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	49

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 117 >**

ID	Location	Name	Grade	Reference Number	Listed date
B	24m E	Mercer's School Hall And Buildings Adjoining Mercer's School Hall	II*	1064743	04/01/1950
1	29m S	32 And 33, Furnival Street Ec4	II	1359185	26/04/1974
C	41m W	9 And 10, Staple Inn	II	1244732	14/05/1974
C	44m NW	Number 7 And 8 And Attached Railings	II	1244731	14/04/1950
3	53m SW	10, Furnival Street And Attached Railings, And 25, Southampton Buildings And Attached Railings	II*	1246854	27/04/1989

ID	Location	Name	Grade	Reference Number	Listed date
C	54m NW	Lamp Post In Staple Inn Court	II	1271520	14/05/1974
C	61m NW	Royal Fusiliers War Memorial	II*	1064638	05/06/1972
C	61m W	The Hall And Attached Railings	II	1246099	14/05/1974
C	61m NW	Number 4, 5 And 6 And Attached Pump	I	1246100	24/10/1951
C	63m NW	1-4, Holborn Bars	I	1246103	14/05/1974
4	69m E	78-81, Fetter Lane Ec4	II	1192481	05/06/1972
C	75m NW	The Institute Of Actuaries And Attached Railings	II	1271541	14/04/1950
C	76m NW	337 And 338, High Holborn	II*	1246102	14/05/1974
C	78m NW	Obelisk Marking City Boundary On South Side Of Road	II	1064637	05/06/1972
A	83m SW	Number 14 And Attached Railings, Took's Court	II	1246471	24/10/1951
C	86m NW	Staple Inn Buildings North And South And Attached Railings	II	1245623	14/05/1974
A	88m SW	Number 15 And Attached Railings	II*	1244733	24/10/1951
C	89m NW	Obelisk Marking City Boundary On North Side Of Roadway	II	1378895	05/06/1972
A	93m SW	Number 16 And Attached Railings, Took's Court	II	1244734	24/10/1951
5	116m N	Prudential Assurance Building	II*	1379064	03/03/1972
6	121m S	Former Offices Of Yrm	II	1242612	24/11/1995
7	154m E	Statue Of The Prince Consort	II	1064639	05/06/1972
9	180m SW	The Gatehouse Or Gate Tower	II	1379313	24/10/1951
10	180m SW	8-15, Old Square And Attached Railings	II	1379314	14/05/1974
E	186m NW	Gatehouse Fronting On To High Holborn, Gray's Inn	II	1113076	24/10/1951
11	189m SW	24, Old Buildings	II	1379312	24/10/1951
E	192m NW	Cittie Of Yorke Public House	II	1378857	14/05/1974
F	193m E	5, Hatton Garden	II	1378737	14/05/1974
12	202m NW	South Square Number 1	II	1322155	24/10/1951
13	206m SW	The Chapel	I	1379317	24/10/1951
14	207m NW	Statue Of Francis Bacon In South Square	II	1322156	14/05/1974
F	210m NE	Ye Olde Mitre Public House	II	1078281	24/10/1951
F	216m NE	Numbers 7, 8 And 9 And Attached Railings And Lamp Holder	II	1078282	14/05/1974

ID	Location	Name	Grade	Reference Number	Listed date
D	220m W	Numbers 8-11 And Attached Railings And Gates	I	1379319	24/10/1951
15	220m SW	Old Hall And Attached Gateway	I	1379316	24/10/1951
16	220m SW	87, Chancery Lane Wc2	II	1292298	10/11/1986
G	224m N	St Albans Clergy House And Attached Railings With Lamp Holder	II	1272352	14/05/1974
F	226m E	Porters Lodge At Entrance And Attached Gates, Standards And Spur Stones	II	1078286	14/05/1974
F	226m NE	Roman Catholic Church Of St Etheldreda And Attached Walls And Piers	I	1078287	24/10/1951
H	227m SW	Nos. 16-23, Old Buildings	I	1379311	24/10/1951
17	229m NE	Treasure House	II	1378738	11/01/1999
F	231m NE	13 And 14 Ely Place And Attached Railings	II	1078283	14/05/1974
G	235m N	Church Of St Alban The Martyr	II*	1272353	24/10/1951
18	237m NW	The Chapel, Gray's Inn Square	II	1322148	24/10/1951
19	239m S	The Public Record Office	II*	1359155	09/01/1970
H	245m SW	14 And 15, New Square	II	1379306	14/05/1974
20	246m NW	The Hall And Attached Railings, South Square	I	1322154	24/10/1951
21	249m SW	War Memorial	II	1379321	11/01/1999
22	250m E	Church Of St Andrew	I	1064643	04/01/1950

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

11.5 Conservation Areas

Records within 250m	**3**

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 117 >**

ID	Location	Name	District	Date of designation
A	**On site**	**Chancery Lane**	**City and County of the City of London**	**1974**
2	43m N	Hatton Garden	Camden	01/12/1968
D	163m NW	Bloomsbury	Camden	19/09/1968

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

11.6 Scheduled Ancient Monuments

Records within 250m **1**

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.

Features are displayed on the Visual and cultural designations map on **page 117 >**

ID	Location	Ancient monument name	Reference number
B	20m E	Barnard's Inn Hall (Mercers' School)	1002064

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

11.7 Registered Parks and Gardens

Records within 250m **1**

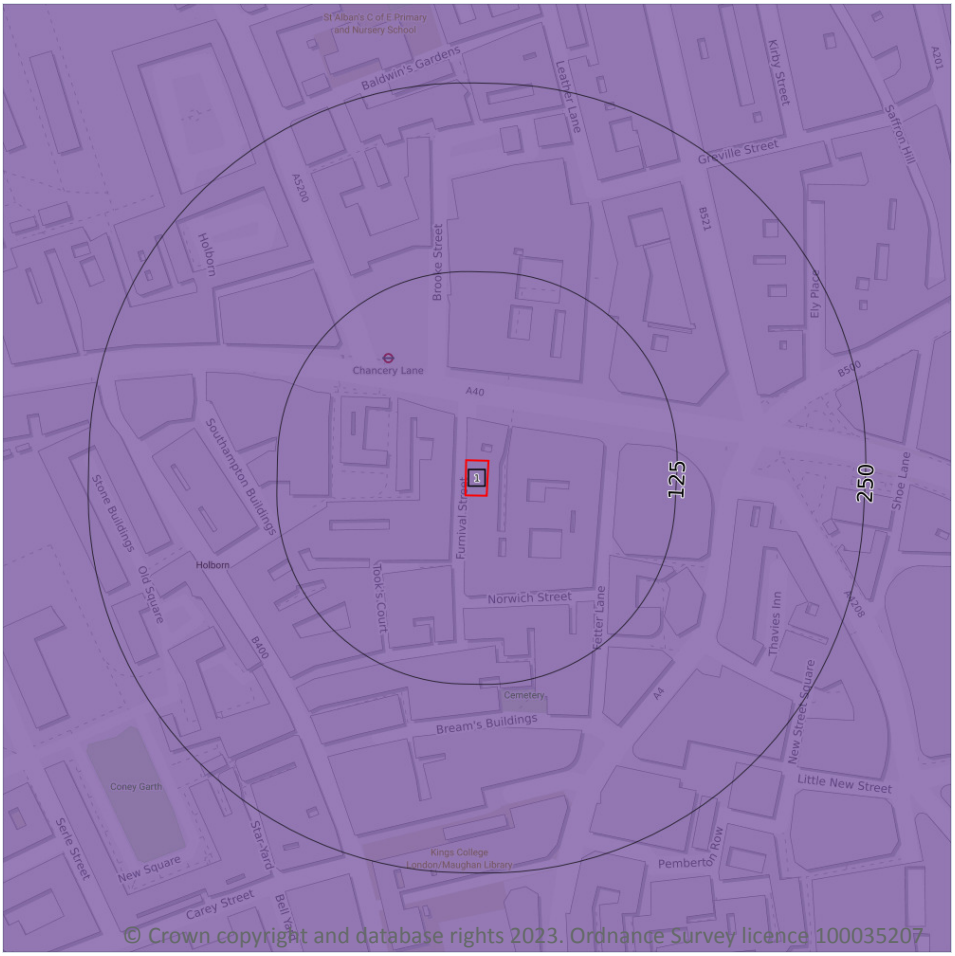
Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the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

Features are displayed on the Visual and cultural designations map on **page 117 >**

ID	Location	Name	Grade
8	168m NW	Gray's Inn	II*

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 122 >**

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

13.1 Priority Habitat Inventory

Records within 250m	0

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

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	1

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 125 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TQ38SW**

This data is sourced from the British Geological Survey.

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

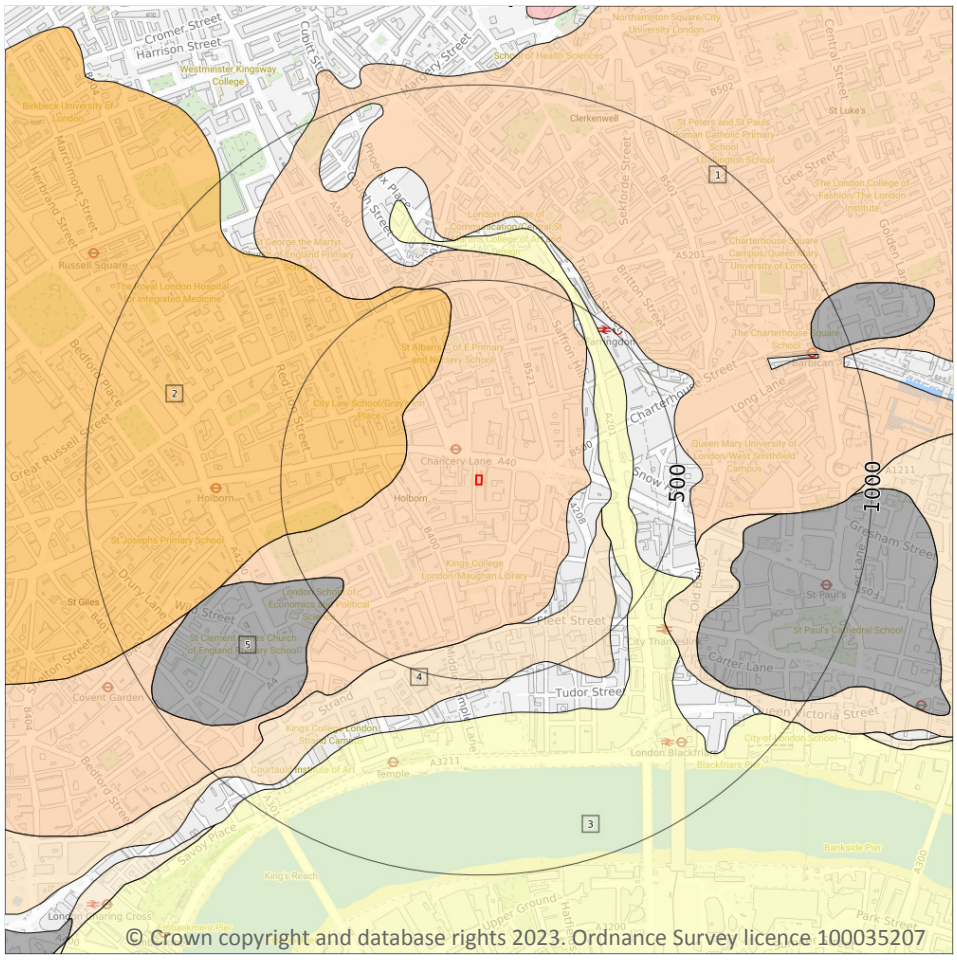
14.2 Artificial and made ground (10k)

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



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **5**

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.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 127 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**HAGR-XSV**	**Hackney Gravel Member - Sand And Gravel**	**Sand And Gravel**
2	186m W	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
3	302m E	ALV-XCZ	Alluvium - Clay And Silt	Clay And Silt
4	308m E	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	420m SW	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt

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	1

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 129 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-CLAY**	**London Clay Formation - Clay**	**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 131 >**

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.

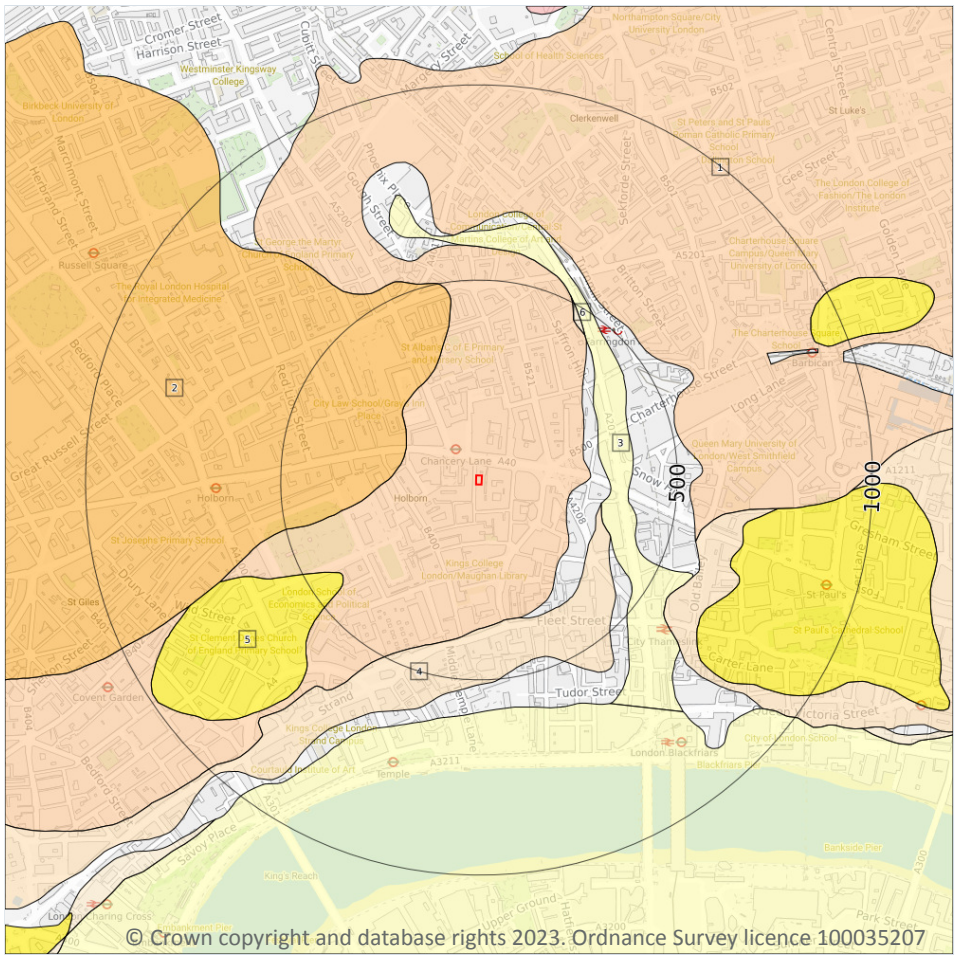
15.3 Artificial ground permeability (50k)

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



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **6**

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.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 133 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**HAGR-XSV**	**HACKNEY GRAVEL MEMBER**	**SAND AND GRAVEL**
2	191m W	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
3	304m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
4	304m E	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
5	413m SW	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT
6	446m NE	KPGR-XSV	KEMPTON PARK GRAVEL MEMBER	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	**1**

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).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

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	1

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 135 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-XCZS**	**LONDON CLAY FORMATION - CLAY, SILT AND SAND**	**YPRESIAN**

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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**	**Moderate**	**Very Low**

This data is sourced from the British Geological Survey.

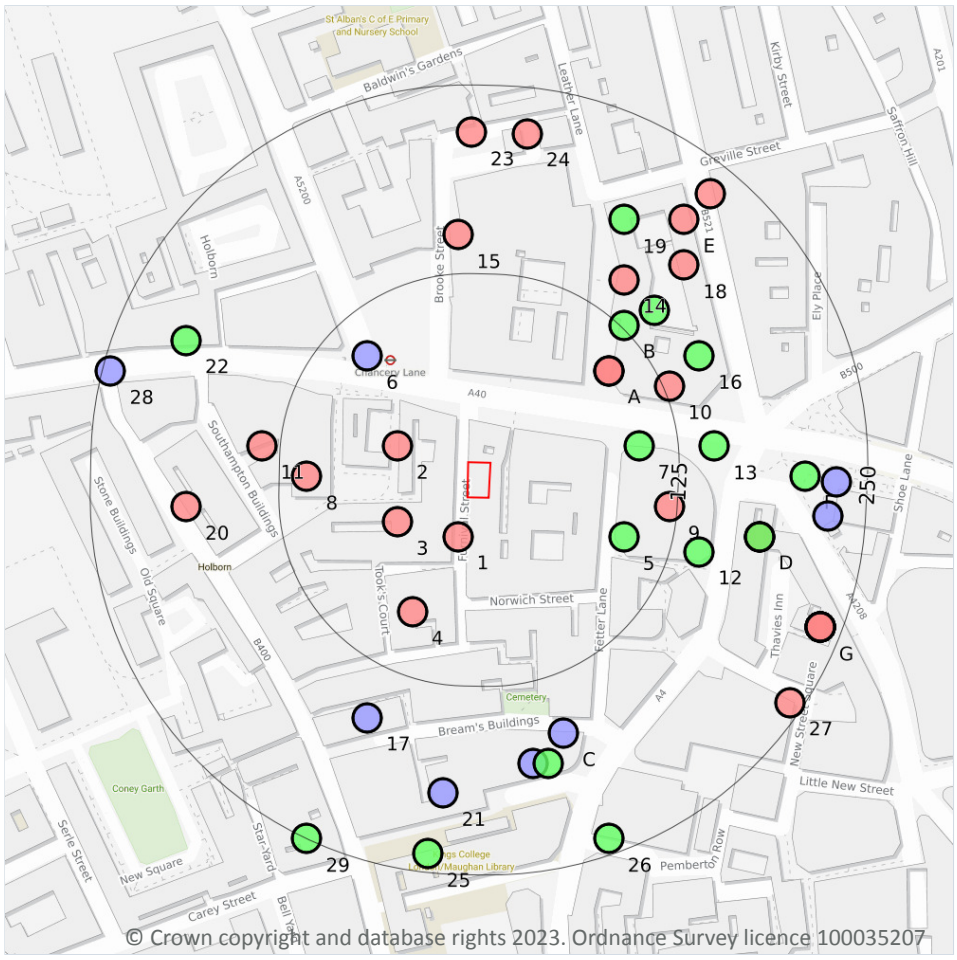
15.10 Bedrock faults and other linear features (50k)

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	55

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.

Features are displayed on the Boreholes map on **page 137 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	27m S	531200 181500	SNOW HILL, HOLBORN VIADUCT	48.76	N	1067328 ↗
2	48m NW	531160 181560	G.P.O. NO.12 STAPLE INN HOLBORN	39.62	N	1063415 ↗

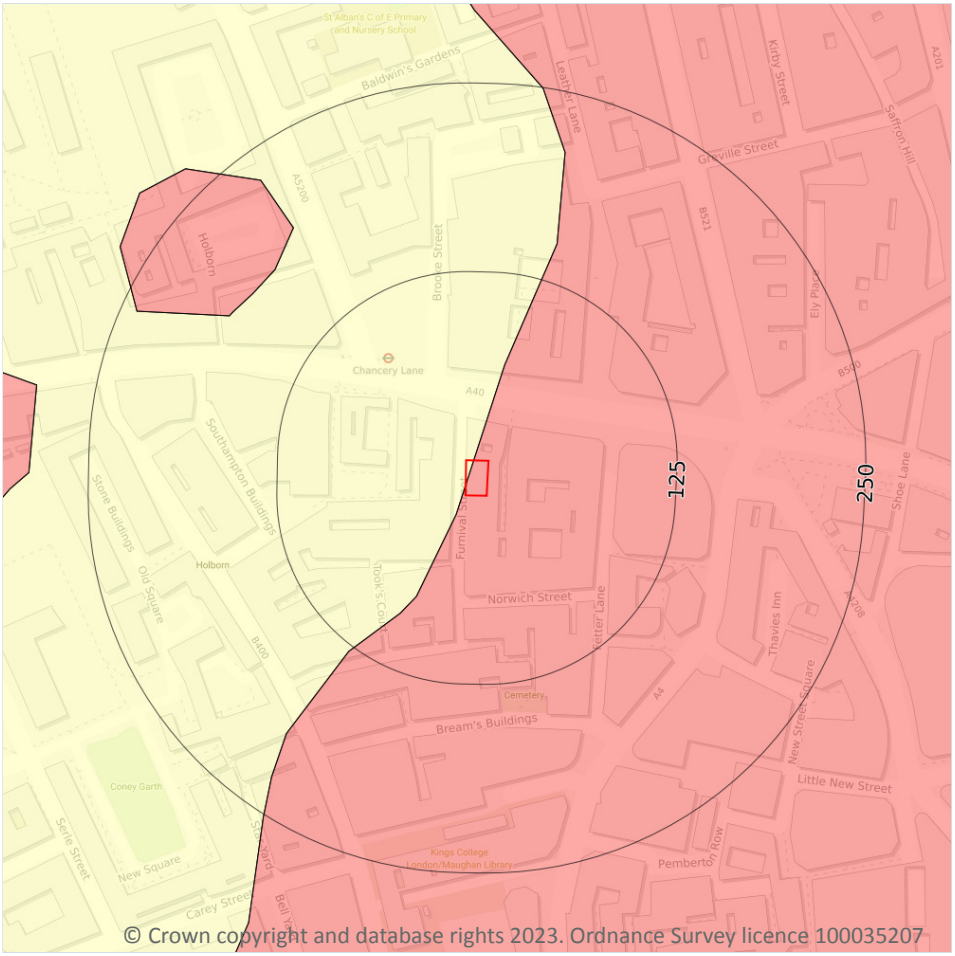
ID	Location	Grid reference	Name	Length	Confidential	Web link
3	49m SW	531160 181510	TOOKS COURT	152.4	N	1067061 ↗
4	84m SW	531170 181450	G.P.O. NO.13 TOOKS COURT HOLBORN	39.62	N	1063416 ↗
5	93m E	531310 181500	HOLBORN CIRCUS BH5	25.91	N	1064784 ↗
6	97m NW	531140 181620	GRAYS INN ROAD/HIGH HOLBORN	9.3	N	1063461 ↗
7	99m E	531320 181560	HOLBORN CIRCUS BH2	22.95	N	1064781 ↗
A	99m NE	531300 181610	GAMAGE HOLBORN BH1	40.0	N	1066740 ↗
A	99m NE	531300 181610	MESSRS GAMAGE HOLBORN	182.88	N	1063845 ↗
8	107m W	531100 181540	BIRKBECK BANK CHANCERY LANE HOLBORN	54.25	N	1063842 ↗
9	120m E	531340 181520	HOLBORN CIRCUS BH1	30.57	N	1064780 ↗
B	127m NE	531310 181640	GAMAGE HOLBORN BH2	30.0	N	1066741 ↗
10	129m NE	531340 181600	GAMAGE HOLBORN BH4	40.0	N	1066743 ↗
11	137m W	531070 181560	SOUTHAMPTON BUILDINGS, CHANCERY LANE	76.2	N	1067324 ↗
12	144m E	531360 181490	HOLBORN CIRCUS BH4	24.5	N	1064783 ↗
B	148m NE	531330 181650	GAMAGE HOLBORN BH5	30.0	N	1066744 ↗
13	149m E	531370 181560	HOLBORN CIRCUS BH3	23.04	N	1064782 ↗
14	150m NE	531310 181670	GAMAGE HOLBORN BH3	40.0	N	1066742 ↗
15	151m N	531200 181700	BROOKE STREET HOLBORN	39.62	N	1063457 ↗
16	156m NE	531360 181620	GAMAGE HOLBORN BH6	30.0	N	1066745 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
17	160m SW	531140 181380	5 BREAMS BUILDINGS LONDON WC2 1	1.5	N	15950095 ↗
C	164m S	531270 181370	FETTER LANE BH1	9.63	N	1066046 ↗
C	178m S	531250 181350	FETTER LANE BH3	9.14	N	1066048 ↗
C	180m S	531260 181350	FETTER LANE BH2	18.29	N	1066047 ↗
D	181m E	531400 181500	WALLIS & CO HIGH HOLBORN 2	152.4	N	1067064 ↗
D	181m E	531400 181500	WALLIS & CO HIGH HOLBORN 1	182.88	N	1067063 ↗
D	181m E	531400 181500	ST ANDREW STREET HOLBORN	12.0	N	1063959 ↗
18	183m NE	531350 181680	GAMAGE HOLBORN BH7	40.0	N	1066746 ↗
19	184m NE	531310 181710	GAMAGES REDEVELOPMENT BH8	30.0	N	1066705 ↗
20	187m W	531020 181520	GPO 31 HOLBORN	41.3	N	1064288 ↗
21	197m S	531190 181330	GERALDINE HOUSE BREAM BLDGS A	8.84	N	1066152 ↗
22	204m NW	531020 181630	29A HIGH HOLBORN	12.19	N	1063250 ↗
E	206m NE	531350 181710	GAMAGES REDEVELOPMENT BH9	35.0	N	1066706 ↗
F	209m E	531430 181540	6-16 ST ANDREWS STREET HOLBORN	12.65	N	1063963 ↗
23	219m N	531209 181768	CROSSRAIL PACKAGE C RT43	45.03	N	1067778 ↗
24	219m N	531246 181767	Crossrail RT131	48.45	N	20655178 ↗
F	225m E	531445 181514	ST ANDREWS CHURCH HOLBORN WS3	5.0	N	18756080 ↗
F	230m E	531451 181536	ST ANDREWS CHURCH HOLBORN WS4	5.0	N	18756081 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
E	230m NE	531367 181727	CROSSRAIL PACKAGE C RT45	42.0	N	1067784 ↗
G	236m SE	531440 181440	SHOE LANE EC4 1	18.29	N	1066353 ↗
G	236m SE	531440 181440	SHOE LANE EC4 10	18.29	N	1066362 ↗
G	236m SE	531440 181440	SHOE LANE EC4 11	36.58	N	1066363 ↗
G	236m SE	531440 181440	SHOE LANE EC4 8	31.09	N	1066360 ↗
G	236m SE	531440 181440	SHOE LANE EC4 5	12.19	N	1066357 ↗
G	236m SE	531440 181440	SHOE LANE EC4 6	33.53	N	1066358 ↗
G	236m SE	531440 181440	SHOE LANE EC4 9	30.48	N	1066361 ↗
G	236m SE	531440 181440	SHOE LANE EC4 3	15.24	N	1066355 ↗
G	236m SE	531440 181440	SHOE LANE EC4 4	36.58	N	1066356 ↗
G	236m SE	531440 181440	SHOE LANE EC4 2	38.1	N	1066354 ↗
G	236m SE	531440 181440	SHOE LANE EC4 7	36.58	N	1066359 ↗
25	238m S	531180 181290	ST DUNSTANDS HOWE BH2	20.0	N	1064621 ↗
26	239m S	531300 181300	FETTER LANE HOLBORN	16.92	N	1063928 ↗
27	241m SE	531420 181390	NEW ST SQ EC4 BH1-4	36.57	N	1066030 ↗
28	245m W	530970 181610	CHANCERY LANE/HIGH HOLBORN	5.49	N	1063460 ↗
29	250m SW	531100 181300	LPTB CHANCERY LANE HOLBORN	13.1	N	1063456 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m	2

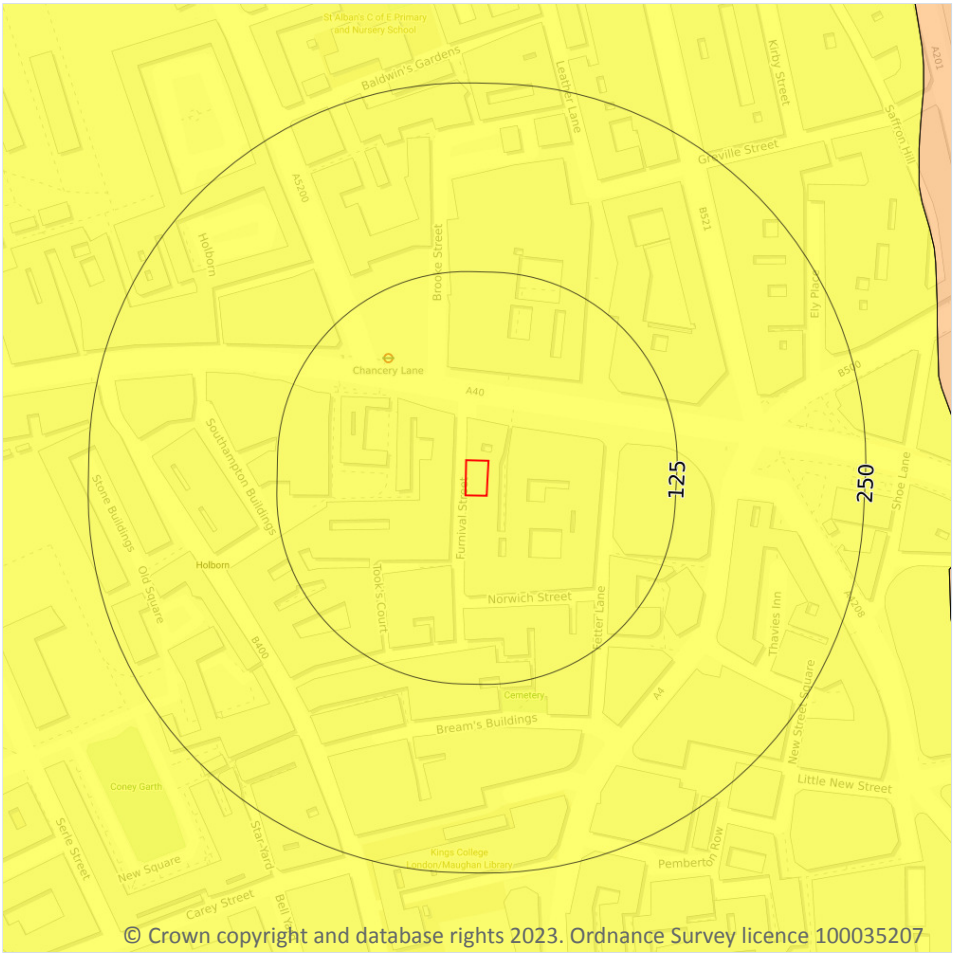
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 141 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
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 142 >**

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

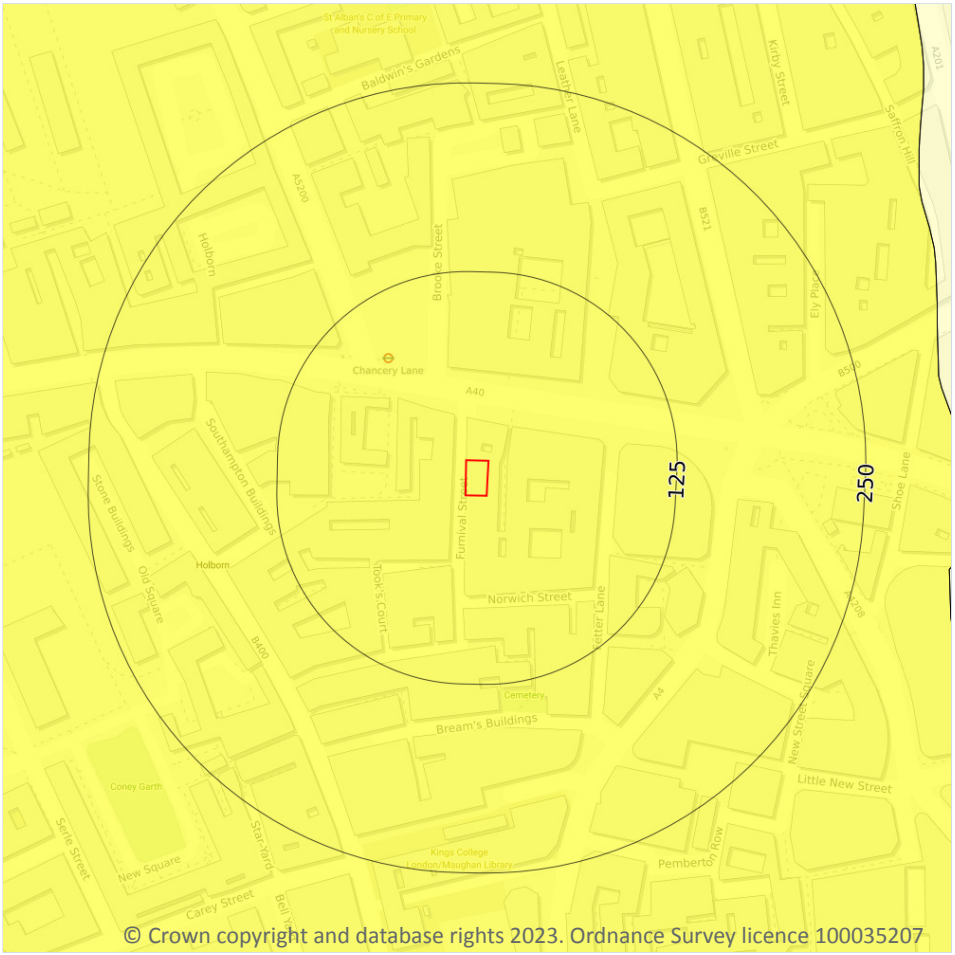
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 143 >**

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

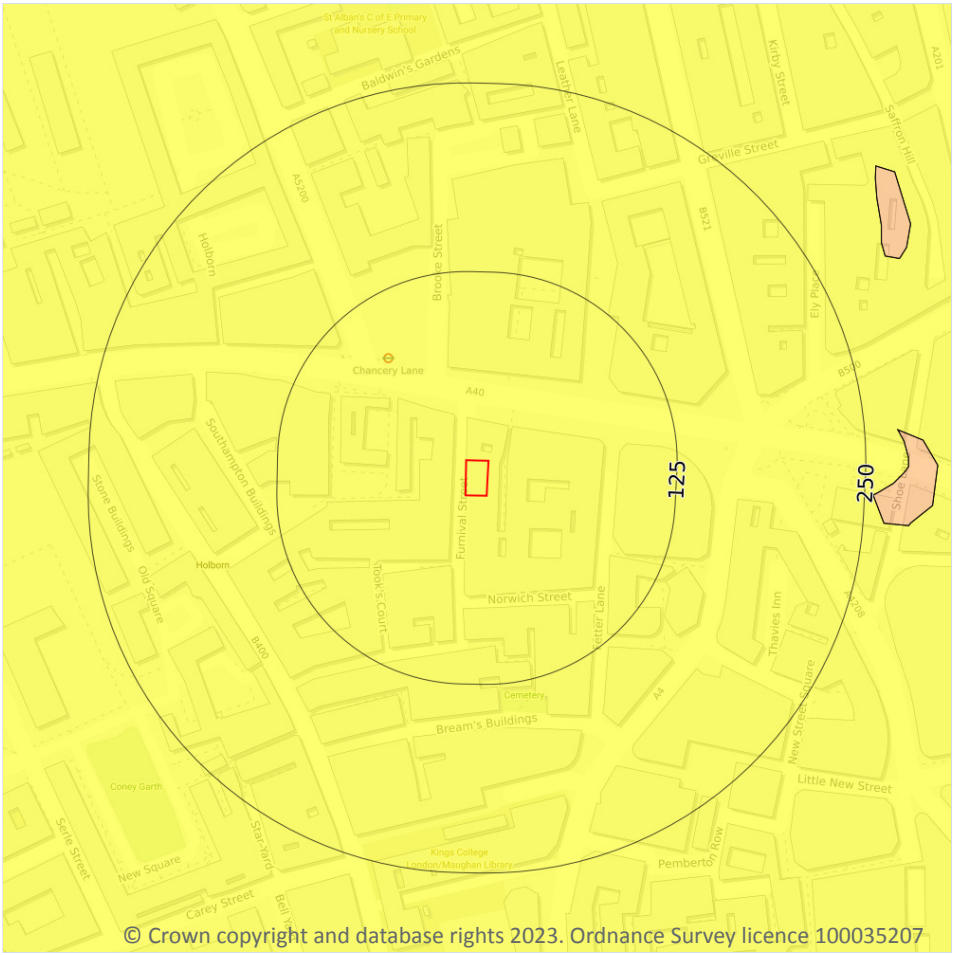
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 144 >**

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 145 >**

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 146 >**

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	0

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.

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	25

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 148 >**

ID	Location	Land Use	Year of mapping	Mapping scale
2	410m E	Tunnel	1895	1:10560
A	416m E	Tunnels	1895	1:10560
A	419m E	Tunnel	1895	1:10560
B	433m E	Tunnel	1895	1:10560
A	434m E	Tunnel	1895	1:10560
B	434m E	Tunnel	1895	1:10560
C	445m E	Tunnel	1895	1:10560
C	447m E	Tunnel	1895	1:10560
D	572m NE	Tunnel	1895	1:10560
D	576m NE	Tunnel	1895	1:10560
E	623m N	Tunnel	1994	1:10000
E	623m N	Tunnel	1966	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
E	623m N	Tunnel	1976	1:10000
E	623m N	Tunnel	1971	1:10000
-	641m N	Tunnel	1894	1:10560
-	653m N	Tunnel	1873	1:10560
-	653m N	Tunnel	1873	1:10560
-	654m N	Tunnel	1894	1:10560
-	690m S	Tunnel	1895	1:10560
-	781m S	Tunnel	1895	1:10560
G	801m SE	Tunnel	1895	1:10560
G	802m SE	Tunnel	1895	1:10560
-	807m SW	Tunnel	1895	1:10560
-	911m E	Tunnel	1895	1:10560
-	914m E	Tunnel	1895	1:10560

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 Groundsure.

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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

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

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 153 >**

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

This data is sourced from the British Geological Survey and UK Health Security Agency.

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**
26m S	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	4

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	**26**	**4.6**	**1093**	**751**	**2.4**	**86**	**293**	**44**	**125**
6m SW	25	4.4	953	655	2.2	86	245	42	101
26m S	31	5.4	1691	1162	2.3	79	408	47	202
27m S	29	5.1	1299	892	2.1	80	316	44	145

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

21.1 Underground railways (London)

Records within 250m	1

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

Features are displayed on the Railway infrastructure and projects map on **page 157 >**

Location	Line Name	Line Section	Track Type	Depth (m bgl)	Operational hours
42m N	Central Line	Central Line	Tunnel	21.4	Mon-Sat: Early 0355 Late 0133, Sun: Early 0535 Late 0026, 24h service overnight on Sat nights/Sun mornings

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	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

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.

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	2

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 157 >**

Location	Name	Type
196m N	Elizabeth Line	rail
209m N	Elizabeth Line	rail

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	2

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.

Features are displayed on the Railway infrastructure and projects map on **page 157 >**

Location	Route Type
198m N	Tunnel Alignment
215m N	Tunnel Alignment

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-april-2023/ ↗.