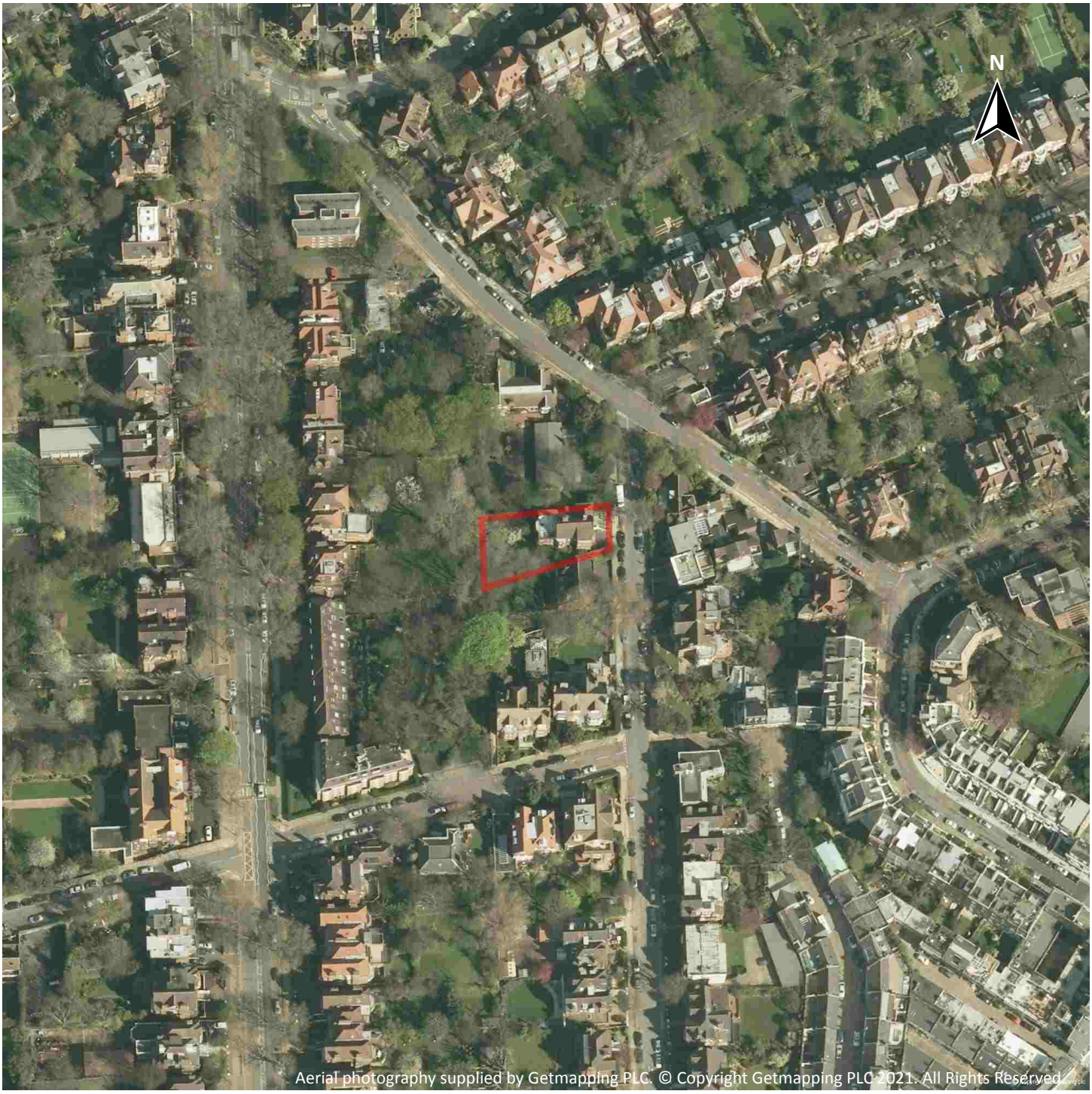
Site Area: 0.07ha

Recent site history - 2014 aerial photograph

Capture Date: 04/05/2014

Site Area: 0.07ha

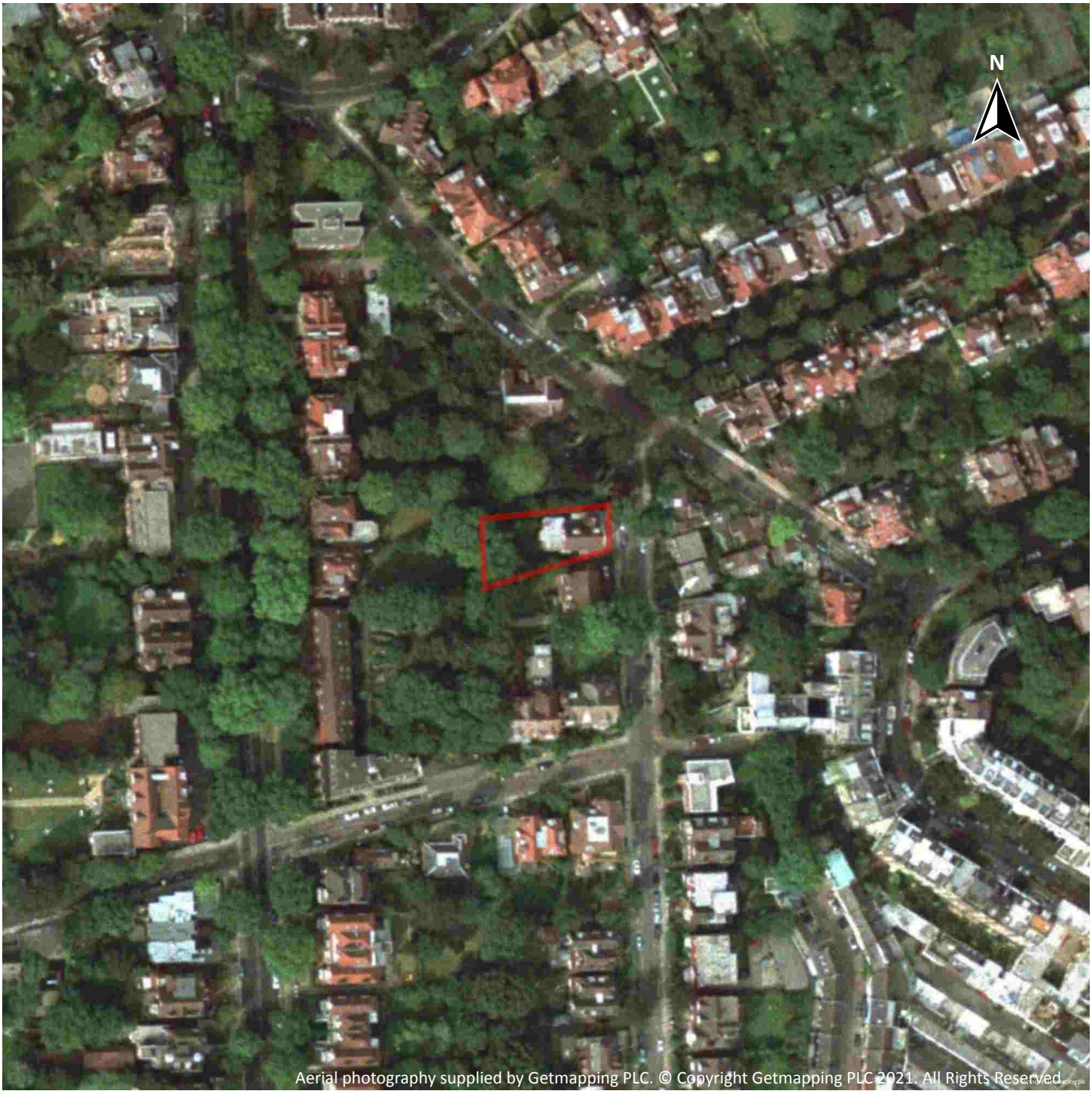
Recent site history - 2008 aerial photograph



Capture Date: 15/04/2008

Site Area: 0.07ha

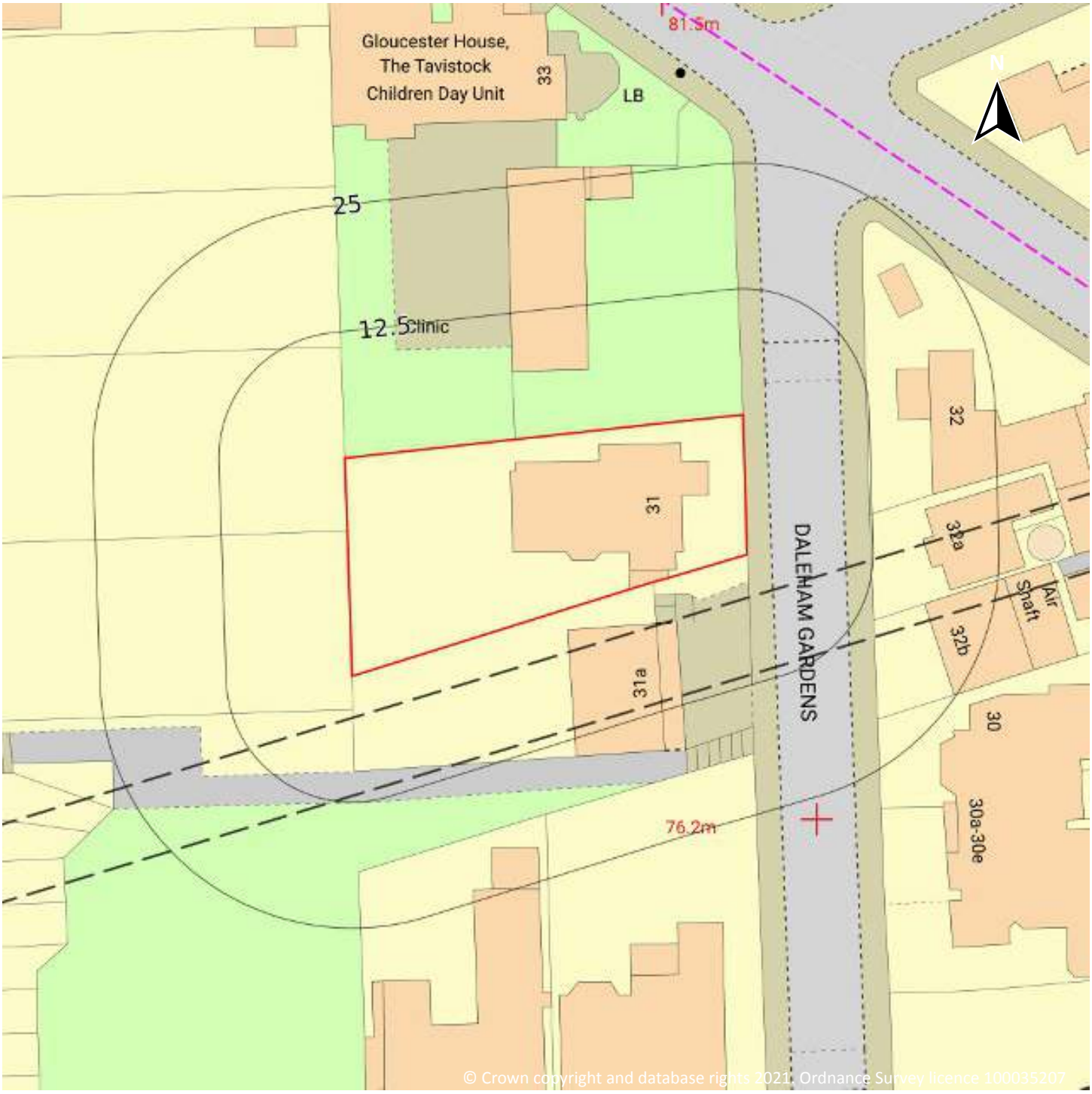
Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

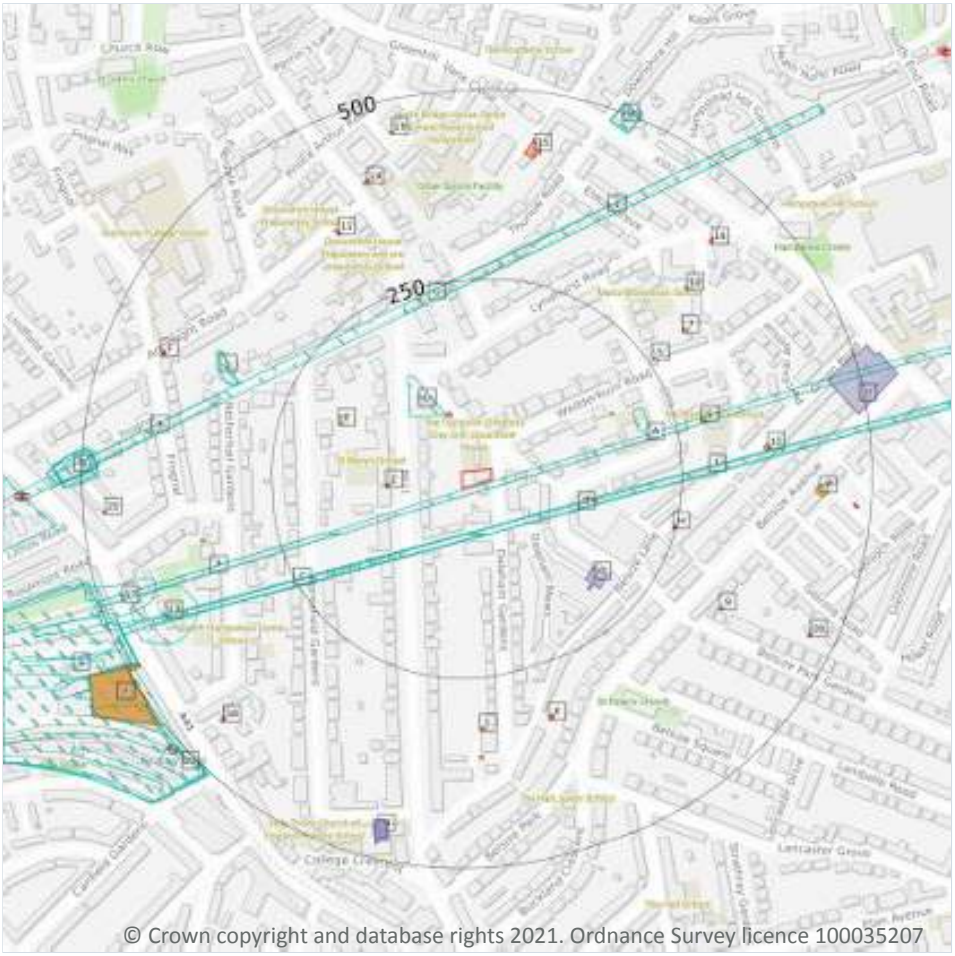
Site Area: 0.07ha

OS MasterMap site plan



Site Area: 0.07ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	33

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
A	2m S	Tunnel	1958 - 1996	2189385

ID	Location	Land use	Dates present	Group ID
1	58m S	Tunnel	1958 - 1996	2202004
B	59m S	Tunnel	1866	2223669
C	60m S	Tunnels	1968 - 1989	2269390
C	60m S	Tunnels	1957	2294623
D	78m N	Hospital	1965	2164270
B	81m SE	Unspecified Shaft	1866	2143008
F	171m W	Tunnels	1957	2222022
F	171m W	Tunnels	1968 - 1989	2260672
A	199m E	Unspecified Pit	1866	2125328
G	219m NW	Tunnel	1965 - 1996	2277150
4	221m N	Tunnel	1958	2279696
J	316m W	Unspecified Ground Workings	1920	2275059
J	318m W	Unspecified Ground Workings	1949	2220842
8	331m W	Tunnel	1958	2220693
13	381m SW	Cuttings	1866	2256402
17	423m W	Cuttings	1894	2183887
P	476m N	Police Station	1965 - 1996	2194609
Q	476m W	Cuttings	1965	2283975
Q	478m W	Cuttings	1866	2195456
P	478m N	Police Station	1958	2241707
Q	479m W	Cuttings	1894	2284795
Q	480m W	Cuttings	1920 - 1949	2264489
Q	480m W	Cuttings	1958	2269507
S	484m SW	Coal Depot	1957 - 1968	2249184
S	484m SW	Railway Sidings	1957 - 1973	2188617
S	484m SW	Railway Sidings	1948	2239197
S	484m SW	Railway Sidings	1866	2268987
S	485m SW	Railway Sidings	1966 - 1968	2239606

ID	Location	Land use	Dates present	Group ID
S	491m SW	Railway Buildings	1948	2253315
S	491m SW	Railway Sidings	1920	2219753
S	495m SW	Railway Sidings	1894	2205091
22	498m SW	Railway Station	1894	2181802

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**13**

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
E	169m W	Unspecified Tank	1896	364570
A	171m NE	Unspecified Tank	1871	364571
E	173m NW	Unspecified Tank	1915 - 1935	380875
G	232m N	Unspecified Tank	1896	364572
5	258m NE	Unspecified Tank	1870	364574
6	283m E	Unspecified Tank	1935	364576
9	344m SE	Unspecified Tank	1935	364567
F	345m W	Unspecified Tank	1953 - 1960	401505
10	348m NE	Unspecified Tank	1896	364573
M	426m E	Unspecified Tank	1871	364577
19	454m N	Unspecified Tank	1896	364752
R	483m SW	Gas Board Depot	1953 - 1955	403024
O	495m E	Unspecified Tank	1871	364575

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	23

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
D	76m N	Electricity Substation	1986 - 1991	275464
2	95m W	Electricity Substation	1986 - 1991	287824
B	131m E	Electricity Substation	1977 - 1991	260192
H	246m E	Electricity Substation	1986 - 1991	281124
H	248m E	Electricity Substation	1991	259673
7	310m NE	Electricity Substation	1953	258938
I	315m S	Electricity Substation	1985 - 1994	275950
K	318m S	Electricity Substation	1953 - 1994	283948
K	319m S	Electricity Substation	-	240417
11	351m NW	Electricity Substation	1978 - 1995	287731
I	352m S	Electricity Substation	1985 - 1994	274708
12	359m E	Electricity Substation	1974	244862
14	399m N	Electricity Substation	1977 - 1991	257269
15	412m N	Electricity Substation	1953	277771
16	412m NE	Electricity Substation	1977 - 1991	262711
L	419m W	Electricity Substation	1991	269293
L	420m W	Electricity Substation	1992 - 1995	283259
18	434m SW	Electricity Substation	1971 - 1994	280855
20	463m SE	Electricity Substation	1969 - 1991	272422
21	469m W	Electricity Substation	1970 - 1995	263085
M	477m E	Electricity Substation	1974	288474

ID	Location	Land use	Dates present	Group ID
M	477m E	Electricity Substation	1985 - 1991	263486
R	483m SW	Gas Board Depot	1953 - 1955	278279

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	**0**

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**5**

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
3	176m SE	Garage	1953 - 1955	84464
N	447m S	Garage	-	72891
N	448m S	Garage	1967	78386
N	448m S	Garage	1985 - 1991	81846
O	458m E	Garage	1953 - 1966	84614

This data is sourced from Ordnance Survey / Groundsure.

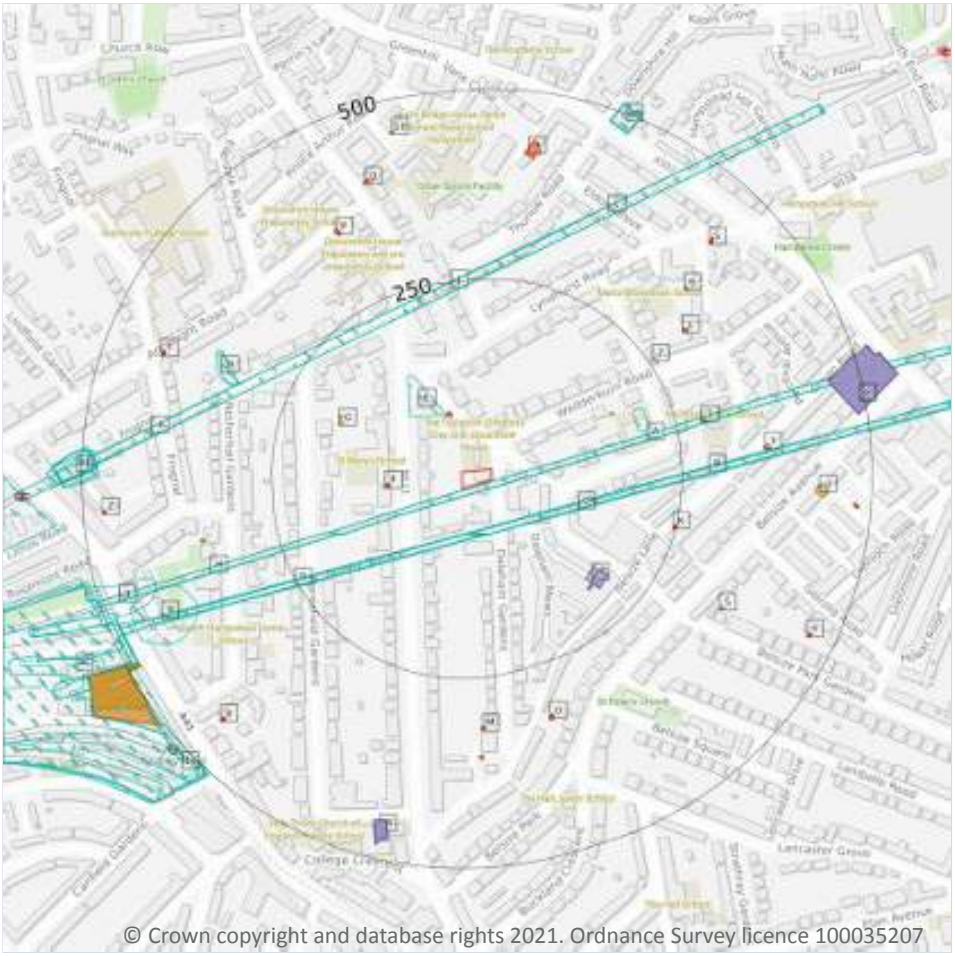
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	50

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20**

ID	Location	Land Use	Date	Group ID
A	2m S	Tunnel	1965	2189385
A	2m S	Tunnel	1974	2189385
A	2m S	Tunnel	1996	2189385

ID	Location	Land Use	Date	Group ID
A	2m S	Tunnel	1958	2189385
B	58m S	Tunnel	1965	2202004
B	58m S	Tunnel	1974	2202004
B	58m S	Tunnel	1996	2202004
B	58m S	Tunnel	1958	2202004
C	59m S	Tunnel	1866	2223669
D	60m S	Tunnels	1973	2269390
D	60m S	Tunnels	1968	2269390
D	60m S	Tunnels	1989	2269390
D	60m S	Tunnels	1957	2294623
E	78m N	Hospital	1965	2164270
C	81m SE	Unspecified Shaft	1866	2143008
H	171m W	Tunnels	1973	2260672
H	171m W	Tunnels	1968	2260672
H	171m W	Tunnels	1989	2260672
H	171m W	Tunnels	1957	2222022
A	199m E	Unspecified Pit	1866	2125328
J	219m NW	Tunnel	1965	2277150
J	219m NW	Tunnel	1974	2277150
J	219m NW	Tunnel	1996	2277150
1	221m N	Tunnel	1958	2279696
N	316m W	Unspecified Ground Workings	1920	2275059
N	318m W	Unspecified Ground Workings	1949	2220842
4	331m W	Tunnel	1958	2220693
8	381m SW	Cuttings	1866	2256402
9	423m W	Cuttings	1894	2183887
AA	476m N	Police Station	1965	2194609
AA	476m N	Police Station	1974	2194609

ID	Location	Land Use	Date	Group ID
AA	476m N	Police Station	1996	2194609
AB	476m W	Cuttings	1965	2283975
AB	478m W	Cuttings	1866	2195456
AA	478m N	Police Station	1958	2241707
AB	479m W	Cuttings	1894	2284795
AB	480m W	Cuttings	1949	2264489
AB	480m W	Cuttings	1958	2269507
AB	483m W	Cuttings	1920	2264489
AC	484m SW	Coal Depot	1968	2249184
AC	484m SW	Coal Depot	1957	2249184
AC	484m SW	Railway Sidings	1957	2188617
AC	484m SW	Railway Sidings	1866	2268987
AC	485m SW	Railway Sidings	1973	2188617
AC	485m SW	Railway Sidings	1968	2239606
AC	491m SW	Railway Sidings	1948	2239197
AC	491m SW	Railway Buildings	1948	2253315
AC	491m SW	Railway Sidings	1920	2219753
AC	495m SW	Railway Sidings	1894	2205091
11	498m SW	Railway Station	1894	2181802

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m **17**

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20**

ID	Location	Land Use	Date	Group ID
G	169m W	Unspecified Tank	1896	364570

ID	Location	Land Use	Date	Group ID
A	171m NE	Unspecified Tank	1871	364571
G	173m NW	Unspecified Tank	1915	380875
G	173m NW	Unspecified Tank	1935	380875
J	232m N	Unspecified Tank	1896	364572
2	258m NE	Unspecified Tank	1870	364574
3	283m E	Unspecified Tank	1935	364576
5	344m SE	Unspecified Tank	1935	364567
H	345m W	Unspecified Tank	1955	401505
H	346m W	Unspecified Tank	1960	401505
H	346m W	Unspecified Tank	1953	401505
6	348m NE	Unspecified Tank	1896	364573
U	426m E	Unspecified Tank	1871	364577
10	454m N	Unspecified Tank	1896	364752
AC	483m SW	Gas Board Depot	1955	403024
AC	483m SW	Gas Board Depot	1953	403024
X	495m E	Unspecified Tank	1871	364575

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**65**

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20**

ID	Location	Land Use	Date	Group ID
E	76m N	Electricity Substation	1986	275464
E	76m N	Electricity Substation	1991	275464
E	76m N	Electricity Substation	1991	275464
F	95m W	Electricity Substation	1986	287824

ID	Location	Land Use	Date	Group ID
F	95m W	Electricity Substation	1991	287824
F	96m W	Electricity Substation	1991	287824
C	131m E	Electricity Substation	1991	260192
C	131m E	Electricity Substation	1977	260192
C	132m E	Electricity Substation	1986	260192
C	132m E	Electricity Substation	1991	260192
K	246m E	Electricity Substation	1986	281124
K	246m E	Electricity Substation	1991	281124
K	248m E	Electricity Substation	1991	259673
L	310m NE	Electricity Substation	1953	258938
L	310m NE	Electricity Substation	1953	258938
M	315m S	Electricity Substation	1985	275950
M	315m S	Electricity Substation	1991	275950
M	316m S	Electricity Substation	1994	275950
O	318m S	Electricity Substation	1955	283948
O	319m S	Electricity Substation	1953	283948
O	319m S	Electricity Substation	1967	283948
O	319m S	Electricity Substation	1985	283948
O	319m S	Electricity Substation	1991	283948
O	319m S	Electricity Substation	1994	283948
O	319m S	Electricity Substation	-	240417
P	351m NW	Electricity Substation	1991	287731
P	351m NW	Electricity Substation	1978	287731
P	351m NW	Electricity Substation	1995	287731
P	351m NW	Electricity Substation	1992	287731
M	352m S	Electricity Substation	1985	274708
M	352m S	Electricity Substation	1991	274708
M	353m S	Electricity Substation	1994	274708

ID	Location	Land Use	Date	Group ID
7	359m E	Electricity Substation	1974	244862
Q	399m N	Electricity Substation	1977	257269
Q	400m N	Electricity Substation	1986	257269
Q	400m N	Electricity Substation	1991	257269
Q	400m N	Electricity Substation	1991	257269
R	412m N	Electricity Substation	1953	277771
S	412m NE	Electricity Substation	1977	262711
S	413m NE	Electricity Substation	1986	262711
S	413m NE	Electricity Substation	1991	262711
S	413m NE	Electricity Substation	1991	262711
R	417m N	Electricity Substation	1953	277771
T	419m W	Electricity Substation	1991	269293
T	420m W	Electricity Substation	1995	283259
T	420m W	Electricity Substation	1992	283259
V	434m SW	Electricity Substation	1994	280855
V	434m SW	Electricity Substation	1971	280855
V	436m SW	Electricity Substation	1986	280855
V	436m SW	Electricity Substation	1991	280855
Y	463m SE	Electricity Substation	1990	272422
Y	463m SE	Electricity Substation	1991	272422
Y	464m SE	Electricity Substation	1969	272422
Z	469m W	Electricity Substation	1991	263085
Z	470m W	Electricity Substation	1995	263085
Z	470m W	Electricity Substation	1992	263085
Z	471m W	Electricity Substation	1978	263085
Z	471m W	Electricity Substation	1970	263085
U	477m E	Electricity Substation	1974	288474
U	477m E	Electricity Substation	1985	263486

ID	Location	Land Use	Date	Group ID
U	477m E	Electricity Substation	1989	263486
U	477m E	Electricity Substation	1991	263486
U	477m E	Electricity Substation	1991	263486
AC	483m SW	Gas Board Depot	1955	278279
AC	483m SW	Gas Board Depot	1953	278279

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**0**

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	**10**

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20**

ID	Location	Land Use	Date	Group ID
I	176m SE	Garage	1953	84464
I	184m SE	Garage	1955	84464
W	447m S	Garage	-	72891
W	448m S	Garage	1967	78386
W	448m S	Garage	1985	81846
W	448m S	Garage	1991	81846
X	458m E	Garage	1953	84614
X	458m E	Garage	1965	84614

ID	Location	Land Use	Date	Group ID
X	458m E	Garage	1966	84614
X	458m E	Garage	1953	84614

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

Site Outline

Search buffers in metres (m)

Historical waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	3

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on **page 28**

ID	Location	Address	Further Details	Date
E	483m SW	Site Address: N/A	Type of Site: Refuse Transfer Depot Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1986
E	483m SW	Site Address: N/A	Type of Site: Refuse Transfer Depot Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1970
E	484m SW	Site Address: N/A	Type of Site: Waste Transfer Station Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	14

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

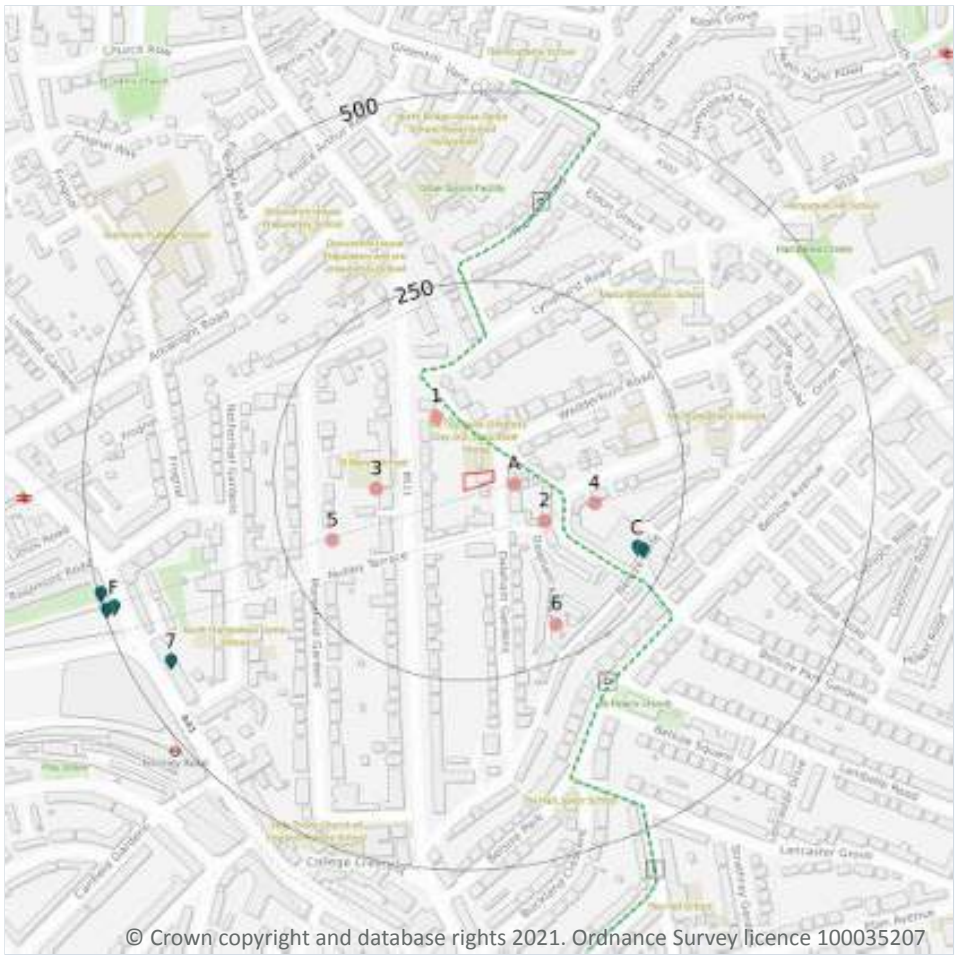
Features are displayed on the Waste and landfill map on **page 28**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	205m SE	56, BELSIZE LANE, LONDON, NW3 5AR	WEX160732	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
B	206m E	11, LYNDHURST GARDENS, LONDON, NW3 5NS	WEX250837	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	206m E	11, LYNDHURST GARDENS, LONDON, NW3 5NS	WEX109400	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	206m E	11, LYNDHURST GARDENS, LONDON, NW3 5NS	WEX109400	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	237m NE	THE HOO, 1st FLOOR, 17 LYNDHURST GARDENS, LONDON, NW3 5NU	WEX135764	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	237m NE	THE HOO, GROUND FLOOR, 17 LYNDHURST GARDENS, LONDON, NW3 5NU	WEX135763	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	239m NE	Ground Floor, The Hoo 17 Lyndhurst Gardens London NW3 5NU	EPR/EE5249ZV/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
C	239m NE	1st Floor, The Hoo 17 Lyndhurst Gardens London NW3 5NU	EPR/EE5749ZS/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
A	249m SE	8-9, BELSIZE TERRACE, LONDON, NW3 4AX	WEX148582	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	250m SE	8-9 Belsize Terrace London Camden NW3 4AX	EPR/YF0609ZZ/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
A	257m SE	11, BELSIZE TERRACE, LONDON, NW3 4AX	WEX158077	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
D	335m S	3, DALEHAM GARDENS, LONDON, NW3 5BY	WEX135751	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	336m S	3 Daleham Gardens LONDON NW3 5BY	EPR/NE5949ZE /A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
1	499m W	277, Finchley Road, London, NW3 6LT	WEX111676	Storing waste exemption	Not on a farm	Storage of waste in a secure place

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Electricity cables

Licensed pollutant release (Part A(2)/B)

4.1 Recent industrial land uses

Records within 250m **7**

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Company	Address	Activity	Category
A	26m E	Shaft	Greater London, NW3	Unspecified Quarries Or Mines	Extractive Industries
1	84m NW	Electricity Sub Station	Greater London, NW3	Electrical Features	Infrastructure and Facilities
2	84m SE	Shaft	Greater London, NW3	Unspecified Quarries Or Mines	Extractive Industries

ID	Location	Company	Address	Activity	Category
3	116m W	Electricity Sub Station	Greater London, NW3	Electrical Features	Infrastructure and Facilities
4	135m E	Electricity Sub Station	Greater London, NW3	Electrical Features	Infrastructure and Facilities
5	186m W	Air Shaft	Greater London, NW3	Unspecified Quarries Or Mines	Extractive Industries
6	205m SE	J R J Motors	25, Daleham Mews, London, Greater London, NW3 5DB	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**16**

High voltage underground electricity transmission cables.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Cable Set	Cable Route	Details	
A	26m NE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
A	26m NE	CABLE SECT 11	DISCONNECTED MILL HILL - ST JOHNS WOOD 2	Cable Make: - Cable Type: A/C Operating Voltage (kV): 132	Year of installation: 1963 Cable in tunnel? No
A	26m NE	CABLE SECT 11	DISCONNECTED MILL HILL - ST JOHNS WOOD 1	Cable Make: - Cable Type: A/C Operating Voltage (kV): 132	Year of installation: 1963 Cable in tunnel? No
A	27m NE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified

ID	Location	Cable Set	Cable Route	Details	
B	163m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
B	166m N	CABLE SECT 12	DISCONNECTED MILL HILL - ST JOHNS WOOD 1	Cable Make: - Cable Type: A/C Operating Voltage (kV): 132	Year of installation: 1963 Cable in tunnel? No
B	166m N	CABLE SECT 12	DISCONNECTED MILL HILL - ST JOHNS WOOD 2	Cable Make: - Cable Type: A/C Operating Voltage (kV): 132	Year of installation: 1963 Cable in tunnel? No
B	168m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
D	244m SE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
D	247m SE	CABLE SECT 10	DISCONNECTED MILL HILL - ST JOHNS WOOD 2	Cable Make: - Cable Type: A/C Operating Voltage (kV): 132	Year of installation: 1963 Cable in tunnel? No
D	247m SE	CABLE SECT 10	DISCONNECTED MILL HILL - ST JOHNS WOOD 1	Cable Make: - Cable Type: A/C Operating Voltage (kV): 132	Year of installation: 1963 Cable in tunnel? No
D	251m SE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
E	433m S	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
E	434m S	CABLE SECT 09	DISCONNECTED MILL HILL - ST JOHNS WOOD 1	Cable Make: - Cable Type: A/C Operating Voltage (kV): 132	Year of installation: 1963 Cable in tunnel? No
E	435m S	CABLE SECT 09	DISCONNECTED MILL HILL - ST JOHNS WOOD 2	Cable Make: - Cable Type: A/C Operating Voltage (kV): 132	Year of installation: 1963 Cable in tunnel? No
E	436m S	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	7

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Address	Details	
C	207m SE	Pyramid Cleaners, 52 Belsize Lane, NW3 5AR	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
C	215m SE	Pyramid Dry Cleaners, 52 Belsize Lane, Belsize Park, NW3 5AR	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	447m SW	Executive Clean Dry Cleaners, 148 Finchley Road, NW3 5HS	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	486m W	Hampstead Express Clothes Clinic , 279a Finchley Road, NW3 6LT	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	496m W	Hampstead Express Dry Cleaning, 279a Finchley Road, NW3 6LT	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	497m W	Ariana Hand Laundry Ltd, 281a Finchley Road, NW3 6ND	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Address	Details	
F	497m W	Ariana Hand Laundry Ltd, 281a Finchley Road, NW3 6ND	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	**0**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	**0**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	**0**

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer

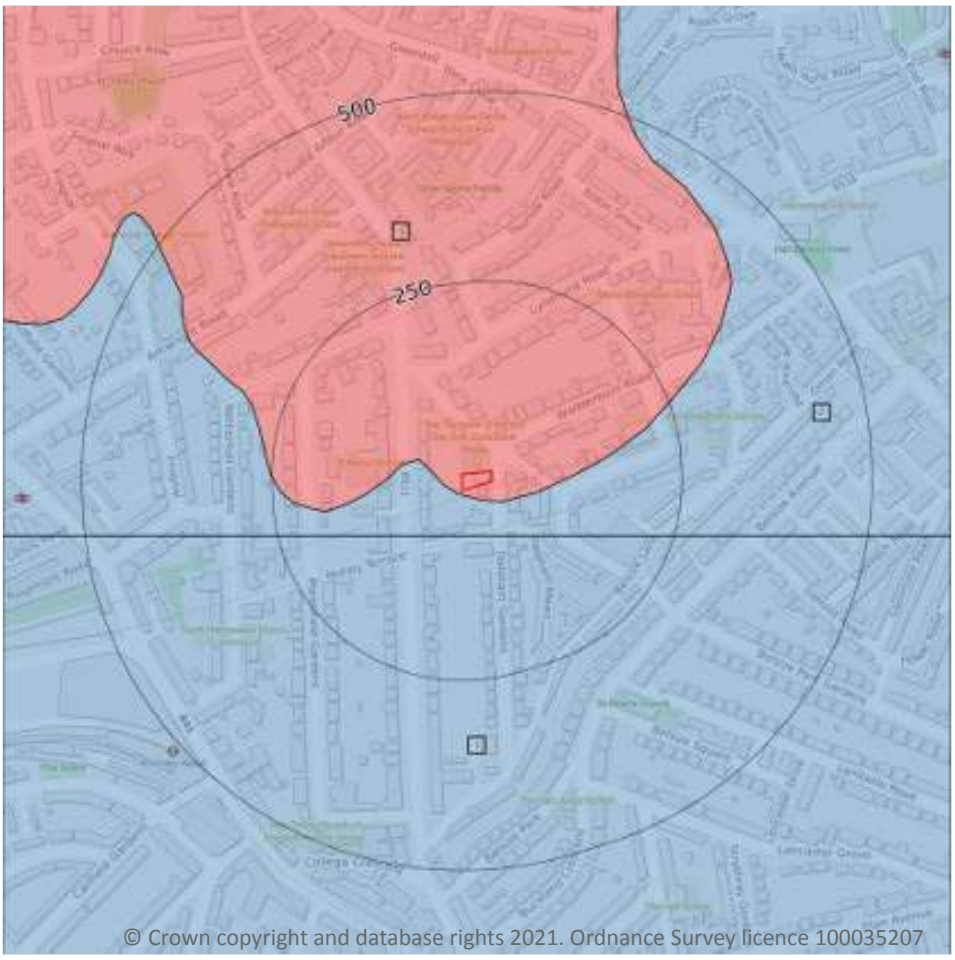
5.1 Superficial aquifer

Records within 500m	0

Aquifer status of groundwater held within superficial geology.

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	3

Aquifer status of groundwater held within bedrock geology.

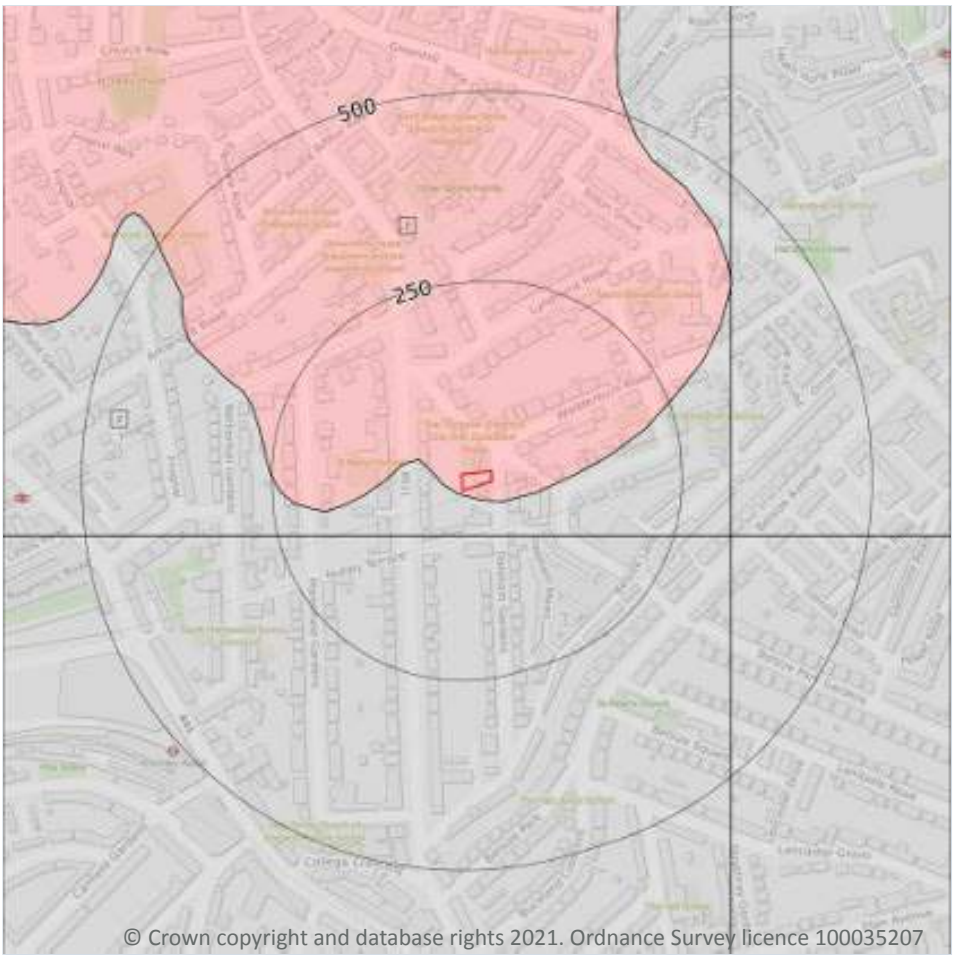
Features are displayed on the Bedrock aquifer map on **page 41**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	6m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

ID	Location	Designation	Description
3	60m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 43**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Mixed**
2	5m S	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones

Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	7

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 45**

ID	Location	Details	
-	794m S	Status: Historical Licence No: 28/39/39/0219 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SWISS COTTAGE OPEN SPACE- BOREHOLE Data Type: Point Name: LONDON BOROUGH OF CAMDEN Easting: 526800 Northing: 184280	Annual Volume (m^3): 10512 Max Daily Volume (m^3): 28.8 Original Application No: - Original Start Date: 12/08/2005 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	805m S	Status: Active Licence No: TH/039/0039/087 Details: Lake & Pond Throughflow Direct Source: THAMES GROUNDWATER Point: SWISS COTTAGE OPEN SPACE- BOREHOLE Data Type: Point Name: LONDON BOROUGH OF CAMDEN Easting: 526750 Northing: 184261	Annual Volume (m^3): 10,512 Max Daily Volume (m^3): 28.80 Original Application No: - Original Start Date: 05/12/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 05/12/2013 Version End Date: -
-	805m S	Status: Active Licence No: TH/039/0039/087 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SWISS COTTAGE OPEN SPACE- BOREHOLE Data Type: Point Name: LONDON BOROUGH OF CAMDEN Easting: 526750 Northing: 184261	Annual Volume (m^3): 10,512 Max Daily Volume (m^3): 28.80 Original Application No: - Original Start Date: 05/12/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 05/12/2013 Version End Date: -
-	805m S	Status: Active Licence No: TH/039/0039/087 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: SWISS COTTAGE OPEN SPACE- BOREHOLE Data Type: Point Name: LONDON BOROUGH OF CAMDEN Easting: 526750 Northing: 184261	Annual Volume (m^3): 10,512 Max Daily Volume (m^3): 28.80 Original Application No: - Original Start Date: 05/12/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 05/12/2013 Version End Date: -
-	1670m SE	Status: Active Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631,000 Max Daily Volume (m^3): 2,000 Original Application No: - Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2013 Version End Date: -

ID	Location	Details	
-	1679m SE	Status: Historical Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARROW HILL PUMPING STATION - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 527640 Northing: 183690	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 26/09/2002 Expiry Date: 31/03/2007 Issue No: 1 Version Start Date: 26/09/2002 Version End Date: -
-	1679m SE	Status: Historical Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARROW HILL PUMPING STATION - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 527640 Northing: 183690	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 01/04/2007 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 01/04/2007 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	**0**

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	**3**

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 45**

ID	Location	Details	
-	1670m SE	Status: Active Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631,000 Max Daily Volume (m^3): 2,000 Original Application No: - Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2013 Version End Date: -
-	1679m SE	Status: Historical Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARROW HILL PUMPING STATION - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 527640 Northing: 183690	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 26/09/2002 Expiry Date: 31/03/2007 Issue No: 1 Version Start Date: 26/09/2002 Version End Date: -
-	1679m SE	Status: Historical Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARROW HILL PUMPING STATION - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 527640 Northing: 183690	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 01/04/2007 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 01/04/2007 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m **1**

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

Features are displayed on the Abstractions and Source Protection Zones map on **page 45**

ID	Location	Type	Description
1	484m S	2	Outer catchment

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 50**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**Coastal Catchment**	**Not part of a river WB catchment**	**128**	**Land area part of London Management Catchment draining to the Tidal Thames**	**London**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	0

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	0

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

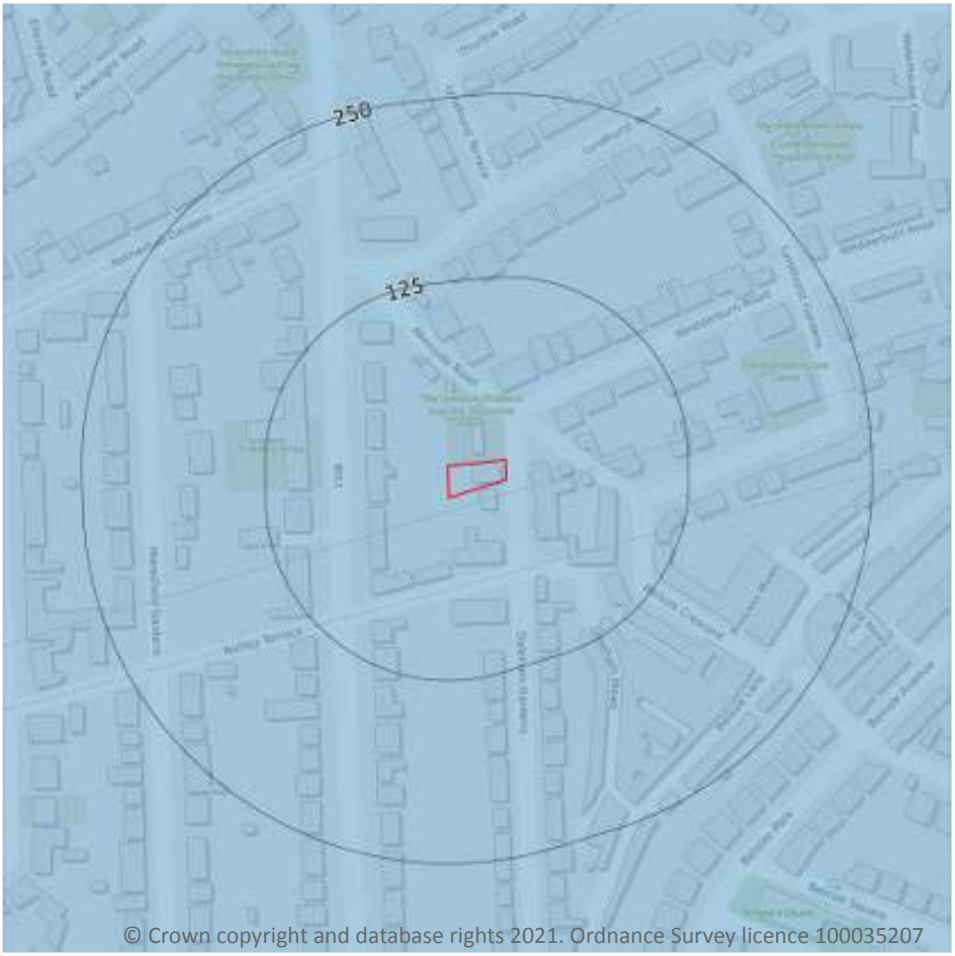
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 56**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on **page 57**

ID	Location	Name	Data source
-	1704m N	Hampstead Heath Woods	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	2

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 57**

ID	Location	Name	Data source
1	807m E	Belsize Wood	Natural England
2	1164m SE	Adelaide	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	2

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 57**

ID	Location	Name	Woodland Type
-	1543m N	Bishops Wood	Ancient & Semi-Natural Woodland
-	1710m N	Ken Wood	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units

Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

Not recorded

Favourable

Unfavourable - Recovering

Unfavourable - No change

Unfavourable - Declining

Partially destroyed

Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 62**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 200m² & manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**2**

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on **page 62**

ID: -
Location: 1704m N
SSSI name: Hampstead Heath Woods
Unit name: 2
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

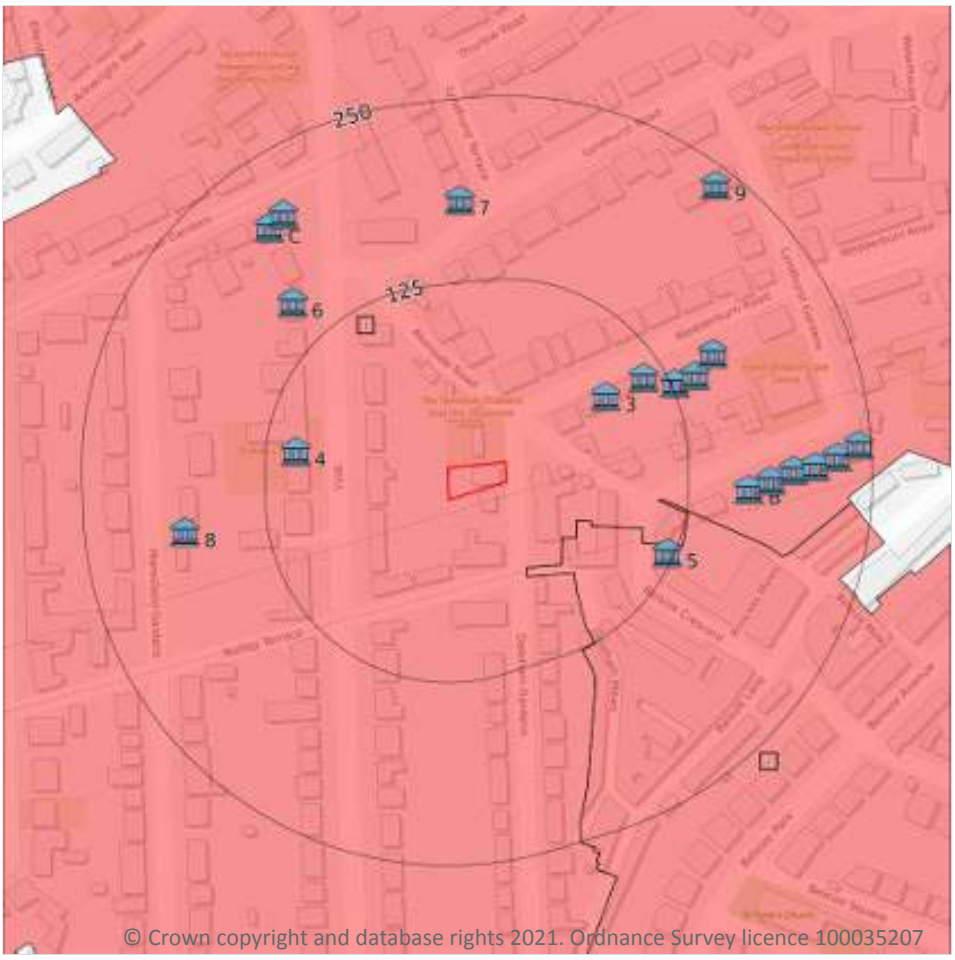
Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Favourable	18/05/2018

ID: -
Location: 1933m N
SSSI name: Hampstead Heath Woods
Unit name: 1
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Spring/flush fen (lowland)	Favourable	18/05/2018

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	19

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 65**

ID	Location	Name	Grade	Reference Number	Listed date
3	82m NE	11 And 13, Wedderburn Road, Hampstead Town, Camden, London, NW3	II	1379147	11/01/1999
4	105m W	St Marys Convent School And Attached Wall With Railings And Gates, Frognal And Fitzjohns, Camden, London, NW3	II	1078349	11/01/1999
A	111m NE	7 And 9, Wedderburn Road, Hampstead Town, Camden, London, NW3	II	1379140	11/01/1999

ID	Location	Name	Grade	Reference Number	Listed date
5	120m SE	Number 24 And Walls And Gate Piers, Frognal And Fitzjohns, Camden, London, NW3	II	1244557	11/01/1999
A	128m NE	5, Wedderburn Road, Hampstead Town, Camden, London, NW3	II	1379139	11/01/1999
A	142m NE	3, Wedderburn Road, Hampstead Town, Camden, London, NW3	II	1379138	11/01/1999
6	155m NW	Hampstead Tower And Attached Walls, Frognal And Fitzjohns, Camden, London, NW3	II	1078350	11/01/1999
A	160m NE	Wedderburn House, Hampstead Town, Camden, London, NW3	II	1379137	11/01/1999
B	166m E	Number 4 And Garden Walls And Gate Piers, Hampstead Town, Camden, London, NW3	II	1379388	01/07/1998
B	181m E	Number 6 And Garden Walls And Gate Piers, Hampstead Town, Camden, London, NW3	II	1379389	01/07/1998
7	181m N	Numbers 1 And 3 And Attached Boundary Walls, Hampstead Town, Camden, London, NW3	II*	1379406	30/09/1983
8	181m W	48 Maresfield Gardens, Frognal And Fitzjohns, Camden, London, NW3	II	1459049	25/10/2018
B	196m E	Number 8 And Garden Walls And Gate Piers, Hampstead Town, Camden, London, NW3	II	1379390	01/07/1998
C	205m NW	50, Netherhall Gardens, Frognal And Fitzjohns, Camden, London, NW3	II	1322104	30/01/1976
C	206m NW	61, Fitzjohns Avenue, Frognal And Fitzjohns, Camden, London, NW3	II	1078351	14/05/1974
B	211m E	Number 10 And Garden Wall And Gate Piers, Hampstead Town, Camden, London, NW3	II	1379391	01/07/1998
B	227m E	Number 12 And Garden Walls And Gate Piers, Hampstead Town, Camden, London, NW3	II	1379392	01/07/1998
9	237m NE	17, Lyndhurst Gardens, Hampstead Town, Camden, London, NW3	II	1113327	11/01/1998
B	242m E	Number 14 And Garden Walls And Gate Piers, Hampstead Town, Camden, London, NW3	II	1379393	01/07/1998

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	2

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on **page 65**

ID	Location	Name	District	Date of designation
1	**On site**	**Fitzjohns Netherhall**	**Camden**	**01/03/1984**
2	54m SE	Belsize Park	Camden	01/02/1973

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations

Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 69**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

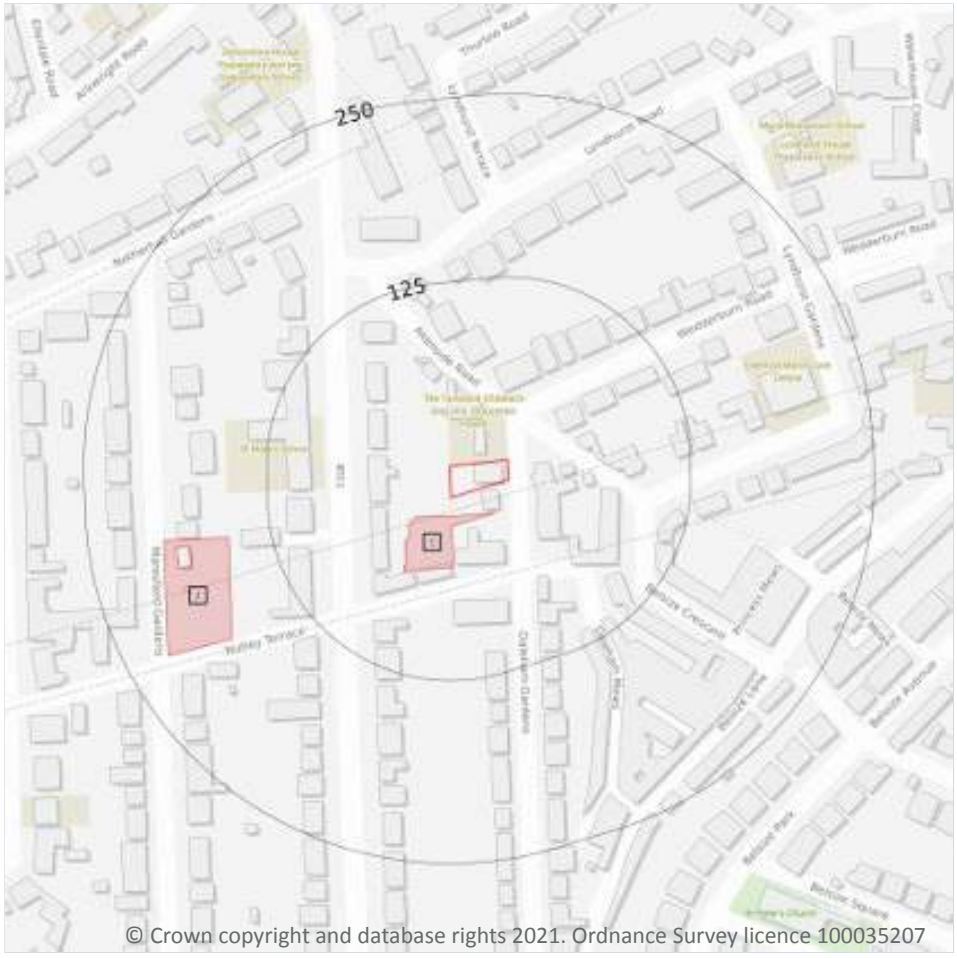
12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	2

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 71**

ID	Location	Main Habitat	Other habitats
1	13m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	154m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

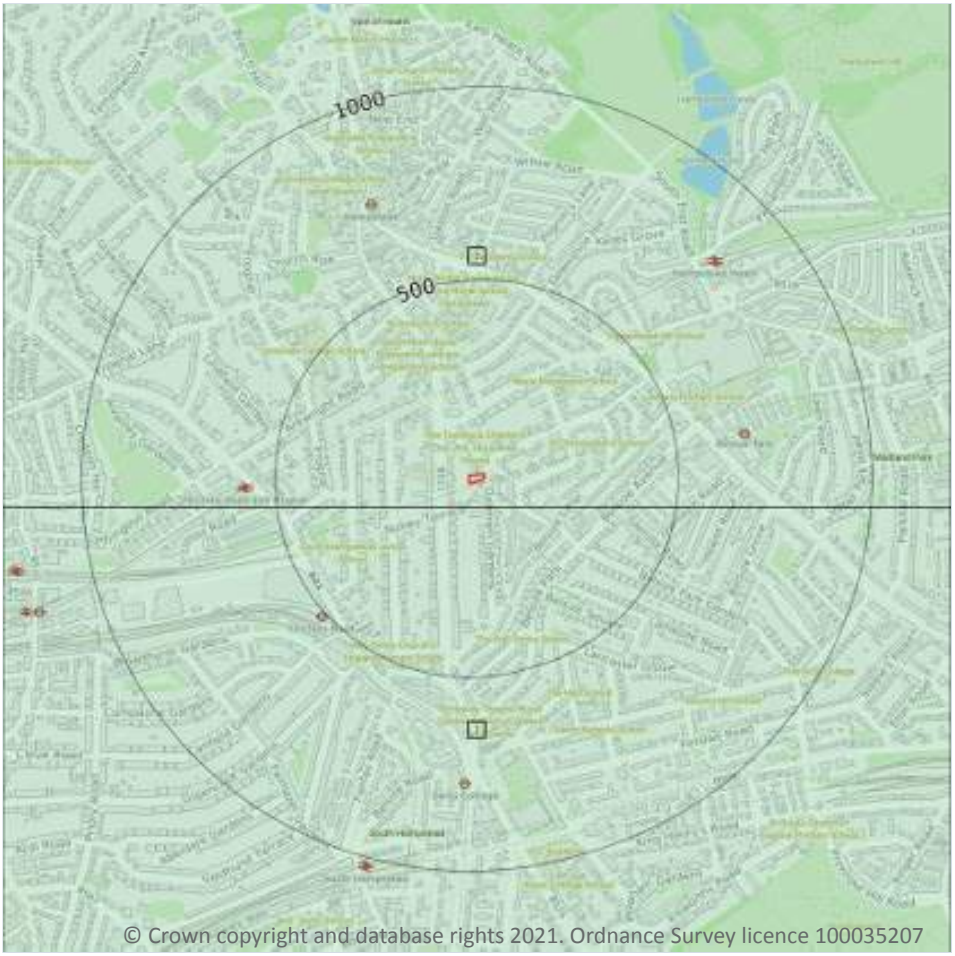
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 73**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TQ28NE**
2	60m S	Full	Full	Full	No coverage	TQ28SE

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

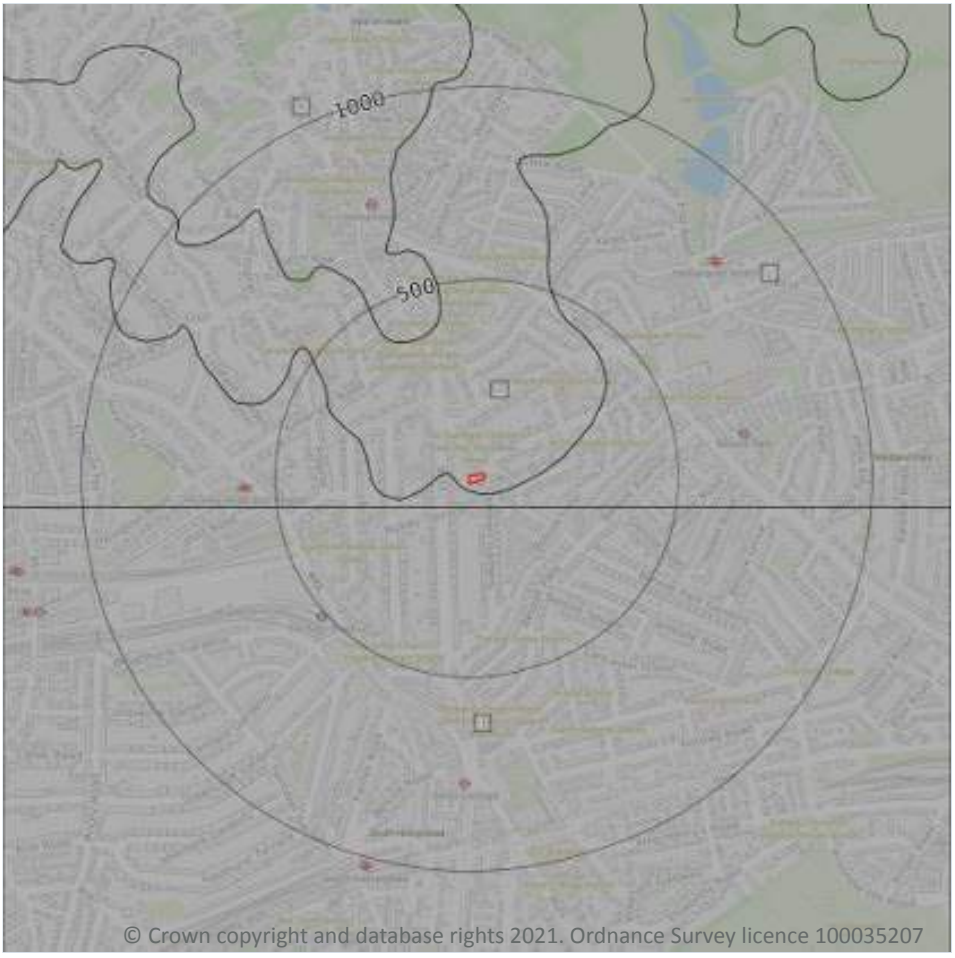
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m **4**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 76**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CLGB-SDST**	**Claygate Member - Sandstone**	**Eocene Epoch**
2	18m SW	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
3	60m S	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
4	377m N	BGS-SANDU	Bagshot Formation - Sand	Eocene Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability

Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 78**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW256_north_london_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m	0

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

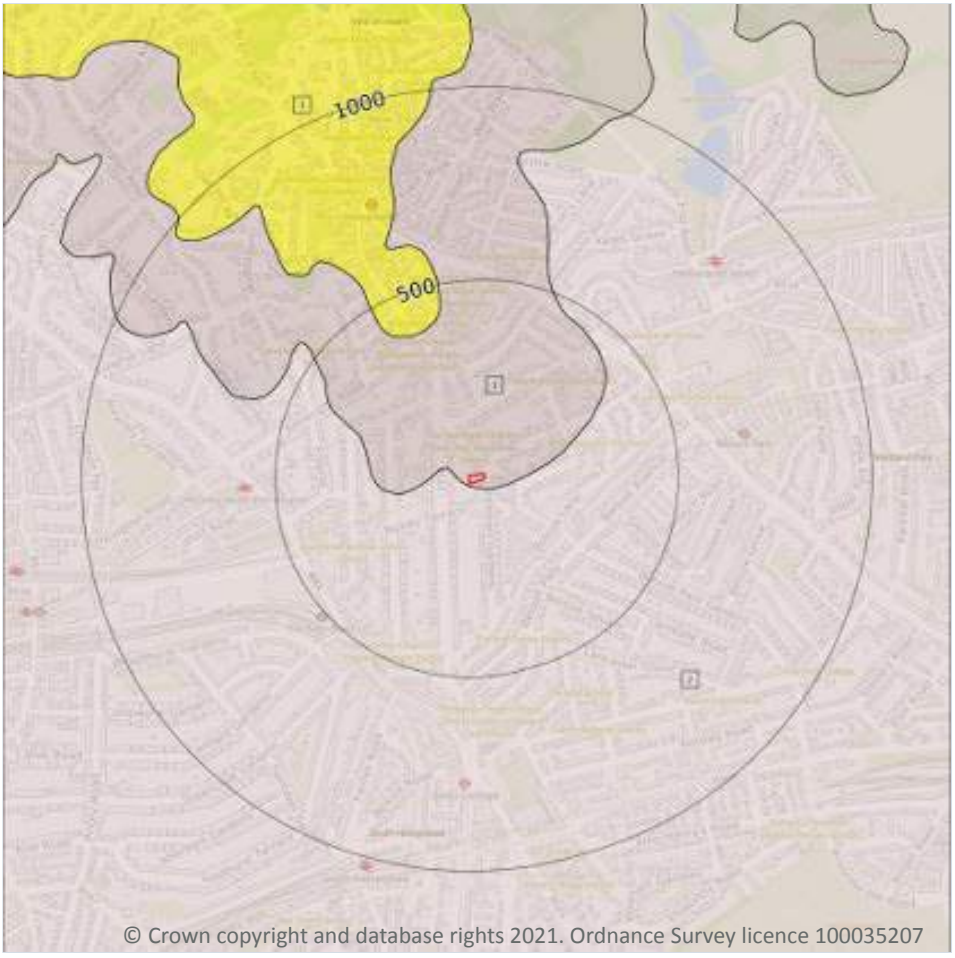
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m **3**

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 81**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CLGB-XCZS**	**CLAYGATE MEMBER - CLAY, SILT AND SAND**	**YPRESIAN**
2	6m S	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
3	389m N	BGS-S	BAGSHOT FORMATION - SAND	YPRESIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**Very Low**
5m N	Mixed	Moderate	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

16 Boreholes

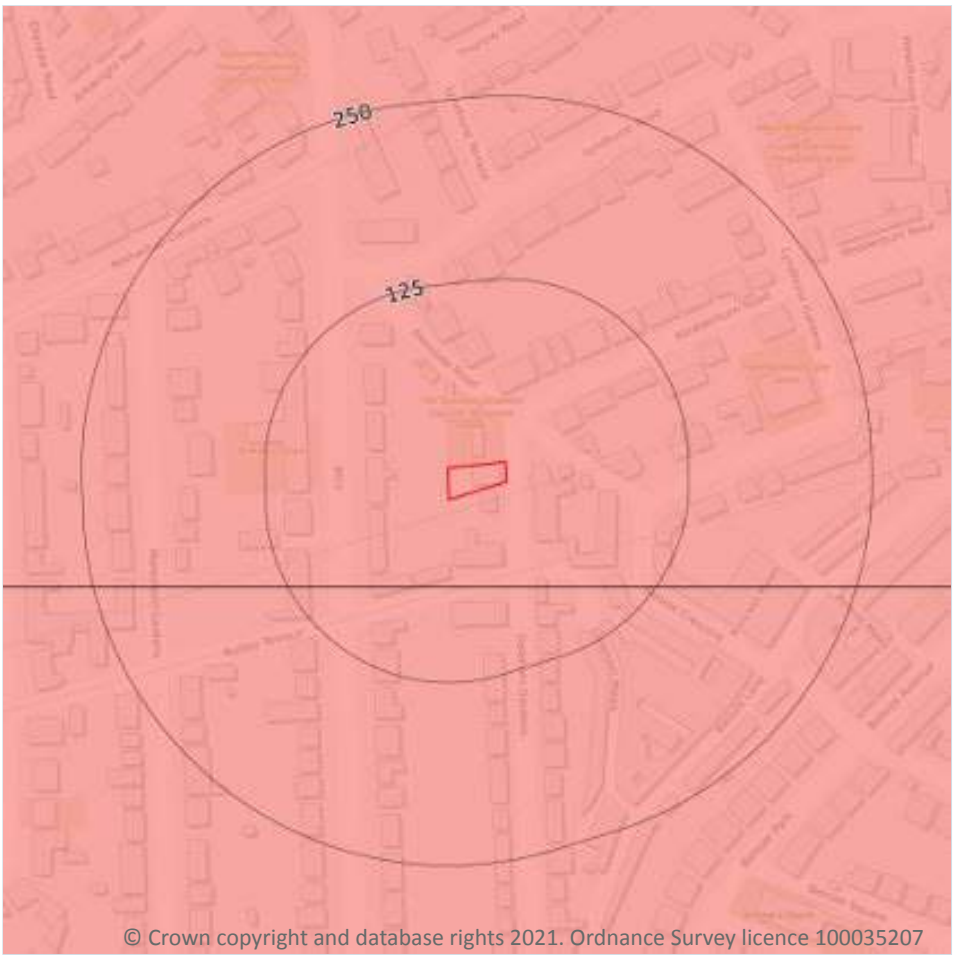
16.1 BGS Boreholes

Records within 250m	0

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

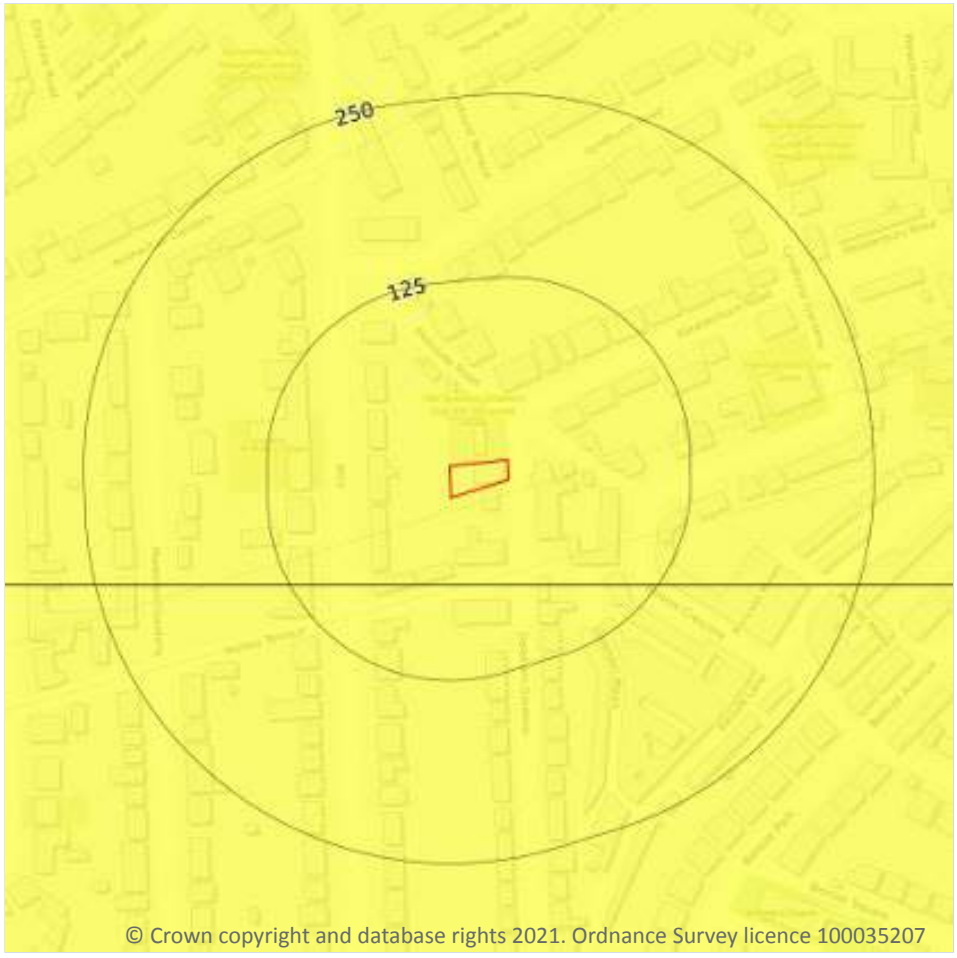
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 84**

Location	Hazard rating	Details
On site	**Moderate**	**Ground conditions predominantly high plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

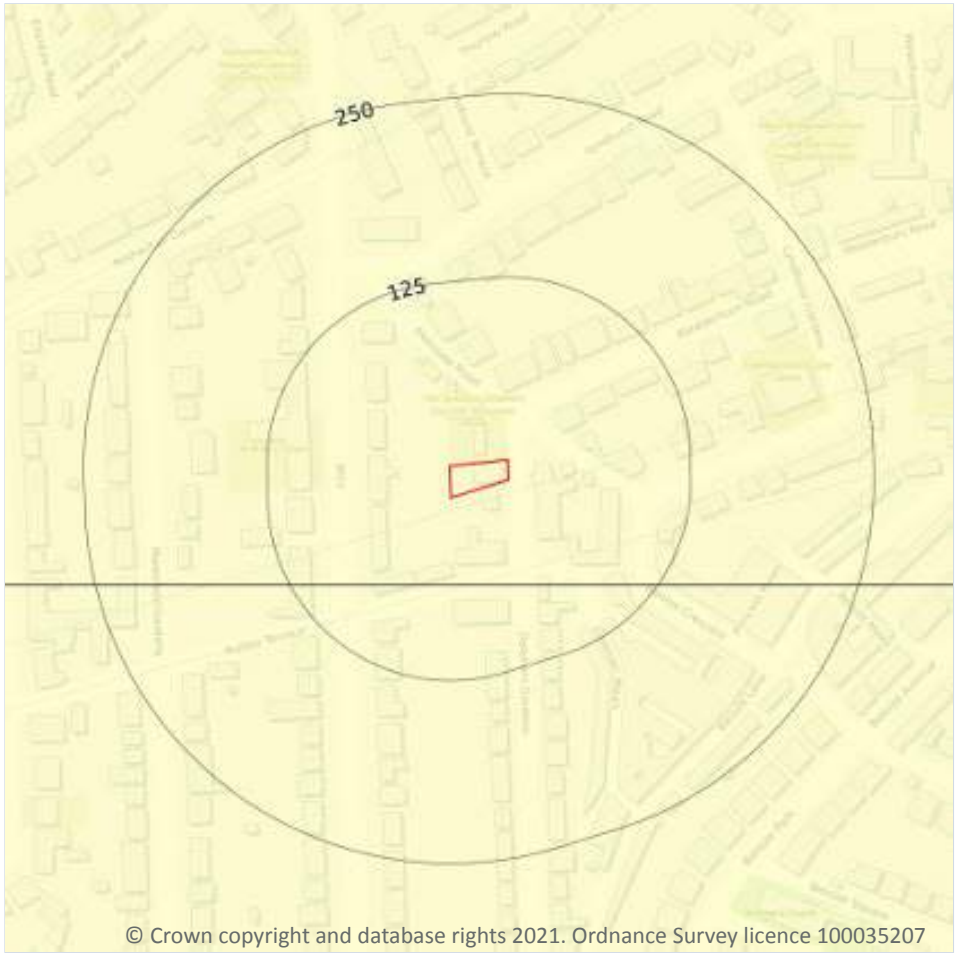
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 85**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

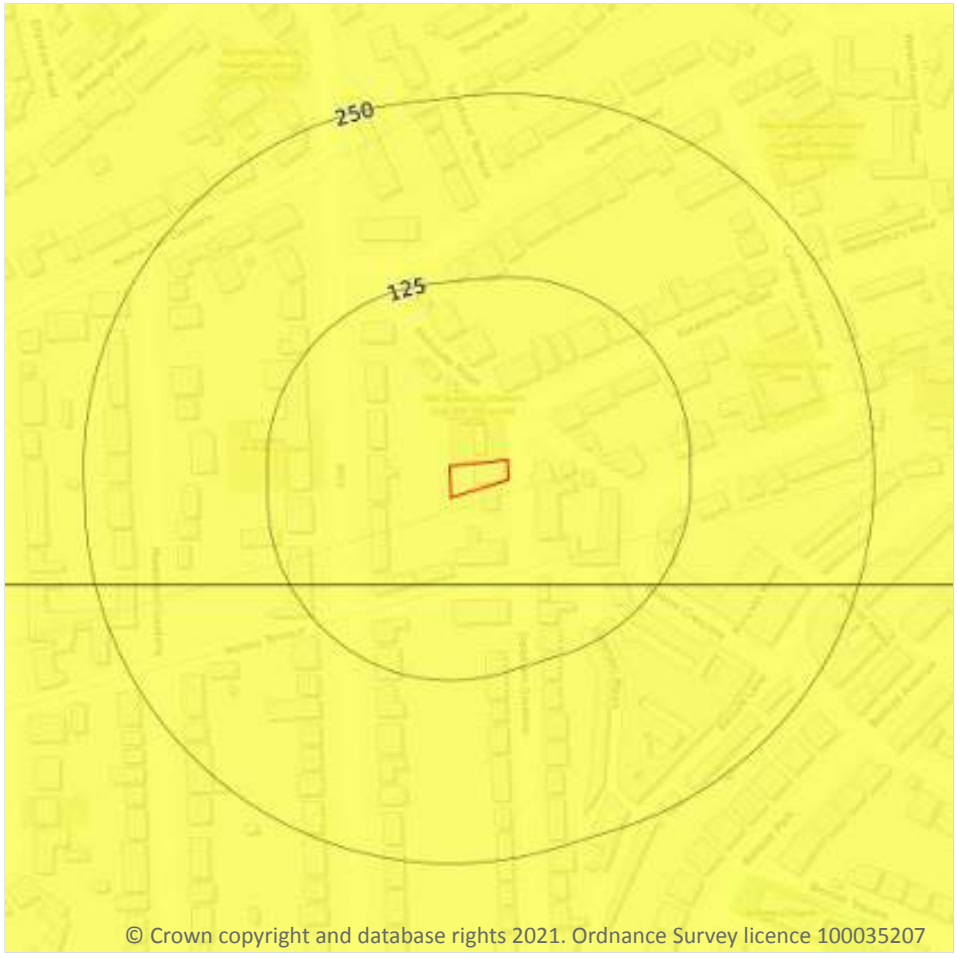
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 86**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	**1**

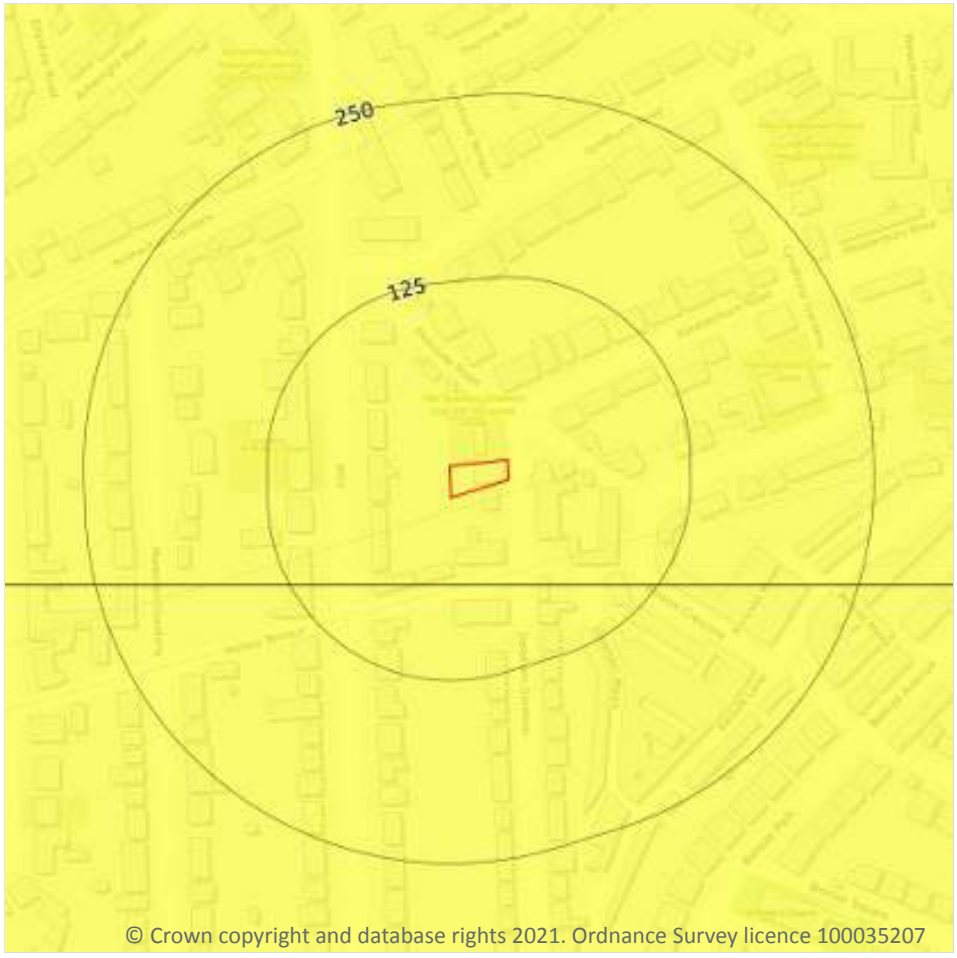
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 87**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

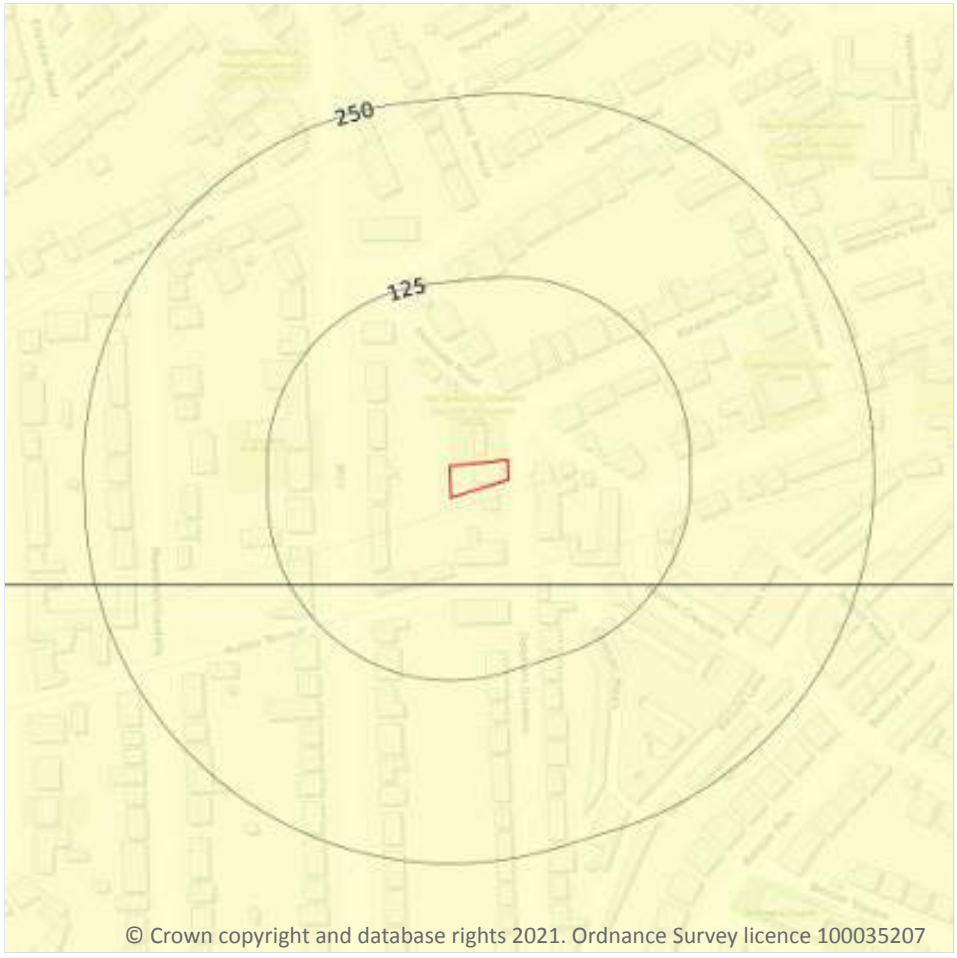
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 88**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

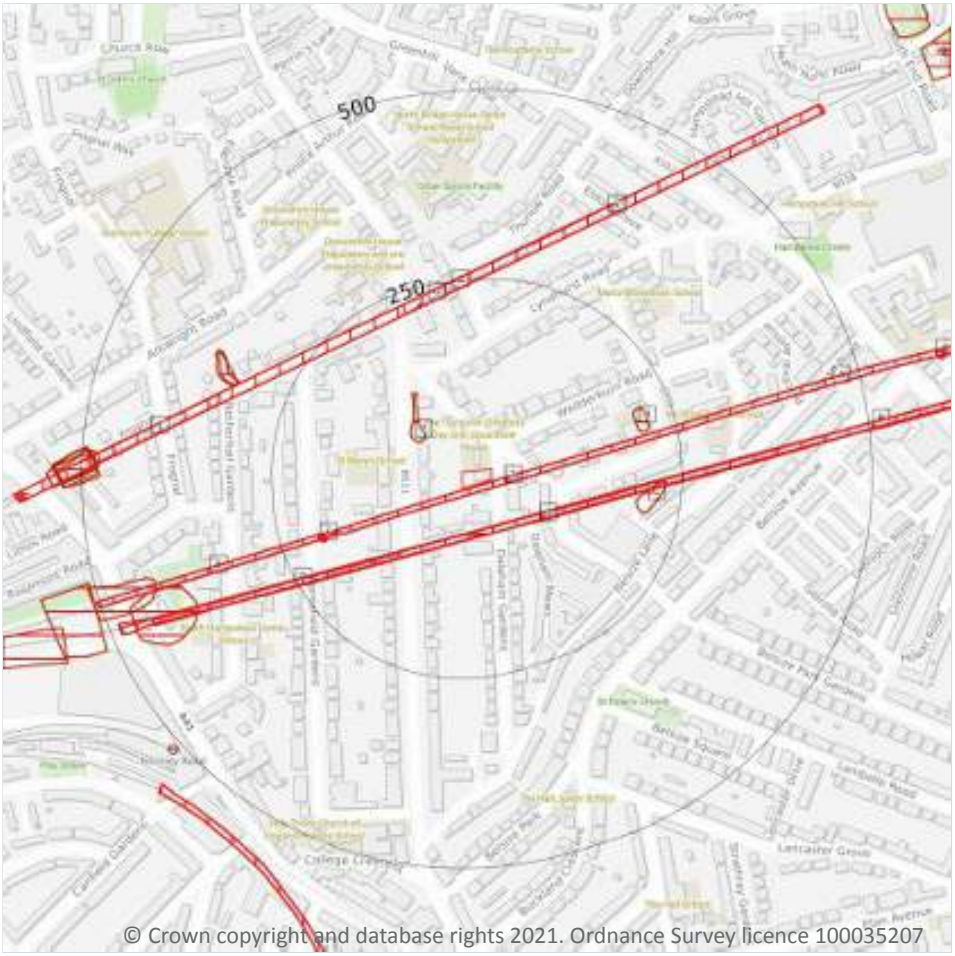
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 89**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



Site Outline

Search buffers in metres (m)

Natural cavities (Area)

Natural cavities (Point)

BritPits

Surface ground workings

Underground workings

Historical Mineral Planning Areas

Mining Cavities

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	3

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 90**

ID	Location	Land Use	Year of mapping	Mapping scale
2	66m NW	Pond	1874	1:10560
C	192m E	Pond	1874	1:10560
4	199m E	Unspecified Pit	1874	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	58

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on **page 90**

ID	Location	Land Use	Year of mapping	Mapping scale
A	2m S	Tunnel	1965	1:10560
A	2m S	Tunnel	1974	1:10000
A	2m S	Tunnel	1995	1:10000
A	2m S	Tunnel	1958	1:10560
1	18m E	Air Shaft	1920	1:10560
B	58m S	Tunnel	1965	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
B	58m S	Tunnel	1974	1:10000
B	58m S	Tunnel	1995	1:10000
B	58m S	Tunnel	1958	1:10560
C	59m S	Tunnel	1866	1:10560
D	60m S	Tunnels	1973	1:10000
D	60m S	Tunnels	1968	1:10560
D	60m S	Tunnels	1989	1:10000
D	60m S	Tunnels	1957	1:10560
3	81m SE	Unspecified Shaft	1866	1:10560
E	171m W	Tunnels	1973	1:10000
E	171m W	Tunnels	1968	1:10560
E	171m W	Tunnels	1989	1:10000
E	171m W	Tunnels	1957	1:10560
F	189m W	Air Shaft	1973	1:10000
F	189m W	Air Shaft	1989	1:10000
F	192m W	Air Shaft	1940	1:10560
F	194m W	Air Shaft	1920	1:10560
5	219m NW	Tunnel	1965	1:10560
G	219m NW	Tunnel	1974	1:10000
G	219m NW	Tunnel	1995	1:10000
6	221m N	Tunnel	1958	1:10560
G	223m N	Ventilating Shaft	1865	1:10560
7	331m W	Tunnel	1958	1:10560
J	546m SW	Tunnel	1973	1:10000
J	546m SW	Tunnel	1968	1:10560
J	546m SW	Tunnel	1957	1:10560
K	605m E	Air Shaft	1940	1:10560
K	605m E	Air Shaft	1912	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
K	612m E	Air Shaft	1920	1:10560
-	646m S	Air Shaft	1957	1:10560
-	652m S	Air Shaft	1940	1:10560
-	654m E	Unspecified Shaft	1866	1:10560
-	798m E	Air Shaft	1912	1:10560
-	803m E	Air Shaft	1920	1:10560
-	830m S	Air Shaft	1957	1:10560
-	832m S	Air Shaft	1920	1:10560
-	832m S	Air Shaft	1940	1:10560
-	887m S	Tunnel	1973	1:10000
-	887m S	Tunnel	1968	1:10560
-	887m S	Tunnel	1989	1:10000
-	887m S	Tunnel	1957	1:10560
-	929m S	Tunnels	1957	1:10560
-	931m S	Tunnel	1973	1:10000
-	931m S	Tunnel	1968	1:10560
-	931m S	Tunnel	1989	1:10000
-	943m S	Air Shaft	1940	1:10560
-	949m S	Air Shaft	1973	1:10000
-	949m S	Air Shaft	1968	1:10560
-	998m S	Tunnels	1957	1:10560
-	1000m S	Tunnel	1973	1:10000
-	1000m S	Tunnel	1968	1:10560
-	1000m S	Tunnel	1989	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

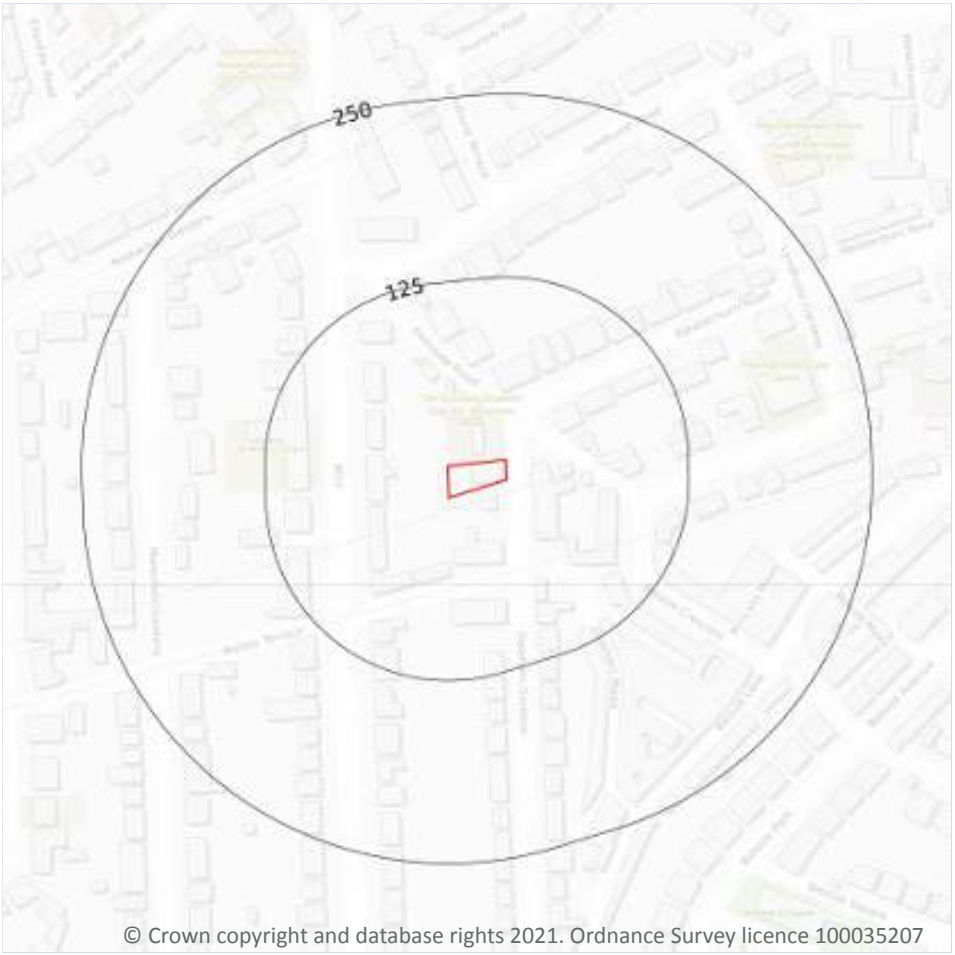
18.13 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

19.1 Radon

Records on site	1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 96**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None****

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**
5m E	No data	No data	No data	No data	No data	No data	No data

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	6

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**21**	**3.7**	**635**	**436**	**0.7**	**64**	**67**	**26**	**25**
14m E	19	3.3	660	453	0.6	58	53	24	23
15m N	19	3.3	597	410	0.6	60	51	23	22
21m NE	18	3.2	618	425	0.6	55	46	22	22
46m W	24	4.2	633	435	0.7	74	87	29	29
50m NW	22	3.8	570	392	0.7	73	67	26	24

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

Site Outline

Search buffers in metres (m)

- Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 1 Worksites
- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

21.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	3

Railway tunnels taken from contemporary Ordnance Survey mapping.

Features are displayed on the Railway infrastructure and projects map on **page 99**

Location	Type
9m S	Railway Tunnel
61m S	Railway Tunnel
223m NW	Railway Tunnel

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	80

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 99**

Location	Land Use	Year of mapping	Mapping scale
2m S	Tunnel	1965	10560
2m S	Tunnel	1974	10000
2m S	Tunnel	1996	10000
2m S	Tunnel	1958	10560
3m S	Tunnel	1991	1250
3m S	Tunnel	1986	-
4m S	Tunnel	1966	1250
4m S	Tunnel	1977	1250
4m S	Tunnel	1953	1250
4m S	Tunnel	1986	1250
4m S	Tunnel	1991	1250

Location	Land Use	Year of mapping	Mapping scale
4m S	Tunnel	1965	2500
4m S	Tunnel	1953	2500
58m S	Tunnel	1991	1250
58m S	Tunnel	1986	-
58m S	Tunnel	1965	10560
58m S	Tunnel	1974	10000
58m S	Tunnel	1996	10000
58m S	Tunnel	1958	10560
59m S	Tunnel	1966	1250
59m S	Tunnel	1977	1250
59m S	Tunnel	1953	1250
59m S	Tunnel	1986	1250
59m S	Tunnel	1991	1250
59m S	Tunnel	1965	2500
59m S	Tunnel	1953	2500
59m S	Tunnel	1874	10560
60m S	Railway Tunnel	1955	2500
60m S	Tunnel	1994	1250
60m S	Tunnel	1974	2500
60m S	Tunnel	1985	1250
60m S	Tunnel	1991	1250
60m S	Tunnel	1967	1250
60m S	Tunnel	1953	1250
60m S	Tunnels	1973	10000
60m S	Tunnels	1968	10560
60m S	Tunnels	1957	10560
60m S	Tunnels	1989	10000
155m W	Tunnel	1991	1250

Location	Land Use	Year of mapping	Mapping scale
155m W	Tunnel	1970	1250
155m W	Tunnel	1978	1250
155m W	Tunnel	1953	1250
155m W	Tunnel	1995	1250
155m W	Tunnel	1992	1250
167m W	Tunnel	1994	1250
169m W	Railway Tunnel	1955	2500
169m W	Tunnel	1960	1250
169m W	Tunnel	1971	1250
169m W	Tunnel	1953	1250
170m W	Tunnel	1986	1250
170m W	Tunnel	1991	1250
171m W	Tunnels	1973	10000
171m W	Tunnels	1968	10560
171m W	Tunnels	1957	10560
171m W	Tunnels	1989	10000
177m SW	Tunnel	1994	1250
178m SW	Tunnel	1986	1250
178m SW	Tunnel	1991	1250
178m SW	Tunnel	1960	1250
178m SW	Tunnel	1971	1250
178m SW	Tunnel	1953	1250
218m NW	Tunnel	1986	1250
218m NW	Tunnel	1991	1250
218m NW	Tunnel	1965	2500
218m NW	Tunnel	1953	2500
218m NW	Tunnel	1966	1250
218m NW	Tunnel	1977	1250

Location	Land Use	Year of mapping	Mapping scale
218m NW	Tunnel	1953	1250
219m NW	Tunnel	1991	1250
219m NW	Tunnel	1986	-
219m NW	Tunnel	1965	10560
219m NW	Tunnel	1974	10000
219m NW	Tunnel	1996	10000
221m N	Tunnel	1958	10560
226m NW	Tunnel	1991	1250
226m NW	Tunnel	1970	1250
226m NW	Tunnel	1978	1250
226m NW	Tunnel	1953	1250
227m NW	Tunnel	1995	1250
227m NW	Tunnel	1992	1250

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	**0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	**0**

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	6

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on **page 99**

Location	Name	Type
10m S	Belsize Slow Tunnel	rail
13m S	Belsize Slow Tunnel	rail
63m S	Belsize Fast Tunnel	rail
67m S	Belsize Fast Tunnel	rail
221m NW	North London line	rail
224m NW	North London line	rail

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b

(Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/.

20 APPENDIX 4 – SITE PHOTOGRAPHY

Figure 2: Street View image showing No. 31a and 31.

Figure 3: Rear West Elevation

Figure 4: South Face of 31 to Roofline, Retainingn Wall, 31a Brick Staircase

Figure 5: South Facing View

21 APPENDIX 5 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

RISK = LIKELIHOOD × SEVERITY

The matrix given in Table 9 provides a means of calculating the overall risk; while 10 provides the qualitative assessment based on the risk score.

Table 9: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 10: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	**Very Low**
4-5	**Low**
6-10	**Low to Moderate**
11-15	**Moderate**
16-20	**High**
21-25	**Very High**

Table 11: Risk Classification System

Risk Term	Description
Very Low to Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to a designated receptor. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that 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 clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

22 ABBREVIATIONS

Abbreviation	Description
AONB	Areas of Outstanding Natural Beauty
c.	circa
CLRA	Contaminated Land Risk Assessment
COMAH	Control of Major Accident Hazards
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
IPPC	Integrated Pollution Prevention Control
LAPC	Local Authority Pollution Control
LNR	Local Nature Reserves
NIHHS	Notification of Installations Handling Hazardous Substances
NNR	National Nature Reserves
NP	National Parks
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCBs	Polychlorinated Biphenyls
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SAC	Special Areas of Conservation
SI	Site Investigation
SPA	Special Protection Area
SPOSH	Significant Possibility of Significant Harm
SSSIs	Sites of Special Scientific Interest
TPHs	Total Petroleum Hydrocarbons
UXO	Unexploded Ordnance

Appendix I - CCTV survey

CCTV SURVEY **REPORT**

EXPRESS SOLUTIONS **GROUP**

Table of contents

EXPRESS SOLUTIONS GROUP

Express Solutions Group
152-154 Commercial Road, Staines-upon-Thames,
Surrey, TW18 2QW
0208 979 5444
surveys@expresssolutions.group
www.expresssolutions.group

Ref: DP10443

Road Rock UK
Queens Court
9-17 Eastern Road
Romford
Greater London
RM1 3NH

24 September 2021

Dear Wendy O'Connor

Re: Fully Comprehensive CCTV Survey: 31 Daleham Gardens, London, NW3 5BU

Firstly, thank you using the services for Express Solutions Group. We are a Quality Assured, Health and Safety Accredited Company specializing in all aspects within the Drainage Industry.

As agreed, we carried out an investigative CCTV Survey to establish the condition of your Drainage System. Defects have been identified within your surveyed Drainage System.

The following is included within your report:

- Abbreviated condition summary index with recommendations and associated costings
- Full detailed condition report with still images
- Full CCTV footage
- Site plan showing the location of Inspection Chambers and Drain Runs
  (Please note the plan is for interpretation purposes only and not to scale)

All work undertaken by Express Solutions Group is carried out by fully qualified operatives to the highest of standards and fully guaranteed

Our aim is to always offer the right solution for your needs. As drainage specialists, we are able to undertake all recommended works within our report. We pride ourselves on being priced competitively. We understand the need to work expediently so please do not hesitate to contact us should you require clarity on your report or wish to schedule the recommended work.

Once again thank you for using the services of Express Solutions Group.

Kind regards

Elliott Anderson
CCTV Analyst

CCTV Summary Index

Recommendation Scale	
1	No Further Action
2	Re-CCTV in 12 Months (To Monitor Defects Identified)
3	Immediately

Job Reference: 10443 **Address: 31 Daleham Gardens, London, NW3 5BU**

Sheet	Drainage section	Abbreviated Recommendations	Structural (S) or Serviceability/Maintenance Defect (M)	Grade (1-5)	Recommendation Scale (1-3)	Costs
A1:	Inspection Chamber IC1	No recommendations	-	1	1	-
A2:	Inspection Chamber 2	No recommendations	-	1	1	-
A3:	Inspection Chamber 3	1. Manually remove root ingress from within the drainage run	S	3	3	£750.00
1:	Inspection Chamber 1 – Lateral 1	No recommendations	-	1	1	-
2:	Inspection Chamber 1 – Upstream (RWG)	1. Excavate and replace gully with new UPVC gully to the correct alignment and fall 2. Use milling machine/high pressure water jet to remove any scale/residual debris and corrosion	2	3	3	Combined Price 1 See Sheet A3
3:	Inspection Chamber 1 – Downstream	No recommendations	-	1	1	-
4:	Inspection Chamber 2 – Lateral 1	1. High pressure water jet/milling machine to core out corrosion/ encrustation and remove scale/residual debris 2. Re-CCTV to establish the true condition of the remaining drainage run (Any further works will be quoted accordingly)	M	5	3	Combined Price 1 See Sheet A3
5:	Inspection Chamber 2 – Lateral 2 (SA)	1. High pressure water jet/ milling machine to core out corrosion/encrustation within the drainage run 2. Survey internal inspection chamber once accessible (Any further works will be quoted accordingly)	M	5	3	Combined Price 1 See Sheet A3

CCTV Summary Index

Recommendation Scale	
1	No Further Action
2	Re-CCTV in 12 Months (To Monitor Defects Identified)
3	Immediately

6:	Inspection Chamber 2 – Lateral 3 (SA)	1. High pressure water jet to remove any scale/residual debris	M	2	3	
7:	Inspection Chamber 2 – Lateral 4	1. High pressure water jet/milling machine to remove scale/residual debris and corrosion	M	3	3	Combined Price 1 See Sheet A3
8:	Inspection Chamber 3 – Lateral 1 (RWG)	No recommendations	-	1	1	-
9:	Inspection Chamber 3 – Upstream	1. High pressure water jet/root cut to remove any root ingress	M	3	3	Combined Price 1 See Sheet A3
10:	Inspection Chamber 3 – Main Sewer	1. Excavate & remove direct bypass interceptor (Internal excavation with structural liner seal) using approx. 1m of new UPVC pipework to the correct alignment & fall; 2. High Pressure Water Jetting/root cut to remove any scale/residual debris 3. Insertion of a Fibre Resin Linear Liner (100mm Super Sleeve) for approx. 1m to property boundary 4. Install 100mm stainless steel mechanical rat blocker Use of confirmed entry equipment (IL2.30m)	S	3	3	£1,950.00
			Total Cost:		£2,700.00	

Inspection Chamber condition report

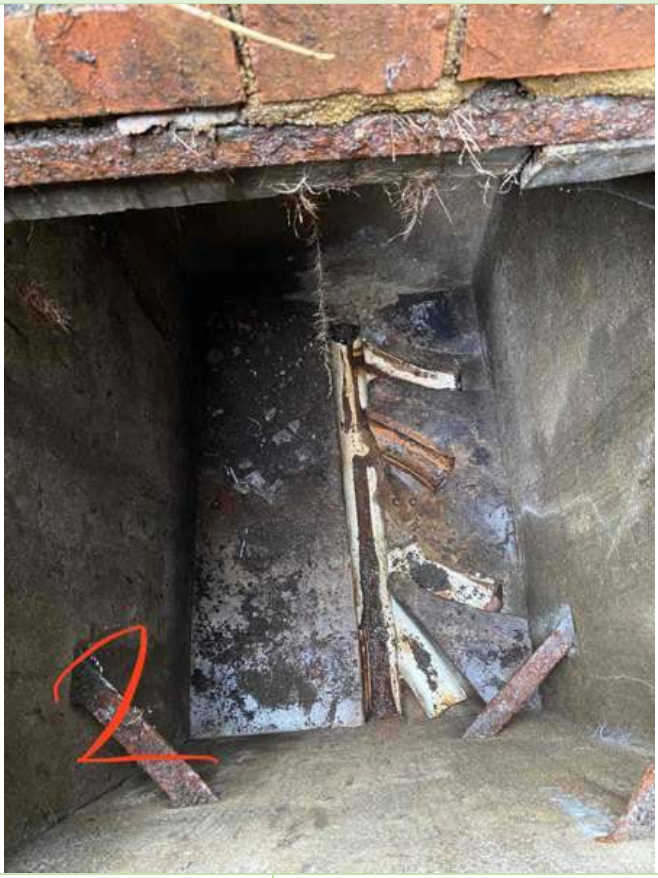
Sheet A1		Photo
Job number	10443	
Inspection Chamber	IC1	
Invert level *(m)*	850mm	
Cover Size *(mm)*	600mm × 450mm	
Chamber Size *(mm)*	800mm × 450mm	
Condition	Good ☒	
	Fair ☐	
	Poor ☐	
Material	Brick ☒	
	Concrete ☐	
	UPVC ☐	
	Rendered Walls ☐	

Defects		
Yes ☐ No ☒	Covering frame seized ☐	Missing Covering Lid ☐
	Cracked benching ☐	Deteriorated Covering Lid ☐
	Root Ingress ☐	Scale/rubble/debris ☐
	Location unknown ☐	Blocked interceptor ☐

Details	

Recommendations	No recommendations
Works Guarantee	N/A
Are there any Health & Safety issues	N/A
Risk & Method Statement supplied	N/A
Any Special Site Requirements or Conditions	N/A
Specialist Plant Requirement	N/A

Inspection Chamber condition report

Sheet A2			Photo
Job number		10443	
Inspection Chamber		2	
Invert level	*(m)*	1720mm	
Cover Size	*(mm)*	600mm × 450mm	
Chamber Size	*(mm)*	1400mm × 800mm	
Condition		Good ☒	
		Fair ☐	
		Poor ☐	
Material		Brick ☒	
		Concrete ☐	
		UPVC ☐	
		Rendered Walls ☐	

Defects Yes ☐ No ☒		
	Covering frame seized ☐	Missing Covering Lid ☐
	Cracked benching ☐	Deteriorated Covering Lid ☐
	Root Ingress ☐	Scale/rubble/debris ☐
	Location unknown ☐	Blocked interceptor ☐

Details	
Recommendations	No recommendations
Works Guarantee	N/A
Are there any Health & Safety issues	N/A
Risk & Method Statement supplied	N/A
Any Special Site Requirements or Conditions	N/A
Specialist Plant Requirement	N/A

Inspection Chamber condition report

Sheet A3			Photo
Job number		10443	
Inspection Chamber		3	
Invert level	*(m)*	2300mm	
Cover Size	*(mm)*	900mm × 600mm	
Chamber Size	*(mm)*	950mm × 650mm	
Condition		Good ☐	
		Fair ☐	
		Poor ☒	
Material		Brick ☒	
		Concrete ☐	
		UPVC ☐	
		Rendered Walls ☐	

Defects		
Yes ☒ No ☐	Covering frame seized ☐	Missing Covering Lid ☐
	Cracked benching ☐	Deteriorated Covering Lid ☐
	Root Ingress ☐	Scale/rubble/debris ☐
	Location unknown ☐	Blocked interceptor ☐

Details	Root ingress
Recommendations	Manually remove root ingress from the Inspection Chamber
Works Guarantee	N/A
Are there any Health & Safety issues	N/A
Risk & Method Statement supplied	N/A
Any Special Site Requirements or Conditions	N/A
Specialist Plant Requirement	N/A

CCTV Survey Report

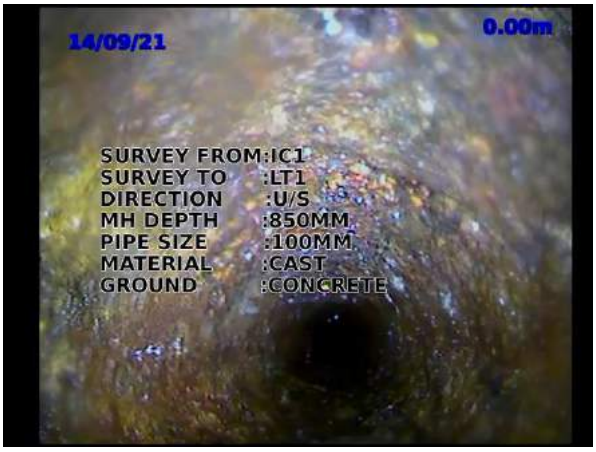
Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH		Site: 31 Daleham Gardens London NW3 5BU				Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 1
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	1.90m	Foul / Surface	Foul	Composition	Cast Iron
Start Position		Inspection Chamber 1		End Position		Lateral 1	
Invert Level		850mm		Invert Level		Not Confirmed	
Survey direction		Upstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
1.90m	-	-	Reached Stack & End of Survey	Yes

Drain Run in a serviceable condition?	Yes
Details	The survey revealed no significant structural defects within the drainage run.

Images Page

Inspection Chamber 1 – Lateral 1



CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No:	10443
		Eng No:	DP984
		Date:	24 September 2021
		Sheet:	1

Start Position	Inspection Chamber 1	End Position	Lateral 1

Recommendations	Our recommendations are 1. **No recommendations** All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.
Works Guarantee	All lining works undertaken is guaranteed for 10years &excavation 5years.
Are there any Health & Safety issues	N/A
Risk & Method Statement supplied	N/A
Any Special Site Requirements or Conditions	N/A
Specialist Plant Requirement	N/A

CCTV Survey Report

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH			Site: 31 Daleham Gardens London NW3 5BU			Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 2
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	3.19m	Foul / Surface	Surface	Composition	Cast Iron
Start Position		Inspection Chamber 1		End Position		Upstream (RWG)	
Invert Level		850mm		Invert Level		Not Confirmed	
Survey direction		Upstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
2.42m	EC	2	Encrustation/Corrosion	Yes
2.51m	CN	-	Incoming blind lateral connection @ 9 O'clock & Displaced Joint @ connection onto Gully	Yes
3.19m	-	-	Stress fractures @ Rainwater Gully & End of Survey	Yes

Drain Run in a serviceable condition?	Yes
Details	The survey revealed encrustation/corrosion within the drainage run. If you have any further queries or questions in relation to any of the above noted defects please don't hesitate to contact the office on the number supplied on the covering letter.

Images Page

Inspection Chamber 1 – Downstream

CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 2

Start Position	Inspection Chamber 1	End Position	Upstream (RWG)

Recommendations	Our recommendations are: 1. Excavate and replace gully with new UPVC gully to the correct alignment and fall 2. Use milling machine/high pressure water jet to remove any scale/residual debris and corrosion All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.
Works Guarantee	All lining works undertaken is guaranteed for 10 years & excavations 5 years
Are there any Health & Safety issues	No
Risk & Method Statement supplied	Will be supplied upon undertaking of works
Any Special Site Requirements or Conditions	Will be supplied upon undertaking of works
Specialist Plant Requirement	Will be supplied upon undertaking of works

CCTV Survey Report

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH			Site: 31 Daleham Gardens London NW3 5BU			Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 3
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	7.98m	Foul / Surface	Foul	Composition	Cast Iron
Start Position		Inspection Chamber 1		End Position		Downstream	
Invert Level		850mm		Invert Level		Not Confirmed	
Survey direction		Downstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
7.98m	-	-	Reached Inspection Chamber 2 & End of Survey	Yes

Drain Run in a serviceable condition?	Yes
Details	The survey revealed no significant structural defects within the drainage run.

Images Page

Inspection Chamber 1 – Downstream

CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 3

Start Position	Inspection Chamber 1	End Position	Downstream

Recommendations	Our recommendations are 1. **No recommendations** All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.
Works Guarantee	All lining works undertaken is guaranteed for 10years &excavation 5years.
Are there any Health & Safety issues	N/A
Risk & Method Statement supplied	N/A
Any Special Site Requirements or Conditions	N/A
Specialist Plant Requirement	N/A

CCTV Survey Report

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH			Site: 31 Daleham Gardens London NW3 5BU			Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 4
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	1.98m	Foul / Surface	Foul	Composition	Cast Iron
Start Position		Inspection Chamber 2		End Position		Lateral 1	
Invert Level		1720mm		Invert Level		Not Confirmed	
Survey direction		Upstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
0.38m	EC	2	Encrustation/Corrosion	Yes
1.98m	SA	-	Survey Abandoned due to Scale/Residual Debris	Yes

Drain Run in a serviceable condition?	Yes
Details	The survey revealed corrosion and scale/residual debris within the drainage run. If you have any further queries or questions in relation to any of the above noted defects please don't hesitate to contact the office on the number supplied on the covering letter.

Images Page

Inspection Chamber 2 – Lateral 1

CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 4

Start Position	Inspection Chamber 2	End Position	Lateral 1

Recommendations	Our recommendations are: 1. High pressure water jet/milling machine to core out corrosion/ encrustation and remove scale/residual debris 2. Re-CCTV to establish the true condition of the remaining drainage run (Any further works will be quoted accordingly) This will reinstate structural Integrity and create a Free-Flowing drainage run; All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.
Works Guarantee	All lining works undertaken is guaranteed for 10 years & excavations 5 years
Are there any Health & Safety issues	No
Risk & Method Statement supplied	Will be supplied upon undertaking of works
Any Special Site Requirements or Conditions	Will be supplied upon undertaking of works
Specialist Plant Requirement	Will be supplied upon undertaking of works

CCTV Survey Report

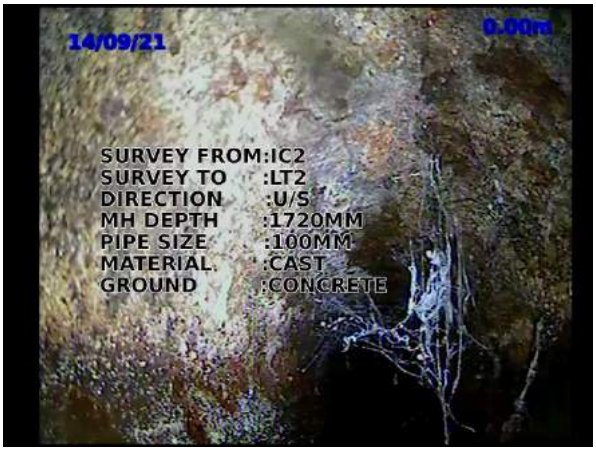
Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH			Site: 31 Daleham Gardens London NW3 5BU			Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 5
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	9.27m	Foul / Surface	Foul	Composition	Cast Iron
Start Position		Inspection Chamber 2		End Position		Lateral 2 (SA)	
Invert Level		1720mm		Invert Level		Not Confirmed	
Survey direction		Upstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
0.27m	EC	2	Encrustation/Corrosion	Yes
0.49m	WL	2	Water levels	Yes
1.71m	WL/EC	2	Water levels & Encrustation/Corrosion	Yes
5.00m	EC	2	Encrustation/Corrosion	Yes
5.47m			Entered Internal Inspection Chamber (No Access)	Yes
7.98m	CN	-	Incoming blind lateral connection @ 9 O'clock	Yes
9.54m	EC	3	Encrustation/Corrosion	Yes
9.27m	SA/EC	3	Survey Abandoned due to encrustation	Yes

Drain Run in a serviceable condition?	-
Details	The survey revealed encrustation/corrosion and an internal inspection chamber within the drainage run. If you have any further queries or questions in relation to any of the above noted defects please don't hesitate to contact the office on the number supplied on the covering letter.

Images Page

Inspection Chamber 2 – Lateral 2 (SA)




14/09/21
7.98m


14/09/21
9.54m


14/09/21
9.27m

CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 5
Start Position	Inspection Chamber 2	End Position	Lateral 2 (SA)
Recommendations	Our recommendations are: 3. High pressure water jet/ milling machine to core out corrosion/encrustation within the drainage run 4. Survey internal inspection chamber once accessible (Any further works will be quoted accordingly) This will reinstate structural Integrity and create a Free-Flowing drainage run; All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.		
Works Guarantee	All lining works undertaken is guaranteed for 10 years & excavations 5 years		
Are there any Health & Safety issues	No		
Risk & Method Statement supplied	Will be supplied upon undertaking of works		
Any Special Site Requirements or Conditions	Will be supplied upon undertaking of works		
Specialist Plant Requirement	Will be supplied upon undertaking of works		

CCTV Survey Report

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH			Site: 31 Daleham Gardens London NW3 5BU			Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 6
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	0.24m	Foul / Surface	Foul	Composition	Cast Iron
Start Position		Inspection Chamber 2		End Position		Lateral 3 (SA)	
Invert Level		1720mm		Invert Level		Not Confirmed	
Survey direction		Upstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
0.24m	SA	-	Survey Abandoned due to Scale/Residual Debris	Yes

Drain Run in a serviceable condition?	Yes
Details	The survey revealed scale/residual debris within the drainage run. If you have any further queries or questions in relation to any of the above noted defects please don't hesitate to contact the office on the number supplied on the covering letter.

Images Page

Inspection Chamber 2 – Lateral 3 (SA)

CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No:	10443
		Eng No:	DP984
		Date:	24 September 2021
		Sheet:	6

Start Position	Inspection Chamber 2	End Position	Lateral 3 (SA)

Recommendations	Our recommendations are: 1. High pressure water jet to remove any scale/residual debris This will reinstate structural Integrity and create a Free-Flowing drainage run; All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.
Works Guarantee	All lining works undertaken is guaranteed for 10 years & excavations 5 years
Are there any Health & Safety issues	No
Risk & Method Statement supplied	Will be supplied upon undertaking of works
Any Special Site Requirements or Conditions	Will be supplied upon undertaking of works
Specialist Plant Requirement	Will be supplied upon undertaking of works

CCTV Survey Report

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH			Site: 31 Daleham Gardens London NW3 5BU			Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 7
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	3.65m	Foul / Surface	Surface	Composition	Cast Iron
Start Position		Inspection Chamber 2		End Position		Lateral 4	
Invert Level		1720mm		Invert Level		Not Confirmed	
Survey direction		Upstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
0.99m	EC	2	Encrustation/Corrosion	Yes
3.19m	EC	2	Encrustation/Corrosion	Yes
3.65m	SA	-	Scale/Residual Debris @ Gully and End of Survey	Yes

Drain Run in a serviceable condition?	Yes
Details	The survey revealed encrustation and scale/residual debris within the drainage run. The defects are having a detrimental effect on the full drainage system which could deteriorate further if remedial repairs are not undertaken. If you have any further queries or questions in relation to any of the above noted defects please don't hesitate to contact the office on the number supplied on the covering letter.

Images Page

Inspection Chamber 2 – Lateral 4

CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 7

Start Position	Inspection Chamber 2	End Position	Lateral 4

Recommendations	Our recommendations are: 2. High pressure water jet/milling machine to remove scale/residual debris and corrosion This will reinstate structural Integrity and create a Free-Flowing drainage run; All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.
Works Guarantee	All lining works undertaken is guaranteed for 10 years & excavations 5 years
Are there any Health & Safety issues	No
Risk & Method Statement supplied	Will be supplied upon undertaking of works
Any Special Site Requirements or Conditions	Will be supplied upon undertaking of works
Specialist Plant Requirement	Will be supplied upon undertaking of works

CCTV Survey Report

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH			Site: 31 Daleham Gardens London NW3 5BU			Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 8
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	4.86m	Foul / Surface	Surface	Composition	Concrete
Start Position		Inspection Chamber 3		End Position		Lateral 1 (RWG)	
Invert Level		2300mm		Invert Level		Not Confirmed	
Survey direction		Upstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
3.57m	MC	-	Material Change in Drain (Liner to clay)	Yes
4.86m	-	-	Reached Rainwater Gully & End of Survey	Yes

Drain Run in a serviceable condition?	Yes
Details	The survey revealed no significant structural defects within the drainage run.

Images Page

Inspection Chamber 3 – Lateral 1 (RWG)

CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No:	10443
		Eng No:	DP984
		Date:	24 September 2021
		Sheet:	8

Start Position	Inspection Chamber 3	End Position	Lateral 1 (RWG)

Recommendations	Our recommendations are 1. **No recommendations** All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.
Works Guarantee	All lining works undertaken is guaranteed for 10years &excavation 5years.
Are there any Health & Safety issues	N/A
Risk & Method Statement supplied	N/A
Any Special Site Requirements or Conditions	N/A
Specialist Plant Requirement	N/A

CCTV Survey Report

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH			Site: 31 Daleham Gardens London NW3 5BU			Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 9
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	4.19m	Foul / Surface	Combined	Composition	Cast Iron
Start Position		Inspection Chamber 3		End Position		Upstream	
Invert Level		2300mm		Invert Level		Not Confirmed	
Survey direction		Upstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
0.08m	RI	3	Root Ingress	Yes
1.10m	RI	3	Root Ingress	Yes
4.19m	-	-	Reached Inspection Chamber 2 & End of Survey	Yes

Drain Run in a serviceable condition?	Yes
Details	The survey revealed root ingress believed to have entered drainage run from Inspection Chamber 3. If you have any further queries or questions in relation to any of the above noted defects please don't hesitate to contact the office on the number supplied on the covering letter.

Images Page

Inspection Chamber 3 – Upstream

CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 9

Start Position	Inspection Chamber 3	End Position	Upstream

Recommendations	Our recommendations are: 2. High pressure water jet/root cut to remove any root ingress This will reinstate structural Integrity and create a Free-Flowing drainage run; All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.
Works Guarantee	All lining works undertaken is guaranteed for 10 years & excavations 5 years
Are there any Health & Safety issues	No
Risk & Method Statement supplied	Will be supplied upon undertaking of works
Any Special Site Requirements or Conditions	Will be supplied upon undertaking of works
Specialist Plant Requirement	Will be supplied upon undertaking of works

CCTV Survey Report

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH			Site: 31 Daleham Gardens London NW3 5BU			Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 10
Reason for Survey		CCTV Fully Comprehensive Survey				Survey Recorded	☒
Pipe Dia	100mm	Run Length	7.90m	Foul / Surface	Combined	Composition	Clay
Start Position		Inspection Chamber 3		End Position		Main Sewer	
Invert Level		2300mm		Invert Level		Not Confirmed	
Survey direction		Downstream		Surface Area		Concrete	

Meterage	Code	Grade	Remark / Note	Image Supplied
0.00m	-	-	Start of Survey	Yes
0.76m	DJ/RI	2	Displaced Joint/Pipe soundness? & Root ingress	Yes
1.71m	RI	2	Root Ingress	Yes
2.15m	RI	2	Root Ingress	Yes
4.52m	RI	2	Root Ingress	Yes
7.90m	-	-	Reached Main Sewer & End of Survey	Yes

Drain Run in a serviceable condition?	Yes
Details	The survey revealed root ingress and scale/residual debris within the drainage run. this drainage run leaves the property boundary @ approx. 1m any defect after this point are the responsibility of the local water authority. If you have any further queries or questions in relation to any of the above noted defects please don't hesitate to contact the office on the number supplied on the covering letter.

Images Page

Inspection Chamber 3 – Main Sewer

CCTV Overview / Quote

Invoice Address: Road Rock UK Queens Court 9-17 Eastern Road Romford Greater London RM1 3NH	Site: 31 Daleham Gardens London NW3 5BU	Job No: Eng No: Date: Sheet:	10443 DP984 24 September 2021 10
Start Position	Inspection Chamber 3	End Position	Main Sewer

Recommendations	Our recommendations are: 1. Excavate & remove direct bypass interceptor (Internal excavation with structural liner seal) using approx. 1m of new UPVC pipework to the correct alignment & fall; 2. High Pressure Water Jetting/root cut to remove any scale/residual debris 3. Insertion of a Fibre Resin Linear Liner (100mm Super Sleeve) for approx. 1m to property boundary 4. Install 100mm stainless steel mechanical rat blocker This will reinstate structural Integrity and create a Free-Flowing drainage run; All work undertaken by EDS is carried out by fully qualified operatives to the highest standard.
Works Guarantee	All lining works undertaken is guaranteed for 10 years & excavations 5 years
Are there any Health & Safety issues	No
Risk & Method Statement supplied	Will be supplied upon undertaking of works
Any Special Site Requirements or Conditions	Will be supplied upon undertaking of works
Specialist Plant Requirement	Will be supplied upon undertaking of works

Code Reference

SRD	Scale / Residual Debris
CL	Cracks. Longitudinal
CC	Cracks. Circumferential
CM	Cracks. Multiple
FL	Fractures. Longitudinal
FC	Fractures. Circumferential
FM	Fractures. Multiple
B	Broken Pipe Work
H	Hole in Drainage Run
D	Deformed Drain
XP	Collapsed Drain
DJ	Displaced Joint
OJ	Open Joint
S	Surface Drain
R	Roots
EC	Encrustation/Corrosion

I	Infiltration
OB	Other Obstacles
WL	Water Level
CN	Lateral Connection
LX	Lining Defect
LC	Inspection Chamber
MH	Inspection Chamber
RE	Rodding Eye
OF	Outfall
SA	Survey Abandoned
SC	Dimension Change in Drain
MC	Material Change in Drain
IL	Invert Level
LC	Lining of Drain
VR	Rat
CUW	Loss of Vision, Cover Underwater

Grading

Condition Grading	Structural condition	Serviceability Condition
1	Insignificant deterioration of the sewer has occurred. Appears to be in good condition	No or insignificant loss of hydraulic performance has occurred. Appears to be in good condition
2	Minor deterioration of the sewer has occurred.	Minor defects are present causing minor loss of hydraulic performance
3	Moderate deterioration has occurred, but defects do not affect short term structural integrity	Developed defects are present causing moderate loss of hydraulic performance
4	Serious deterioration of the sewer has occurred and affected structural integrity	Significant defects are present causing serious loss of hydraulic performance
5	Failure of the sewer has occurred or is imminent	Failure of the sewer has occurred or is imminent

Terms and Conditions

1. Definitions and Interpretation
The following definitions apply in these terms and conditions:
"Conditions" these terms and conditions. "Confirmation" our Confirmation of your order attached to these Conditions.
"Contract" the Confirmation together with Conditions. "Customer" the person, firm of company who purchases work from the supplier.
"Supplier" Express Drainage Solutions. "Work" the work and services to be provided by the Supplier under the Contract as set out in the Suppliers Confirmation or, (Where a Confirmation has not been Provided) the Quotation.
2. Limitations of the Report
2.1 It should be noted that the exact layout of the system cannot be confirmed without the exposure of inaccessible branches, connections and all other inaccessible sections.
2.2 A CCTV Survey alone should not be a guarantee of water tightness,
2.3 The Report is not a structural survey and must not be construed as such
2.4 The Views expressed in this report are based entirely upon a visual examination of the drainage, supported by information from a drainage CCTV inspection and/or a water pressure test.
2.5 The drawing contained within or accompanying the report is not a scaled drawing and is for reference purposes only.
3. Rights of Originator
3.1 The report is for the sole use of the customer
3.1.1 It must not be reproduced or transferred to any other third party without the express written consent of supplier.
3.2 This is a condition report of the drain/sewer at the time and date of the survey being carried out only.
3.3 We reserve the right to amend our opinions in the event of additional information being made available at some future date
4. Customer's Obligations
4.1 It is the Customer's responsibility to provide the Supplier, in sufficient time, with any information and instructions relating to the Work that is, or are, necessary to enable the supplier to provide the work in accordance with the contract.
4.2 The Customer shall inform the Supplier in writing in good time of any dangerous materials or hazards that may be present on the premises and which could constitute a danger to any person.
4.3 If the Customer fails to provide the information required in clause 4.2 above, or provide the Supplier with incomplete, incorrect or inaccurate information or instructions, the Supplier may:
4.3.1 Make an additional charge of a reasonable sum to cover any extra work that is required; or
4.3.2 Cancel the Contract by giving written notice to the Customer
5. Access
5.1 The Customer shall provide clear access to all drains, sewers, inspection covers and Inspection Chambers to enable the Supplier to carry out the Work.
5.2 Where the Customer's drains are shared with third parties, the Supplier will request written permission from the relevant third party (ies). In the event that permission cannot be obtained, the Supplier will have the right to cancel the Contract and shall have no liability to the Customer in respect of any such cancellation.
5.3 The Customer shall obtain permission for the Supplier to proceed over the property belonging to third parties and/or to carry out work on property belonging to third parties where this is necessary for the proper execution of the Work.
6. Water and Power
6.1 The Customer shall provide all necessary power and a clean water supply from the mains or fire hydrant.
6.2 Where it is necessary for the Supplier to use a metered hydrant and supply controlled by the water authorities, the Supplier will invoice all charges made by that authority to the Customer and the Customer shall pay such charges within 7 days of receipt of the Supplier's invoice.
7. Work Guarantee
7.1 Subject to the following provisions of this Condition 7, The Supplier guarantees completed unblock and survey Work for a period of 28 days from the date of completion.
7.2 The Customer shall inspect the Work as far as it is reasonably possible immediately on completion of it and shall as far as reasonably practicable notify the supplier of any reason for believing that the work carried out by the Supplier is not in accordance with Contract within seven days of completion.
7.3 If the Customer fails to give such notice the Work shall conclusively be presumed free from any defects which would be apparent on reasonable examination of the Work.
7.4 The Supplier reserves the right not to carry out Work requested under the guarantee until the Supplier has been paid. The Supplier also reserves the right to delay or withhold performance of the guarantee where the Supplier has advised the Customer that, although clear, the drains need further work or have a possible fault.
8. Limitation of Liability – The Customer's Attention is particularly drawn to the provisions of this condition.
8.1 The Supplier warrants to the Customer that the Work will be provided using reasonable care and skill and, unless the Supplier is prevented by circumstances beyond its reasonable control, in accordance with the Confirmation
8.2 The Supplier shall have no liability to the Customer for any loss, damage costs, expenses or other claims for compensation arising
from:
8.2.1 Any information or instructions supplied by the Customer which is or are incomplete, incorrect or inaccurate; or
8.2.2 Any failure by the Customer to obtain proper access over any property of any third party required in accordance with clause 5: or
8.2.3 Any damage or defect caused by any third party.
8.3 The Supplier shall have no liability to the Customer for any loss, damage costs, expenses or other claims for compensation arising from any indirect or consequential loss, damage or expenses.
8.4 The Supplier's Liability in respect of any other loss or damage shall be limited to the price paid by the Customer.
8.5 The Supplier shall not be liable to the Customer by reason of any delay in performing, or any failure to perform, any of it obligations in relation to the Work, if the delay or failure was due to:
8.5.1 Any act of God, war, terrorism, power failure, or any other cause beyond the Supplier's reasonable control; or
8.5.2 Any risk to health and safety or the environment, however, the Supplier will try to minimise any such problems where reasonably practicable.
8.6 The Supplier will not be liable for any fractured or frozen pipes and cannot guarantee to clear blockages occurring in a frozen pipe or drain.
8.7 Nothing in these Conditions affects any liability for death or personal injury caused by the Supplier's negligence or for fraudulent misrepresentation, or the Customer's statutory rights as consumer.
9. Data Protection
9.1 The Supplier will use personal information provided by the Customer for the purposes of:
9.1.1 Providing the Work:
9.1.2 Carrying out marketing and statistical analysis and we may disclose your information to our service providers for these purposes;
9.1.3 Informing the Customer by post or telephone about similar products and services provided by the Supplier and/or its related companies.
9.2 The Customer acknowledges and agrees that details of the Customer's name. Address and payment record may be submitted to a credit reference agency.
9.3 The Customer can correct any information or ask for information about the Customer to be deleted or opt-out from receiving any marketing information by post or by telephone by giving written notice to the Supplier at the address, fax number or email address shown on the Confirmation and/or any customer satisfaction questionnaire provided.
10. General
10.1 If any provision (or part of a provision) of this contract is found by any court or administrative body of competent jurisdiction to be invalid unenforceable or illegal, the other provisions will remain in force.
10.2 if any invalid, unenforceable or illegal provision of this Contract would be valid, enforceable or legal if some part of it were changed, deleted, that provision will apply with whatever changes are necessary to make the relevant provision valid, enforceable and legal.
10.3 A delay by either party in acting on a breach of this Contract will not prevent the other party from taking action in respect of that breach or any subsequent breach of this contract.

EXPRESS
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