

# Appendix F

BGS BOREHOLE LOGS



GROUND LEVEL: 58.4 AOD. (Newlyn.)  
 NOMINAL B.H. DIA.: 6" Casing to 60'-0"  
 DATE OF BORING: 24/4/50 to 8/5/50

TQ/38SW/126 3HS 8/58  
**BOREHOLE No. 12**  
 (Staple Inn.)

GROUNDWATER LEVEL	DATE	SAMPLE DEPTH	B.H.	DEPTH	R.L.	DESCRIPTION OF STRATA
				0'-6"	+57.9	Concrete
				3'-0"	+55.4	Hardcore fill
		5'-0"				Sandy clay & gravel
				8'-0"	+50.4	
10'-0"	27/4/50	10'-0"				Medium sand & gravel getting coarser with depth
13'-0"	25/4/50					
		16'-0"				
		17'-6"			+40.9	Firm brown sandy clay and gravel
		19'-0"				
		20'-0"			+38.4	
		24'-0"				
		30'-0"				
		35'-0"				
		40'-0"				Stiff grey-blue silty fissured clay with some sand content below 60'-0" (Mudstone at 53'-0")
		45'-0"				
		50'-0"				
51'-0"	29/4/50	53'-0"				
		60'-0"				
		65'-0"				
		70'-0"				
		75'-0"			-15.6	
		80'-0"				Stiff grey-blue sandy fissured clay

REMARKS: Water at 10'-0" & 13'-0" represents GWL. in the sand and gravel. Water at 51'-0" represents seepage behind the upper B.H. casing and was later sealed off by further casing.

SAMPLES  
 Undisturbed  
 Disturbed

SCALE:  
 1/8" to 1'-0"

G.P.O. LONDON. TQ 38 SW  
 SITE INVESTIGATION FOR PROPOSED TUNNEL.  
 126

SOILS No. S/380  
 DRWG. No. S/R/676

TQ/385W/126

3115 8158

2

GROUND LEVEL: 58.4 AOD. (Newlyn)  
 NOMINAL B.H. DIA.: 6" Casing to 60'-0"  
 DATE OF BORING: 24/4/50 to 8/5/50

**BOREHOLE No.12** Cont'd  
 (Staple Inn)

GROUNDWATER LEVEL		SAMPLE DATE	B.H.	DEPTH 80'-0"	R.L.	DESCRIPTION OF STRATA
LEVEL	DATE					
				83'-0"	-24.6	Stiff grey - blue sandy fissured clay
		85'-0"	●			Stiff grey - blue fissured clay
		90'-0"	●	89'-0"	-30.6	Stiff grey - blue sandy fissured clay
		96'-0"	●	95'-0"	-36.6	Stiff brown, grey & red mottled fissured clay
		100'-0"	●			
		104'-0"	●			
		106'-0"	●			
		112'-0"	●			Compact light grey fine sand
		119'-0"	●	117'-6"	-59.1	
		124'-0"	●	123'-6"	-65.1	Stiff dark grey fissured clay
		127'-6"	●	126'-6"	-68.1	Firm grey, green & red mottled clay with traces of limestone
		129'-0"	●	128'-0"	-69.6	
		130'-0"	●	130'-0"	-71.6	Stiff brown, grey & red mottled fissured clay

REMARKS:  
 Boring 8" dia. from GL. to 57 ft.  
 6" dia. from 57 ft. to 130 ft.

SAMPLES  
 ■ Undisturbed  
 ● Disturbed

SCALE:  
 1/8" to 1'-0"

**G.P.O. LONDON.**  
 SITE INVESTIGATION  
 FOR PROPOSED TUNNEL.

SOILS No.  
 S/380  
 DRWG. No.  
 S/R/676

256/665

N.4817

W. S. Ltd. 3,000/7/52.

**C. ISLER & Co., LTD.,**  
ARTESIAN & CONSULTING WELL ENGINEERS  
BEAR LANE, SOUTHWARK, S.E. 1.

Telegraphic Address: "ISLER, LONDON."  
Telephone No.: WATERLOO 7044 (3 lines).

BIRMINGHAM BRANCH: 93, Broad Street.  
LEEDS BRANCH: Bardon Chambers, King Street.

TO 38/251 G 103  
**CHART CONFIDENTIAL**  
of Borehole at London Telecommunications,  
Tooks Court,  
Chancery Lane,  
London W.C.1.

~~CONFIDENTIAL~~

Bored by R. J. Back. Date Commenced 3rd Oct. 195 2

Water Levels: Standing 178 Ft. Pumping 388 Ft. Completed 13th Nov. 195 2  
 DECLASSIFIED  
 Supply 700 Galls. per hour. Analysis if made  
 30 SEP 1999 15 Ft. Ins. of 18 Ins. Tubes Level Ft. above Tunnel Invert.  
94 of 18 " " 7'19" above " "  
 RECEIVED TQ 3116 8/77

Boring Stage above Ground or Street Level 100 Ft. Height above Sea Level 47.25 Ft.

Stratum	app.	Thickness.		Total.		Water level.	
		Ft	in	Ft	in	Rods in	Rods out
<b>BOREHOLE No.</b>							
Mottle Clay		20	0	20	0		
Grey Sand.		9	0	29	0		
Mottle Clay.		10	0	39	0		
Sandy Clay & Pebbles.		3	0	42	0		
Green Sand & Pebbles.		2	0	44	0		
Green Sand & Pebbles & Shells.		8	0	52	0		
Green Sand.		29	0	81	8		
Green Coated Flints.			0	82	0		
Chalk & Flints (Dry)		98	0	180	0		
Chalk & Flints	Previously water bearing now dry.	10	0	190	0		
Chalk & Flints.		310	0	500	0		

W.R.B.  
52 ft

30 ft

ck.  
418 ft

Most of supply came from 190 ft to 300 ft app.

DECLASSIFIED  
~~CONFIDENTIAL~~  
30 SEP 1999  
RECEIVED

DECLASSIFIED  
30 SEP 1999  
RECEIVED

Rec. 11.253

TQ 38 SW 13

# BOREHOLE LOG

3102 8163

281  
B

LOCATION No 1187 SCHEME 2147 - SITE 4.

CARRIED OUT FOR MINISTRY OF WORKS.

**LON N**

BOREHOLE No 1 DIAMETER: 6 in.

16.7 TUNNEL DATUM

GROUND LEVEL: (N.D. 100) DATE: 3rd March 1952

**5 SWE**

Description	U.S.D.	Legend	Sample	Depth	Thickness	Water Level
Concrete slab.	160.7	[Cross-hatched pattern]		0'0"	2'0"	0.41
Soft brown sandy silty <u>CLAY</u> with fine medium coarse gravel.	158.7	[Stippled pattern]	1	2'0"	2'6"	0.76
	156.2	[Stippled pattern]	2	4'6"		
		[Stippled pattern]	3			
Light brown fine medium coarse sand and fine, medium, coarse <u>GRAVEL</u> .		[Stippled pattern]	4		11'6"	1.50
		[Stippled pattern]	5			
		[Stippled pattern]	6			
		[Stippled pattern]	7	16'0"		
Stiff brown silty <u>CLAY</u>	144.7	[Horizontal lines]	8		1'0"	
	143.7	[Horizontal lines]	9	17'0"		
		[Horizontal lines]	10			
Stiff blue grey fissured silty <u>CLAY</u> . Colour changes gradually from blue-grey to grey between 20'0" and 30'0".		[Horizontal lines with 'x' marks]	11			
		[Horizontal lines with 'x' marks]	12			
		[Horizontal lines with 'x' marks]	13			
		[Horizontal lines with 'x' marks]	14			
		[Horizontal lines with 'x' marks]	15			
		[Horizontal lines with 'x' marks]	16		23'0" penetrated.	
		[Horizontal lines with 'x' marks]	17			
		[Horizontal lines with 'x' marks]	18			
		[Horizontal lines with 'x' marks]	19			
Claystone boulder at 37'0"		[Irregular shape]	20			
		[Irregular shape]	21			
	120.7	[Horizontal lines]	22	40'0"		
END OF BORING						

G.W.L: 14'0" BELOW SURFACE OF CONCRETE

Base of Drift at +144.7'00

4-OCT-1952  
M. O. W.

SCALE: 1cm = 2'6"

● DISTURBED SAMPLE

■ UNDISTURBED SAMPLE

FIG. 2

256/599  
TQ 38/280

British Geological Survey  
256/599

CHANCERY LANE. Southampton Buildings. Birkbeck Bank. Lond. 7 SW  
(b. 7).  
Ref. P.G.S. p. 165. Well O.D. 68. Depth 178. Chalk-110.  
Water-86. Shaft to Chalk. Yield 3,000. Tilley. 1899.

**Southampton Buildings. BIRKBECK BANK, 1899.**  
London Map 7 S.W. Street level 68 feet above Ordnance Datum.  
Made and communicated by Messrs. TILLEY.  
Shaft to the Chalk.  
Water-level 154½ feet down. Yield about 50 gallons a minute.

	Thickness.	Depth.
To basement, below road-level	Ft.	Ft.
[River Gravel] Ballast	—	12
London Clay	15	27
	85	112
	15	127
	7	134
[Reading Beds, 43½ feet]	15	149
	2	151½
	4	155½
Fine [Thanet] sand and water	22½	178

	ft.	in.
Drift + basement	27	0
London Clay	85	0
Woolwich + Reading Beds (? Reading Type)	43	6
Thanet Sand	22	6

Switzerland 1976

British Geological Survey

British Geological Survey

British Geological Survey

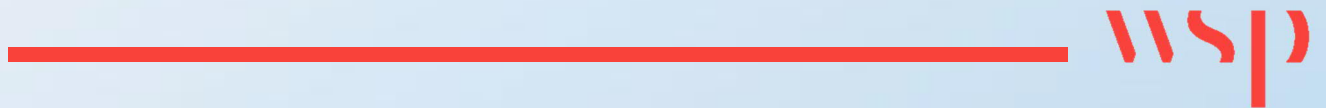
British Geological Survey

British Geological Survey

British Geological Survey

# Appendix G

ZETICA UXO PRE-DESK STUDY RISK  
ASSESSMENT




Reed, Gareth

---

From: Matthew Eatough <[REDACTED]>  
Sent: 09 June 2023 15:47  
To: Reed, Gareth; Uxo  
Cc: Yusaf, Adam; Nathan Towers  
Subject: RE: Furnival Street and High Holborn UXO (E13227-23)  
Attachments: E13227-23 Zetica UXO Desk Study Risk Assessment Furnival Street and High Holborn 090623.pdf

Good afternoon Gareth

Please find the PDSAs below and quote attached as requested. Any comments or queries, please don't hesitate to contact us.

	
Pre-Desk Study Assessment	
Site:	40-38 Furnival Street, Holborn, London
Client:	WSP
Contact:	Gareth Reed
Date:	9 <sup>th</sup> June 2023
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: <ul style="list-style-type: none"><li>■ Docks, wharves, and warehouses along the River Thames.</li><li>■ Transport infrastructure and public utilities.</li><li>■ Industries important to the war effort, including munitions factories and chemical and engineering works.</li><li>■ Military barracks and training areas.</li><li>■ Anti-Aircraft (AA) guns.</li></ul>
WWI Bombing	Readily available records have been found to indicate that several High Explosive (HE) bombs fell in close proximity to the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: <ul style="list-style-type: none"><li>■ Docks, wharves, and warehouses along the River Thames.</li><li>■ Transport infrastructure and public utilities.</li><li>■ Industries important to the war effort, including munitions factories and chemical, engineering, and metal works.</li><li>■ Military barracks, camps, depots, and training areas.</li><li>■ AA and anti-invasion defences.</li></ul>



WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	<p>During WWII the Site straddled the boundary of the City of London and the Metropolitan Borough (MetB) of Holborn.</p> <p>City of London officially recorded 415No. HE bombs with a bombing density of 613.0 bombs per 405 hectares (ha).</p> <p>Holborn MetB officially recorded 369No. HE bombs with a bombing density of 908.9 bombs per 405ha.</p> <p>Readily available records have been found to indicate that several HE bombs fell in close proximity to the Site.</p>
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	It is recommended that a detailed desk study is commissioned to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the Site.
Further information	<p>For information about Zetica's detailed UXO desk studies and other UXO services, please visit our website: <a href="http://www.zeticauxo.com">www.zeticauxo.com</a>.</p> <p>Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found <a href="#">here</a>.</p> <p>If you have any further queries, please don't hesitate to get in contact with us at <a href="mailto:uxo@zetica.com">uxo@zetica.com</a> or 01993 886 682.</p>

This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary.

It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.



## Pre-Desk Study Assessment

Site:	Chancery Station House, Holborn, London
Client:	WSP
Contact:	Gareth Reed
Date:	9 <sup>th</sup> June 2023
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	<p>The following strategic targets were located in the vicinity of the Site:</p> <ul style="list-style-type: none"> <li>■ Docks, wharves, and warehouses along the River Thames.</li> <li>■ Transport infrastructure and public utilities.</li> <li>■ Industries important to the war effort, including munitions factories and chemical and engineering works.</li> <li>■ Military barracks, depots, and training areas.</li> <li>■ Anti-Aircraft (AA) guns.</li> </ul>
WWI Bombing	Readily available records have been found to indicate that several High Explosive (HE) bombs fell in close proximity to the Site.

Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: <ul style="list-style-type: none"> <li>■ Docks, wharves, and warehouses along the River Thames.</li> <li>■ Transport infrastructure and public utilities.</li> <li>■ Industries important to the war effort, including munitions factories and chemical, engineering, and metal works.</li> <li>■ Military barracks, depots, and training areas.</li> <li>■ AA and anti-invasion defences.</li> </ul>
WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	During WWII the Site was located in the Metropolitan Borough (MetB) of Holborn, which officially recorded 369No. HE bombs with a bombing density of 908.9 bombs per 405 hectares (ha).  Readily available records have been found to indicate that several HE bombs fell in close proximity to the Site.
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	It is recommended that a detailed desk study is commissioned to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the Site.
Further information	For information about Zetica's detailed UXO desk studies and other UXO services, please visit our website: <a href="http://www.zeticauxo.com">www.zeticauxo.com</a> .  Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found <a href="#">here</a> .  If you have any further queries, please don't hesitate to get in contact with us at <a href="mailto:uxo@zetica.com">uxo@zetica.com</a> or 01993 886 682.
<p>This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary.</p> <p>It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.</p>	

Kind regards

Matthew

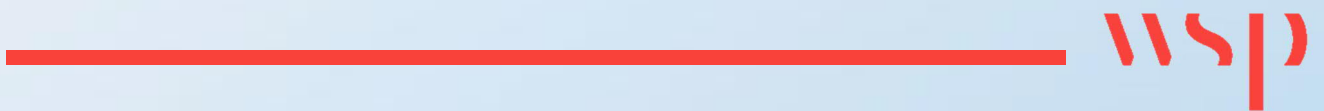
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Matthew Eatough  
Risk Assessor  
Zetica Limited

T [REDACTED] | W. [www.zeticauxo.com](http://www.zeticauxo.com) | T. [@ZeticaUXO](https://twitter.com/ZeticaUXO)

# Appendix H

REGULATORY RESPONSE



Reed, Gareth

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From: Smith, Alexande [REDACTED]  
To: Reed, Gareth  
Subject: 40-38 Furnival Street

Hello Gareth,

- Are there any environmental issues associated with the above named site? We are specifically interested in anything that could have led to contamination of soil or groundwater either beneath the site or within a 500m radius?

The City is not aware of any activities that could have led to contamination of soil or ground water beneath or within 500m of site.

- Do you hold any records of water quality within 1km of the site?

The City does not have any records that would assist with this query

- Are you aware of the presence of above ground storage tanks/gas meters on adjacent sites and are you aware of any spills or leaks associated with these?

The City is not aware of any of above ground storage tanks/gas meters on adjacent sites

- Any knowledge of former uses of the site?

- Whether the site has been or is likely to be designated as Contaminated Land under Part IIA of the Environmental Protection Act 1990?

I can confirm that the site in question has not been classified as contaminated land under Part IIA of the Environmental Protection Act 1990 nor has it currently been identified for further review under the City's Contaminated Land Strategy (or other Part IIA undertaking). The City's Contaminated Land Strategy has been reviewed and can be found at [www.cityoflondon.gov.uk/contaminatedland](http://www.cityoflondon.gov.uk/contaminatedland).

- Are there any records of landfill or waste transfer activities within 500m of the site?

Within the City of London boundary, there are no records of current or former landfills. Notwithstanding this, areas of the City will have been made up of rubble and backfill in the past and made ground is known to exist across the City to varying depths. Please refer to the Environment Agency for further details regarding landfill sites.

- Have there been any soil or groundwater remedial works carried out at the site or within 500m of the site?

The City of London does not currently maintain a database of intrusive land investigations and is therefore unable to extract this information. Any intrusive investigation reports submitted as part of the planning process and all planning documents for specific sites can be viewed at:

<http://www.planning2.cityoflondon.gov.uk/online-applications/>

- Please refer to the Environment Agency for further details regarding pollution incidents.

There is no costs associated with this request.

Kind Regards  
Alex Smith



[REDACTED]  
**Environmental Health Officer | Pollution Team**  
City of London | Environment Department | Guildhall | London |  
EC2V 7HH  
07925037228

[REDACTED]  
Juliemma McLoughlin  
Executive Director Environment

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**Contaminated Land Enquiry**  
**Chancery Station House, Fulwood Place**

Your query has been answered in red text below:

1. Please could you confirm whether the property is registered as contaminated land or if it is listed as a priority for review.

1A. The subject site has not been determined as contaminated land under Part 2A of EPA 1990.

2. Do you have any concerns regarding pollution (former pollution incidents etc) relating to the property?

2A As part of your enquiry the following searches were undertaken using the Councils GIS software (GISMO) to identify the potential for land contamination due to past and present land use activities within 100m. The search radius was expanded for landfill sites and private water supplies as explained below.

- Part A2/B Industrial Process – **none**
- Authorised landfill sites – **none**
- Elevated levels of heavy metals in soils - **none**
- Within 250m radius of former landfill site(s) within LBC- **none**.
- Private waters supplies within 1km - **none**
- Pollution Incidents - **none**
- Trade Directory review
- Land use activities identified from O/S maps
- Businesses registered with Kelly's Trade Directory operating within and intersecting a 100m radius of the site: **none**

**FINDINGS**

No historical land uses have been identified on site. The results identified the following past industrial land use activities of plausible concern within 100m:

Epoch	Land Use
1971-1988	Electricity Sub Station
1909-1922	Unknown Industrial

According to our contaminated land risk characterisation, land on which the above processes/activities were carried out is considered to represent a **Medium risk (risk score 12** e.g. unknown industrial use) of contamination. It is considered likely that such land could exhibit significantly elevated contaminate levels with the potential to cause harm, although the Council has no present evidence that confirms that there are contamination issues affecting the site other than potentially contaminative land-use activities in proximity. Therefore, the subject site is not currently being investigated under the Part IIA of the Contaminated Land Regime as it is considered (based on the information available) suitable for its current use.

If the site was to be redeveloped in the future, involving ground disturbance, excavation works or soft landscaping (certain soils in Camden contain elevated heavy

metals) then a planning condition would be recommend for a detailed site investigation (desk top study, walkover survey and intrusive investigation) and if necessary remediation works. The investigation process follows a risk-based approach under Part 2A of EPA 1990, objectively to ensure that potentially contaminated land is suitable for its proposed use. Consequently, the planning process is the main way in which contaminated land and potentially contaminated land is investigated and remediated in Camden.

3. Details of any Pollution Prevention and Control Act records / other permits or licenses held for the property.

3A There are no PPC Part A installations operating in the LBC.

4. Do you hold any site inspection, investigation, remediation/validation reports for the site (and is it possible to obtain copies?)

4A From review of available records, we are not aware of any site investigation or remedial works that may have taken place on the subject site.

5. Information relating to known landfills or infilled ground within the vicinity of the site.

5A As illustrated by 2A above the site is not within 100m of a recorded landfill site.

6. Private water supply records.

6A There are no private water supplies within the London Borough of Camden.

7. Groundwater abstraction and discharges to ground via soakaway.

7A The Council does not hold records of groundwater abstractions or soakaways. For further information contact the Environment Agency.

8. Any records on the historical development of the site including archaeological issues (e.g. roundhouse);

8A. We do not hold records of archaeological issues.

9. Any available details pertaining to the ponds/reservoirs/other surface water bodies proximate to the site.

9A. Regrettably LBC do not hold records of such controlled waters. This information could be obtained from a site visit and or desktop study.

10. Do you consider the site suitable from an environmental health perspective for continued use in its current configuration?

10A See response to 2A above. Former industrial use has been identified in the vicinity of the site, however we currently hold no information confirming whether or not contamination is an issue.

11. Have elevated indoor radon gas concentrations been identified within buildings on or within 100m of the site? Have radon protection measures been required in buildings on site or within 100m? If so, please provide details.

11.A The Council does not hold radon gas concentration data. However, information is available at [UKradon - UK maps of radon](#)

**Disclaimer:**

The above response is provided from such information that is readily available to the Council and in its possession. It is believed to be correct but the Council expressly gives no warranty in this respect nor will the Council accept any liability whatsoever for any error, omission or loss occasioned thereby to any person (whether or not the person requested the information) and in particular the Council gives no warranty that it has researched all its relevant archives in order to respond to the request for information.



Reed, Gareth

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From: NET Enquiries <HNLenquiries@environment-agency.gov.uk>  
Sent: 22 June 2023 14:09  
To: Reed, Gareth  
Subject: HNL 315038 JH - RE: 230614/AC14 RE: EA - Request for Information - LLL  
Kingsway - 40-38 Furnival Street, London, EC4A 1AB rcvd 31May  
Attachments: Historic Landfill.xlsx; Pollution Incidents redacted.xlsx

Dear Gareth

Enquiry regarding: Contaminated land search - 40-38 Furnival Street, London, EC4A 1AB

Thank you for your enquiry which was received on 31 May 2023.

We have considered your request under the provisions of the Freedom of Information Act 2000 / Environmental Information Regulations 2004 (EIR). The Act requires that we respond to requests by advising you whether or not information is held, and if so by providing you with that information.

EIR Regulation 3(2) states that information is held if it is in our possession and has been produced or received by us, or it is held by another person on our behalf at the time the request is received.

Information not held - Any knowledge of former uses of the site.

Please contact the local planning authority who may hold details of previous site use.

In this case, the information you have requested is not held by the Environment Agency, and we are therefore refusing your request on the grounds that there is no information we can provide.

Where a request is for environmental information, the Regulations allow us to refuse to disclose it if the exception at EIR Regulation 12(4)(a) applies. The regulation states that a public authority may refuse to disclose environmental information to the extent that it does not hold that information when an applicant's request is received.

It is not possible for us to conduct a public interest balancing test because the reason for non-disclosure is that the information is not held.

- Are there any environmental issues associated with the above-named site? We are specifically interested in anything that could have led to contamination of soil or groundwater either beneath the site or within a 500m radius?

We have checked our groundwater and contaminated land records. They have no records of site investigations or remediation works within the 500m search area or on site. Please be aware that we only consider risks to groundwater. The local council's Environmental Health Department is responsible for risks to other receptors (for example human health, property, and ecology) and should be contacted for further information.

- Do you hold any records of water quality within 1km of the site?

Our water quality data is available online via open data website. <https://data.gov.uk/dataset/a0e6f23e-d631-4584-9ea2-7053620e4af2/water-quality-archive>

Additionally, you can view the catchment data explorer for Water Framework Directive status and details of the area. - <https://environment.data.gov.uk/catchment-planning/>

- Are you aware of the presence of above ground storage tanks/gas meters on adjacent sites and are you aware of any spills or leaks associated with these?

For Gas Tanks above and below ground storage - Please contact the local authority for contaminated land register information. For details of pollution incidents please see below conditional licensed data.

- Whether the site has been or is likely to be designated as Contaminated Land under Part IIA of the Environmental Protection Act 1990?

The site is not designated as a Special Site under Part IIA of the EPA 1990. The Environment Agency only regulates Special Sites. The local council regulates all other contaminated land sites and maintains the Contaminated Land Strategy. Please contact the relevant local authority for further information.

- Have there been any soil or groundwater remedial works carried out at the site or within 500m of the site?

Please see previous response relating to groundwater contamination.

This information above is provided subject to the [Open Government Licence](#), which you should read.

**The following information is not available under the Open Government Licence but we may be able to license it to you under the Environment Agency Conditional Licence: [Environment Agency Conditional Licence](#).**

Are you aware of the presence of above ground storage tanks/gas meters on adjacent sites and are you aware of any spills or leaks associated with these?

Please find attached a redacted spreadsheet of pollution incidents in the site and 500m search area. Please see the appendix for redaction details.

**The following special conditions relate to the pollution incident data provided.**

Conditions:

1. Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of one year at the end of which it will terminate automatically without notice.
- 2.1. The Information contains some data that we believe is within the definition of “personal data” under the Data Protection Act 1998, but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the condition above. This personal data comprises information relating to individuals, or to sites operated by an individual or partnership of individuals.
- 2.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data.

#### **INFORMATION WARNING:**

Where these data indicate an incident occurred on a particular site or property no inference should be drawn that the site or property owner necessarily was responsible. Grid references may be derived from third party information and at different map scales and may have tolerances in accuracy and precision. Where there are multiple pollutants, an incident will have a row in the data for each.

- Are there any records of landfill or waste transfer activities within 500m of the site?

Please find attached a spreadsheet with historic landfill details. Please note we have limited data.

The following special conditions relate to the data above:

1. Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that

it is perpetual, this Licence has a limited duration of one year at the end of which it will terminate automatically without notice.

2.1. The Information contains some data that we believe is within the definition of “personal data” under the Data Protection Act 1998, but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the condition above. This personal data comprises information relating to individuals, or to sites operated by an individual or partnership of individuals.

2.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data.

**However, you MUST first check the supporting information and the above link to determine if the conditions on use are suitable for your purposes. If they are not, this information is not provided with a license for use, and the data is provided for read right only.**

Pollution incident data can also be found online as open data

- <https://data.gov.uk/search?q=pollution+incidents&filters%5Bpublisher%5D=&filters%5Btopic%5D=&filters%5Bformat%5D=&sort=best>

Our historic landfill details are available online - <https://data.gov.uk/dataset/17edf94f-6de3-4034-b66b-004ebd0dd010/historic-landfill-sites>.

Our permitted landfill sites can be found online - <https://www.data.gov.uk/dataset/ad695596-d71d-4cbb-8e32-99108371c0ee/permitted-waste-sites-authorised-landfill-site-boundaries>

Please refer to the public register for all waste sites - <https://www.gov.uk/guidance/access-the-public-register-for-environmental-information>

## Rights of appeal

If you are not satisfied you can contact us within 2 calendar months to ask for our decision to be reviewed. We shall review our response to your request and give you our decision in writing within 40 working days.

If you are still not satisfied following this, you can raise a concern with the Information Commissioner, who is the statutory regulator for Freedom of Information and the Environmental Information Regulations. The contact details are:

Information Commissioner’s Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF  
Tel: 0303 123 1113  
Website: <http://ico.org.uk>

Please get in touch if you have any further queries.

Yours sincerely

James Hammett  
Customers and Engagement Officer  
Direct dial [REDACTED]  
Direct email [HNLenquiries@environment-agency.gov.uk](mailto:HNLenquiries@environment-agency.gov.uk)

Did you know that the Environment Agency publishes most of its data via [www.data.gov.uk](http://www.data.gov.uk)? Using this site, you can search for our data alongside other environmental data providers from local authorities or from DEFRA (the Department of the Environment, Fisheries and Rural Affairs).

Pronouns: he/him/his ([why is this here?](#))

Appendix - We are refusing to provide the full address and grid reference as this potentially identifies individuals, as this is personal data under the Data Protection Act 2018 (DPA 2018) and to disclose it would breach the First Data Protection Principle of the DPA 2018.

The information requested is therefore exempt due to Regulation 13(1) of the Environmental Information Regulations 2004, which explains that:

*“To the extent that the information requested includes personal data of which the applicant is not the data subject, a public authority must not disclose the personal data if—  
(a) the first condition is satisfied...”*

The ‘first condition’ referred to above is further explained in Regulation 13(2A):

*“The first condition is that the disclosure of the information to a member of the public otherwise than under these Regulations—  
(a) would contravene any of the data protection principles...”*

*The First Data Protection Principle requires that we are fair to individuals when we collect, hold, and use their personal data. In this case it would be unfair to disclose information that would identify members of staff as those individuals have a reasonable expectation that such information held by the Environment Agency would remain confidential.*

*There is no requirement to conduct a public interest test when refusing information on this ground.*

*If you are not satisfied with our decision not to supply the requested information you can contact us to ask for our decision to be reviewed. If you are still not satisfied following this, you can then make an appeal to the Information Commissioner, who is the statutory regulator for Freedom of Information.*

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From: Reed, Gareth <[Gareth.Reed@wsp.com](mailto:Gareth.Reed@wsp.com)>  
Sent: 31 May 2023 13:54  
To: Enquiries, Unit <[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)>  
Cc: Yusaf, Adam <[adam.yusaf@wsp.com](mailto:adam.yusaf@wsp.com)>  
Subject: EA - Request for Information - LLL Kingsway

Hello,

WSP has been commissioned to work on a site, and we require some environmental information.

The site address is: 40-38 Furnival Street, London, EC4A 1AB

Reed, Gareth

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From: NET Enquiries <HNLenquiries@environment-agency.gov.uk>  
Sent: 22 June 2023 16:14  
To: Reed, Gareth  
Subject: HNL 315033 WD - 230614/AC15 : EA - Request for Information - LLL Kingsway - Chancery Station House, 31-33 High Holborn, London, WC1V 6A rcvd 31May  
Attachments: Pollution Incidents\_Redacted.xlsx; Historic Landfill.xlsx

Dear Gareth

**Enquiry regarding: Contaminated land information: Chancery Station House, 31-33 High Holborn, London, WC1V 6A**

Thank you for your enquiry which was received on 31 May 2023.

We have considered your request under the provisions of the Freedom of Information Act 2000 / Environmental Information Regulations 2004 (EIR). The Act requires that we respond to requests by advising you whether or not information is held, and if so by providing you with that information.

EIR Regulation 3(2) states that information is held if it is in our possession and has been produced or received by us, or it is held by another person on our behalf at the time the request is received.

**Information not held**

- Any knowledge of former uses of the site?

In this case, the information you have requested is not held by the Environment Agency, and we are therefore refusing your request on the grounds that there is no information we can provide.

Where a request is for environmental information, the Regulations allow us to refuse to disclose it if the exception at EIR Regulation 12(4)(a) applies. The regulation states that a public authority may refuse to disclose environmental information to the extent that it does not hold that information when an applicant's request is received.

It is not possible for us to conduct a public interest balancing test because the reason for non-disclosure is that the information is not held.

- Are there any environmental issues associated with the above-named site? We are specifically interested in anything that could have led to contamination of soil or groundwater either beneath the site or within a 500m radius?

We have checked our Groundwater and contaminated land records and hold no data for this site and within 500m of the site. Please be aware that we only consider risks to groundwater. The local council's Environmental Health Department is responsible for risks to other receptors (for example human health, property, and ecology) and should be contacted for further information.

The site is not designated as a Special Site under Part IIa of the EPA 1990. The Environment Agency only regulates Special Sites. The local council regulates all other contaminated land sites and maintains the Contaminated Land Strategy. Please contact the relevant local authority for further information.

- Do you hold any records of water quality within 1km of the site?

Our water quality data is available online via open data website. <https://data.gov.uk/dataset/a0e6f23e-d631-4584-9ea2-7053620e4af2/water-quality-archive>

Additionally, you can view the catchment data explorer for Water Framework Directive status and details of the area. - <https://environment.data.gov.uk/catchment-planning/>

- Are you aware of the presence of above ground storage tanks/gas meters on adjacent sites and are you aware of any spills or leaks associated with these?

For Gas Tanks above and below ground storage - Please contact the local authority for contaminated land register information. I have also included a list of pollution incidents for the search area. See below for license details.

- Have there been any soil or groundwater remedial works carried out at the site or within 500m of the site?

Please see our response to question 1.

This information is provided subject to the [Open Government Licence](#), which you should read.

**The following information is not available under the Open Government Licence but we may be able to license it to you under the Environment Agency Conditional Licence: [Environment Agency Conditional Licence](#).**

- Are there any records of landfill or waste transfer activities within 500m of the site?

Please find attached a spreadsheet of data we hold for historic landfill site that just borders the 500m boundary of the site.

The following special conditions relate to the data above:

1. Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of one year at the end of which it will terminate automatically without notice.
- 2.1. The Information contains some data that we believe is within the definition of “personal data” under the Data Protection Act 1998, but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the condition above. This personal data comprises information relating to individuals, or to sites operated by an individual or partnership of individuals.
- 2.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data.

Attached is a spreadsheet of pollution incidents within 500m of the site. Please note this has been redacted see the appendix below.

**The following special conditions relate to the pollution incident data provided.**

Conditions:

1. Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of one year at the end of which it will terminate automatically without notice.
- 2.1. The Information contains some data that we believe is within the definition of “personal data” under the Data Protection Act 1998, but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the condition above. This personal data comprises information relating to individuals, or to sites operated by an individual or partnership of individuals.
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**INFORMATION WARNING:**

Where these data indicate an incident occurred on a particular site or property no inference should be drawn that the site or property owner necessarily was responsible. Grid references may be derived from third party information and at different map scales and may have tolerances in accuracy and precision. Where there are multiple pollutants, an incident will have a row in the data for each.

**However, you MUST first check the supporting information and the above link to determine if the conditions on use are suitable for your purposes. If they are not, this information is not provided with a license for use, and the data is provided for read right only.**

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<https://data.gov.uk/search?q=pollution+incidents&filters%5Bpublisher%5D=&filters%5Btopic%5D=&filters%5Bformat%5D=&sort=best>

Our historic landfill details are available online - <https://data.gov.uk/dataset/17edf94f-6de3-4034-b66b-004ebd0dd010/historic-landfill-sites>.

Our permitted landfill sites can be found online - <https://www.data.gov.uk/dataset/ad695596-d71d-4cbb-8e32-99108371c0ee/permitted-waste-sites-authorised-landfill-site-boundaries>

Please refer to the public register for all waste sites - <https://www.gov.uk/guidance/access-the-public-register-for-environmental-information>

Please get in touch if you have any further queries. If you want us to review the information we have sent, please contact us again within two months from the date of this email.

Yours sincerely

**William Douglas**

**Customers and Engagement Officer**

Environment Agency, Hertfordshire and North London

Alchemy, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1HE

Direct dial 0203 025 9210

Direct email [HNLenquiries@environment-agency.gov.uk](mailto:HNLenquiries@environment-agency.gov.uk)

Appendix One

We are refusing to provide some of the content of the pollution incidents spreadsheet to prevent identification of the persons from the property location. As this is personal data under the Data Protection Act 2018 (DPA 2018) and to disclose it would breach the First Data Protection Principle of the DPA 2018.

The information requested is therefore exempt due to Regulation 13(1) of the Environmental Information Regulations 2004, which explains that:

*“To the extent that the information requested includes personal data of which the applicant is not the data subject, a public authority must not disclose the personal data if— (a) the first condition is satisfied...*

“The ‘first condition’ referred to above is further explained in Regulation 13(2A):

*“The first condition is that the disclosure of the information to a member of the public otherwise than under these Regulations— (a) would contravene any of the data protection principles...*

“The First Data Protection Principle requires that we are fair to individuals when we collect, hold, and use their personal data.

In this case it would be unfair to disclose information that would identify members of staff as those individuals have a reasonable expectation that such information held by the Environment Agency would remain confidential.

There is no requirement to conduct a public interest test when refusing information on this ground.

If you are not satisfied, you can contact us within 2 calendar months to ask for our decision to be reviewed. We shall review our response to your request and give you our decision in writing within 40 working days. If you are still not satisfied following this, you can then make an appeal to the Information Commissioner, who is the statutory regulator for Freedom of Information.

Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire SK9 5AF  
Tel: 0303 123 1113  
Website: <http://ico.org.uk>

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From: Reed, Gareth <[Gareth.Reed@wsp.com](mailto:Gareth.Reed@wsp.com)>  
Sent: 31 May 2023 14:08

[REDACTED]  
[REDACTED]  
[REDACTED] Kingsway

Hello,

WSP has been commissioned to work on a site, and we require some environmental information.

The site address is Chancery Station House, 31-33 High Holborn, London, WC1V 6A





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WSP House  
70 Chancery Lane  
London  
WC2A 1AF  
Phone: +44 20 7314 5000

[WSP.com](http://WSP.com)