

Pell Frischmann

Groundwater Vulnerability

General
 Specified Site, Specified Buffer(s), Boring Reference Point, Slice, Map ID

Agency and Hydrological

Bedrock Aquifers	Superficial Aquifers
High Vulnerability, Principal Aquifer	High Vulnerability, Principal Aquifer
High Vulnerability, Secondary Aquifer	High Vulnerability, Secondary Aquifer
Medium Vulnerability, Principal Aquifer	Medium Vulnerability, Principal Aquifer
Medium Vulnerability, Secondary Aquifer	Medium Vulnerability, Secondary Aquifer
Low Vulnerability, Principal Aquifer	Low Vulnerability, Principal Aquifer
Low Vulnerability, Secondary Aquifer	Low Vulnerability, Secondary Aquifer

Unproductive Aquifer, Soluble Rock

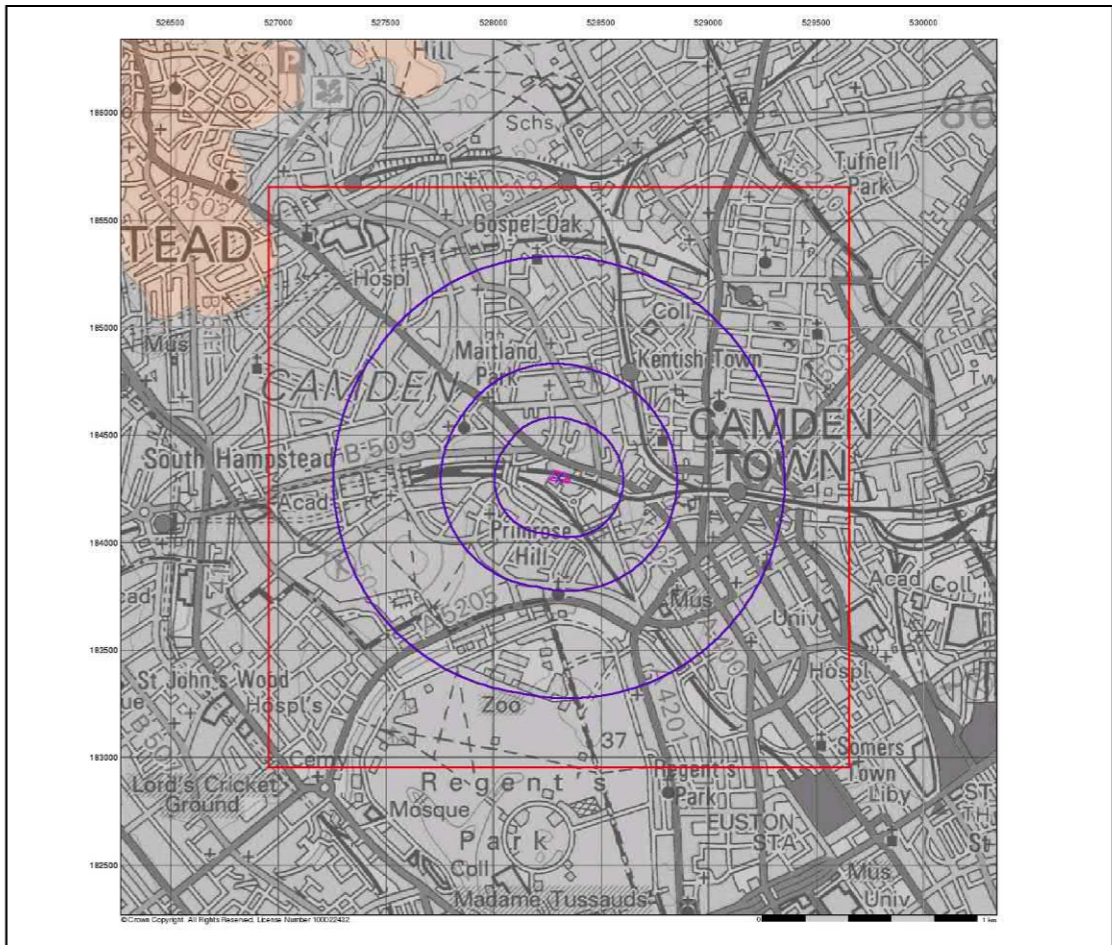
Site Sensitivity Context Map - Slice A

Order Details
 Order Number: 301814551_1_1
 Customer Ref: 106885
 National Grid Reference: 528300, 184300
 Slice: A
 Site Area (Ha): 0.29
 Search Buffer (m): 1000

Site Details
 100 Chalk Farm Rd

Landmark
 INFORMATION GROUP
 0844 944 9922
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Bedrock Aquifer Designation

General
 Specified Site, Specified Buffer(s), Boring Reference Point, Slice, Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

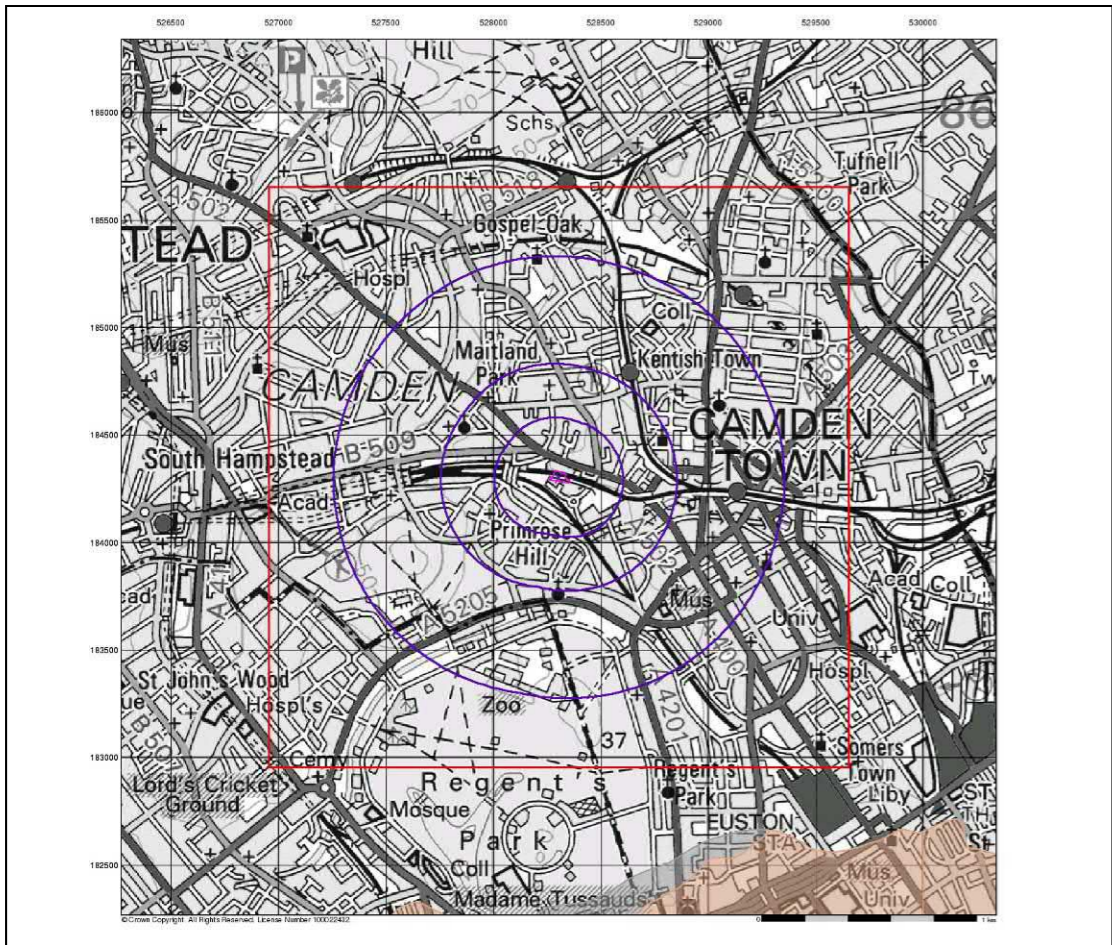
Site Sensitivity Context Map - Slice A

Order Details
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 Customer Ref: 106885
 National Grid Reference: 528300, 184300
 Slice: A
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Superficial Aquifer Designation

General
 Specified Site, Specified Buffer(s), Boring Reference Point, Slice, Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

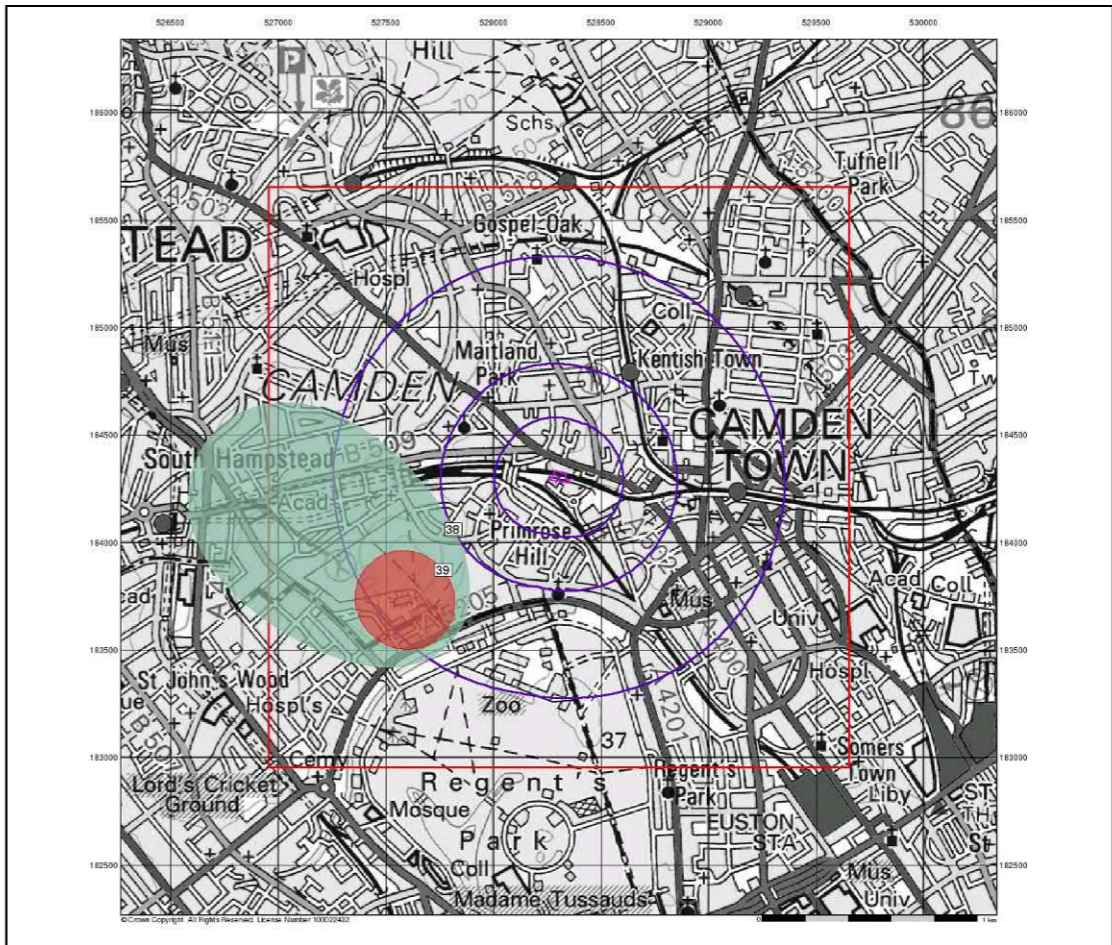
Site Sensitivity Context Map - Slice A

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Source Protection Zones

General
 Specified Site, Specified Buffer(s), Boring Reference Point, Slice, Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special Interest (Zone 4)

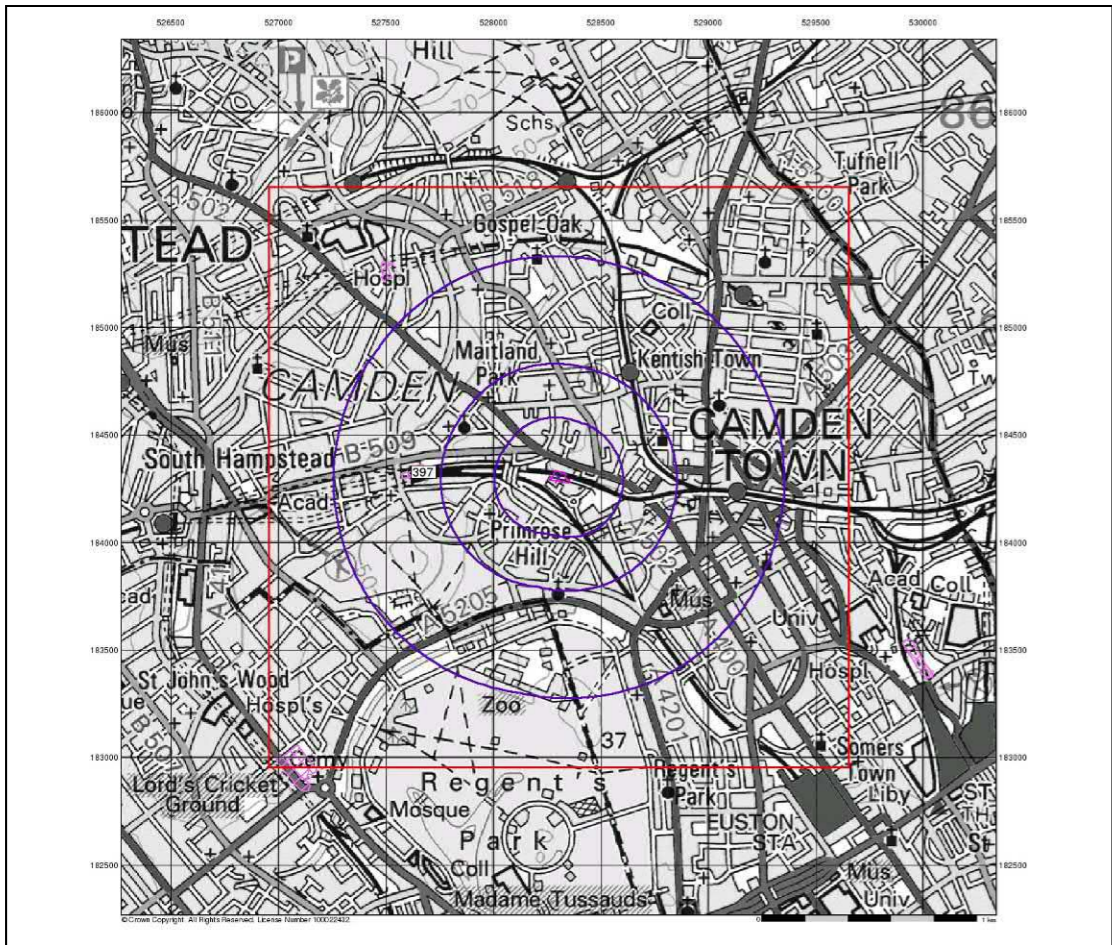
Site Sensitivity Context Map - Slice A

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Pell Frischmann

Sensitive Land Uses

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A

Order Details

Order Number: 301814551_1_1
 Customer Ref: 106885
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 Slice: A
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 Search Buffer (m): 1000

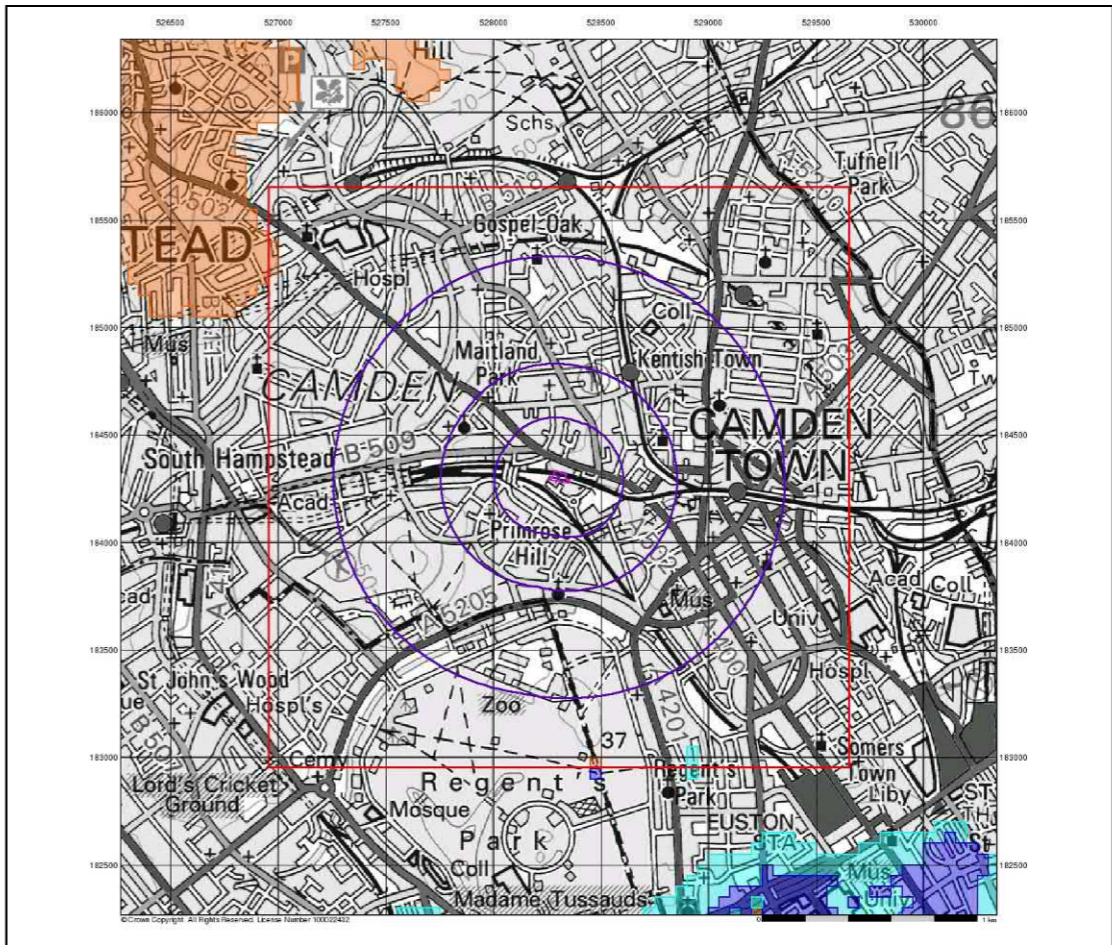
Site Details

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BGS Flood GFS Data

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A

Order Details

Order Number: 301814551_1_1
 Customer Ref: 106885
 National Grid Reference: 528300, 184300
 Slice: A
 Site Area (Ha): 0.29
 Search Buffer (m): 1000

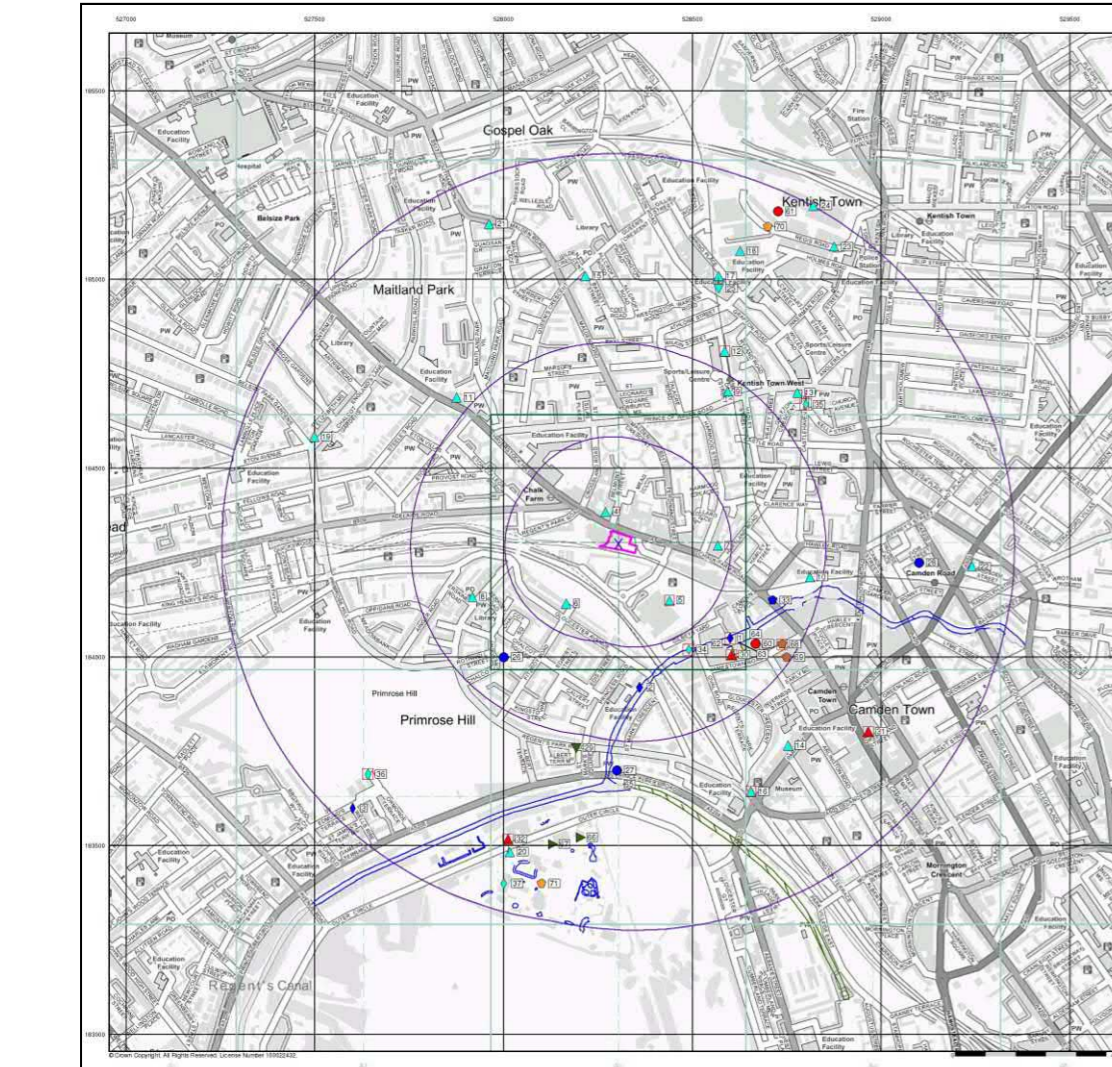
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Industrial Land Use Map

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

Agency and Hydrological

- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Prohibited Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Reference

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Burial Risk)
- EA Historic Landfill (By-product)
- Integrated Pollution Control/Registered Waste Site
- Landfill (By-product)
- Landfill (Waste Management Facility) (Location)
- Local Authority Recorded Landfill Site (General)
- Local Authority Recorded Landfill Site (General)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (General)
- Registered Landfill Site (Waste Buried to 100m)
- Registered Landfill Site (Waste Buried to 300m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site (Location)
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COXPH Site
- Explosive Site
- Flammable Hazardous Substance Consent
- Flammable Hazardous Substance Establishment
- BGS Recorded Mineral Site

Geological

- BGS Recorded Mineral Site

Site Sensitivity Map - Slice A

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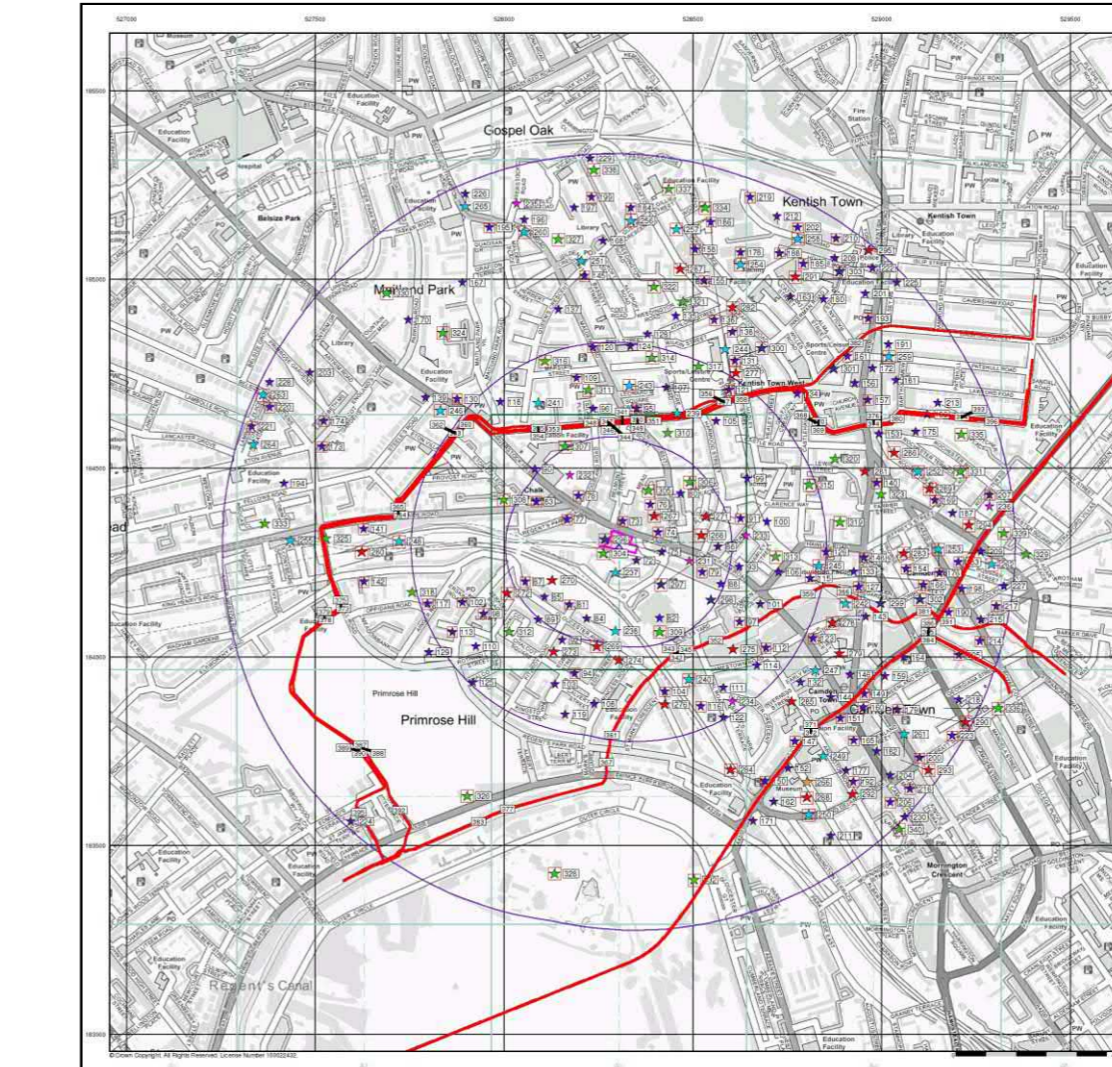
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Pell Frischmann

Industrial Land Use Map - Slice A

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

Industrial Land Use

- Core Strategy Trade Embargo City
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Site Sensitivity Map - Slice A

Order Details

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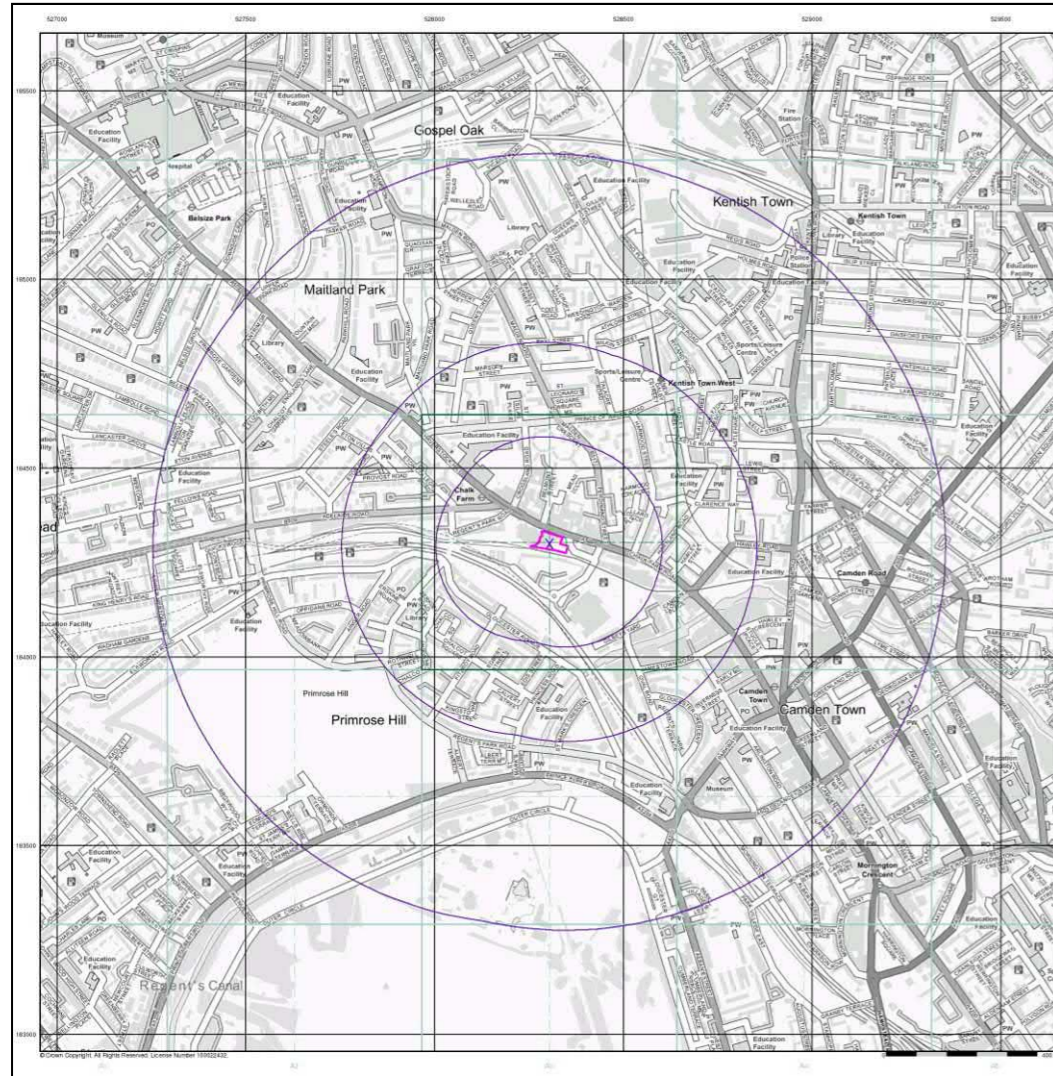
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Pell Frischmann

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 2)
- Area Derelict from Flood Defence
- Flood Water Storage Areas
- - - Flood Defence

Flood Map - Slice A

Order Details

Order Number: 301814551_1_1
 Customer Ref: 106885
 National Grid Reference: 528300, 184300
 Slice: A
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 Search Buffer (m): 1000

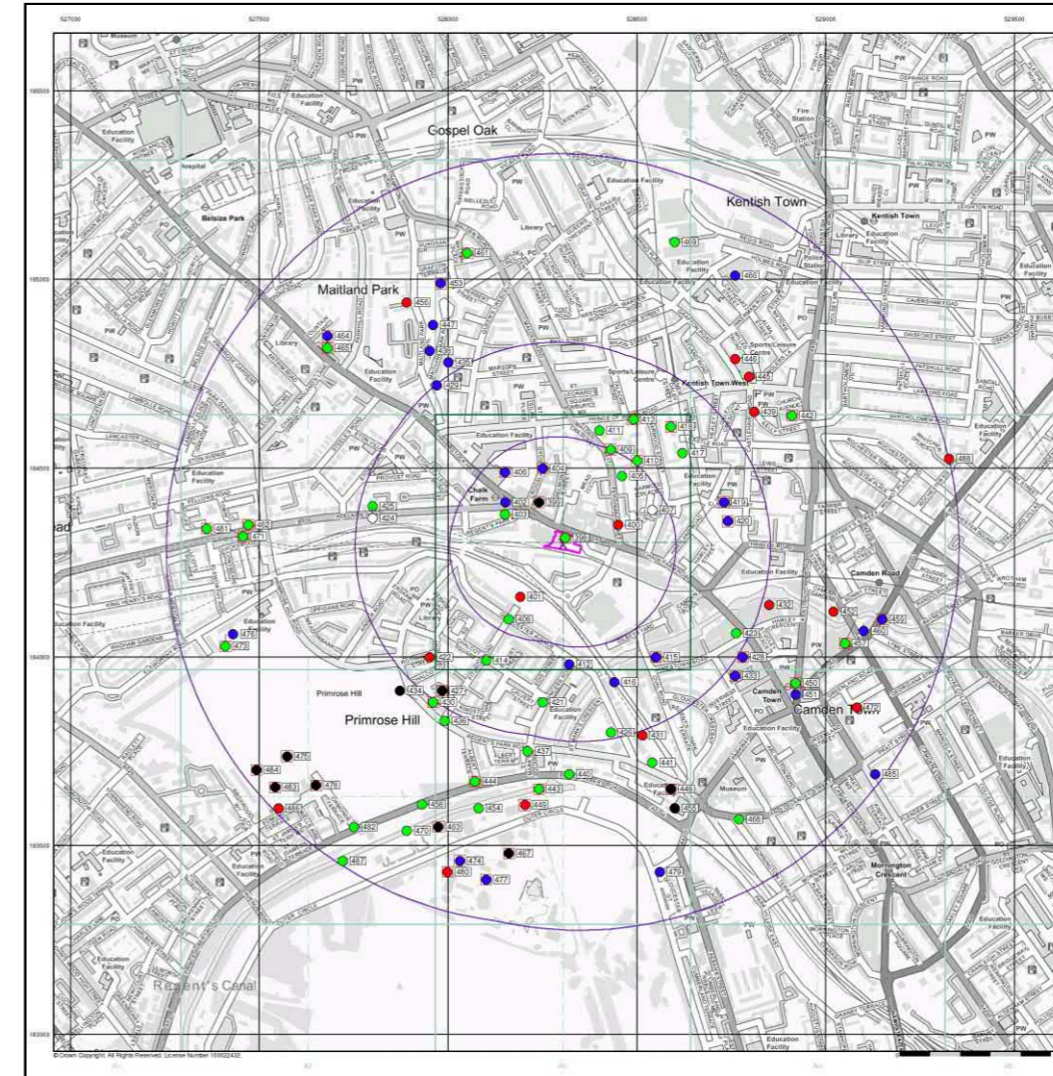
Site Details

100 Chaik Farm Rd

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 Web: www.envirocheck.co.uk

A Landmark Information Group Service v50.0 28-Sep-2022 Page 3 of 6



Pell Frischmann

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Map
- General of Type of Location

Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Commercial
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

Order Details

Order Number: 301814551_1_1
 Customer Ref: 106885
 National Grid Reference: 528300, 184300
 Slice: A
 Site Area (Ha): 0.29
 Search Buffer (m): 1000

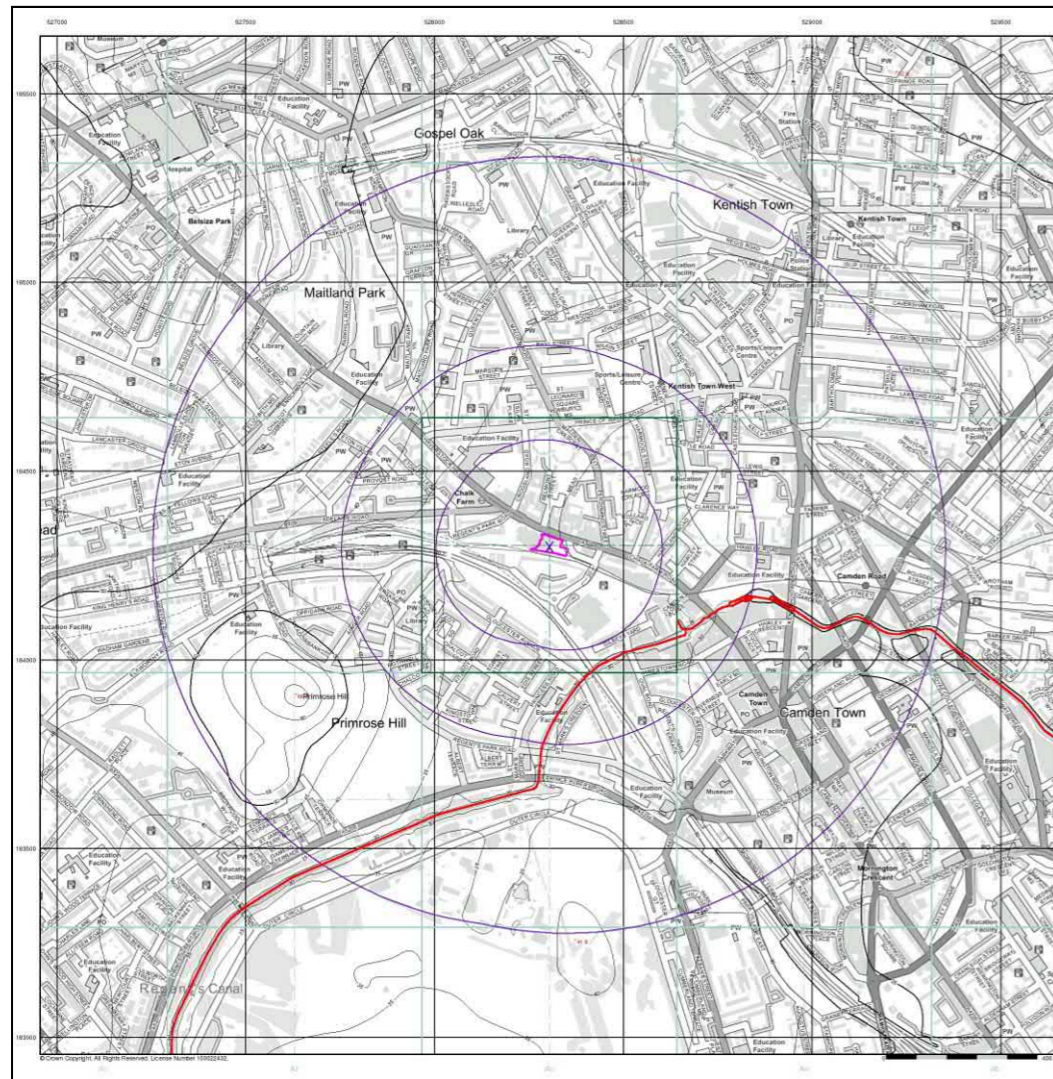
Site Details

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A Landmark Information Group Service v50.0 28-Sep-2022 Page 4 of 6



Pell Frischmann

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

OS Water Network Data

- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea

Contours (height in meters)

Standard Contour: 1:1000 Mean Low Water
 Master Contour: 1:1000 Mean High Water
 Spot Height: 1:1000

OS Water Network Map - Slice A

Order Details

Order Number: 301814551_1_1
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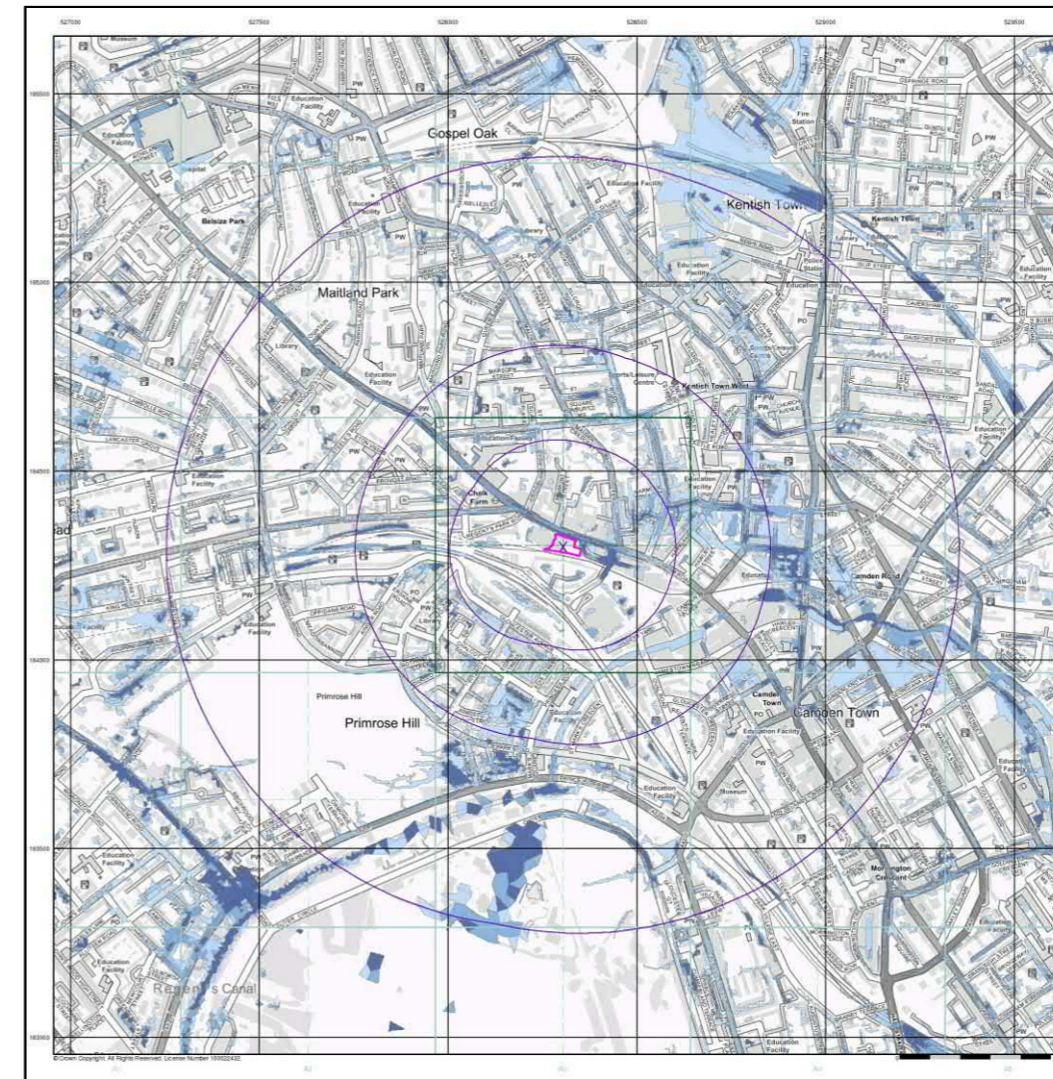
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Pell Frischmann

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Risk of Flooding from Surface Water

- High - 20 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

Get the suitability map below

- National to county
- County to town
- Town to street
- Street to parcel of land
- Property

EA/NRW Suitability Map - Slice A

Order Details

Order Number: 301814551_1_1
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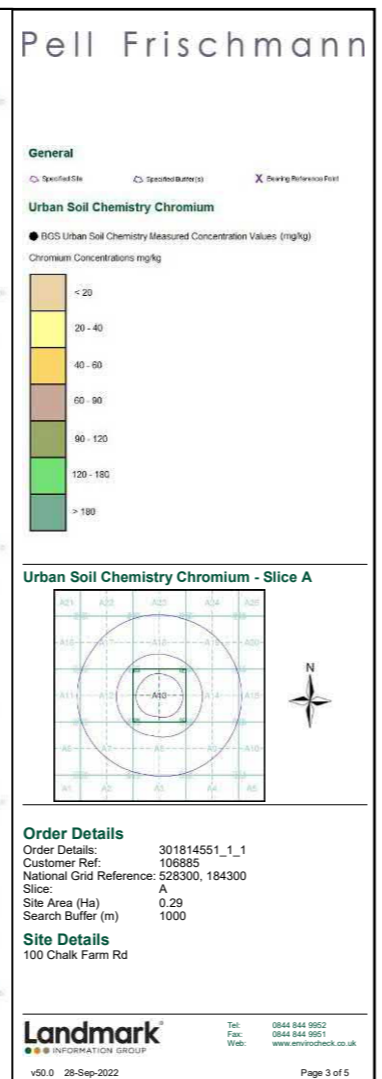
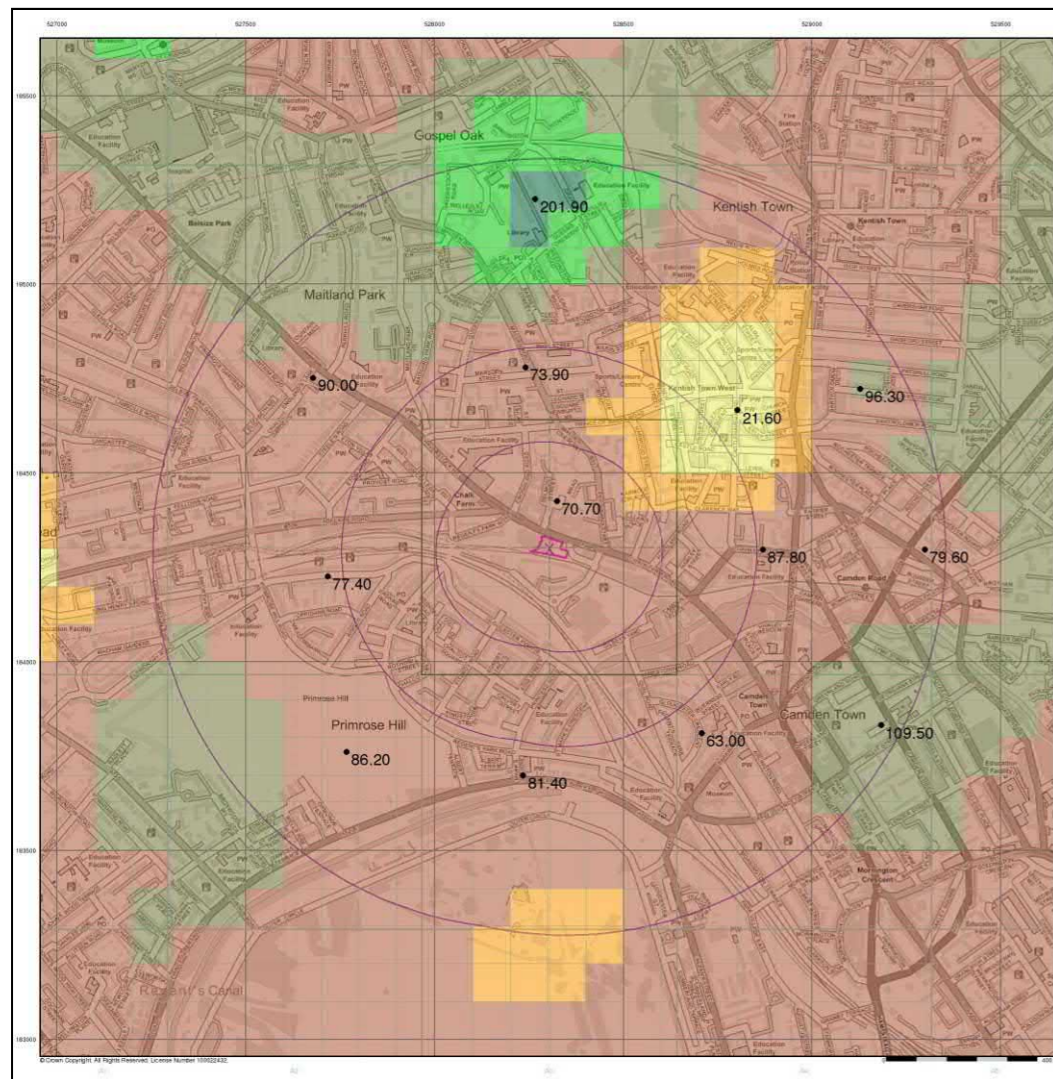
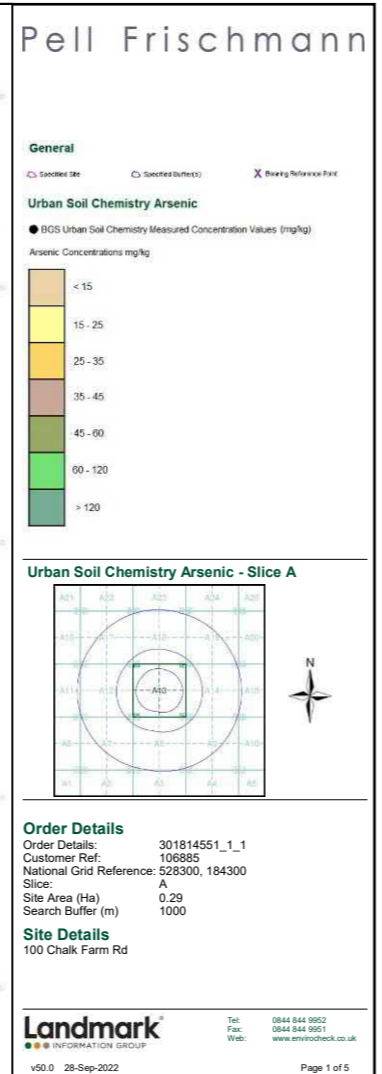
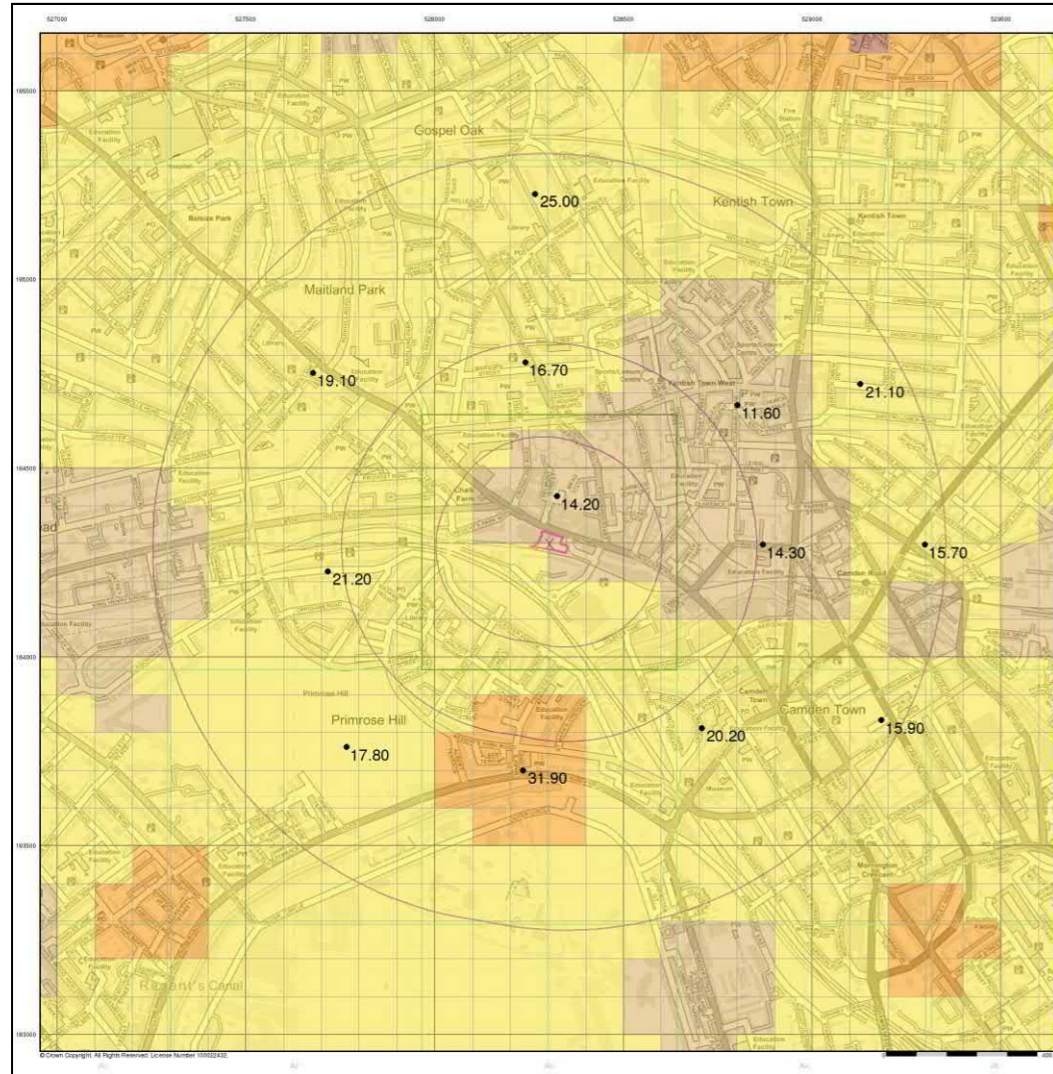
Site Details

100 Chaik Farm Rd

Landmark INFORMATION GROUP

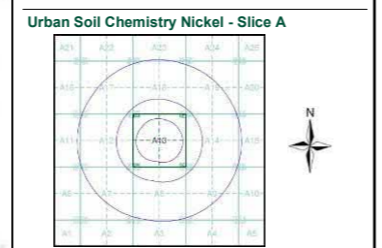
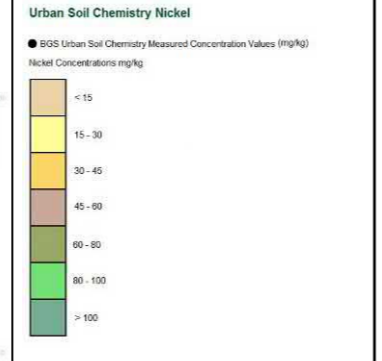
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A Landmark Information Group Service v50.0 28-Sep-2022 Page 6 of 6



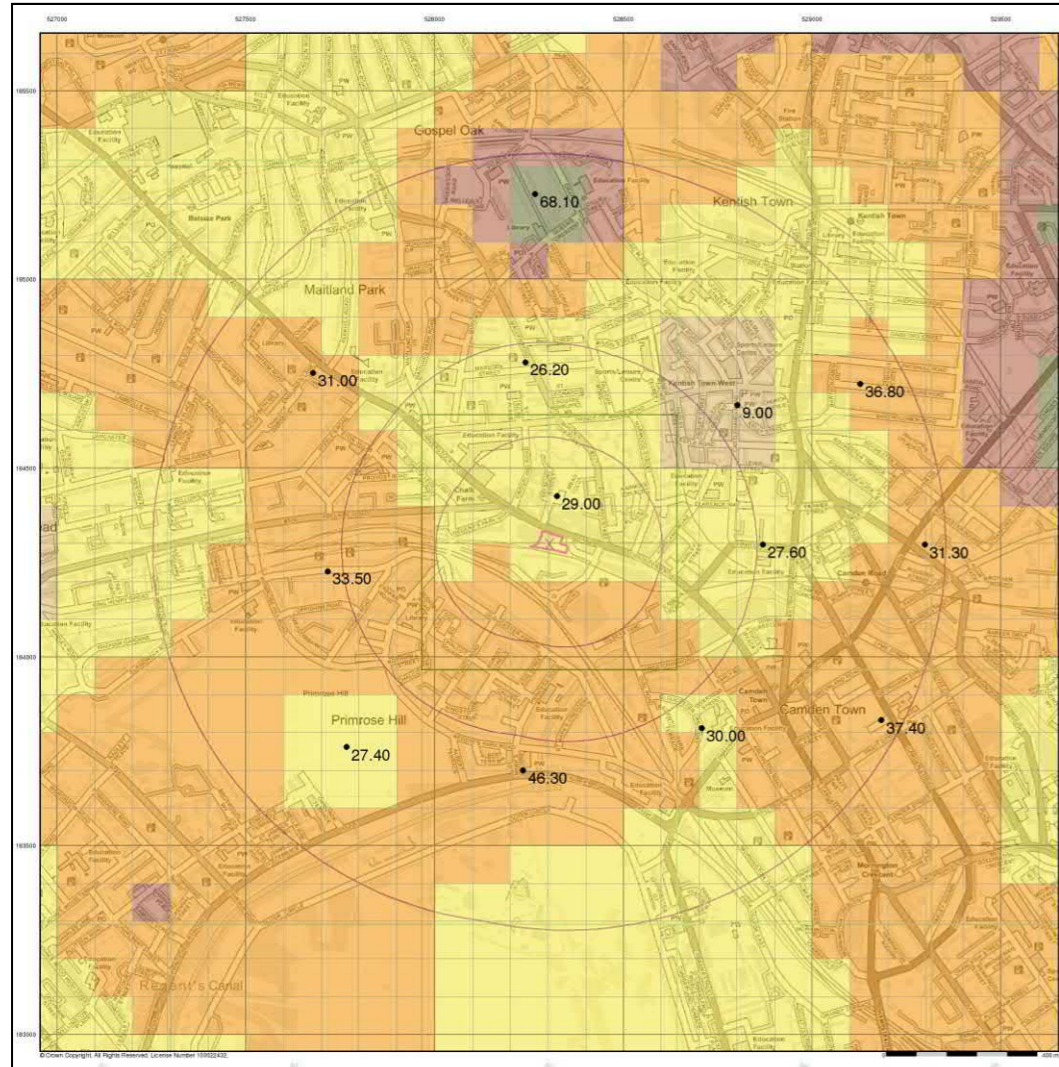
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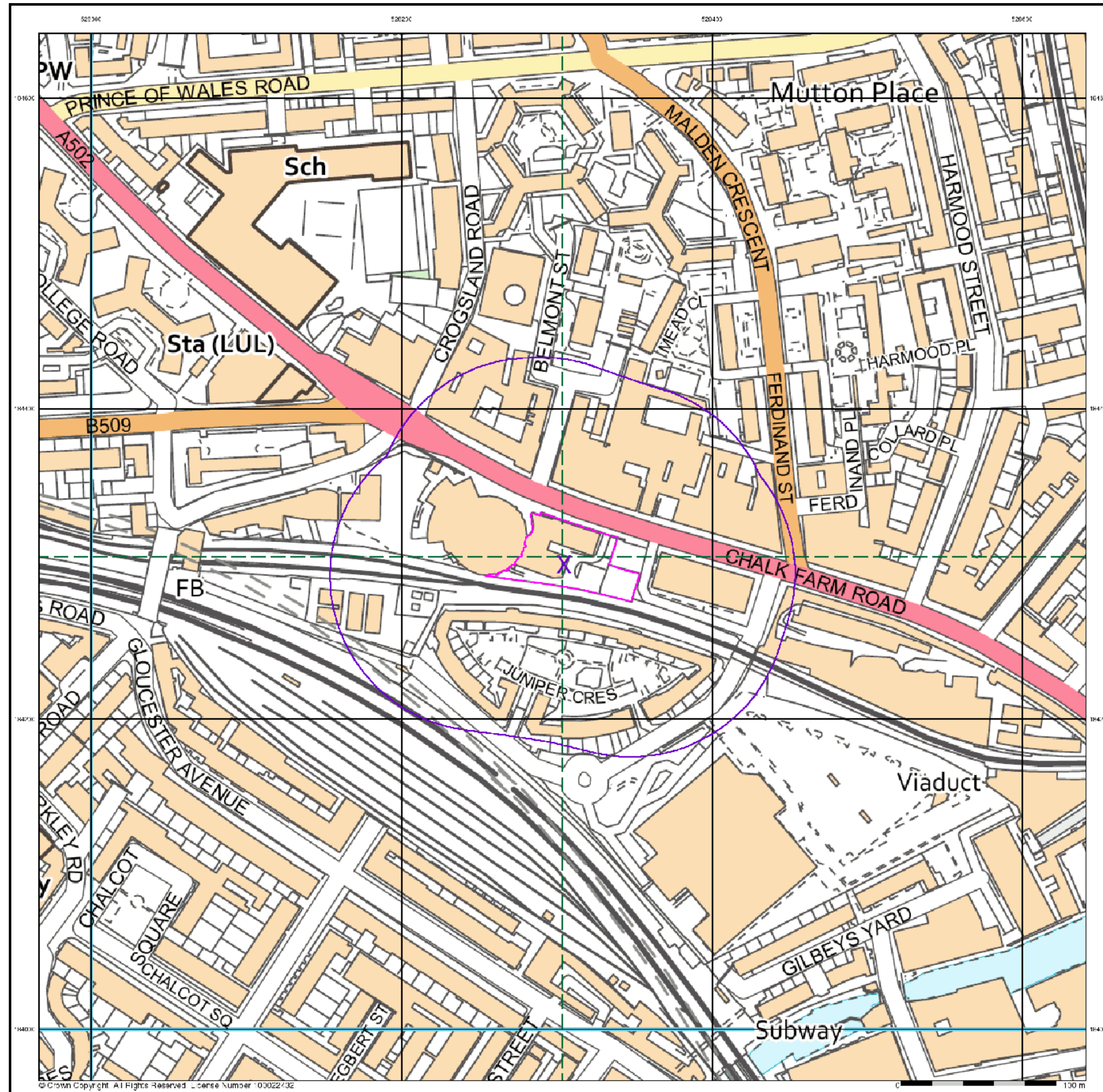
General
 Sackless Site Special Buffer(s) Existing Reference Point



Order Details
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 Slice: A
 Site Area (Ha): 0.29
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Site Details
 100 Chalk Farm Rd





Historical Land Use Information (1:2,500)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

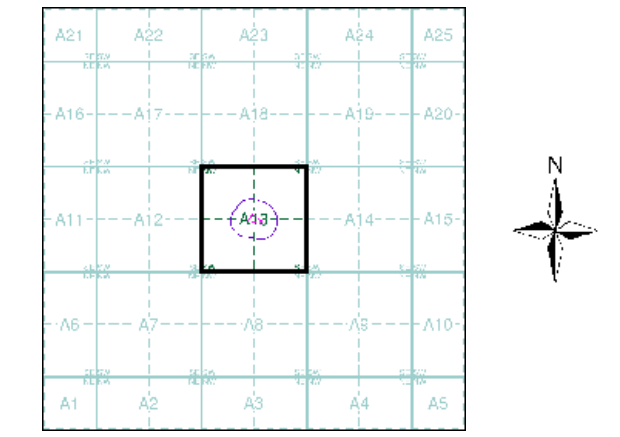
Potentially Contaminative Industrial Uses (Extractive Industries Activity)

	Point	Line	Polygon
Extractive Industries Activity from 1855 - 1909	▲	—	■
Extractive Industries Activity from 1893 - 1915	▲	—	■
Extractive Industries Activity from 1906 - 1937	▲	—	■
Extractive Industries Activity from 1924 - 1949	▲	—	■
Extractive Industries Activity from 1950 - 1980	▲	—	■

Subterranean Features

	Point	Line	Polygon
Subterranean Features	▼	---	■

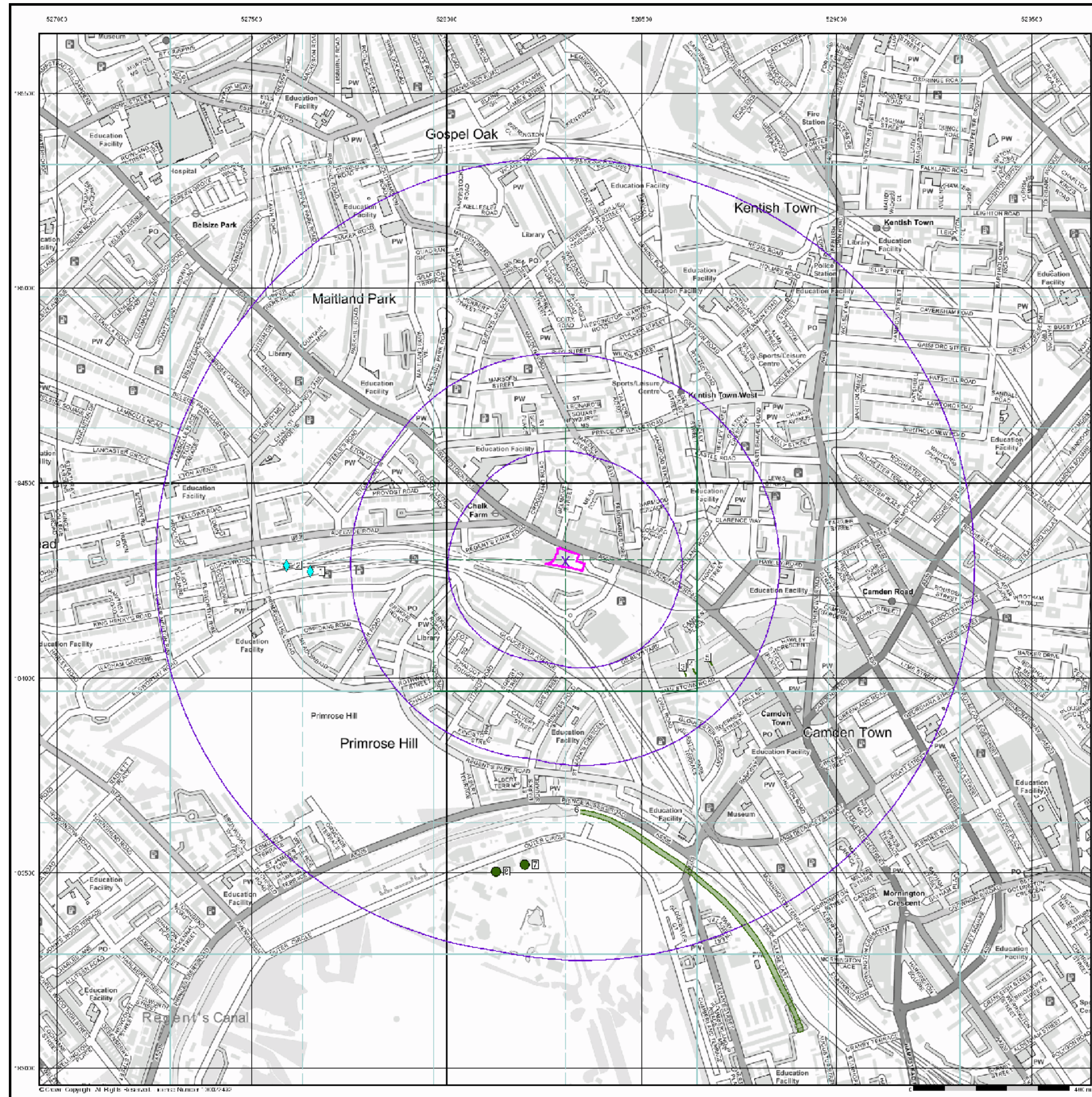
Mining and Ground Stability - Segment A13



Order Details

Order Number: 301814551_1_1
 Customer Ref: 106885
 National Grid Reference: 528300, 184300
 Slice: A
 Site Area (Ha): 0.29
 Plot Buffer (m): 100

Site Details
 100 Chalk Farm Rd



Historical Land Use Information (1:10,000)

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location

Potentially Contaminative Industrial Uses (Past Land Uses - Mining)

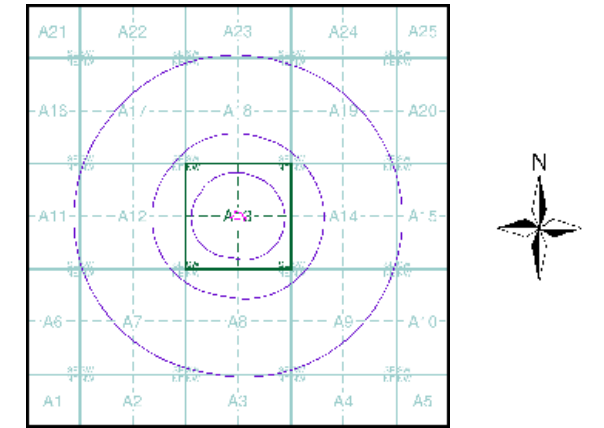
	Point	Line	Polygon
Air Shafts	Blue diamond	Blue line	Blue hatched polygon
Disturbed Ground	Purple diamond	Purple line	Purple hatched polygon
General Quarrying	Brown diamond	Brown line	Brown hatched polygon
Heap, unknown constituents	Green diamond	Green line	Green hatched polygon
Mineral Railway	Red diamond	Red line	Red hatched polygon
Mining and Quarrying General	Red diamond	Red line	Red hatched polygon
Mining of Coal & Lignite	Blue diamond	Blue line	Blue hatched polygon
Quarrying of Sand and Clay, Operation of Sand and Gravel Pits	Orange diamond	Orange line	Orange hatched polygon

Historical Land Use

	Point	Line	Polygon
Potentially Infilled Land (Non-Water)	Brown circle	Red dashed line	Red hatched polygon
Potentially Infilled Land (Water)	Green circle	Green dashed line	Green hatched polygon
Former Marsh	Blue cross		

- ### Mining Data
- Potential Mining Area
 - BGS Recorded Mineral Site

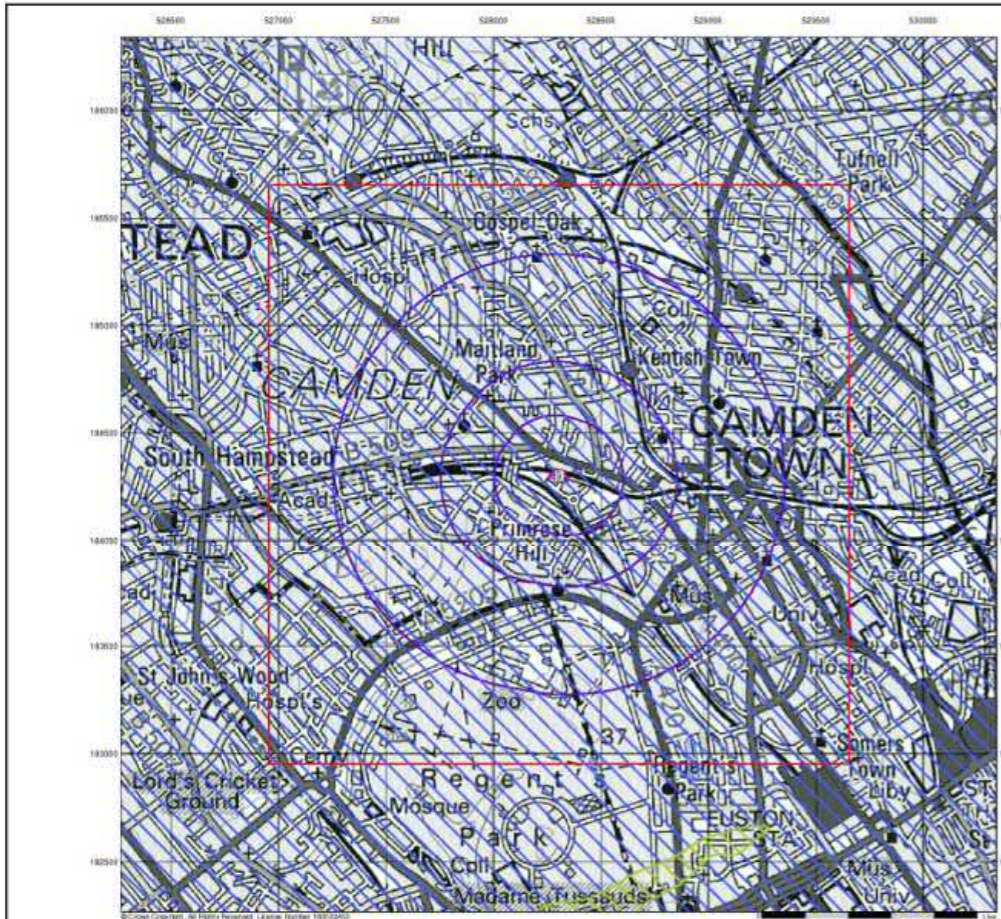
Mining and Ground Stability - Slice A



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Site Details
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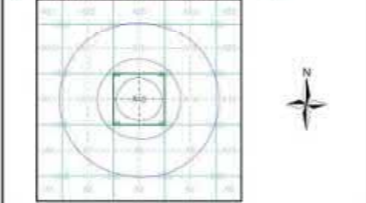


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Ground Stability Data (1:50,000)

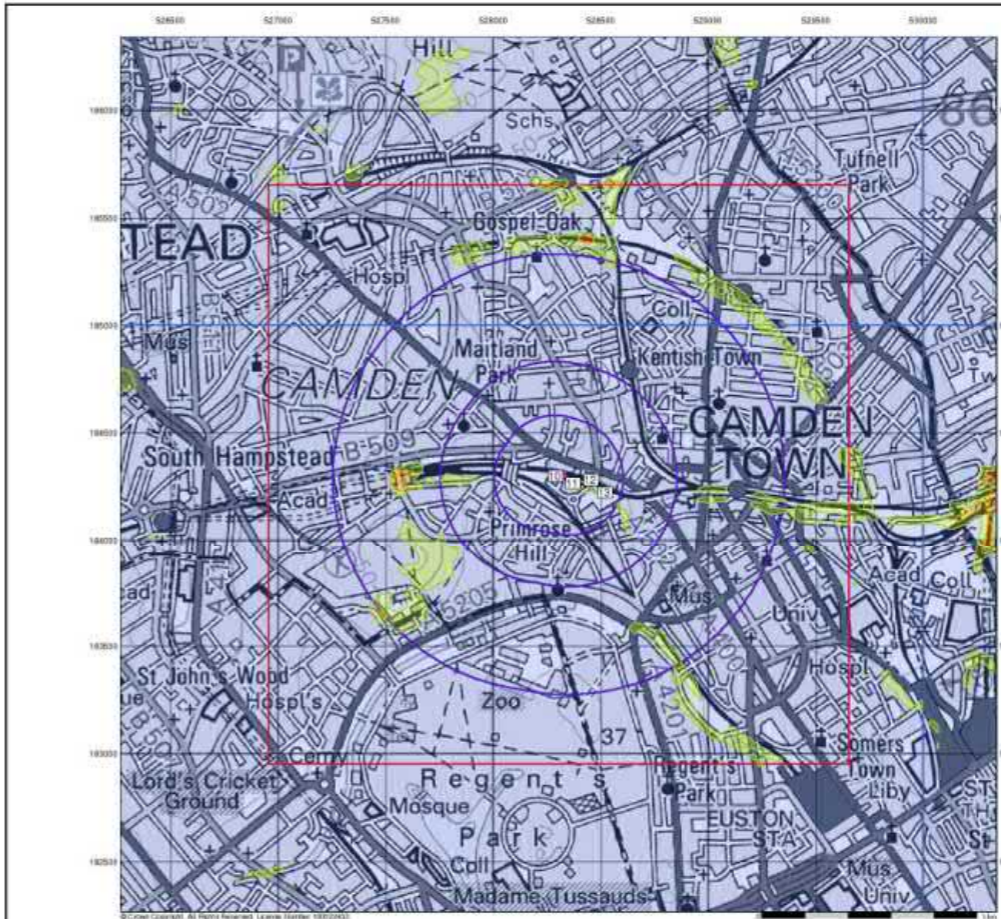
- General**
 Specified Site, Specified Buffer(s), Bearing Reference Point, Slice, Map ID
- Potential for Compressible Ground Stability Hazards**
 High, Moderate, Very Low, Low
- Potential for Collapsible Ground Stability Hazards**
 High, Moderate, Very Low, Low
- Brine Pumping and Salt Mining**
 Brine Pumping Related Feature, Salt Mining Related Feature
- Point Polygon**
 Point, Polygon

Mining and Ground Stability - Slice A



Order Details
 Order Number: 301814561_1_1
 Customer Ref: 106886
 National Grid Reference: 528300, 184300
 Slice: A
 Site Area (Ha): 0.29
 Search Buffer (m): 1000

Site Details
 100 Chalk Farm Rd

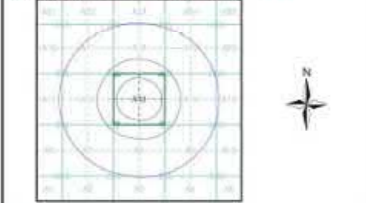


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Ground Stability Data (1:50,000)

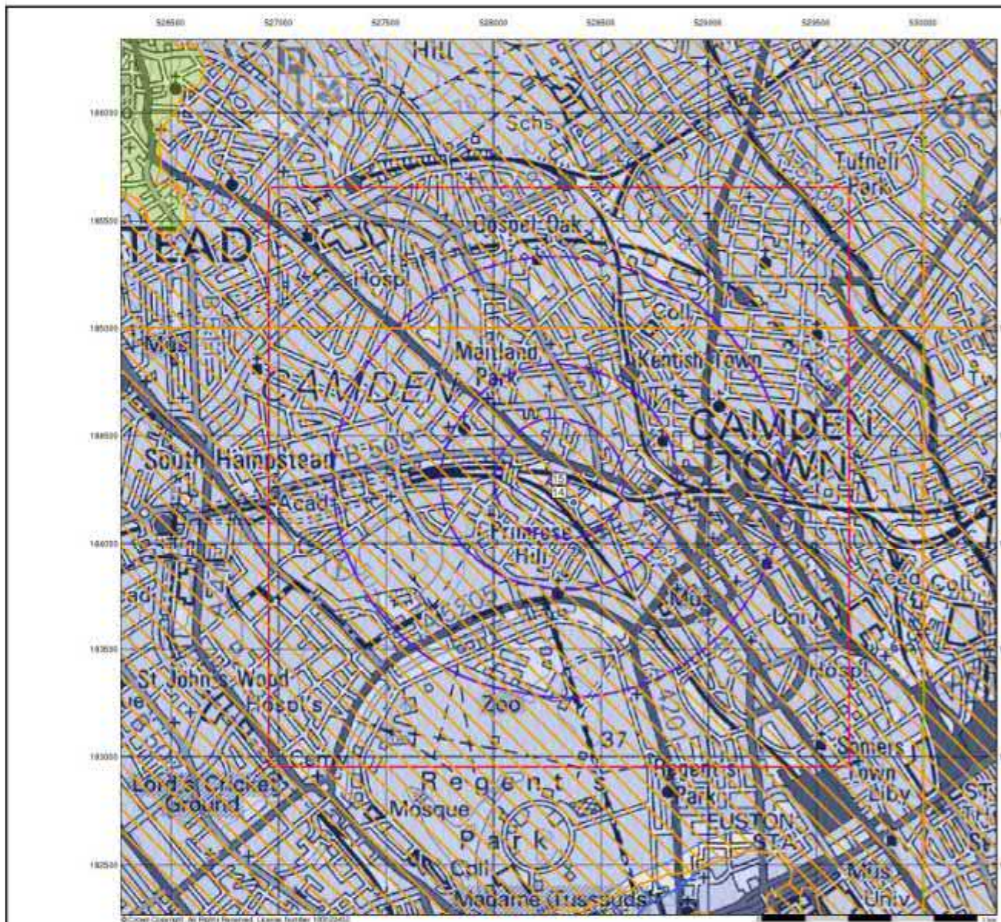
- General**
 Specified Site, Specified Buffer(s), Bearing Reference Point, Slice, Map ID
- Potential for Landslide Ground Stability Hazards**
 High, Moderate, Very Low, Low
- Potential for Ground Dissolution Stability Hazards**
 High, Moderate, Very Low, Low

Mining and Ground Stability - Slice A



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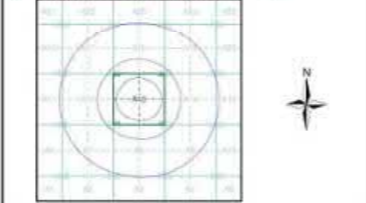


Pell Frischmann

Ground Stability Data (1:50,000)

- General**
 Specified Site, Specified Buffer(s), Bearing Reference Point, Slice, Map ID
- Potential for Running Sand Ground Stability Hazards**
 High, Moderate, Very Low, Low
- Potential for Shrinking or Swelling Clay Ground Stability Hazards**
 High, Moderate, Very Low, Low

Mining and Ground Stability - Slice A



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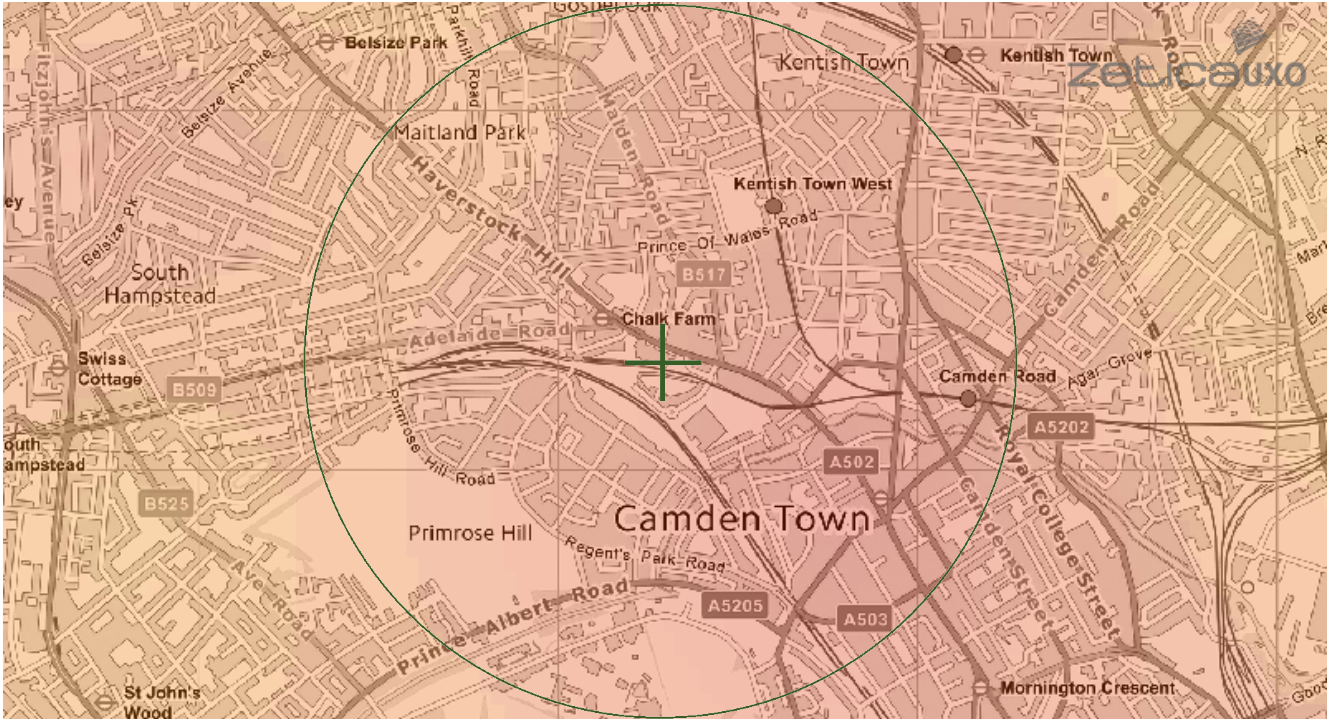
Appendix D Unexploded Ordnance Information

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: NW1 8EH,
Map Centre: 528297,184302



LEGEND

London Bomb Risk



- | | | | |
|-----------|-----------------|-------------------|-------|
| military | industry | UXO find | Other |
| transport | dock | Luftwaffe targets | |
| utilities | abandoned bombs | Bombing decoy | |

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

Relative UXB risk across London

The relative risk for the London area is established by plotting the recorded bombing densities.

These are represented as counts of high explosive bombs in km2 area. The areas coloured green represent a record of less than 10 bombs per km2.

Compared to other areas of the UK, this still represents a significant density. However, this is much lower than parts of Central London, where the red colouration indicates in excess of 150 bombs falling per km2, representing a very significant bombing density.

What do I do if my site is in a moderate or high density area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites with a moderate or high bombing density.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**
email: **uxo@zetica.com**
web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

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It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

Pre-Desk Study Assessment

Site:	100 Chalk Farm, Chalkfarm, London
Client:	Pell Frischmann
Contact:	Samara Hyde
Date:	25 th October 2022
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"> ■ Docks, wharves, and warehouses along the River Thames. ■ Transport infrastructure and public utilities. ■ Industries important to the war effort, including munitions factories, aircraft manufacturing, chemical, engineering, and metal works. ■ Military barracks, camps, and training areas. ■ Anti-Aircraft (AA) guns.
WWI Bombing	None identified on 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)	<p>The following strategic targets were located in the vicinity of the Site:</p> <ul style="list-style-type: none"> ■ Docks, wharves, and warehouses along the River Thames. ■ Transport infrastructure and public utilities. ■ Industries important to the war effort, including aircraft manufacturing, chemical, engineering, and metal works. ■ Military barracks, camps, and training areas. ■ AA and anti-invasion defences.
WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	During WWII the Site was located in the Metropolitan Borough (MB) of St Pancras, which officially recorded 663No. High Explosive (HE) bombs with a bombing density of 246.1 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	<p>For information about Zetica's detailed UXO desk studies and other UXO services, please visit our website: www.zeticauxo.com.</p> <p>Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found here.</p> <p>If you have any further queries, please don't hesitate to get in contact with us at uxo@zetica.com 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.