

**Site Details:**

24, BURGESS HILL, LONDON,  
CAMDEN, NW2 2DA

**Client Ref:** P5943J3029 .1 - 24 Burgess Hill  
**Report Ref:** GS-UHN-FI3-55J-FIG  
**Grid Ref:** 524988, 185882

**Map Name:** National Grid

**Map date:** 2024

**Scale:** 1:10,000

**Printed at:** 1:10,000



2024

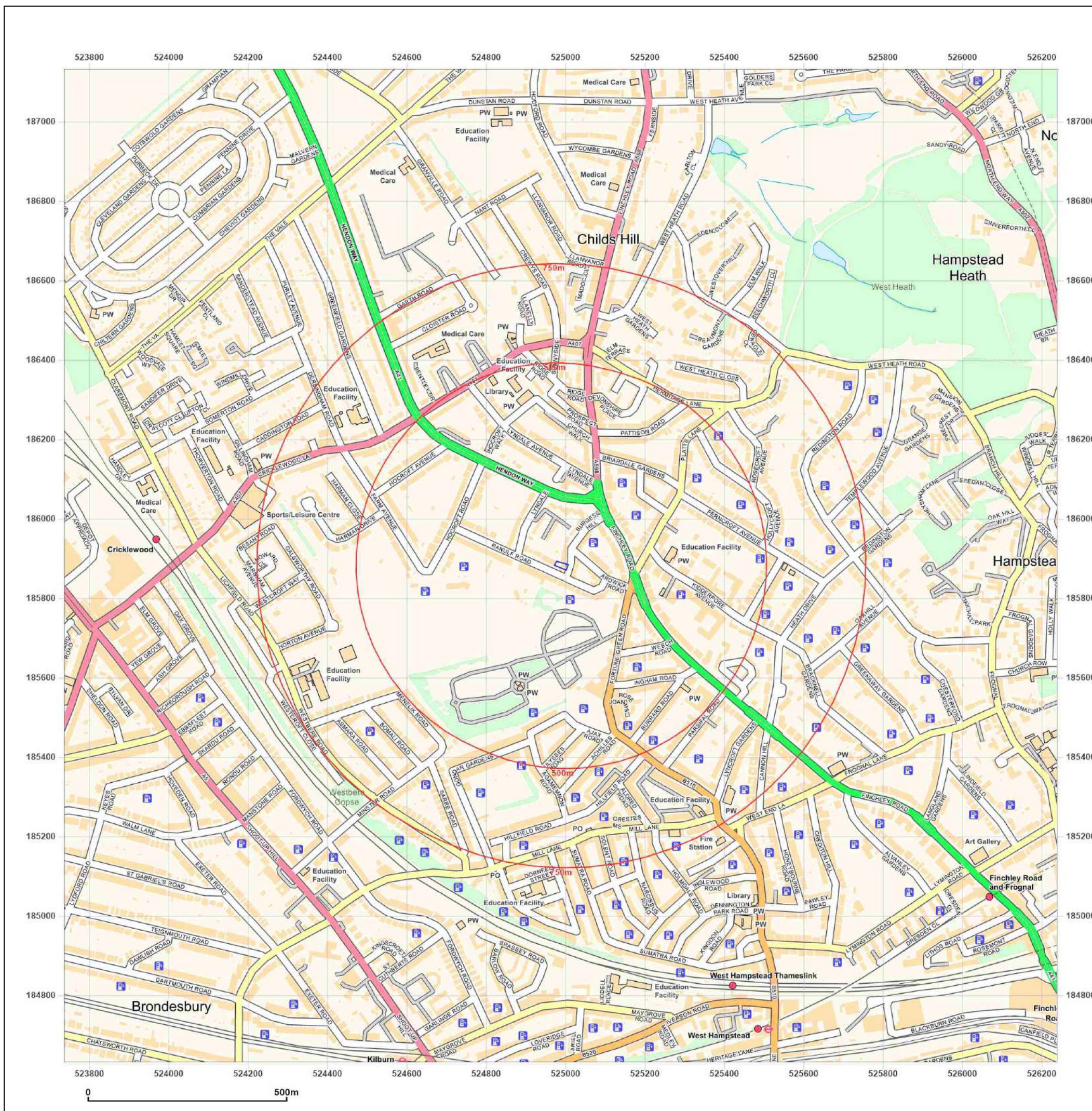


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 29 May 2024

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



## **APPENDIX 4 – BGS BOREHOLE RECORDS**

| GROUND ENGINEERING                                 |      |       | Site: 378 FINCHLEY ROAD, LONDON NW3 |                                                                                                                                         |                                | BOREHOLE BH2 |                            |              |  |  |
|----------------------------------------------------|------|-------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------|----------------------------|--------------|--|--|
| Geo-Environmental Specialists<br>01733 568566      |      |       | Date: 05/06/06                      |                                                                                                                                         | Hole Size: 150mm dia to 15.00m |              | Ground Level: 82.80m. O.D. |              |  |  |
| Samples and in-situ Tests                          |      |       | (Date)                              | Description of Strata                                                                                                                   |                                | Legend       | Depth m                    | D.O. Level m |  |  |
| Depth m                                            | Type | Blows | Casing                              |                                                                                                                                         |                                |              |                            |              |  |  |
| 0.00-0.50                                          | B1   |       |                                     | MADE GROUND - Firm, friable, dark brown/black/grey mottled sandy, gravelly CLAY with occasional brick, ash, concrete and coal fragments |                                |              |                            |              |  |  |
| 0.50-1.00                                          | B2   |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 1.00-1.50                                          | B3   |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 1.15-1.45                                          | S    | N15   | 0.90                                |                                                                                                                                         |                                |              | 1.40                       | 81.40        |  |  |
| 1.75                                               | D1   |       |                                     | Firm, becoming stiff and fissured below 3.50m, brown/orange brown/grey mottled CLAY. Occasional selenite below 3.00m                    |                                |              |                            |              |  |  |
| 2.00-2.30                                          | U1   | 35    | 1.50                                |                                                                                                                                         |                                |              |                            |              |  |  |
| 2.35                                               | D2   |       |                                     | (WEATHERED LONDON CLAY)                                                                                                                 |                                |              |                            |              |  |  |
| 2.75                                               | D3   |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 3.00-3.40                                          | U2   | 38    | 1.50                                |                                                                                                                                         |                                |              |                            |              |  |  |
| 3.45                                               | D4   |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 3.75                                               | D5   |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 4.00-4.40                                          | U3   | 42    | 1.50                                | Stiff, fissured brown/orange brown CLAY with occasional selenite crystals and orange brown stained fissures                             |                                |              | 4.00                       | 78.80        |  |  |
| 4.45                                               | D6   |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 4.75                                               | D7   |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 5.00-5.40                                          | U4   | 46    | 1.50                                | (WEATHERED LONDON CLAY)                                                                                                                 |                                |              |                            |              |  |  |
| 5.45                                               | D8   |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 6.00                                               | D9   |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 6.50-6.90                                          | U5   | 50    | 1.50                                |                                                                                                                                         |                                |              |                            |              |  |  |
| 6.95                                               | D10  |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 7.50                                               | D11  |       |                                     | Stiff, closely fissured to firm, dark grey CLAY with occasional light brown fine sand and silt partings                                 |                                |              | 7.50                       | 75.30        |  |  |
| 8.00-8.40                                          | U6   | 50    | 1.50                                |                                                                                                                                         |                                |              |                            |              |  |  |
| 8.45                                               | D12  |       |                                     | (LONDON CLAY)                                                                                                                           |                                |              |                            |              |  |  |
| 9.00                                               | D13  |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| 9.50-9.90                                          | U7   | 60    | 1.50                                |                                                                                                                                         |                                |              |                            |              |  |  |
| 9.95                                               | D14  |       |                                     |                                                                                                                                         |                                |              | 10.00                      | 72.80        |  |  |
| REMARKS                                            |      |       |                                     |                                                                                                                                         |                                |              | Project No 10575           |              |  |  |
| 1. Excavating a pit from 0.00m to 1.00m for 1 hour |      |       |                                     |                                                                                                                                         |                                |              | Scale 1:50                 |              |  |  |
| 2. Borehole cased to 1.50m depth                   |      |       |                                     |                                                                                                                                         |                                |              | Page 1/2                   |              |  |  |
| 3. Fibrous live roots observed to 3.45m depth      |      |       |                                     |                                                                                                                                         |                                |              |                            |              |  |  |
| KEY                                                |      |       | Groundwater Strikes                 |                                                                                                                                         |                                |              | Groundwater Observations   |              |  |  |
| N - SPT Blows for 0.3m                             |      |       | Depth m                             |                                                                                                                                         |                                |              | Date                       |              |  |  |
| D - Disturbed Sample                               |      |       | No Struck                           |                                                                                                                                         |                                |              | Hole                       |              |  |  |
| B - Bulk Sample                                    |      |       | Rose to                             |                                                                                                                                         |                                |              | Casing                     |              |  |  |
| U - Undisturbed Sample                             |      |       | Rate                                |                                                                                                                                         |                                |              | Water                      |              |  |  |
| W - Water Sample                                   |      |       | Cased                               |                                                                                                                                         |                                |              |                            |              |  |  |
| S/C - SPT Spoon/Cone                               |      |       | Sealed                              |                                                                                                                                         |                                |              |                            |              |  |  |
| ✓ - Blows for quoted penetration                   |      |       | Date                                |                                                                                                                                         |                                |              |                            |              |  |  |
| ✓ - Vane Shear Test Cohesion ( ) kPa               |      |       | 05/06/06                            |                                                                                                                                         |                                |              | 15.00                      |              |  |  |
| ✓ - Level on completion                            |      |       | 05/06/06                            |                                                                                                                                         |                                |              | 15.00                      |              |  |  |
| ✓ - Level casing withdrawn                         |      |       |                                     |                                                                                                                                         |                                |              | 1.50                       |              |  |  |
| ✓ - Standpipe Level                                |      |       |                                     |                                                                                                                                         |                                |              | 0.00                       |              |  |  |
|                                                    |      |       |                                     |                                                                                                                                         |                                |              | dry                        |              |  |  |
|                                                    |      |       |                                     |                                                                                                                                         |                                |              | dry                        |              |  |  |

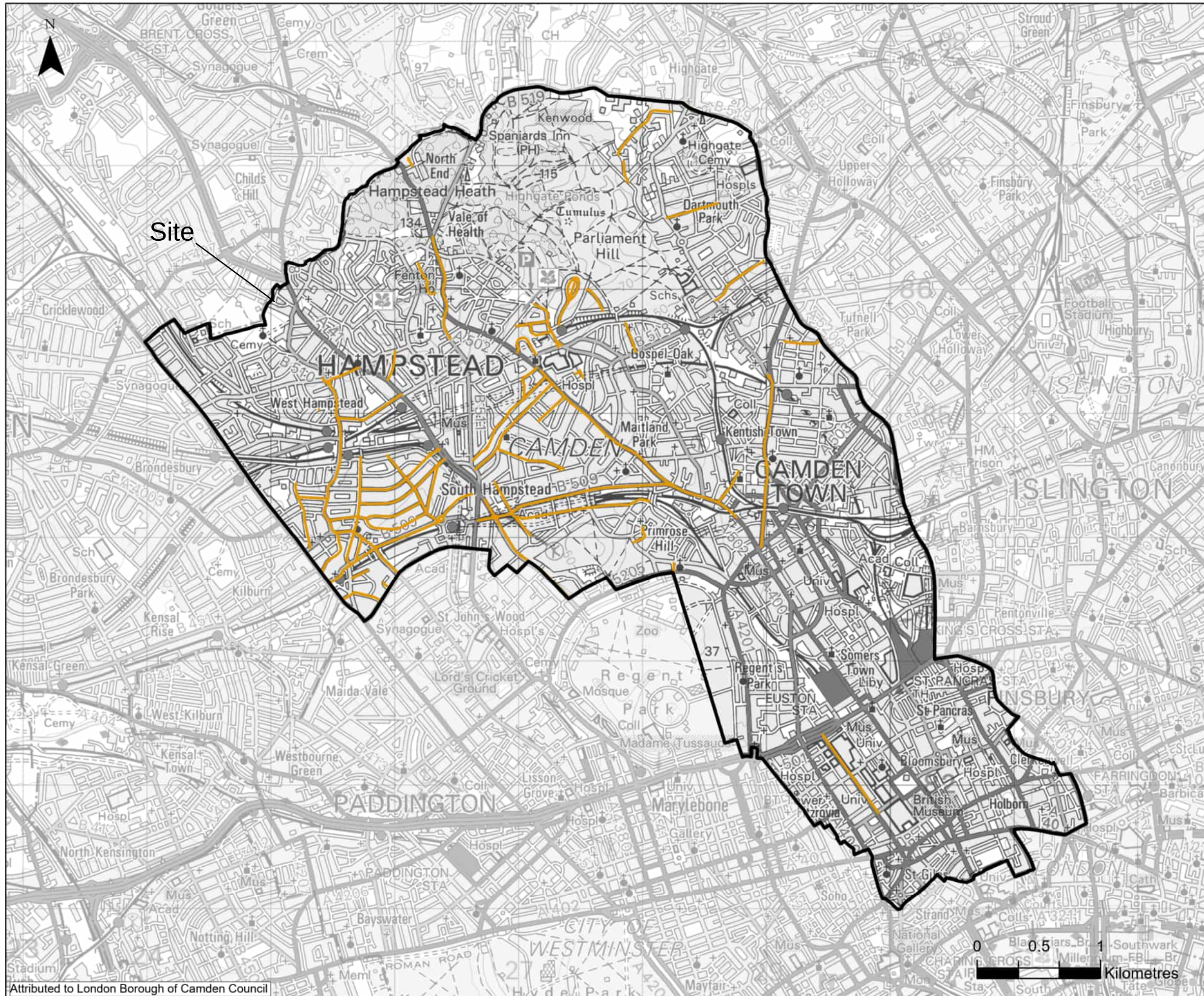


| GROUND ENGINEERING                                                                                                                                                                                                                                                                                                                           |      |       | Site: 378 FINCHLEY ROAD, LONDON NW3                                          |                                                                                                                                                                                                                        | BOREHOLE BH2 |                                                                   |       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------|-------|--|
| Geo-Environmental Specialists<br>01733 566566                                                                                                                                                                                                                                                                                                |      |       | Date: 05/06/06                                                               | Hole Size: 150mm dia to 15.00m                                                                                                                                                                                         |              | Ground Level: 82.80m. O.D.                                        |       |  |
| Samples and in-situ Tests                                                                                                                                                                                                                                                                                                                    |      |       | (Date)                                                                       | Description of Strata                                                                                                                                                                                                  | Legend       | Depth m                                                           |       |  |
| Depth m                                                                                                                                                                                                                                                                                                                                      | Type | Blows | Casing                                                                       |                                                                                                                                                                                                                        |              |                                                                   |       |  |
| 10.50                                                                                                                                                                                                                                                                                                                                        | D15  |       |                                                                              | Very stiff, fissured to stiff, dark grey/dark brown CLAY with occasional brown fine sand and silt partings up to 5mm thick. Occasional bivalve shell fragments at 13.00m. Locally slightly sandy.<br><br>(LONDON CLAY) |              | 10.00                                                             |       |  |
| 11.00-11.40                                                                                                                                                                                                                                                                                                                                  | U8   | 66    | 1.50                                                                         |                                                                                                                                                                                                                        |              | 72.80                                                             |       |  |
| 11.45                                                                                                                                                                                                                                                                                                                                        | D16  |       |                                                                              |                                                                                                                                                                                                                        |              |                                                                   |       |  |
| 12.00                                                                                                                                                                                                                                                                                                                                        | D17  |       |                                                                              |                                                                                                                                                                                                                        |              |                                                                   |       |  |
| 12.50-12.90                                                                                                                                                                                                                                                                                                                                  | U9   | 75    | 1.50                                                                         |                                                                                                                                                                                                                        |              |                                                                   |       |  |
| 12.95                                                                                                                                                                                                                                                                                                                                        | D18  |       |                                                                              |                                                                                                                                                                                                                        |              |                                                                   |       |  |
| 13.50-13.90                                                                                                                                                                                                                                                                                                                                  | U10  | 80    | 1.50                                                                         |                                                                                                                                                                                                                        |              |                                                                   |       |  |
| 13.95                                                                                                                                                                                                                                                                                                                                        | D19  |       |                                                                              |                                                                                                                                                                                                                        |              |                                                                   |       |  |
| 14.50-14.90                                                                                                                                                                                                                                                                                                                                  | U11  | 82    | 1.50                                                                         |                                                                                                                                                                                                                        |              |                                                                   |       |  |
| 15.00                                                                                                                                                                                                                                                                                                                                        | D20  |       |                                                                              |                                                                                                                                                                                                                        |              | 15.00                                                             | 67.80 |  |
|                                                                                                                                                                                                                                                                                                                                              |      |       |                                                                              | Borehole completed at 15.00m depth                                                                                                                                                                                     |              |                                                                   |       |  |
| REMARKS                                                                                                                                                                                                                                                                                                                                      |      |       |                                                                              |                                                                                                                                                                                                                        |              | Project No<br>10575                                               |       |  |
|                                                                                                                                                                                                                                                                                                                                              |      |       |                                                                              |                                                                                                                                                                                                                        |              | Scale<br>1:50                                                     |       |  |
|                                                                                                                                                                                                                                                                                                                                              |      |       |                                                                              |                                                                                                                                                                                                                        |              | Page<br>2/2                                                       |       |  |
| <b>KEY</b><br>D - Disturbed Sample<br>B - Bulk Sample<br>U - Undisturbed Sample<br>W - Water Sample<br>S/C - SPT Spoon/Cone<br>W - Water Strike<br>W - Water Rise<br>N - SPT Blows for 0.3m<br>- Blows for quoted penetration<br>V - Vane Shear Test<br>Cohesion ( ) kPa<br>Level on completion<br>Level casing withdrawn<br>Standpipe Level |      |       | <b>Groundwater Strikes</b><br>Depth m<br>No/Struck Rose to Rate Cased Sealed |                                                                                                                                                                                                                        |              | <b>Groundwater Observations</b><br>Date Hole Depth m Casing Water |       |  |

[illegible]

**C10575**

## **APPENDIX 5 – MAP EXCERPTS**



Site

Job Title

London Borough of Camden  
Level 1  
Strategic Flood Risk Assessment

Legend

- London Borough of Camden
- Flooded Streets (2021)

Notes

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

Drawing Status

FINAL

Drawing Title

Flooded Streets  
2021

Client

Scale at A3

1:30,000

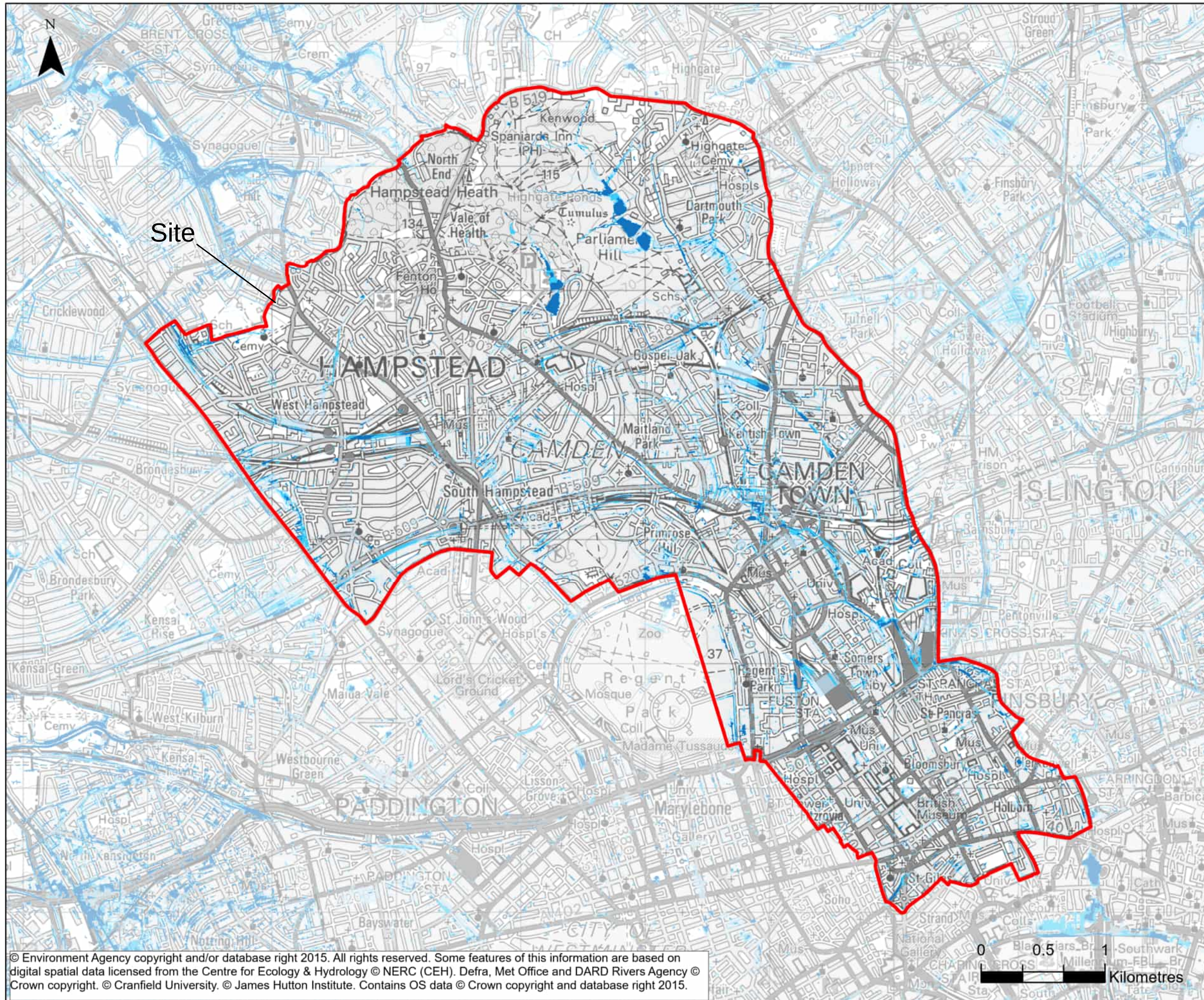
|          |    |         |            |
|----------|----|---------|------------|
| Drawn    | RR | Checker | HW         |
| Approver | SL | Date    | 10/01/2024 |

AECOM

ALCOE  
100 Eastbourne  
100 17th  
100 17th  
100 17th

Project Number  
60701446

Figure  
7



Job Title

London Borough of Camden  
Level 1  
Strategic Flood Risk Assessment

Legend

- London Borough of Camden
- High Risk (≥3.33% AEP event)
- Medium Risk (1% - 3.33% AEP event)
- Low Risk (0.1% - 1% AEP event)

Notes

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

Drawing Status

FINAL

Drawing Title

Risk of Flooding from Surface Water

Client

Camden

Scale at A3

1:30,000

|          |    |         |            |
|----------|----|---------|------------|
| Drawn    | RR | Checker | HW         |
| Approver | SL | Date    | 10/01/2024 |

AECOM

100 Embankment  
London EC4A 3DF  
Tel: 020 7611 1700

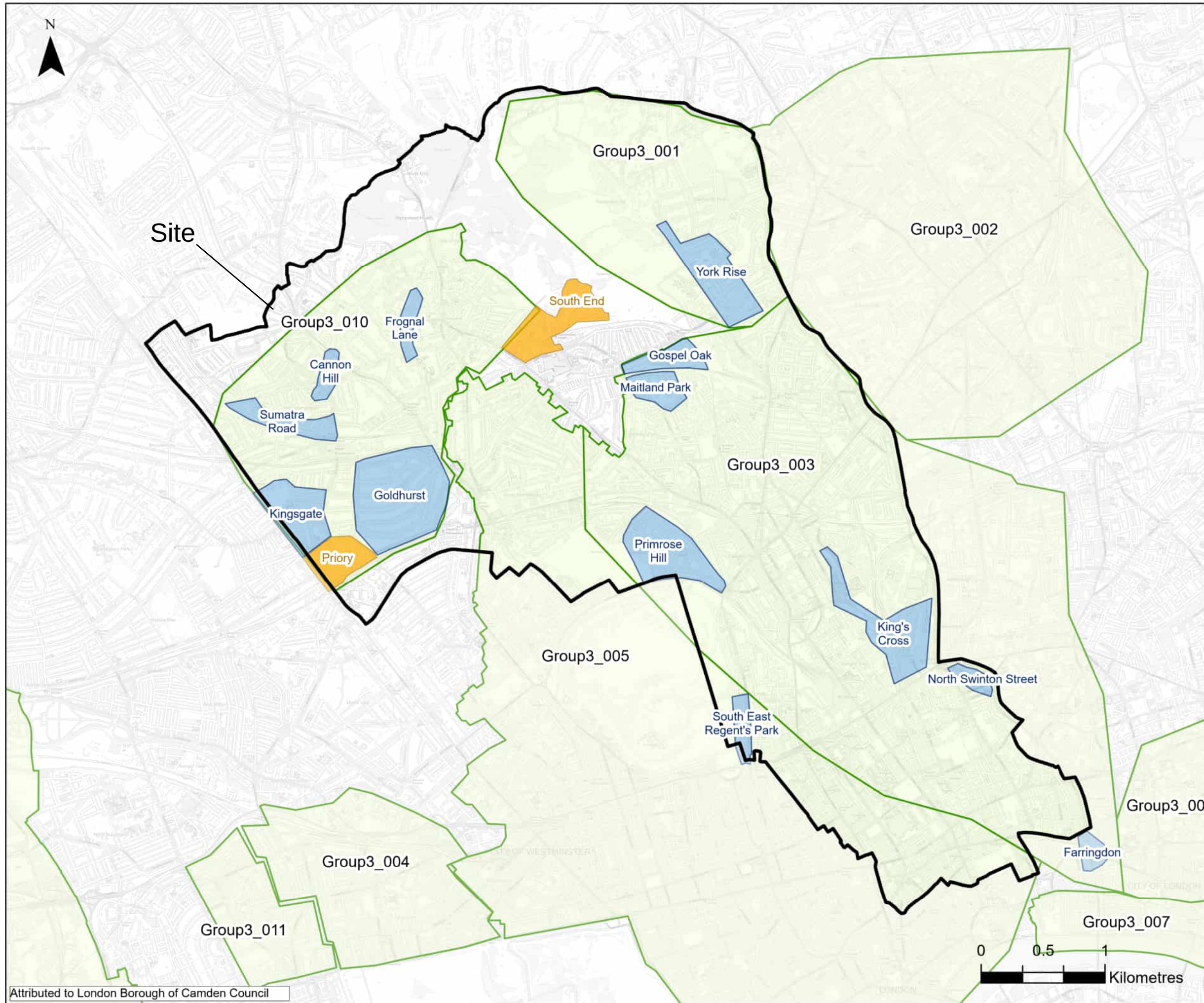
Project Number

60701446

Figure

15

© Environment Agency copyright and/or database right 2015. All rights reserved. Some features of this information are based on digital spatial data licensed from the Centre for Ecology & Hydrology © NERC (CEH). Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right 2015.



Job Title

London Borough of Camden  
Level 1  
Strategic Flood Risk Assessment

Legend

- London Borough of Camden
- Local Flood Risk Zone
- New Local Flood Risk Zone
- Local Critical Drainage Area

Notes

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

Drawing Status

FINAL

Drawing Title

Critical Drainage Areas and Local Flood Risk Zones

Client

Camden

Scale at A3

1:30,000

|          |    |         |            |
|----------|----|---------|------------|
| Drawn    | RR | Checker | HW         |
| Approver | SL | Date    | 10/01/2024 |

AECOM

4th Floor  
100 Embankment  
London  
WC2N 6QN  
Tel: 0181 601 1700

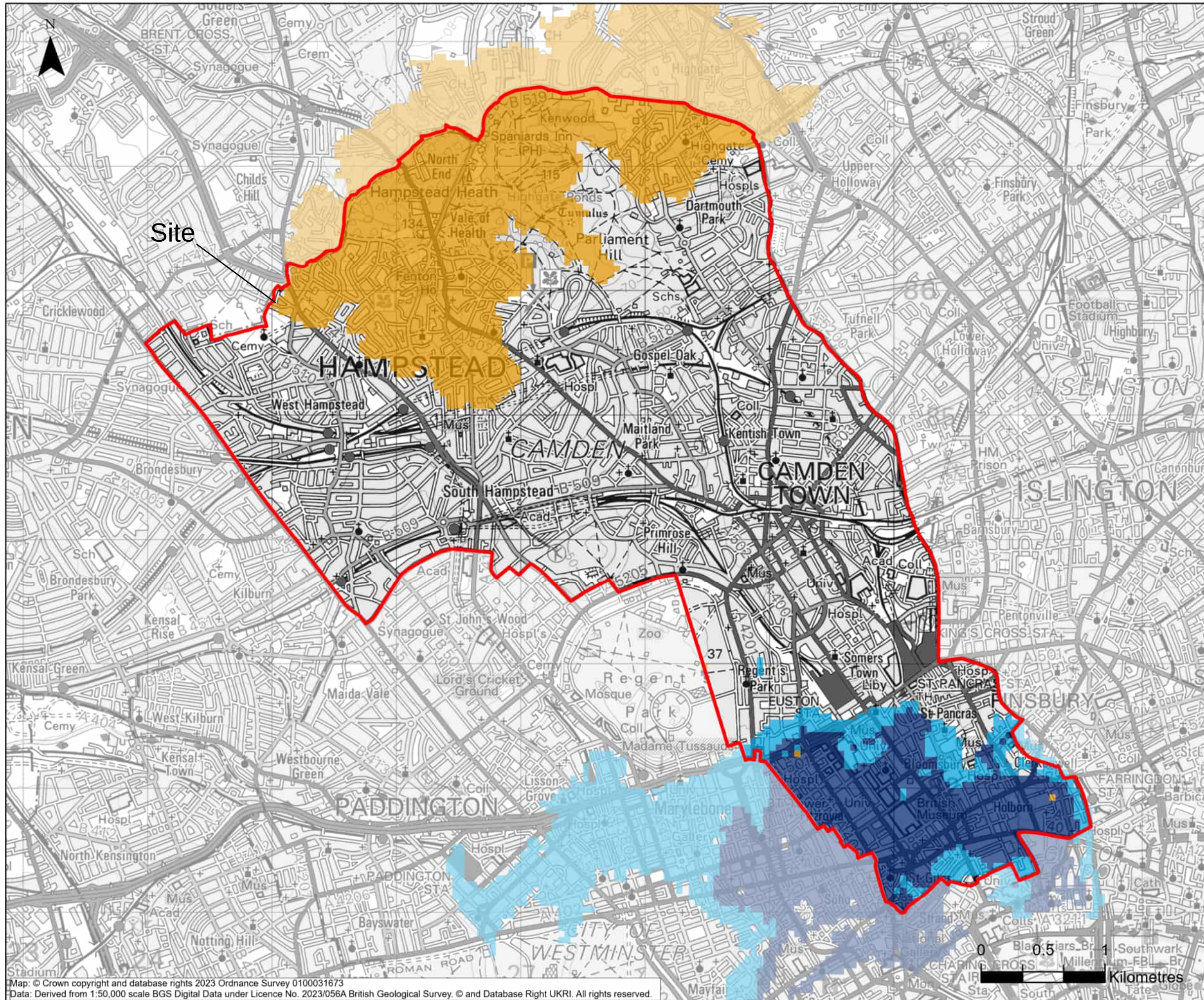
**AECOM**

Project Number

60701446

Figure

16



Job Title

London Borough of Camden  
Level 1  
Strategic Flood Risk Assessment

Legend

London Borough of Camden

**Suceptibility to Groundwater Flooding**

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

Notes This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

Drawing Status

FINAL

Drawing Title

Susceptibility to Groundwater Flooding

Client

Camden

Scale at A3

1:30,000

|          |    |         |            |
|----------|----|---------|------------|
| Drawn    | RR | Checker | HW         |
| Approver | SL | Date    | 10/01/2024 |

AECOM

ALC006  
4th Floor  
100 Embankment  
London WC2R 7BH  
Tel: 0181 601 1700

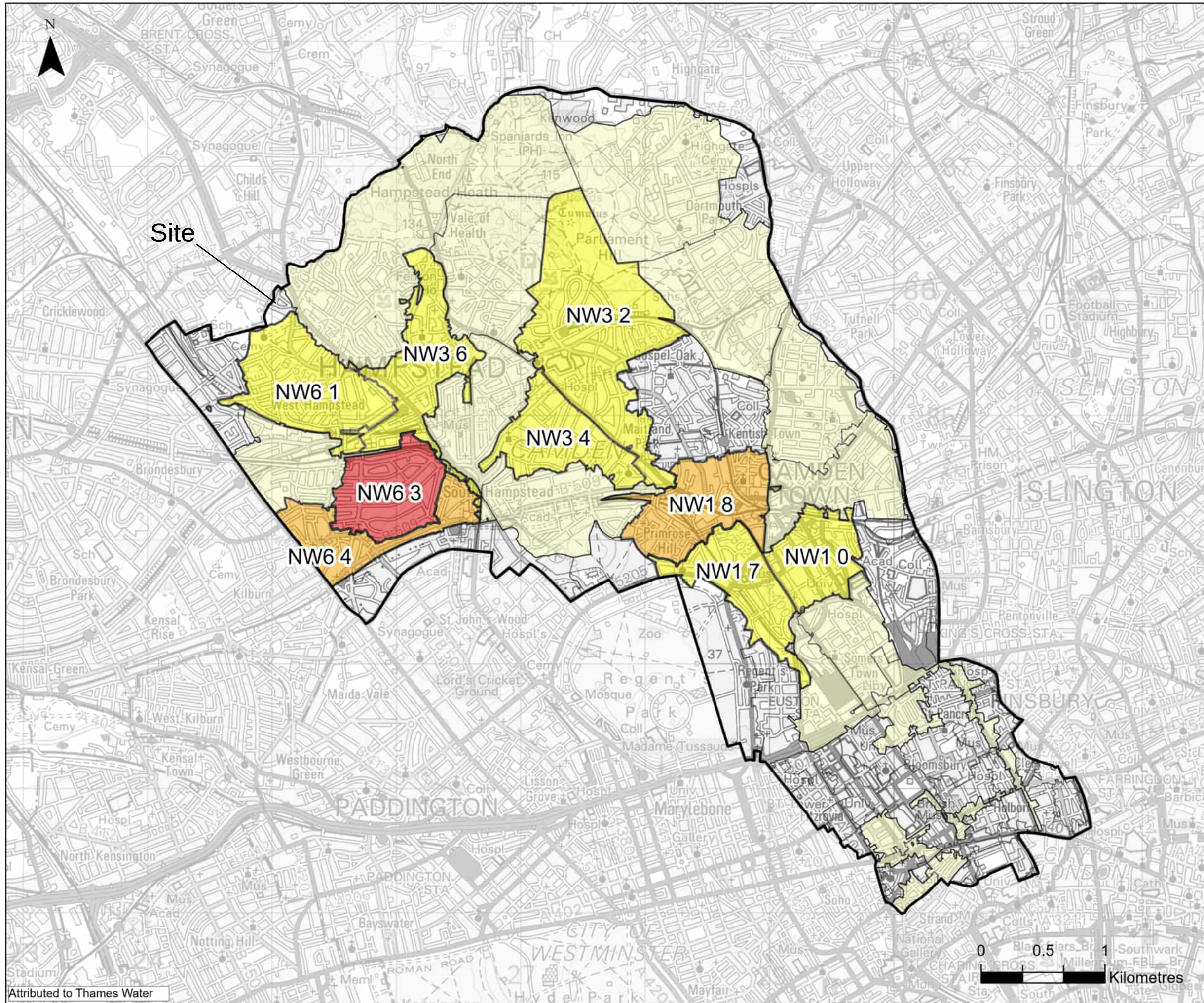
Project Number

60701446

Figure

19

Map: © Crown copyright and database rights 2023 Ordnance Survey 0100031673  
Data: Derived from 1:50,000 scale BGS Digital Data under Licence No. 2023/056A British Geological Survey. © and Database Right UKRI. All rights reserved.



Job Title

London Borough of Camden  
Level 1  
Strategic Flood Risk Assessment

Legend

London Borough of Camden

Sewer Incident Total  
(2013 - 2023)

- 0-5
- 6-20
- 21-40
- 41-60
- 60+

Notes

This map is intended to provide a strategic overview and should not be used to assess individual properties. Refer to the accompanying SFRA Report for details of the datasets and purpose of their use.

Drawing Status

FINAL

Drawing Title

Reported Incidents of  
Sewer Flooding  
(January 2013 - April 2023)

Client

Camden

Scale at A3

1:30,000

|          |    |         |            |
|----------|----|---------|------------|
| Drawn    | RR | Checker | HW         |
| Approver | SL | Date    | 10/01/2024 |

AECOM

ALCOVE  
100 Euston Road  
London, NW1 2AF  
Tel: 020 7181 1700

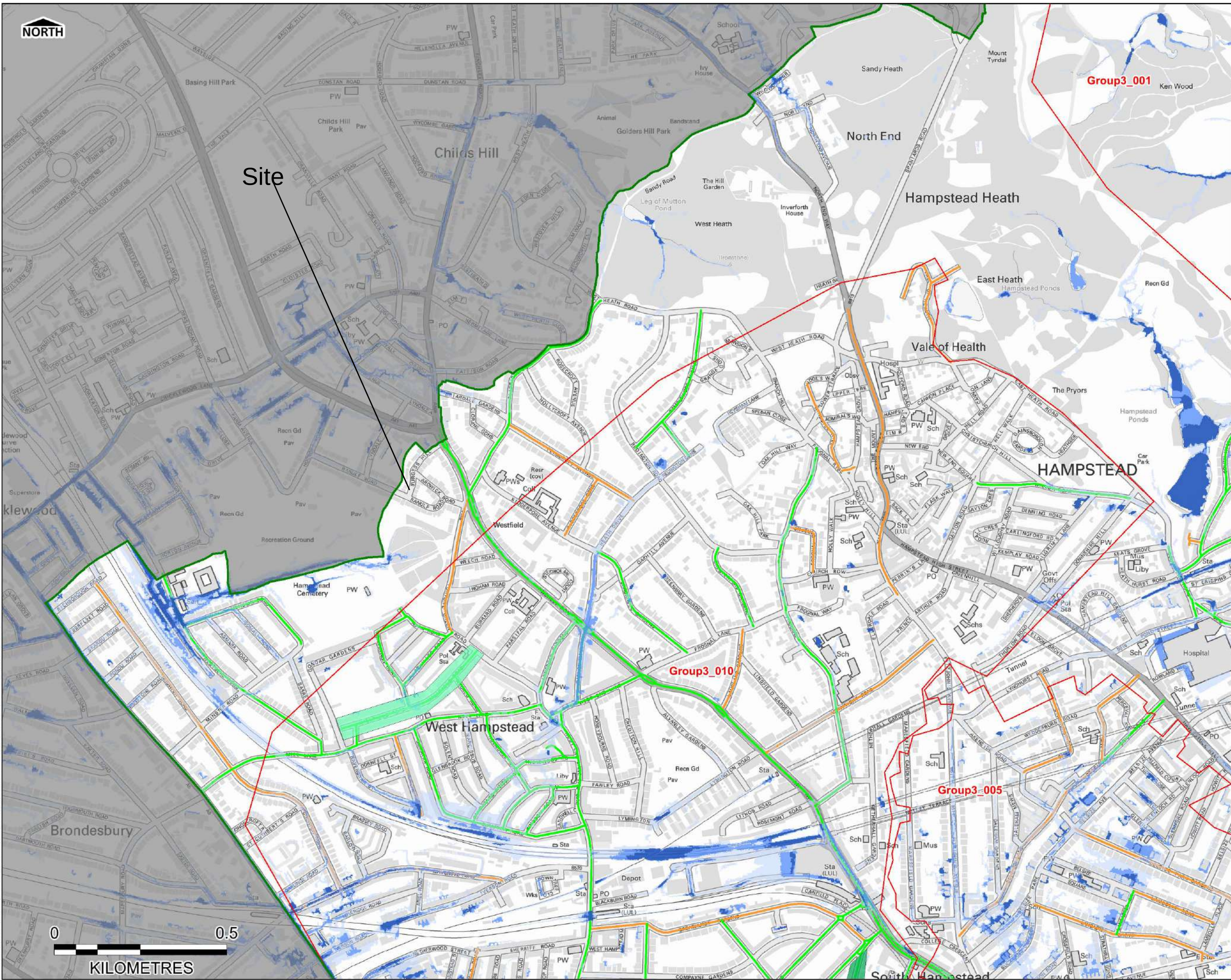
Project Number

60701446

Figure

23

N:\Water\Current Projects\47070547 Camden SFRA Update (ghos)\0700 WIP\0705 GIS Data\01-WIP\01\_03-Project\_Files\WORS



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

**LEGEND**

- London Borough Camden Boundary
- Critical Drainage Area
- Flooded Streets (2002)
- Flooded Streets (1975)

**LBC Historic SW Flooding Record**  
No. Properties affected

- 1
- 2

**Risk of Flooding from Surface Water**

- High (1 in 30 year)
- Medium (1 in 100 year)
- Low (1 in 1000 year)
- Very Low (<1 in 1000 year)

Contains Ordnance Survey data © Crown copyright and database right 2014

| Revision Details | By | Check | Date | Suffix |
|------------------|----|-------|------|--------|
|                  |    |       |      |        |

Purpose of Issue: **FINAL**

Client: **Camden**

Project Title: **LONDON BOROUGH OF CAMDEN STRATEGIC FLOOD RISK ASSESSMENT**

Drawing Title: **Updated Flood Maps for Surface Water Flooding (uFMfSW)**

| Drawn | Checked | Approved | Date       |
|-------|---------|----------|------------|
| CB    | JS      | MT       | 03/07/2014 |

URS Internal Project No. **47070547** Scale at A3 **1:15,000**

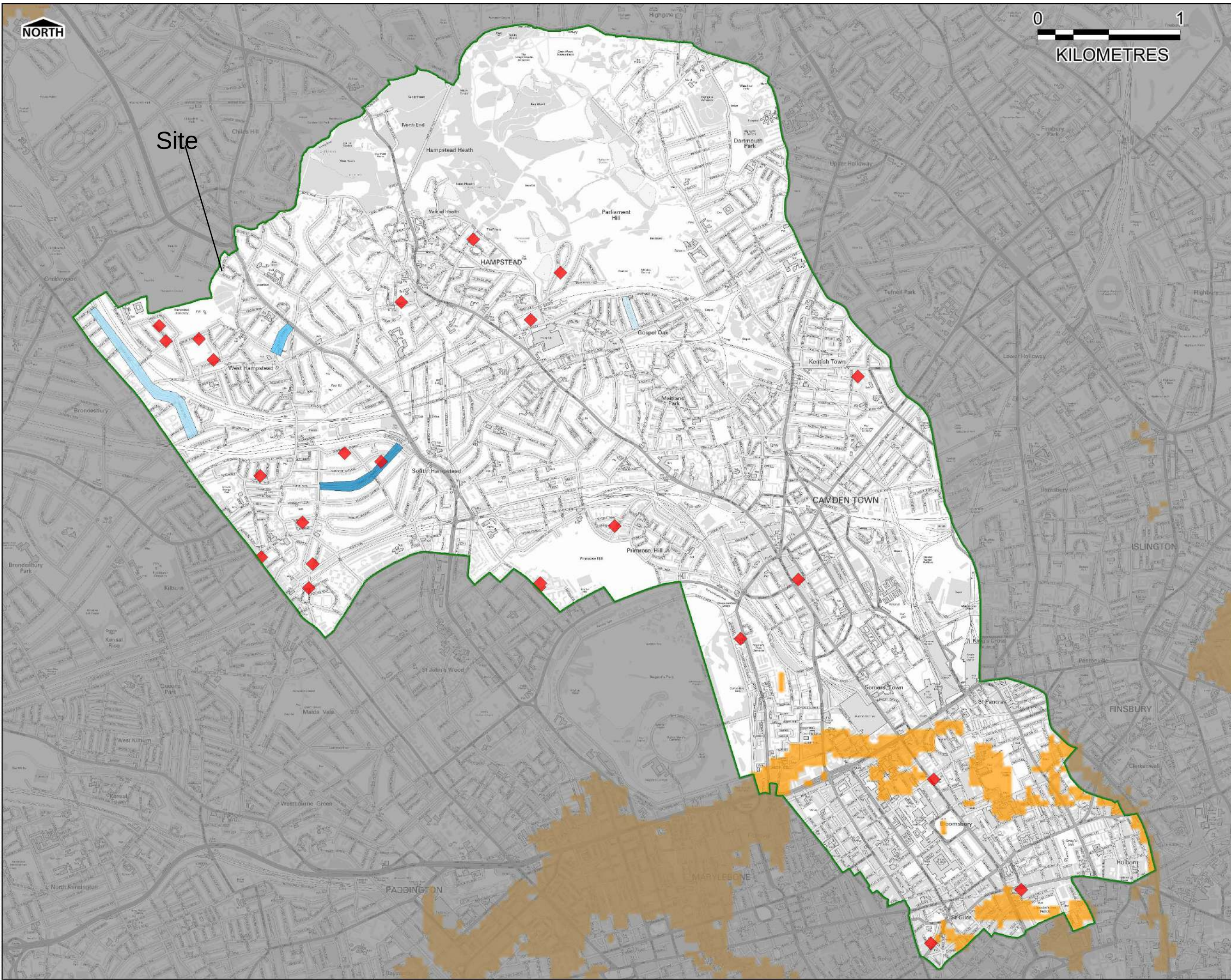
THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF URS' APPOINTMENT BY ITS CLIENT. URS ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING URS' EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

URS Infrastructure & Environment UK Limited  
8 - 8 Greenock Place  
London  
SW1P 1PL  
Telephone: +44 (0)20 7885000  
Fax: +44 (0)20 7385001  
www.ursglobal.com

**URS**

Drawing Number: **FIGURE 3 iv** Rev: **Rev 1**

N:\Water\Current Projects\47070547 Camden SFRA Update (ghos)\0700 WIP\0705 GIS\_Data\01-WIP\01\_03-Project\_Files\WORS



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT.

**LEGEND**

London Borough  
Camden Boundary

LBC Historic GW Flooding Record  
No. Properties affected

1  
6  
7  
8

Increased Susceptibility to  
Elevated Groundwater

Environment Agency  
groundwater flood  
incidents

Contains Ordnance Survey data © Crown copyright  
and database right 2014

| Revision Details | By | Check | Date | Suffix |
|------------------|----|-------|------|--------|
|                  |    |       |      |        |

Purpose of Issue  
**FINAL**

Client  
**Camden**

Project Title  
**LONDON BOROUGH OF  
CAMDEN STRATEGIC FLOOD  
RISK ASSESSMENT**

Drawing Title  
**Increased Susceptibility to  
Elevated Groundwater**

| Drawn | Checked | Approved | Date       |
|-------|---------|----------|------------|
| CB    | JS      | MT       | 03/07/2014 |

URS Internal Project No.  
**47070547**

Scale at A3  
**1: 40,000**

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE  
TERMS OF URS' APPOINTMENT BY ITS CLIENT. URS ACCEPTS NO LIABILITY FOR  
ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR  
FOLLOWING URS' EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE  
PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

URS Infrastructure & Environment UK Limited  
6 - 8 Greencoat Place  
London  
SW1P 1PL  
Telephone +44 (0)207 7365000  
Fax +44 (0)207 7365001  
www.ursglobal.com

**URS**

| Drawing Number   | Rev          |
|------------------|--------------|
| <b>FIGURE 4e</b> | <b>Rev 1</b> |

WE LISTEN, WE PLAN, WE DELIVER

Geotechnical Engineering and Environmental Services across the UK



JOMAS ASSOCIATES LTD

24 Sarum Complex  
Salisbury Road  
Uxbridge  
UB8 2RZ

CONTACT US

Website: [www.jomasassociates.com](http://www.jomasassociates.com)

Tel: 0333 305 9054

Email: [info@jomasassociates.com](mailto:info@jomasassociates.com)