Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: 1056 Scale Town Plan
Map date: **1874-1875**
Scale: 1:1,056
Printed at: 1:1,056

N
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Surveyed 1871
Revised 1873
Edition 1874
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition 1875
Copyright N/A
Levelled N/A

Surveyed 1872
Revised N/A
Edition 1875
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Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: County Series
Map date: **1877-1878**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised N/A
Edition N/A
Copyright 1878
Levelled N/A

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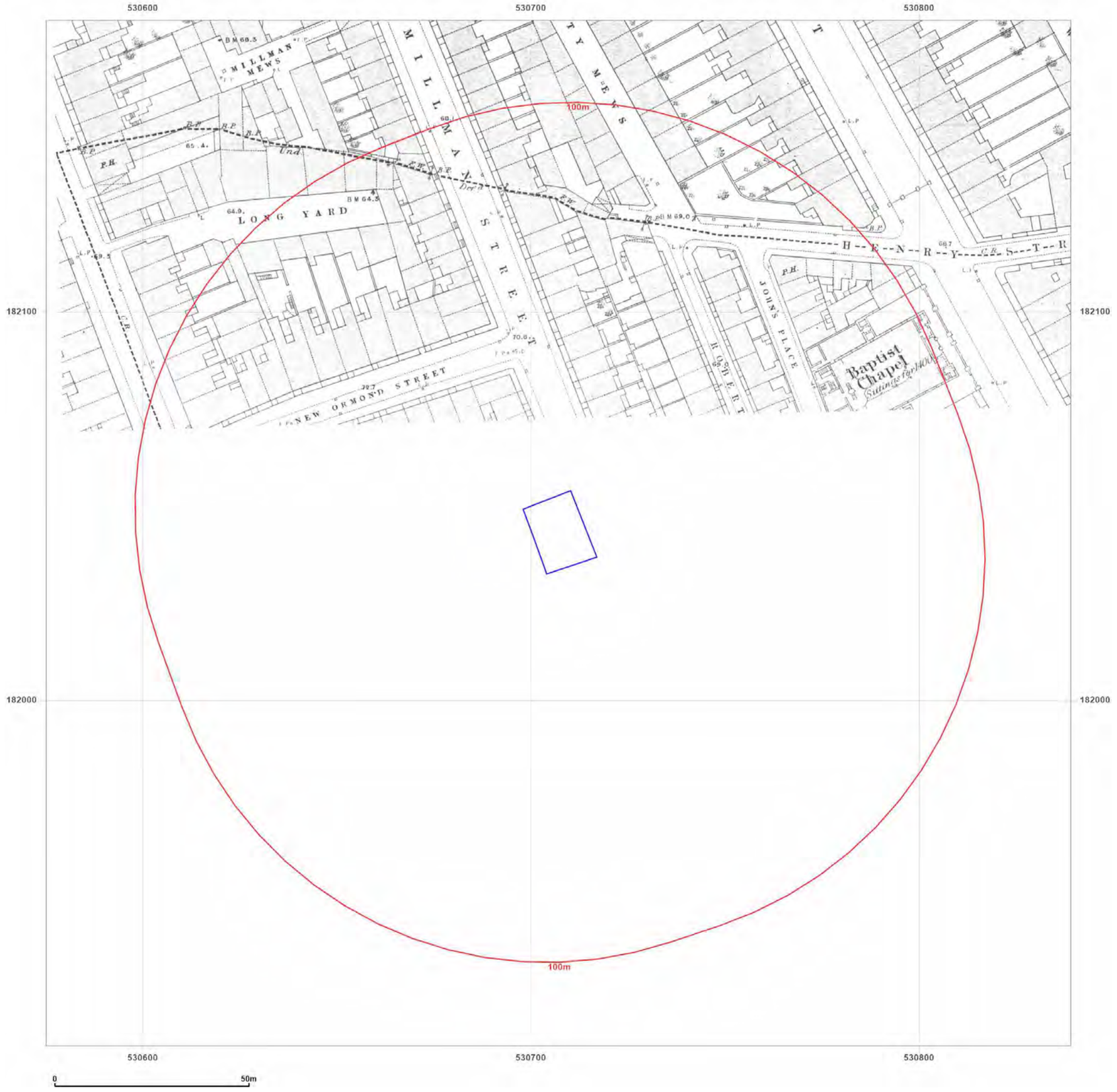

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: 1056 Scale Town Plan
Map date: **1881**
Scale: 1:1,056
Printed at: 1:1,056

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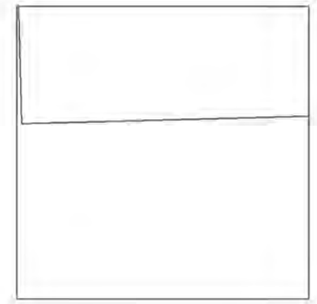
Surveyed N/A
Revised 1881
Edition 1874
Copyright N/A
Levelled N/A



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Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: 1056 Scale Town Plan

Map date: **1896**

Scale: 1:1,056

Printed at: 1:1,056

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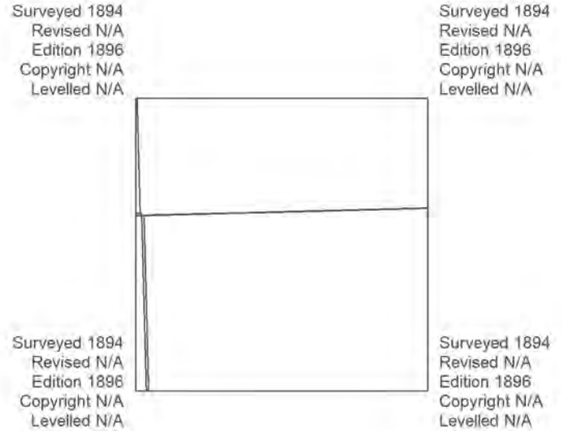

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Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: County Series

Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1895
Edition 1896
Copyright N/A
Levelled N/A

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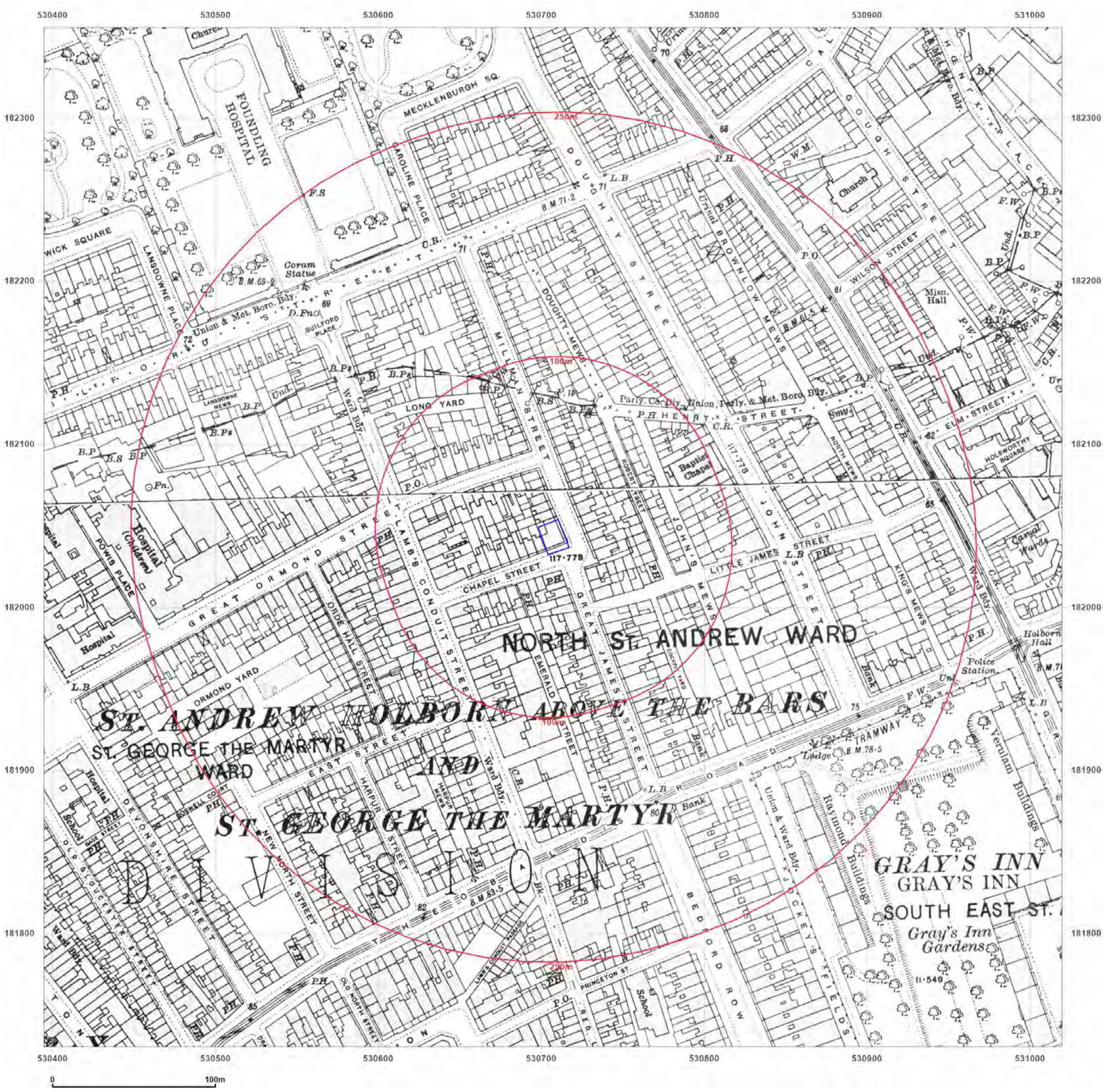

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: County Series

Map date: **1916**

Scale: 1:2,500

Printed at: 1:2,500

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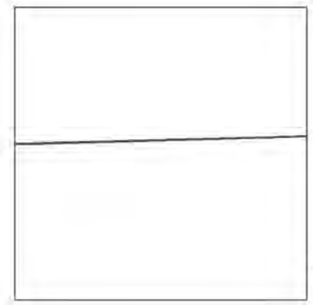
Surveyed 1916
Revised 1916
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1916
Revised 1916
Edition N/A
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Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1951**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1932

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1932

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Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1952-1953**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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Revised N/A
Edition N/A
Copyright N/A
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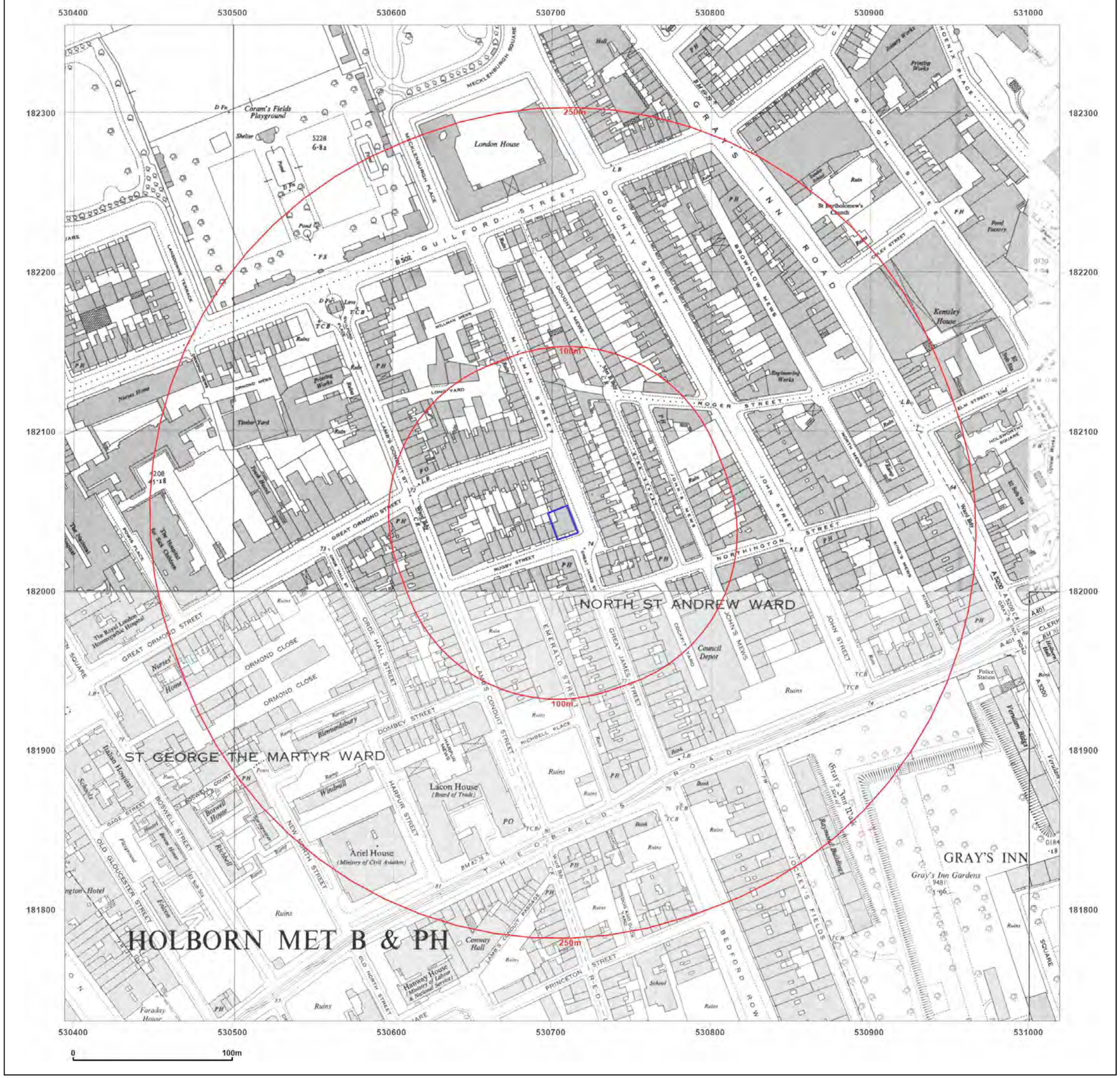

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1951-1954**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1952
Revised 1952
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1954
Revised 1952
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1951
Revised 1951
Edition 1953
Copyright N/A
Levelled 1932

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1932

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Site Details:

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Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1958-1962**

Scale: 1:1,250

Printed at: 1:2,000

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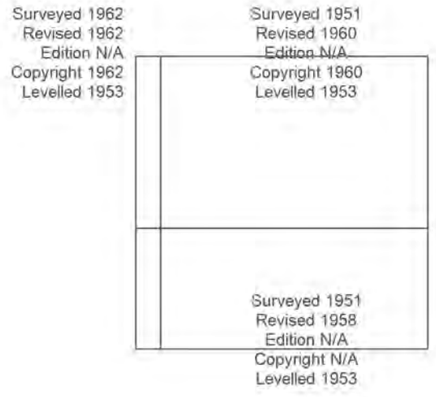

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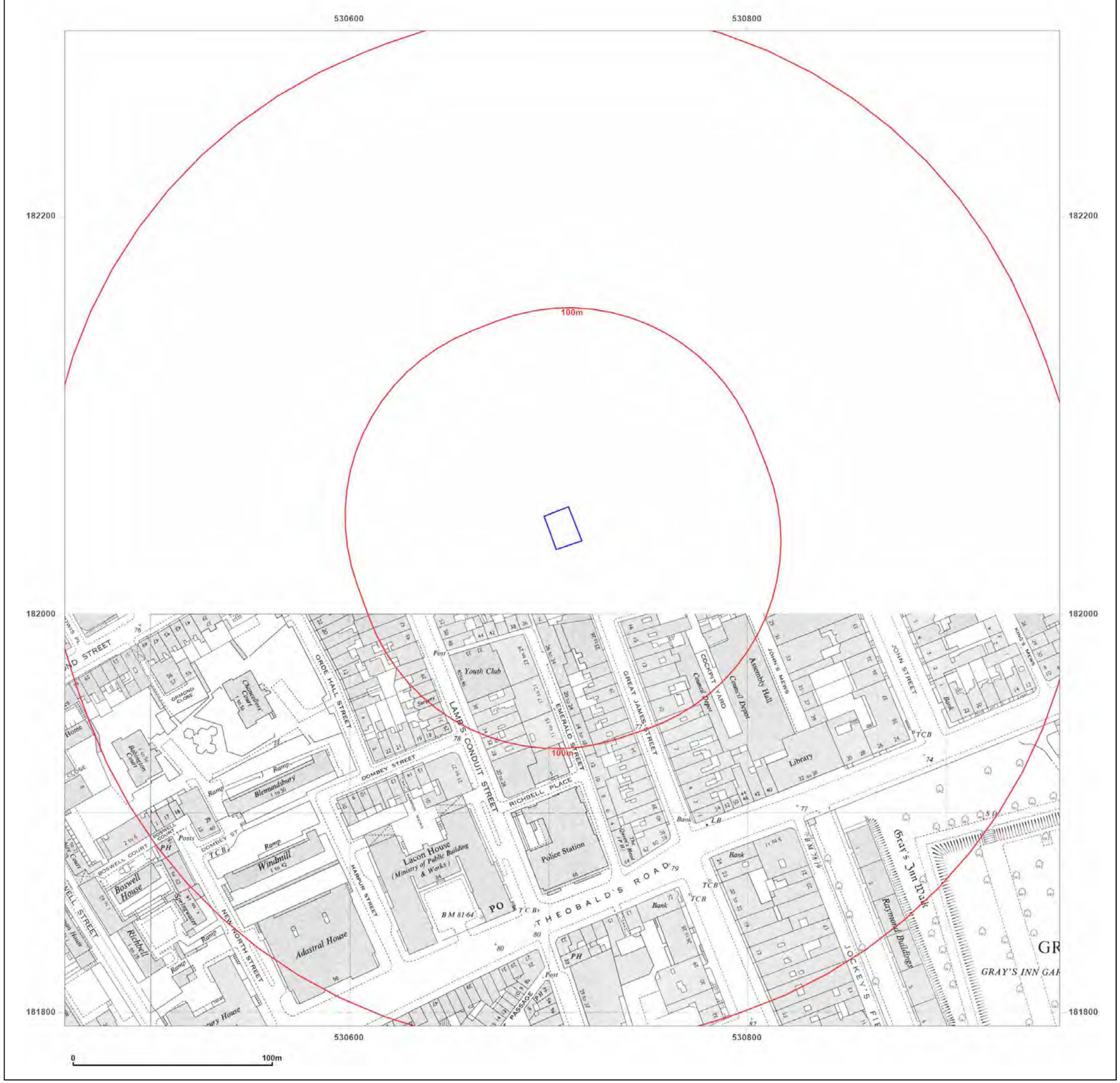

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid
Map date: **1966**
Scale: 1:1,250
Printed at: 1:2,000

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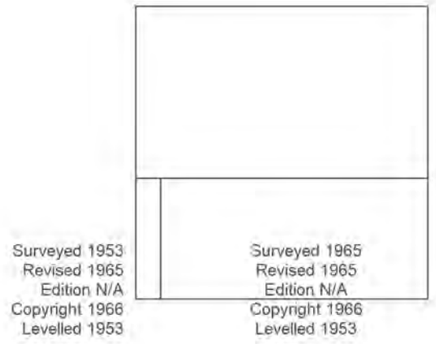

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Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1965-1968**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A Revised 1960 Edition 1965 Copyright N/A Levelled N/A	Surveyed N/A Revised 1965 Edition 1965 Copyright N/A Levelled 1953
Surveyed 1951 Revised 1965 Edition 1953 Copyright N/A Levelled 1932	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

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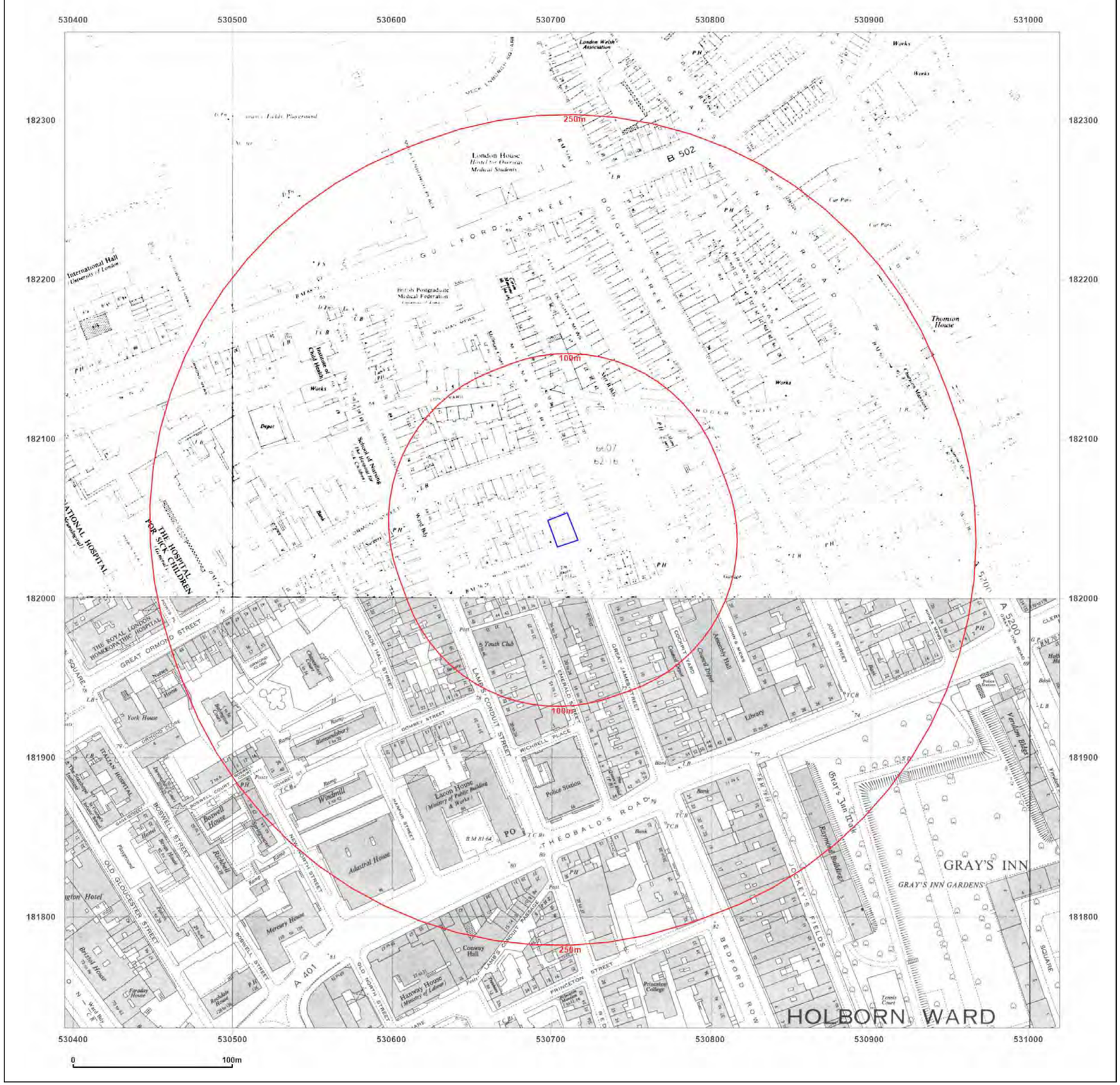

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1965-1968**

Scale: 1:2,500

Printed at: 1:2,500

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Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1967
Edition N/A
Copyright 1968
Levelled 1962

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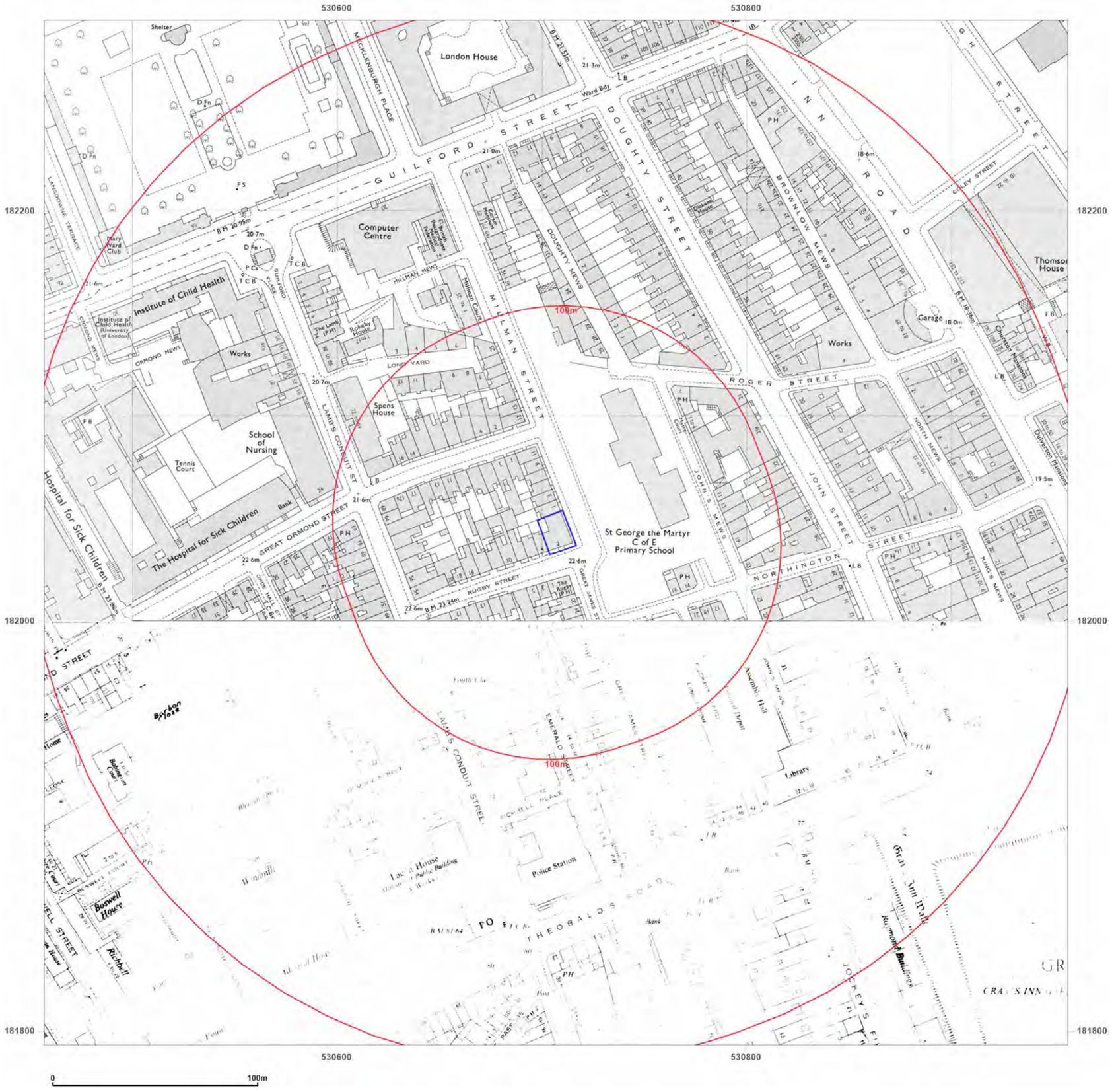

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1973-1974**

Scale: 1:1,250

Printed at: 1:2,000

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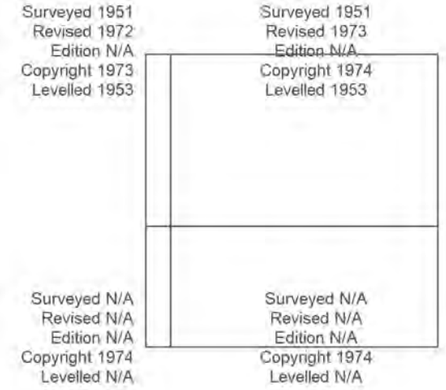

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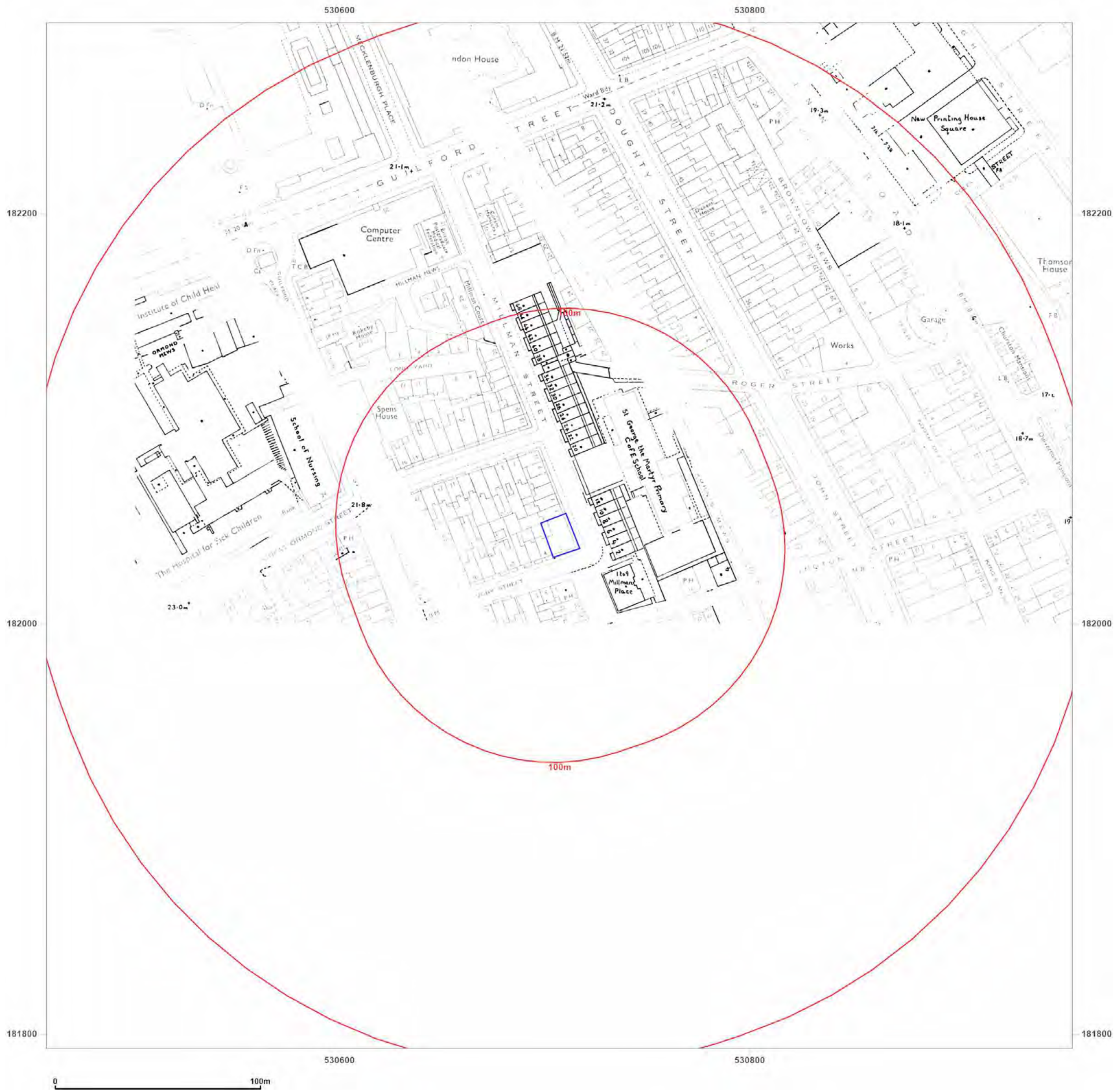


Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

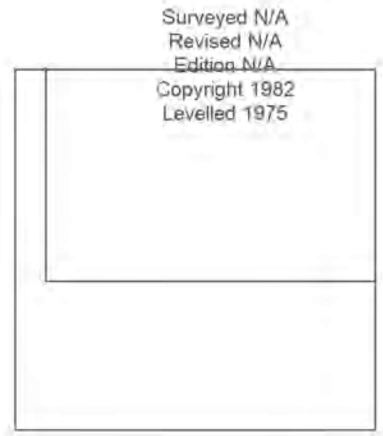
Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1982**

Scale: 1:1,250

Printed at: 1:2,000



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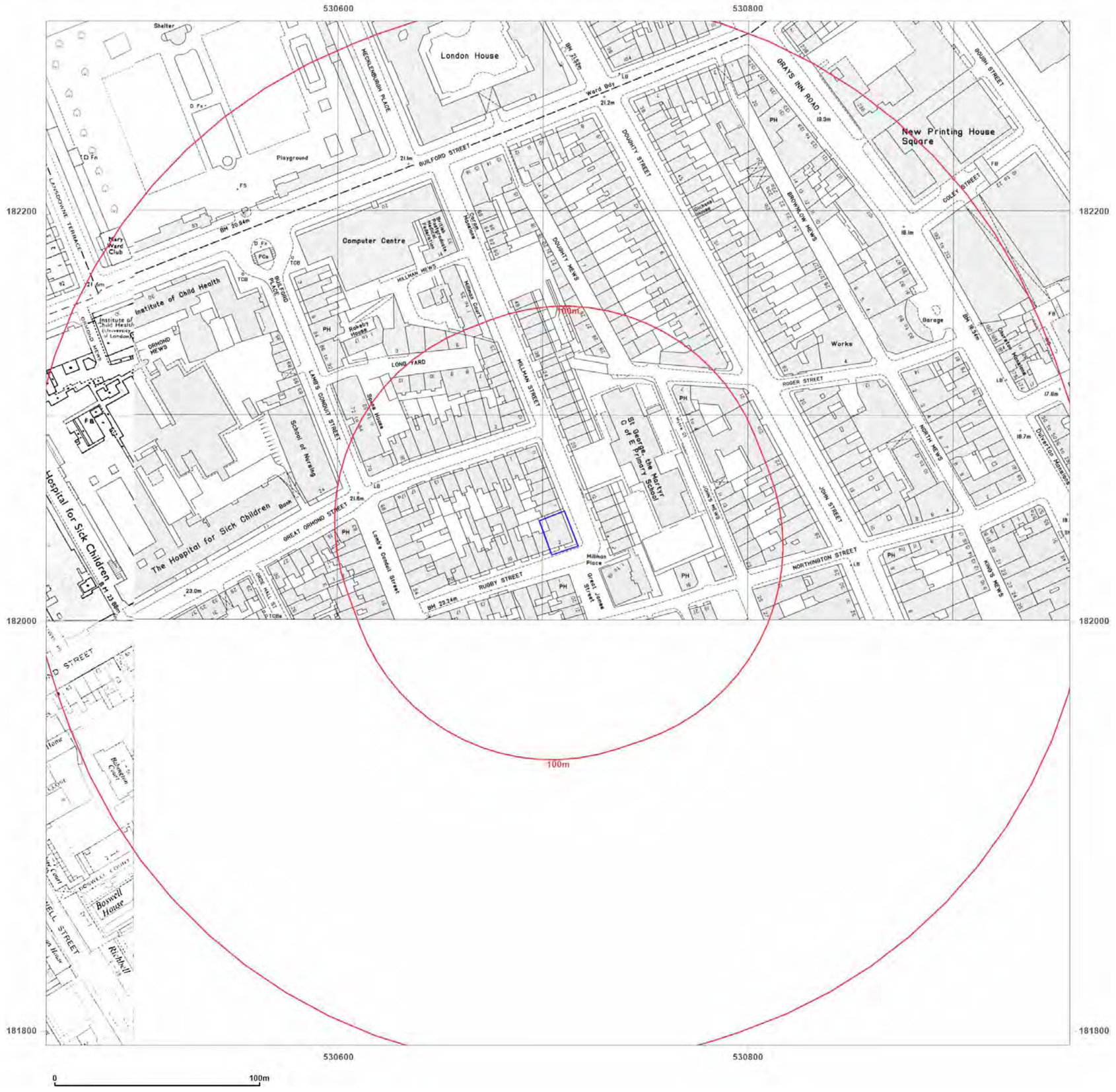

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1982-1987**

Scale: 1:1,250

Printed at: 1:2,000

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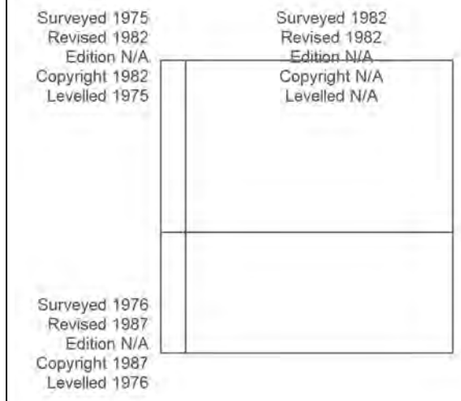

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Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1990-1991**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A	Surveyed 1976 Revised 1990 Edition N/A Copyright 1990 Levelled 1976

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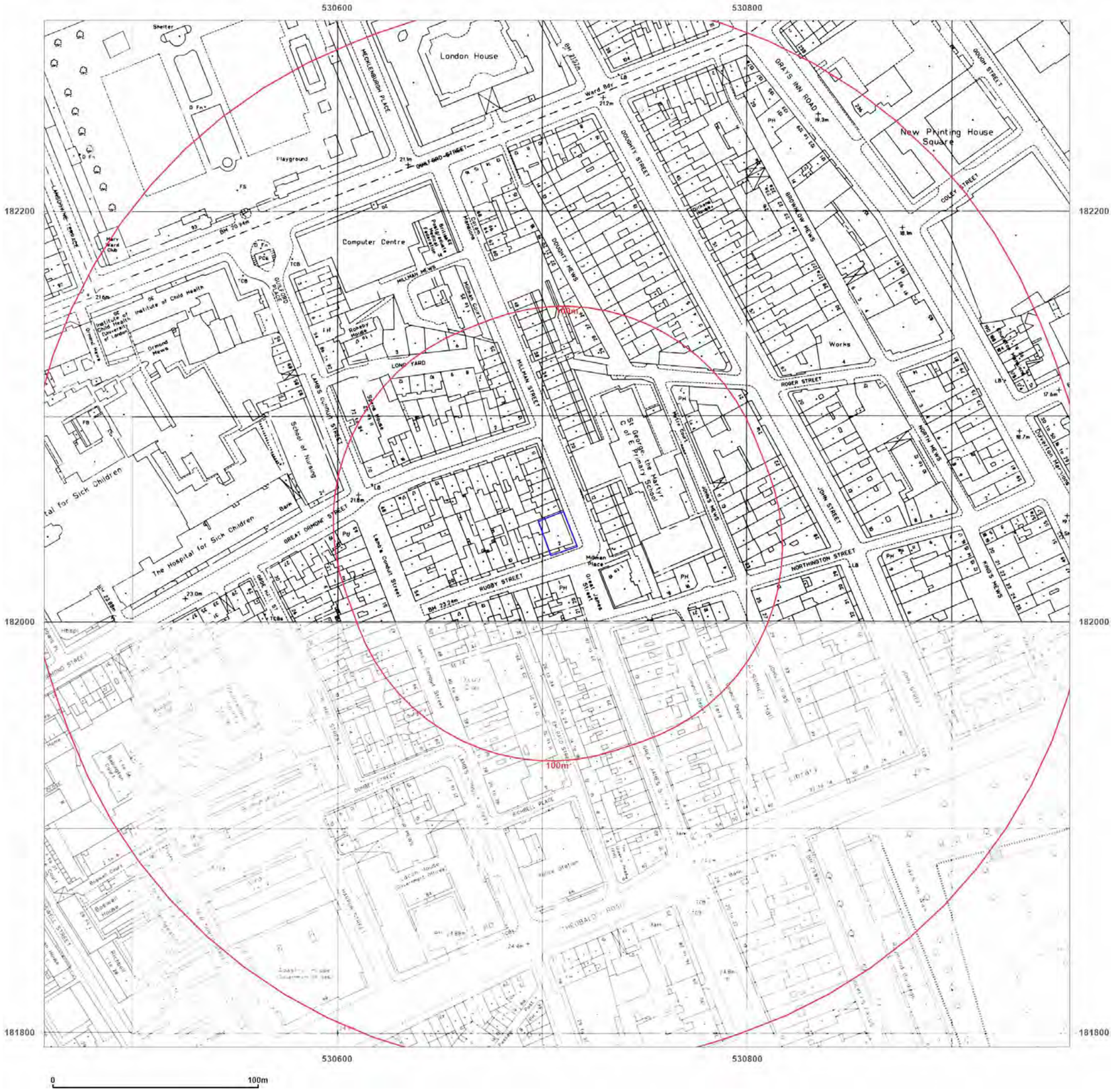

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1991-1994**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1991
Revised 1991
Edition N/A
Copyright 1991
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Revised N/A
Edition N/A
Copyright 1991
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Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1991-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1995 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A
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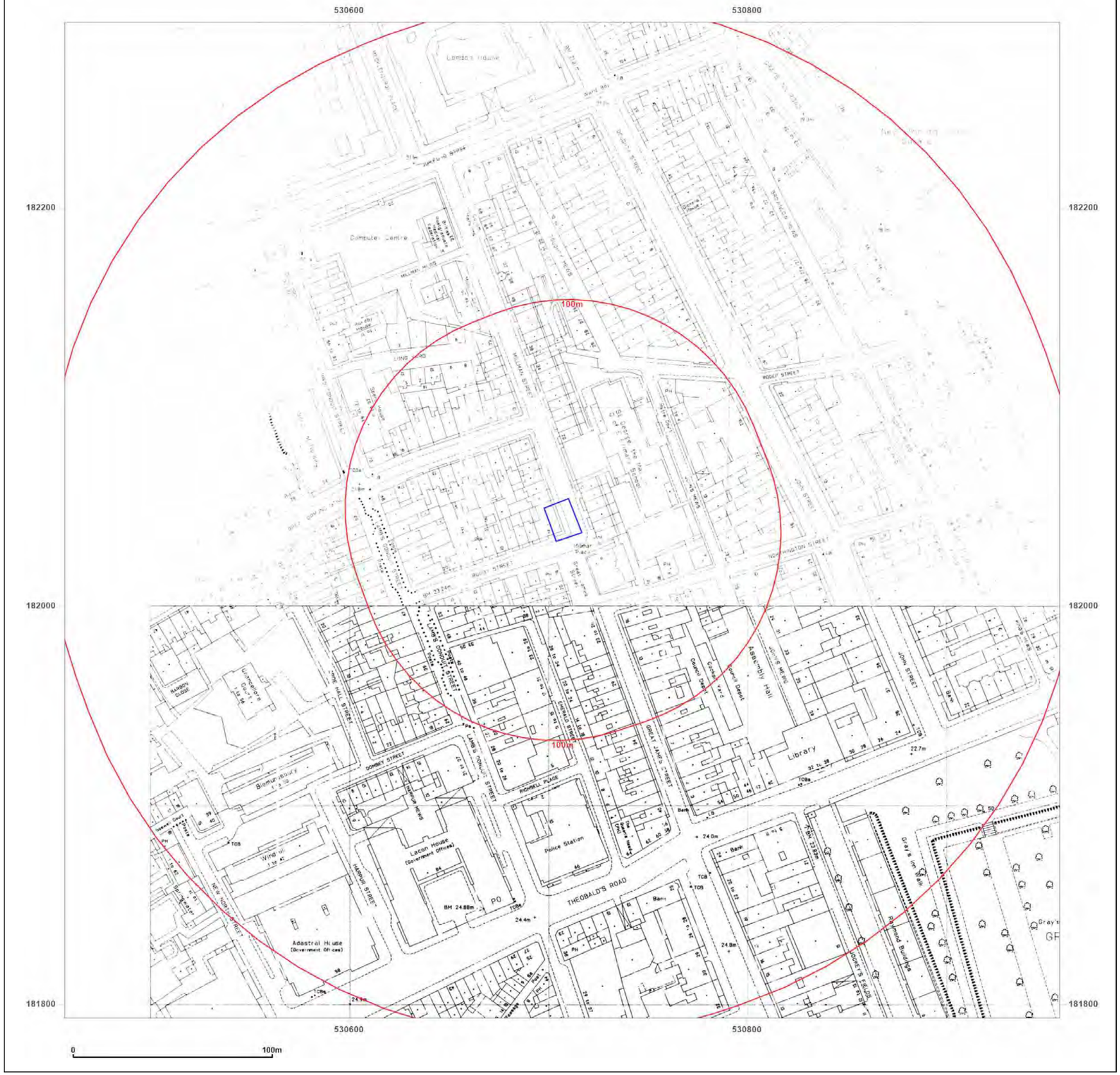

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

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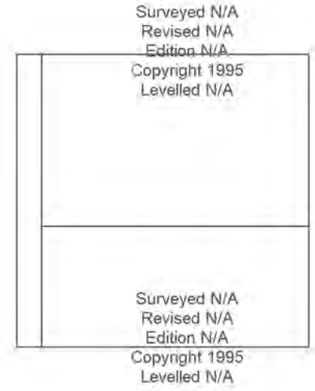

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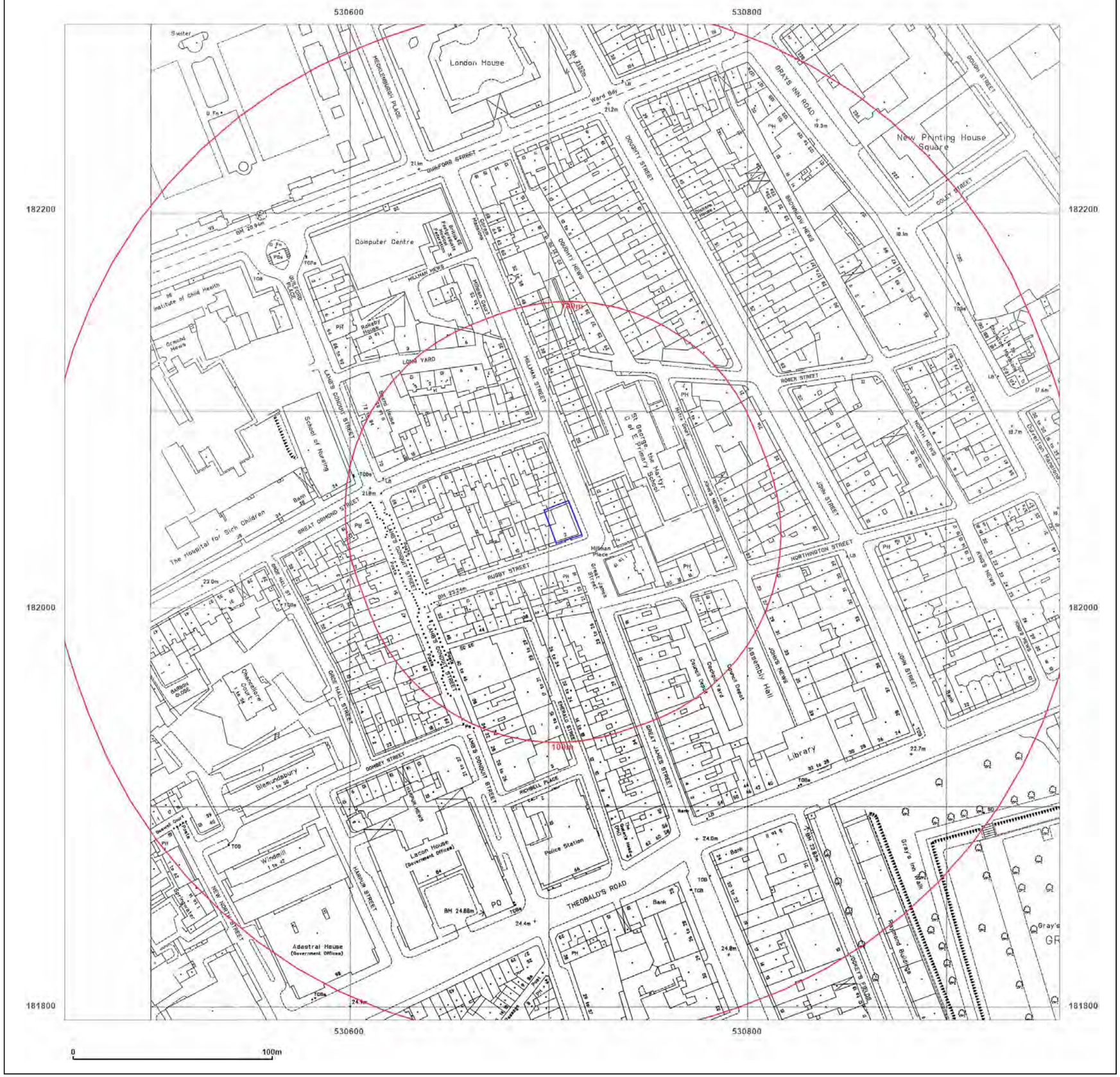

Groundsure INSIGHTS

Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

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Revised 1995
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
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Levelled N/A

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Site Details:

RUGBY CHAMBERS, 2, RUGBY STREET, LONDON, CAMDEN, WC1N 3QU

Client Ref: PO24-0336
Report Ref: GS-WJJ-HOI-FT3-5CA
Grid Ref: 530707, 182043

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Appendix E
PART 2A REGIME

Contaminated Land Definition

Under Section 57 of the Environmental Act 1995, Part 2A was inserted into the Environmental Protection Act 1990 to include provisions for the management of contaminated land.

Subsequent regulations were first implemented in England in April 2000, Scotland in July 2000 and Wales in July 2001[1], providing a definition of 'contaminated land' and setting out the nature of liabilities that can be incurred by owners of contaminated land and groundwater.

According to the Act, contaminated land is defined as 'any land which appears to the local authority in whose area the land is situated to be in such a condition, by reason of substances in, on or under the land that:

1. *significant harm* is being caused or there is a *significant possibility* of such harm being caused; or
2. *significant pollution* of controlled waters[2] is being caused or there is a significant possibility of such pollution being caused[3]'

The guidance on determining whether a particular possibility is significant is based on the principles of risk assessment and in particular on considerations of the magnitude or consequences of the different types of significant harm caused. The term 'possibility of significant harm being caused' should be taken, as referring to a measure of the probability, or frequency, of the occurrence of circumstances that could lead to significant harm being caused.

The following situations are defined where harm is to be regarded as significant:

1. Chronic or acute toxic effect, serious injury or death to humans
2. Irreversible or other adverse harm to the ecological system
3. Substantial damage to, or failure of, buildings
4. Disease, other physical damage or death of livestock or crops
5. The pollution of controlled waters[4].

With regard to radioactivity, contaminated land is defined as 'any land which appears to be in such a condition, by reason of substances in, on or under the land that harm is being caused, or there is a *significant possibility of such harm being caused*[5]'.

The Risk Assessment Methodology

Risk assessment is the process of collating known information on a hazard or set of hazards in order to estimate actual or potential risks to receptors. The receptor may be humans, a water resource, a sensitive local ecosystem or future construction materials. Receptors can be connected with the hazard via one or several exposure pathways (e.g. the pathway of direct contact). Risks are generally managed by isolating or removing the hazard, isolating the receptor, or by intercepting the exposure pathway. Without the three

[1] In England by The Contaminated Land (England) Regulations 2000, updated by The Contaminated Land (England) (Amendment) Regulations 2012; in Scotland by The Contaminated Land (Scotland) Regulations 2000, updated by the Contaminated Land (Scotland) Regulations 2005; and in Wales by The Contaminated Land (Wales) Regulations 2001, updated by the Contaminated Land (Wales) Regulations 2006.

[2] In Scotland the term "controlled water" has been updated to "water environment" under the Contaminated Land (Scotland) Regulations 2005 in line with the Water Environment and Water Services (Scotland) Act 2003.

[3] The definition was amended in 2012 by implementation of the Water Act 2003.

[4] Groundwater in this context does not include waters within underground strata but above the saturated zone.

[5] The Radioactive Contaminated Land (Modification of Enactments) (England) Regulations 2006 and Contaminated Land (Wales) Regulations 2006.

essential components of a source (hazard), pathway and receptor, there can be no risk. Thus, the mere presence of a hazard at a site does not mean that there will necessarily be attendant risks.

The Risk Assessment

By considering where a viable pathway exists which connects a source with a receptor, this assessment will identify where pollutant linkages may exist. A pollutant linkage is the term used by the DEFRA in their standard procedure on risk assessment. If there is no pollutant linkage, then there is no risk. Therefore, only where a viable pollutant linkage is established does this assessment go on to consider the level of risk. Risk should be based on a consideration of both:

- The likelihood of an event (probability) - takes into account both the presence of the hazard and receptor and the integrity of the pathway.
- The severity of the potential consequence - takes into account both the potential severity of the hazard and the sensitivity of the receptor.

For further information please see the Contaminated Land section on the DEFRA website (www.defra.gov.uk).

RUGBY CHAMBERS, LONDON

Phase 1 Geo-environmental Preliminary Risk Assessment

2024-06-03

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