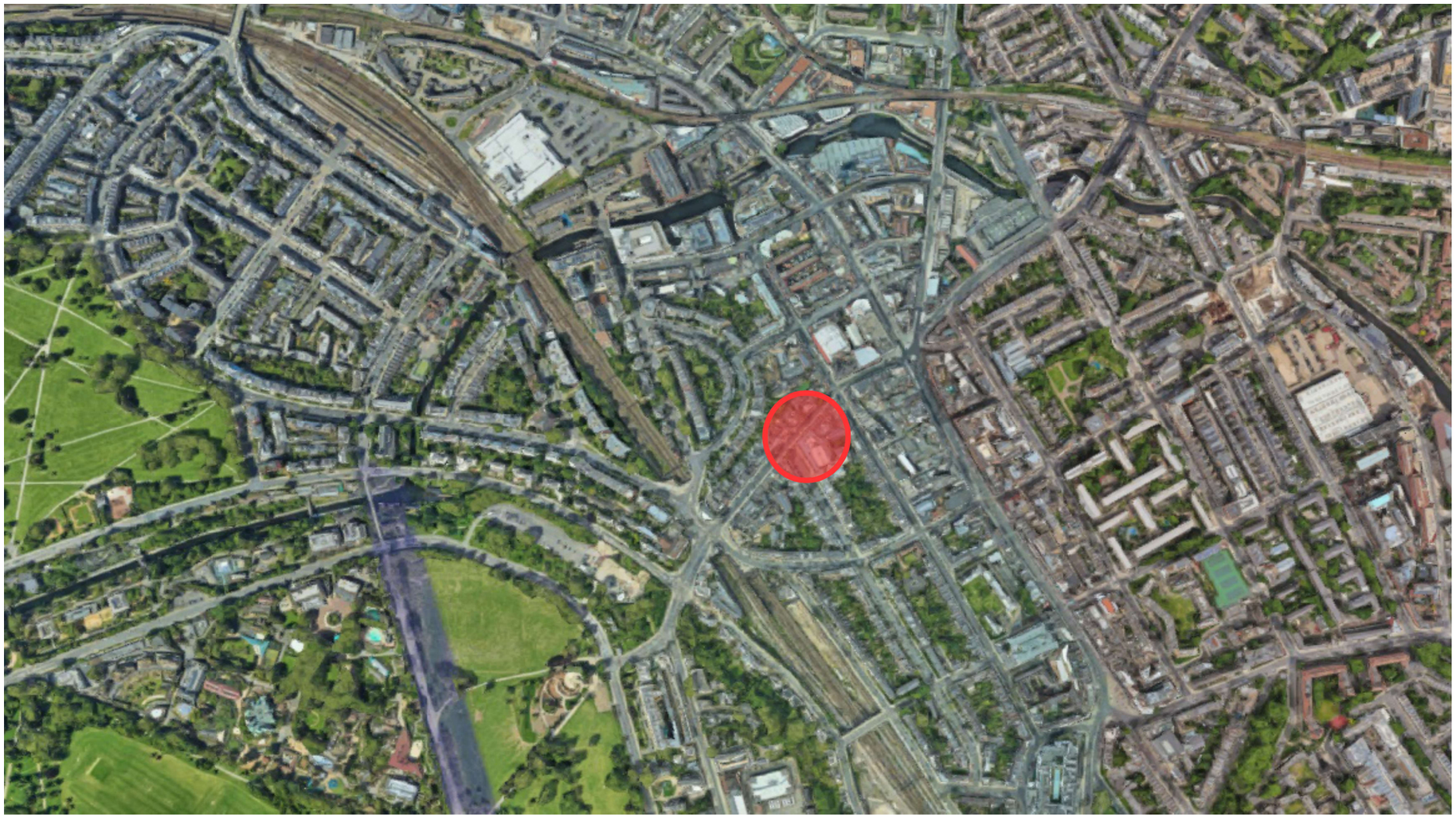
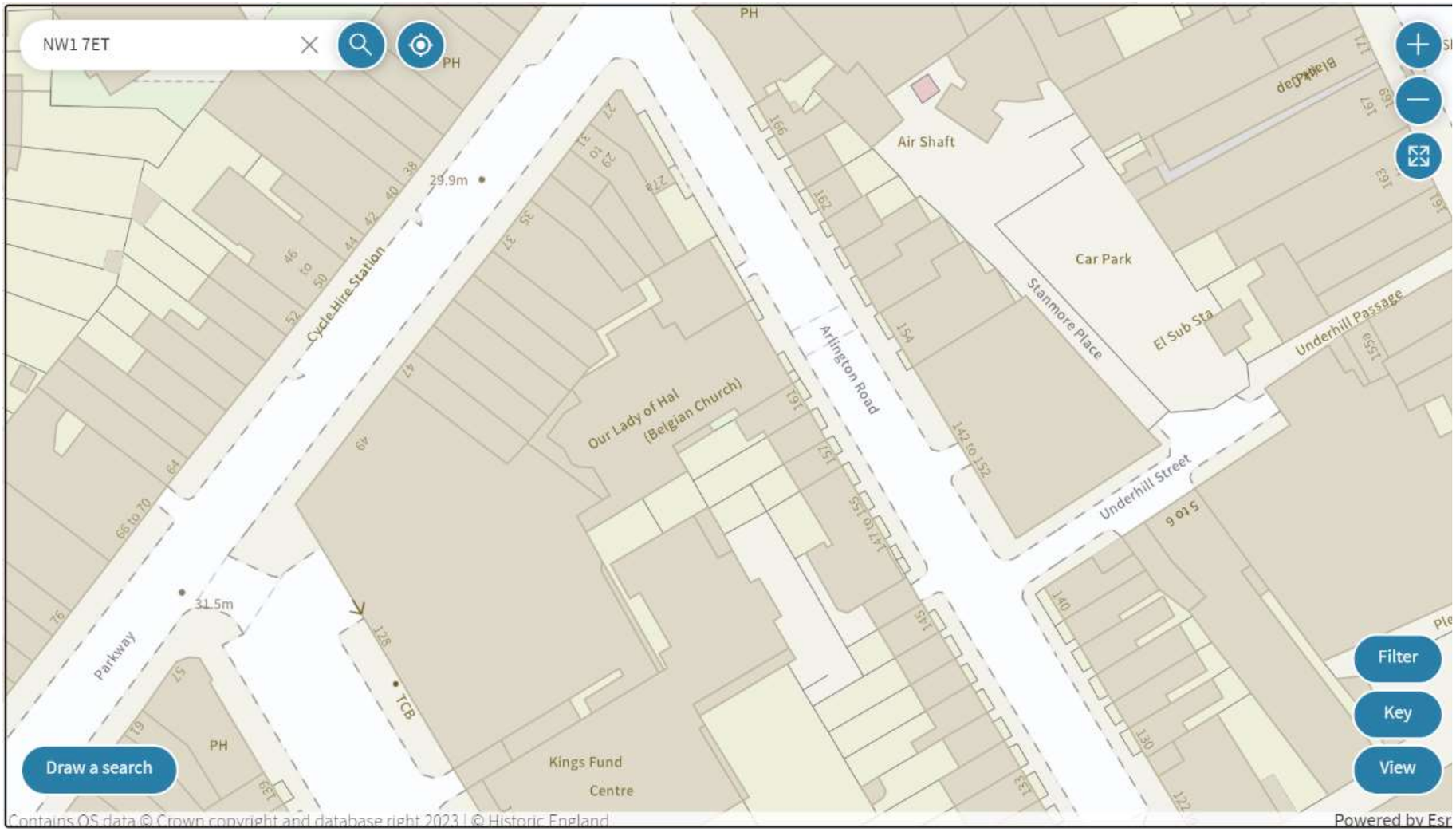


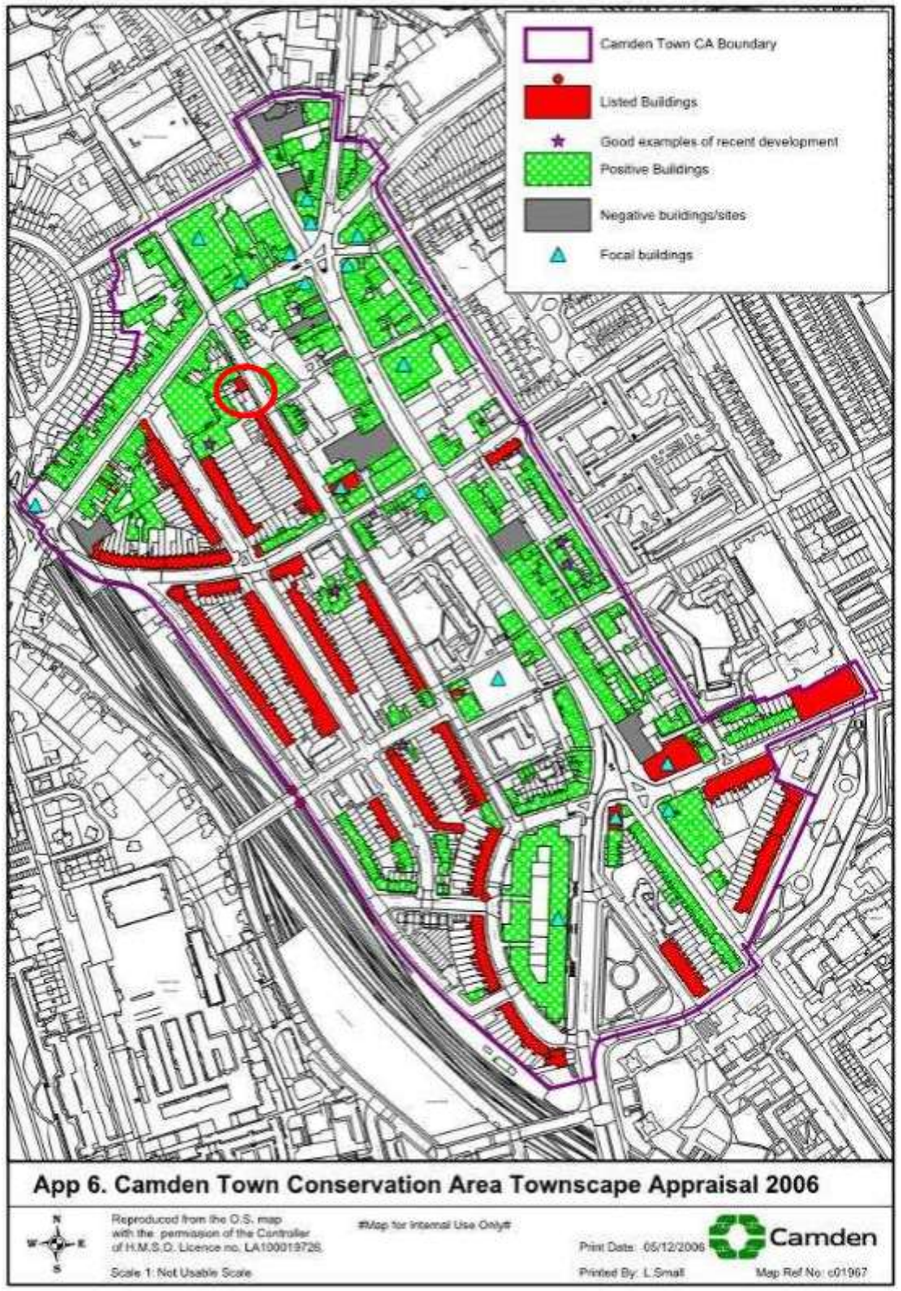
A 2. Satellite View of Location (Google Maps)

A 3. Plan Showing Neighbouring Buildings



A 4. View of 161 Arlington Road from Front Showing Neighbouring Buildings (Google maps)

A 5. View of 161 Arlington Road from Rear Showing Neighbouring Buildings (Google maps)



Historic England List Entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1272258
Date first listed:	11-Jan-1999
List Entry Name:	Numbers 157, 159 and 161 and attached railings to front
Statutory Address:	Numbers 157, 159 and 161 and attached railings to front, 157, 159 and161, Arlington Road

A 6. Conservation and Legislative Status

LBC's Camden Town - Conservation Area Appraisal

OBSERVATION

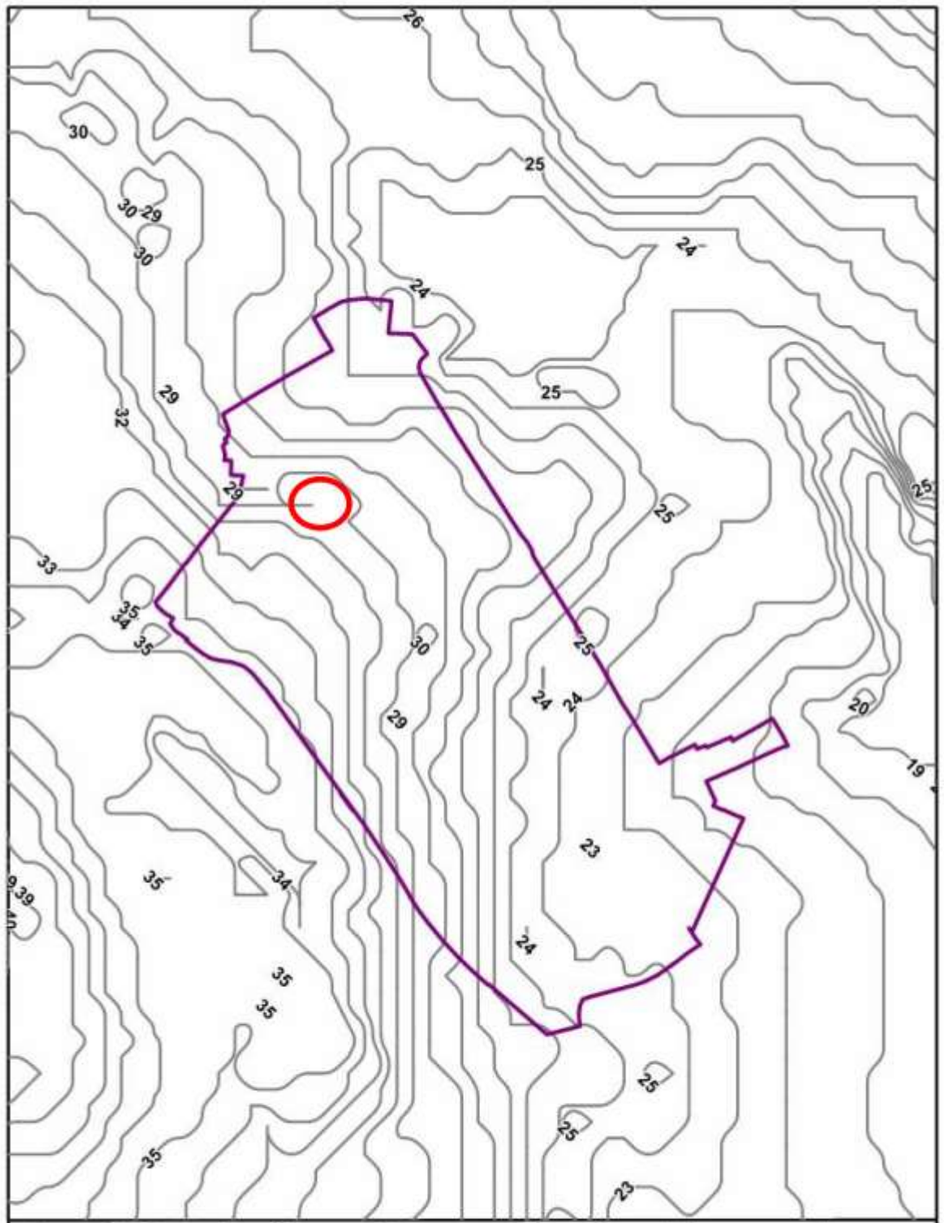
- Site lies within Camden Town Ward
- Site lies within Camden Town Conservation Area.
- Numbers 157, 159 and 161 Arlington Road NW1 7ET are Grade II listed.

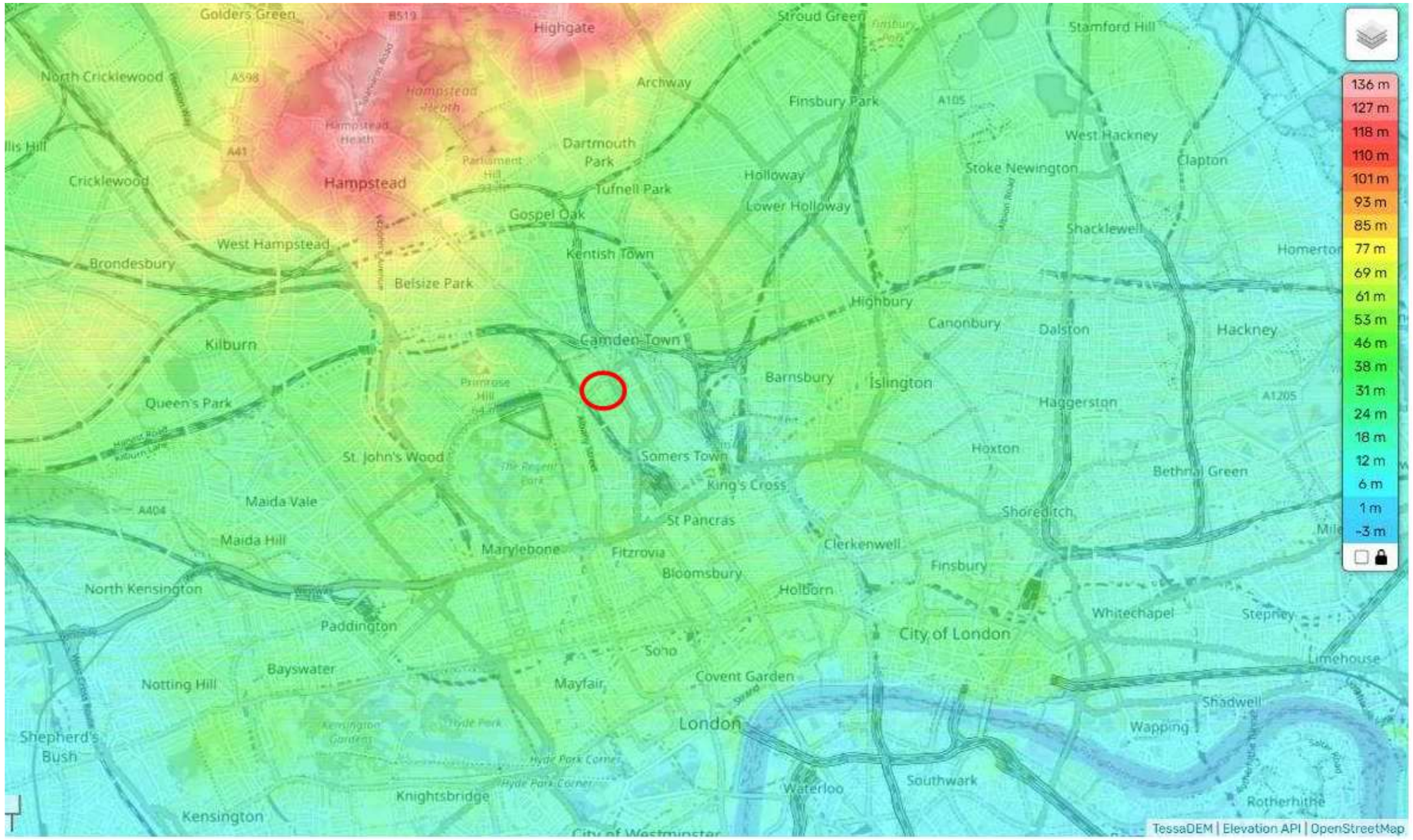
A 7. Site Topography – LBC Contour Map

LBC's Camden Town - Conservation Area Appraisal

OBSERVATION

Site has gentle fall to north-east– approximately 1.4deg so site is effectively flat (defined as less than 7deg)





A 8. Site Topography

OBSERVATION

Site has gentle fall to north-easttowards River Fleet valley.

From OS levels site has fall of approximately 1.4deg towards northeast - so site is effectively flat (defined as less than 7deg)

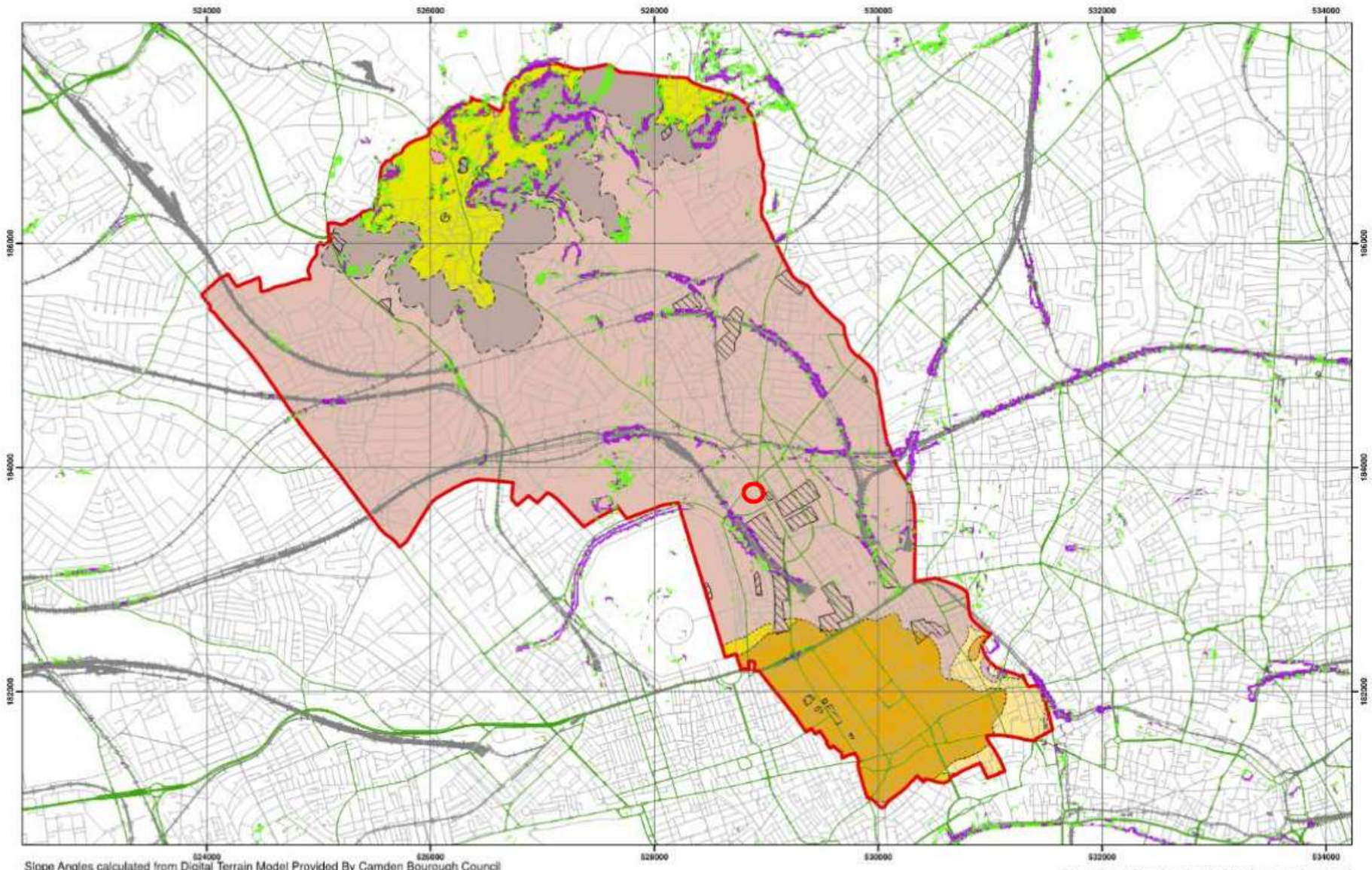
A 9. Site Topography - Camden Slope Angle Map

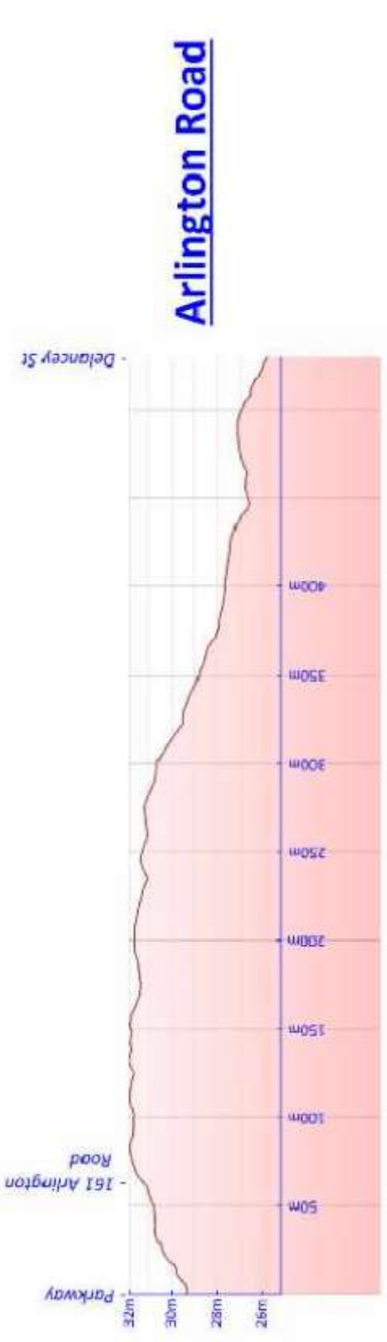
LBC - Camden geological, hydrogeological and hydrological study - Guidance for subterranean development. November 2010.

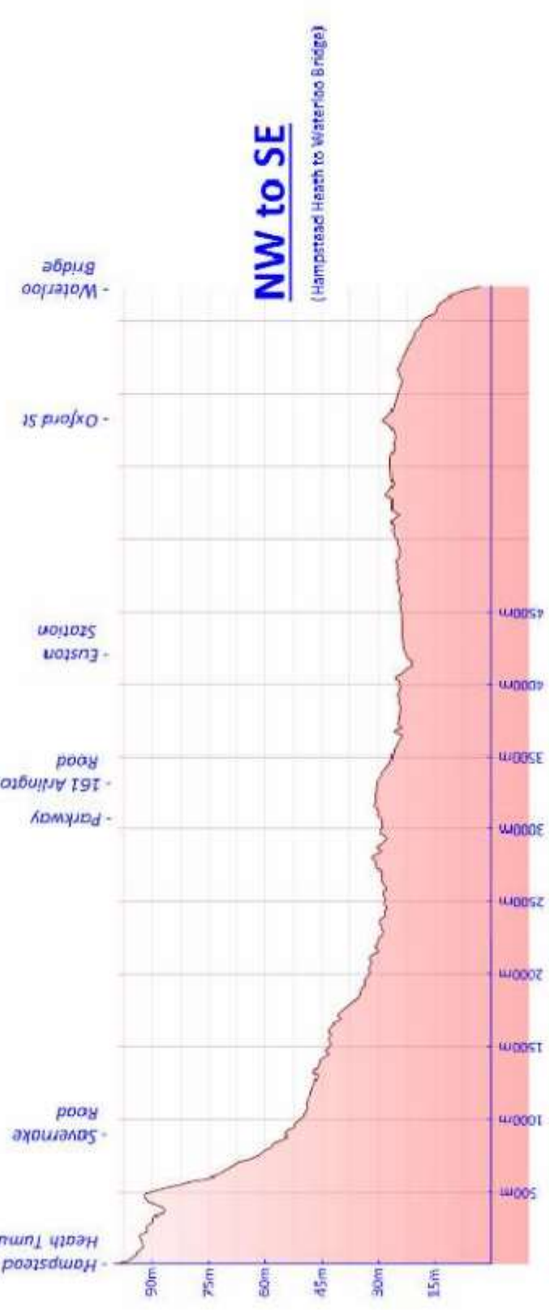
Figure 16 – Slope Angle Map

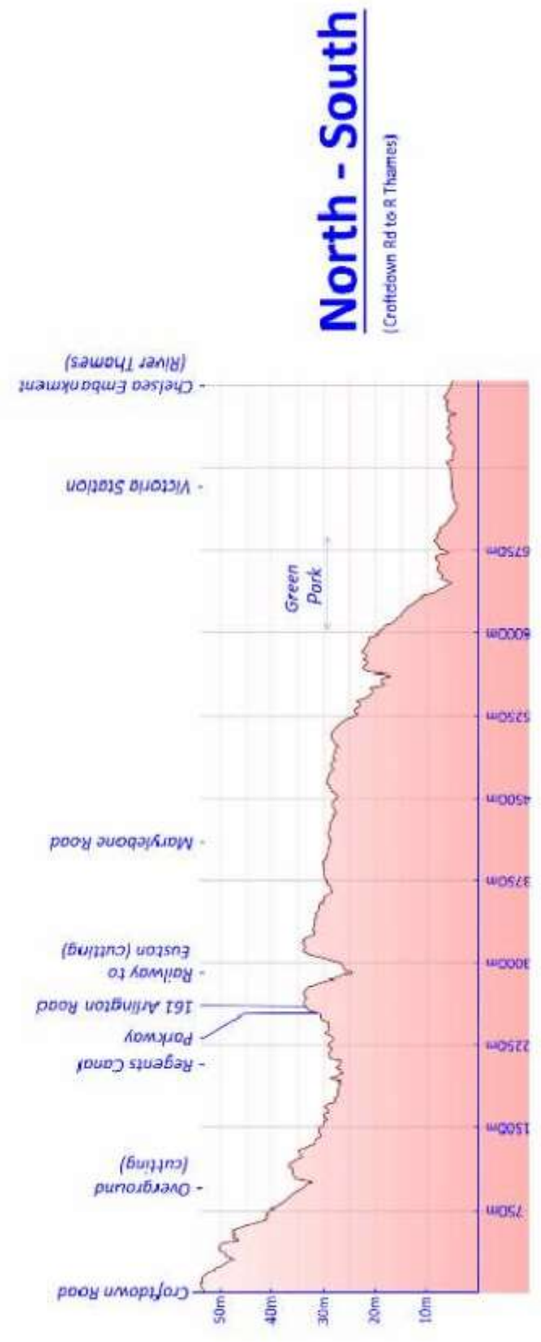
OBSERVATION

Shows the overall geology of Camden, with the northern area comprising the Bagshot Beds which form Hampstead and Highgate and the Apart from lightwells, which have an engineered support, the site is flat (slope less than 7 deg). From OS levels site area has fall of approx 1.4deg to north-east. Areas of high slope angles associated with manmade cuttings (canals and railways)and the flanks of the Hampstead and Highgate heights where Bagshot Formation (sands) and Claygate Members (clay, silt and sand) overlie the London Clay.









A 10. Topographical Sections

Topographical sections through site showing relative levels.

Note: horizontal and vertical scales vary

Arlington Road

Section along Arlington Road from Parkway to Delancey Street

NW to SE

Section from Hampstead Heath Tumulus to Waterloo Bridge

North - South

North to South section running from Croftdown Road to River Thames (nr Victoria Railway Bridge)

Note: horizontal and vertical scales vary

A 11. Topographical Sections

Topographical sections through site showing relative levels.

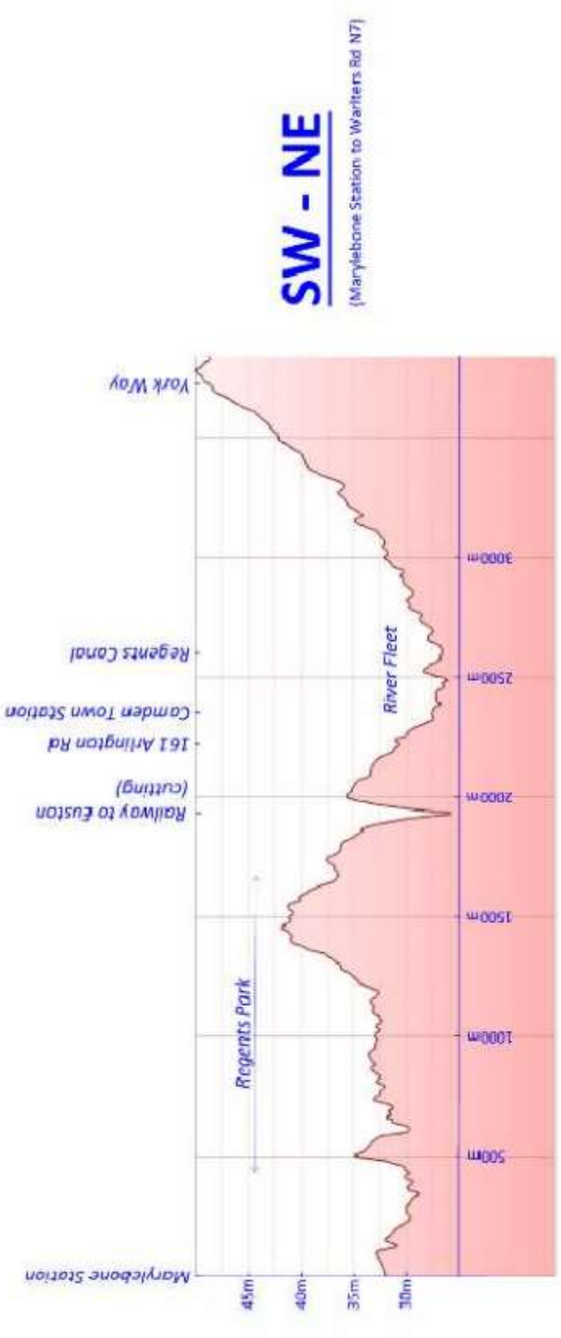
Note: horizontal and vertical scales vary

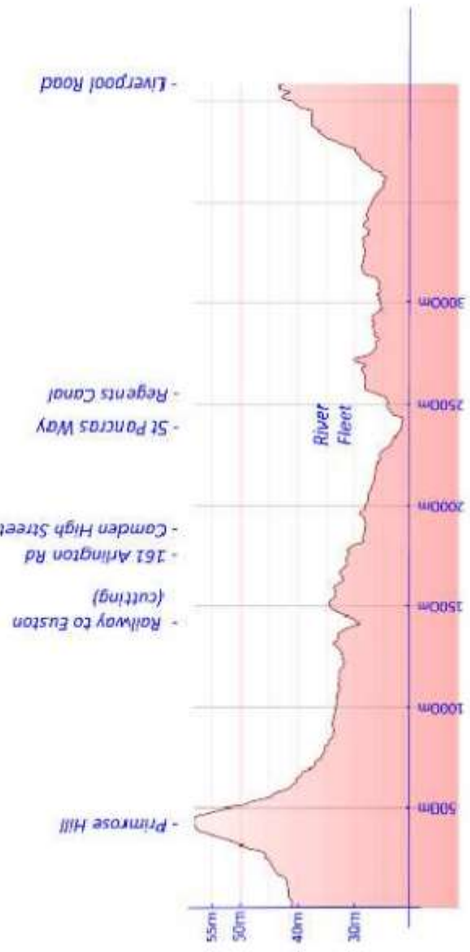
SW-NE

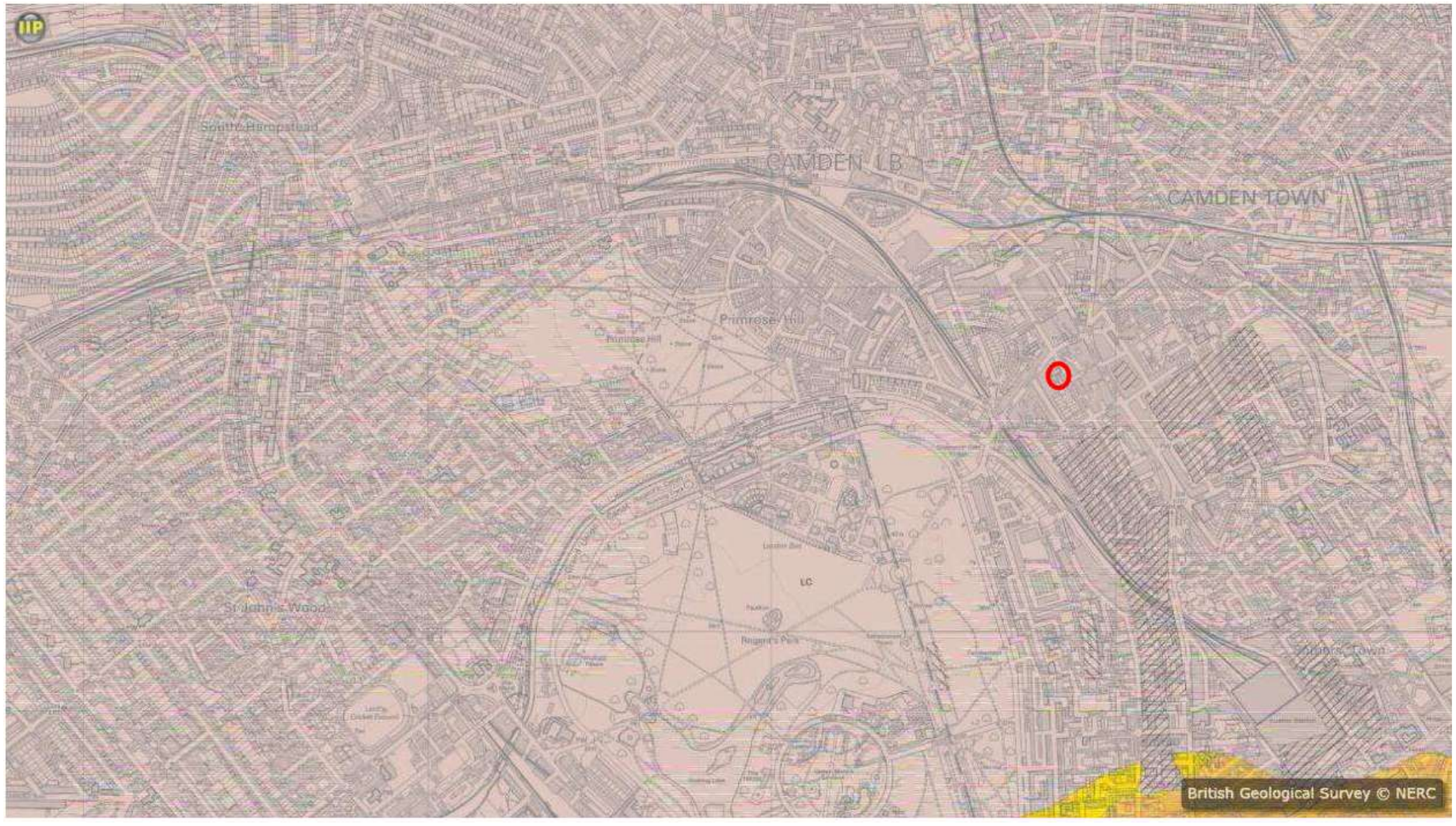
Section from Marylebone Station through Regent's Park to Warlters Road N7

W-E

Section from Primrose Hill to Liverpool Road







A 12. Geology – BGS Geology Map

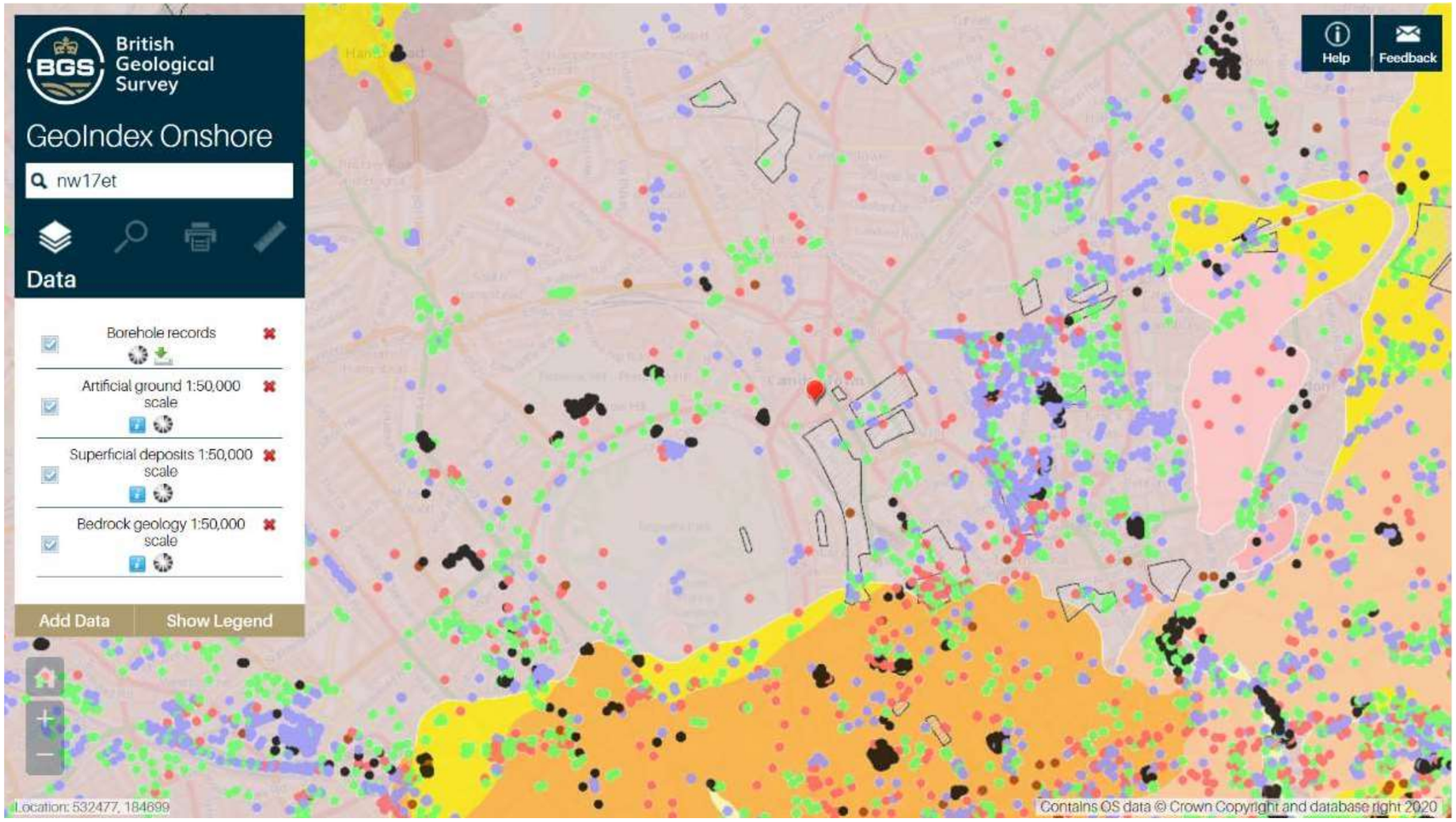
British Geological Survey Geology Map Sheet TQ28SE – Solid & Drift Edition Revised 1989

OBSERVATION

No superficial deposits with London Clay to surface.

From BGS well log TQ28SE1491 (at Camden Town station) the general ground strata comprises:

- Made ground, variable depth but typically
- extends to 0.6-1.5m below ground level (bgl)
- London Clay, to 33m bgl
- Lambeth Group, to 49m bgl
- Thanet Sands, to 56m bgl
- Chalk, to depth



A 13. Geology – BGS Boreholes

BGS GeoIndex Onshore viewer

Showing Underlying superficial and bedrock geological strata and BGS borehole locations.

OBSERVATION

No superficial deposits with London Clay to surface.

Areas of worked ground to south and east associated with St Martins burial ground, railways and canal (former Cumberland Basin and access canal infilled)

From BGS well log TQ28SE1491 (at Camden Town station) the general ground strata comprises:

- Made ground, variable depth but typically extends to 0.6-1.5m below ground level (bgl)
- London Clay, to 33m bgl
- Lambeth Group, to 49m bgl
- Thanet Sands, to 56m bgl
- Chalk, to depth

RECORD of WELL or BORING 2553 1398

Survey No. 256
1" N.S.
1" O.S.

C16

at Camden Road 134 NW

Town Camden Town NW St. Pancras County London

Six-inch map 5 NW

a little to the SW from Camden Town Stn

Popular edition Sheet or one-inch map TQ28/50

Surface level of ground c 85 ft. above Ordnance Datum. Well or Bore commenced at ft. below surface level of ground.

Sunk 4 ft., diameter ft. Bored ft.; diameter of boring at top in., at bottom in.

Details of lining tubes (internal diameters preferred) 34' 2" of 16 in. Top 2' 4" b/o; 197' 6" of 12 in. Top 2' 6"

Water struck at depths of (feet) 301', 315', 333'   NGR TQ 2902 8412

Rest-level of water below top of well or bore 278 ft. Pumping level 278 ft. Time of recovery hours.

Suction at 598 ft. depth. Yield: (i) on test 7000/8000 galls. per hour, (ii) normal galls. per

Quality (attach copy of analysis if available) Hardness Perm 0° Temp 4° Total 4°

Made by LE GRAND, SUTCLIFF & GELL, LD. for Aerated Bread Co Ltd Date of boring Aug/Oct 1934

Information from LE GRAND, SUTCLIFF & GELL, LD. S134/p.673.

(For Survey use only). GEOLOGICAL CLASSIFICATION.	NATURE OF STRATA. (and any additional remarks)	THICKNESS. Feet.	THICKNESS. Inches.	DEPTH. Feet.	DEPTH. Inches.
Made 2	Made ground	2	.	2	.
L.C. 106	Brown clay	20	.	22	.
	Blue clay	28	.	50	.
	Blue clay & stone	25	.	75	.
	Blue clay	33	.	108	.
W.R.S. 50	Mottled clay	39	.	147	.
	Conglomerate	6	.	153	.
	Green loamy sand	5	.	158	.
T.S. 20	Thanet Sand	19	.	177	.
	Green flints	1	.	178	.
Ck. 474	Chalk & flints	232	.	410	.
	Hard grey Chalk	242	.	652	.

26:10:35.

Site visited 30th July 1946.
Pumping controlled by demand &.
Well top in basement 10' below ground level.
Confidential Water very soft. - hard to Lender. ✓

P.W.L. 300 Yield 10,328 Nov. 1937 — July 1946

Geological Survey and Museum, South Kensington, London, S.W.7.

For Survey use only. Date received.	G.S.M.	M. of H. notified.	Site marked on 1" map.
Oct 1935			

(11062D) Wt 10296/0175 2,500 9/32 H. J. R & L, Ld

Norwest Holst Soil Engineering Ltd.

BOREHOLE LOG

Borehole No. 1

Contract No. F7360
Location Bedford Theatre Site
Client London Borough of Camden
Method of Boring Shell and Auger
Diameter of Borehole 150mm

TQ28SE

Sheet 1 of 2
1166
Chainage
Ground Level m.A.O.D.
Date 2/4/87

Description of Strata	Depth Below G.L.(m)	Sampling and Coring
MADE GROUND : Firm brown silty sandy clay with cobble sized fragments of brick and concrete	0.40	0.00-3.50
Firm brown slightly silty, slightly sandy CLAY	3.50	
Firm to stiff light brown silty CLAY fissured		3.50
		4.00-4.45 (50)
		4.45-4.50
		5.00
		5.50-5.95 (60)
		5.95-6.00
		6.50
		7.00-7.45 (60)
		7.45-7.50
		8.00
		8.50-8.95 (60)
		8.95-9.00
...some sand lenses around 10.00m		9.50

Column headings also printed: Legend; O.D. Level (m); Casing Depth at Sampling; "N"/ R.Q.D.%; Daily Progress.

Type of Sample: S.P.T.; C.P.T.; Jar; Bulk; Undisturbed; Vane; Water; Piezometer

Remarks (Observations of Ground Water etc.)

Borehole dry casing 1.50 m

Chiselling concrete 'Boulder' from 0.00-3.50 m - 1½ hours

Water levels are subject to seasonal or tidal variations and should not be taken as constant

A 14. Geology – BGS Borehole Records

Record boreholes from BGS

- BGS ID 593072 BGS Ref TQ28SE1491
- BGS ID 592747 BGS Ref TQ28SE1166

OBSERVATION

Ground conditions confirmed as Made Ground over London Clay

From BGS well log TQ28SE1491 (at Camden Town station) the general ground strata comprises:

- Made ground, variable depth but typically extends to 0.6-1.5mbelow ground level (bgl)
- London Clay, to 33m bgl
- Lambeth Group, to 49m bgl
- Thanet Sands, to 56m bgl
- Chalk, to depth

A 15. Geology – Local Borehole Records

Record boreholes from Ort House/126 Albert Street (island site) and 120 Arlington Road

OBSERVATION

Ground conditions confirmed as Made Ground over London Clay

No groundwater encountered

Both boreholes show made ground to 2.7-3m depth, (assumed remnants of old backfilled basements)

GROUND ENGINEERING LIMITED
Tel: 01733-666666
www.groundengineering.co.uk

Site: ORT HOUSE, 126 ALBERT STREET, LONDON NW1

WINDOW SAMPLE WS2

Date: 15/05/17

Hole Size: 87mm dia to 3.00m
67mm dia to 5.00m
57mm dia to 8.00m

Ground Level: 32.20m. O.D.

Samples and In-situ Tests Depth m	Type	Result	(Date) Water	Inst.	Description of Strata	Legend	Depth m	O.D. Level m
0.10	D1				MADE GROUND - Firm, brown, slightly sandy, slightly gravelly SILT/CLAY. Gravel is flint, quartzite, occasional ash and brick fragments.			
0.50	D2						0.80	31.40
1.20	D3				MADE GROUND - Firm, fissured, brown, slightly gravelly, silty CLAY. Gravel is flint, concrete and brick fragments.		1.20	31.00
1.20-2.00	U1							
2.00-3.00	U2				MADE GROUND - Brown, silty, sandy GRAVEL with many cobbles of brick and concrete. Gravel is flint, concrete and brick fragments.			
3.00-4.00	U3						3.10	29.10
3.80-4.00	U3A				Firm, becoming stiff below 4.00m depth, fissured, brown and grey, silty CLAY with occasional orange brown silt partings and selenite crystals below 3.80m depth.			
3.95	V1	(54)						
4.00-5.00	U4							
4.80-5.00	U4A							
4.95	V2	(114)						
5.00-6.00	U5				(LONDON CLAY)			
5.80-6.00	U5A							
5.95	V3	(117)						
6.00-7.00	U6							
4.80-7.00	U6A							
6.95	V4	(110)						
7.00-8.00	U7							
7.30-7.50	U7A							
7.70-7.90	U7B							
7.95	V5	(129)					8.00	24.20
					Hole completed at 8.00m depth			

REMARKS
1. Starter pit excavated from 0.00m to 1.20m depth
2. Live roots observed to 1.20m depth
3. Borehole cased to 3.00m depth
4. Gas monitoring standpipe installed to 5.00m depth

Project No 14161
Scale 1:50 Page 1/1

KEY
D - Disturbed Sample
B - Bulk Sample
U - Undisturbed Sample
W - Water Sample
▼ Water Strike
▼ Depth to Water on completion
ES - Environmental Sample
M - Mackintosh Probe
V - Vane Shear Test Cohesion ( ) kPa
Pt) - Hand Penetrometer Cohesion ( ) kPa
▼s Standpipe Level

Groundwater Strikes						Groundwater Observations			
	Depth m						Depth m		
No	Struck	Rose to	Rate	Cased	Sealed	Date	Hole	Casing	Water
						15/05/17	8.00		dry
						23/05/17	5.00	1.00	dry
						30/05/17	5.00	1.00	dry

JOMAS ASSOCIATES LTD

Window Sample No 1

Contract	Camden High Street	**Report No**	P8402J212
Client	Lazari Investments	**Date**	07/12/12
Site Address	Arlington Road, Camden	Ground Level ,	mOD

Type of Excavator: Window sampler
Water level after completion, m: DRY
Water Strikes, m: 1 None; 2
Pit Dimensions, m: Length 80mmϕ; Breadth
Ease of Excavation, m: Very Easy ☐ Moderate ☒ Difficult ☐ Very hard ☐

Observations: Cleared for services to 1.20m.

Sample Type	Depth, m	SPT	Depth	Legend	Description
			0.10		Tarmac
					Concrete
D	0.25		0.25		
D	0.50				Made Ground (clay and sand fill with brick and concrete pieces)
			0.60		
					Made Ground (Demolition material , brick and concrete rubble with occasional pockets of clay).
D	1.00				
D	2.00	1			
			2.70		
					Firm to stiff brown silty CLAY becoming stiff with depth
D	3.00	16 HV= 110 kPa			
D	4.00	* HV= 110 kPa	4.00		
					End of sample hole
					*Hole collapsed at 2.50m, impossible to get SPT

Code: D – disturbed sample W – Water sample

GEA Geotechnical & Environmental Associates

Site	Number
131 Arlington Road, London NW1 7ET	BH1

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Window Sampler			Jonathan & Julie Myerson	J19013
	Location	**Dates** 29/01/2019	**Engineer** Constructure	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.40)	Made Ground (dark brown silty slightly clayey sand with gravel, rootlets and brick fragments)		
0.40	D1				0.40 0.50	Made Ground (dark brown sandy clay with gravel, rootlets and fine brick and ash fragments))		
0.80	D2				0.60	Made Ground (brown clay with occasional fine brick fragments and rootlets)		
1.20	D3					Firm becoming stiff fissured brown CLAY with occasional pale grey veins and occasional partings of orange-brown fine sand		
1.50	D4							
1.80	D5				(2.50)			
2.50	D6							
					3.10	Complete at 3.10m		

Remarks
Groundwater not encountered.
Groundwater monitoring standpipe installed to 3.10 m.

Scale (approx)	Logged By
1:50	AT

Figure No. J19013.BH1

Produced by the GEOtechnical DAtabase SYstem (GEODASY) (C) all rights reserved

PROJECT: 133 Arlington Road LBH4501
CLIENT: Grant Parkinson & Masha Feigelman

BOREHOLE BH1

BORING METHOD: Modular Window Sampler Rig Date: 20/11/17

GROUND WATER: No Groundwater Observed

REMARKS:

G.L Approximately +31.5m OD

Samples No	Type	Depth m	Tests	Legend	Depth m	Description
						MADE GROUND (Dark brown slightly clayey sandy topsoil with abundant rootlets and occasional stones and fragments of brick, flint and slate)
					0.50	
1	D	0.70				MADE GROUND (Light brown clayey sand with stones and brick fragments)
					1.00	
	SPT	1.30	7			Firm to stiff pale brown silty CLAY with occasional partings of pale yellow fine sand and scattered selenite crystals
2	D	1.50				
3	D	2.00				
	SPT	2.30	12			Firm to stiff, becoming stiff, brown and grey mottled fissured silty CLAY with occasional partings of pale yellow fine sand and scattered selenite crystals
4	D	3.00				
	SPT	3.30	11			
5	D	4.00				
	SPT	4.30	16			

Sheet 1 of 2

U=Undisturbed
B= Bulk
D=Disturbed
W=Water

LBH WEMBLEY ENGINEERING

A 16. Geology – Local Borehole Records

Record boreholes 131 Arlington Road and 133 Arlington Road

OBSERVATION

- Ground conditions confirmed as Made Ground over London Clay
- Made ground to 0.6 to 1.0m depth
- No groundwater encountered

Site Analytical Services Ltd.

Site	Borehole Number
CAMDEN BUS ESTATE AGENTS, 27A PARKWAY, LONDON, NW1 7PN	BH1

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
HAND EXCAVATION	126mm cased to 0.00m		CAMDEN BUS ESTATE AGENTS	1524292
Location	**Dates**	**Engineer**		**Sheet**
TQ288837	13/10/2015	ELLIOTTWOOD PARTNERSHIP LLP		1/2

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
						(0.15) 0.15	MADE GROUND: Concrete surface.		
0.25	D1					(0.35) 0.50	MADE GROUND: Brick rubble and hardcore fragments.		
0.50	D2						MADE GROUND: Soft clay containinG brick fragments.		
0.75	D3					(0.60)			
1.00-1.45 1.00	SPT(C) N=4 D4		DRY	1/1,1,1,1		1.10 (0.20) 1.30	MADE GROUND: Soft borwn grey silty clay.		
1.75	D5						Firm becoming stiff mottled brown silty sandy CLAY containing partings of silty fine sand, gypsum crystals and claystones.		
2.00-2.45	U1			40 blows					
2.75	D6								
3.00-3.45 3.00	SPT N=10 D7		DRY	1,2/2,2,3,3					
3.75	D8								
4.00-4.45	U2			60 blows					
4.75	D9								
5.00-5.45 5.00	SPT N=18 D10		DRY	3,3/4,4,5,5		(8.70)			
6.00	D11								
6.50-6.95	U3			90 blows					
7.50	D12								
8.00-8.45 8.00	SPT N=33 D13		DRY	5,6/7,9,8,9					
9.00	D14								
9.50-9.95	U4			140 blows					

Remarks
D = Disturbed sample
SPT(C) = Standard Penetration Test (Cone)
U = Undisturbed 100mm diameter sample
SPT = Standard Penetration Test
Groundwater was not encountered during drilling.
Excavating from 0.00m to 1.00m for 1 hour.

Scale (approx)	Logged By
1:50	TM

Figure No.
1524292.BH1

Produced by the GEOtechnical DAtabase SYstem (GEODASY) (C) all rights reserved

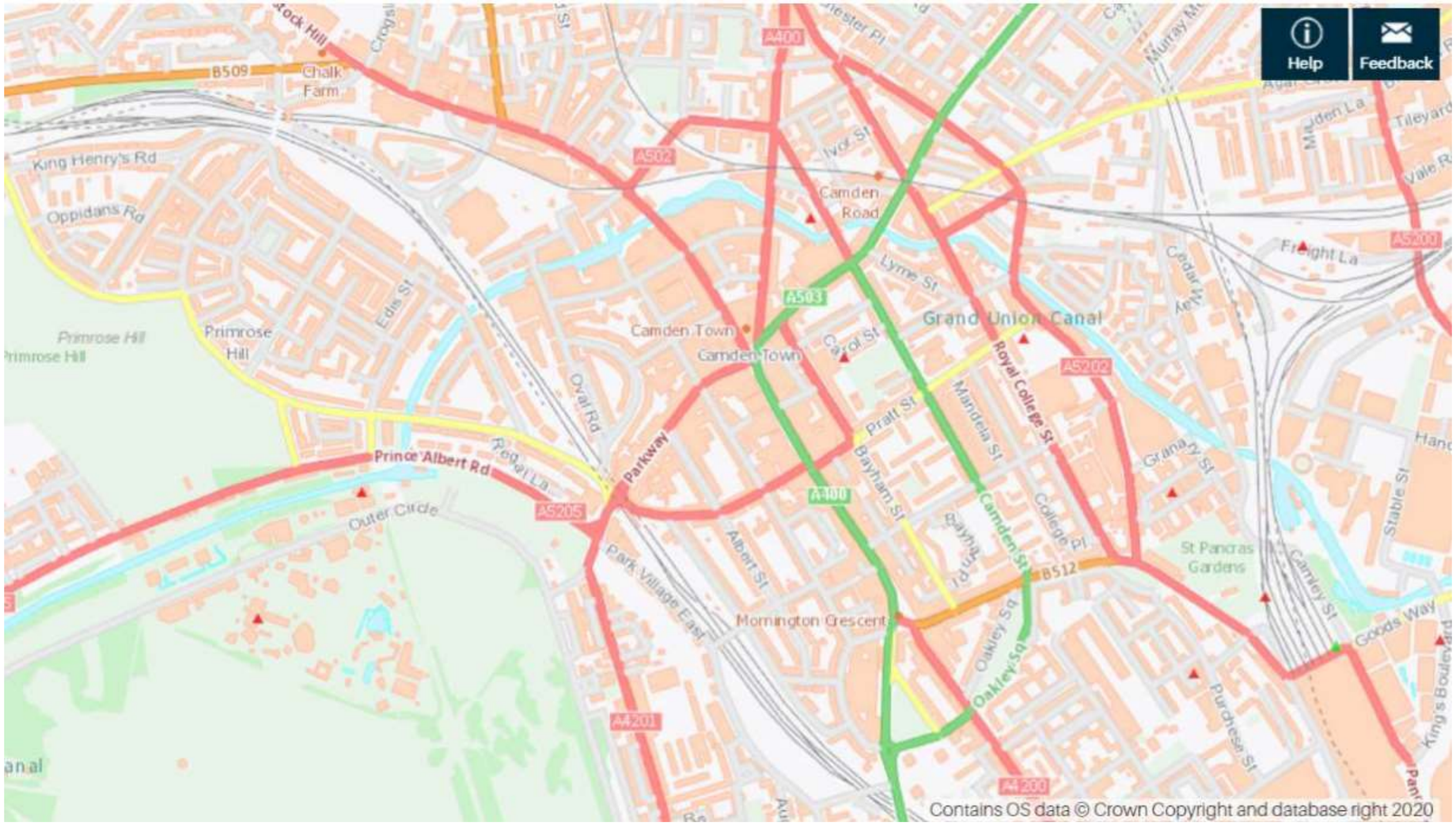
COCHRANE CONSTRUCTION CONSULTANTS

A 17. Geology – Local Borehole Records

Record boreholes 27a Parkway

OBSERVATION

- Ground conditions confirmed as Made Ground over London Clay
- Made ground to 1.3m depth
- No groundwater



A 18. Geology – Water Well Locations

BGS Geoindex Onshore map showing location of water wells near site.

Water wells:

- ▲ Not Available
- ▲ 0 - 10m
- ▲ 10 - 30m
- ▲ 30m+

OBSERVATION

Nearest well located at 25 Carol Street, 265m from site.

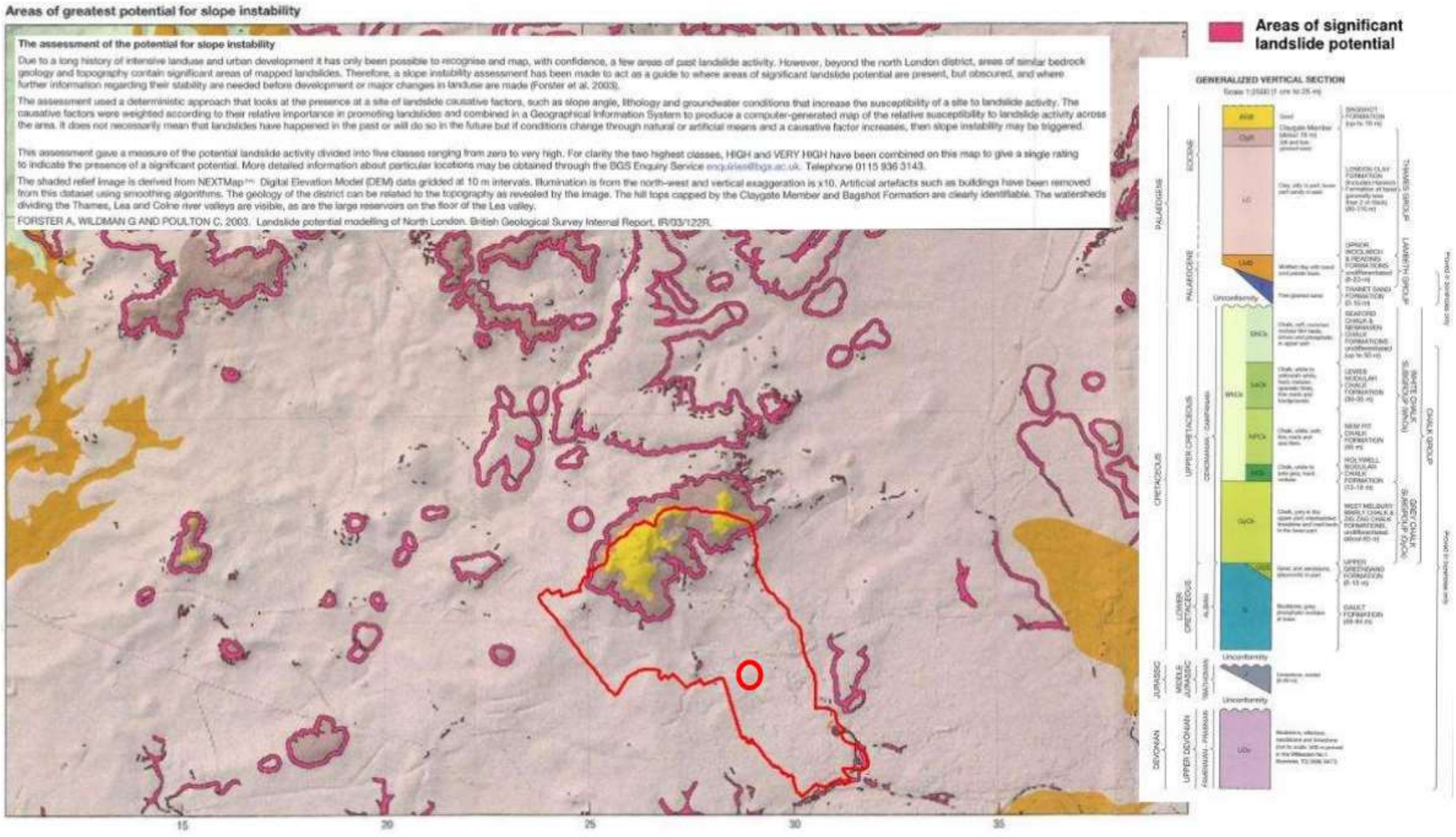
A 19. Geology – LBC Areas of Landslide Potential

LBC - Camden geological, hydrogeological and hydrological study - Guidance for subterranean development. November 2010.

Figure 17 – Areas of Landslide Potential

OBSERVATION

Site is outside any areas of significant landslide potential. Refer to Figures 7 & 8 – Topographical maps which indicate site has gentle fall to north-east – approximately 1.4deg so site is effectively flat (defined as less than 7deg)



Source - British Geological Society, 1:50,000 Series
England and Wales Sheet 256 – North London

Camden Geological, Hydrogeological and Hydrological Study
Areas of landslide potential

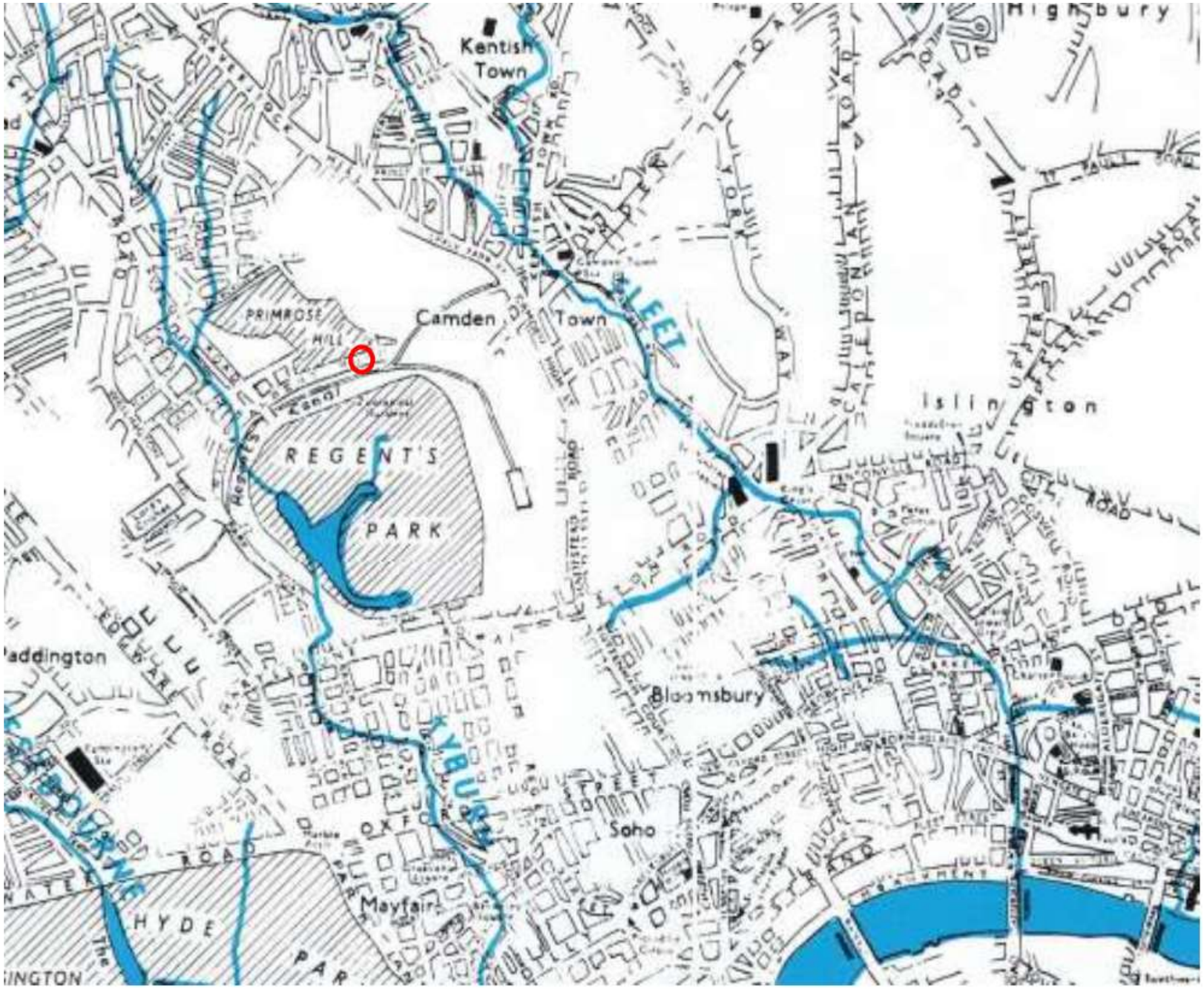
213923 FIGURE **17**

A 20. Hydrology -Lost Rivers

The Lost Rivers of London, Nicholas Barton

OBSERVATION

River Fleet approx. 365m to east, River Tyburn 2.25km to west.



A 21. Hydrology - Lost Rivers – Routes of Fleet and Tyburn

Routes of the River Fleet and River Tyburn based on London and Middlesex Archaeological Society maps c 1890 and 1897

OBSERVATION

River Fleet approx. 365m to east, River Tyburn 2.25km to west.

No major tributaries in area of site

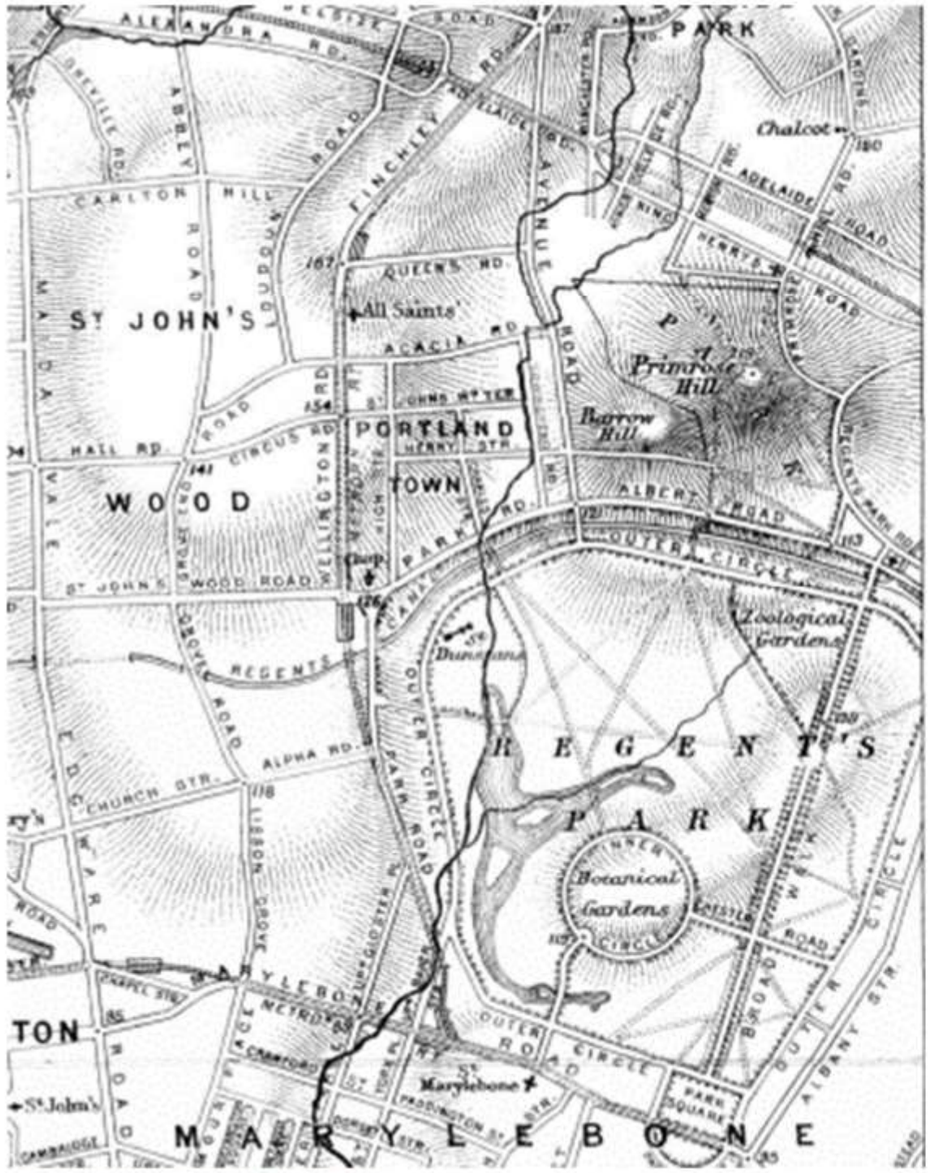


Figure 6a: LAMAS. 1890. Map of The Tybourne

Figure 6b: LAMAS. 1897. Map of The Fleet or Hole-Bourne

A 22. Hydrology - LBC Surface Water Features & Hampstead Heath Catchment Areas

LBC - Camden geological, hydrogeological and hydrological study - Guidance for subterranean development. November 2010.

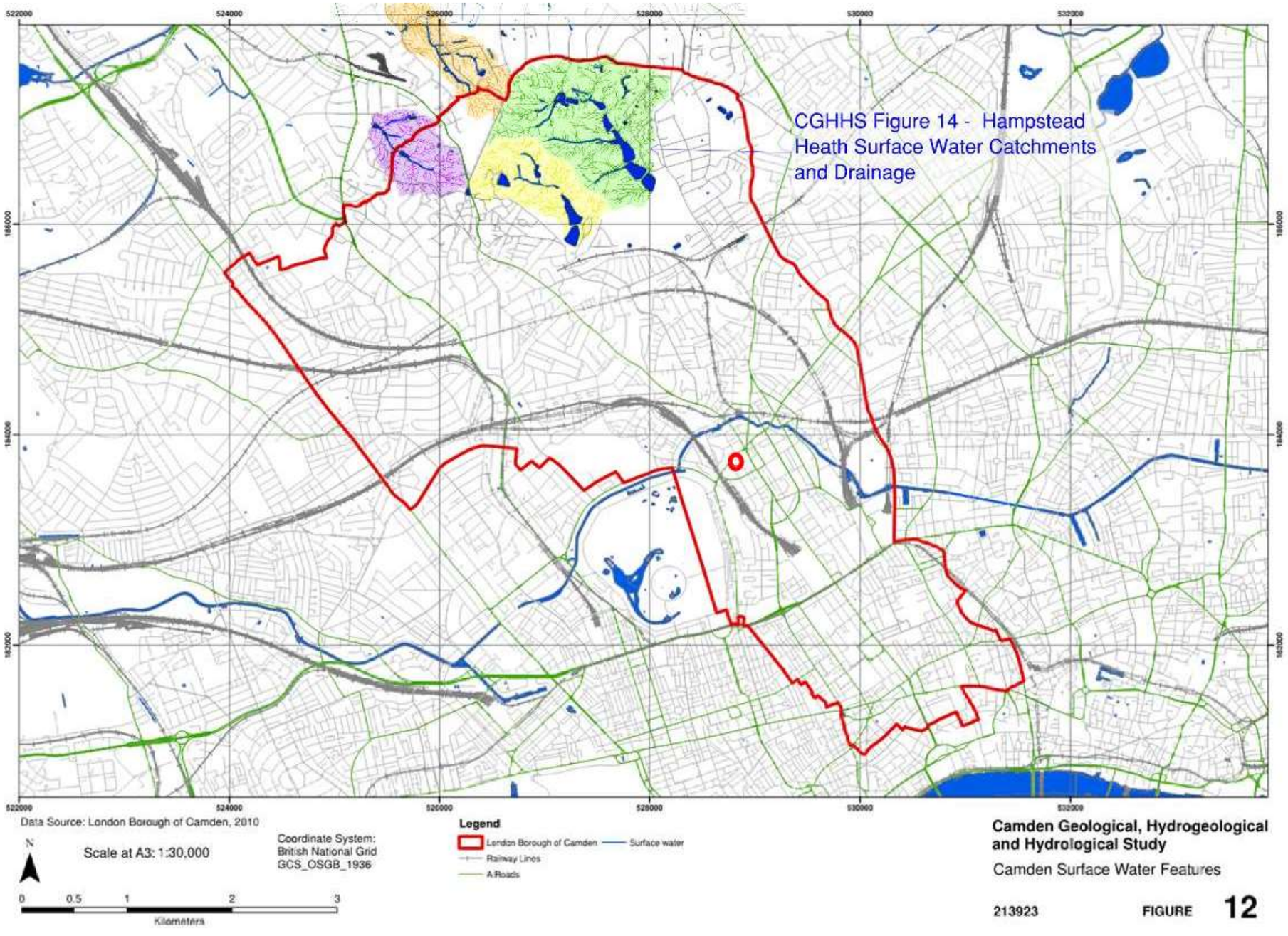
Figure 12 – Camden Surface Water Features

Figure 14 - Hampstead Heath Surface Water Catchments and Drainage

OBSERVATION

Site is away from Regents Canal (approx 375m to north)

Site is outside Hampstead Heath and Highgate Ponds catchment areas



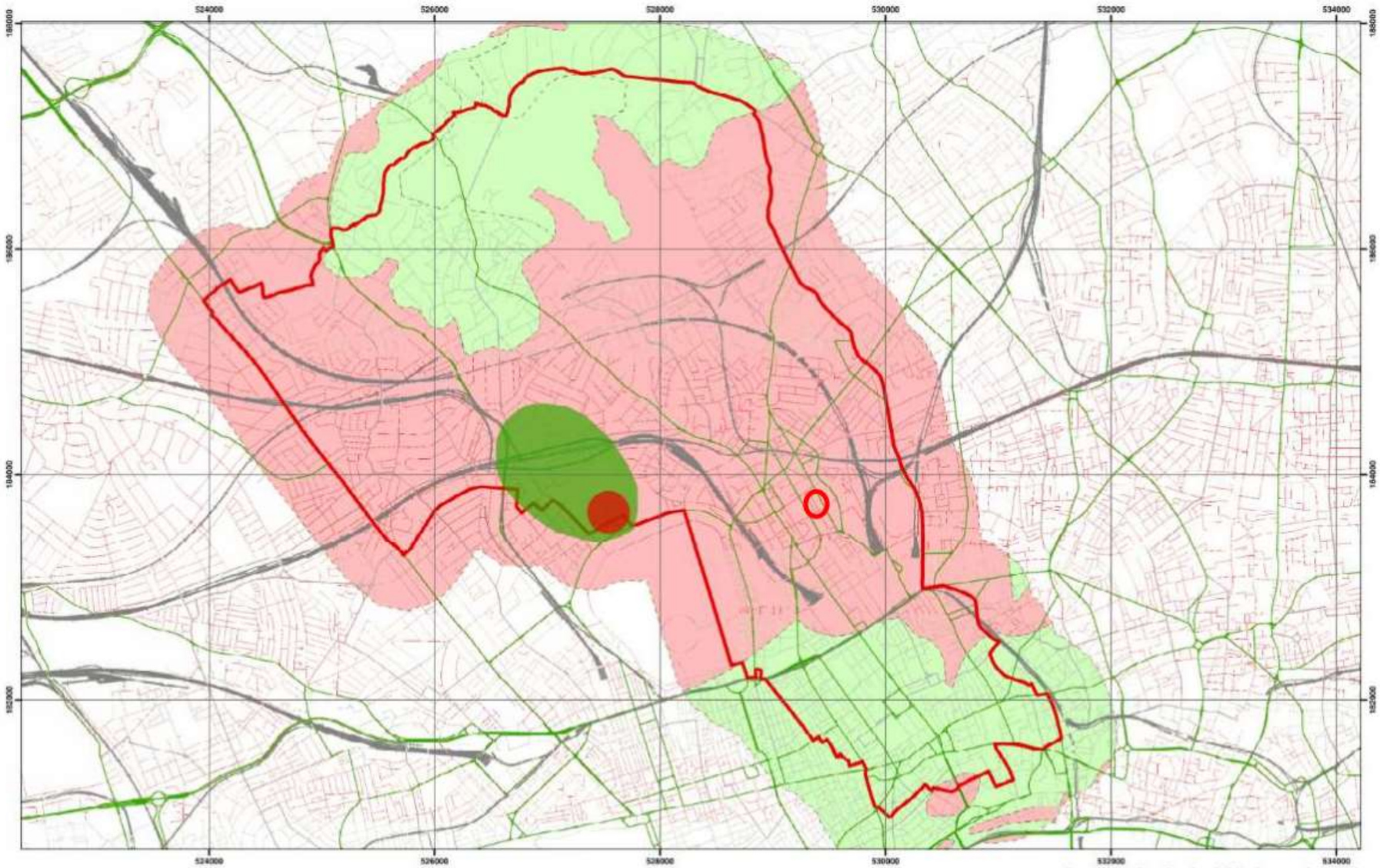
A 23. Hydrology – LBC Aquifer Designation Map

LBC - Camden geological, hydrogeological and hydrological study - Guidance for subterranean development. November 2010.

Figure 8 – Camden Aquifer Designation Map

OBSERVATION

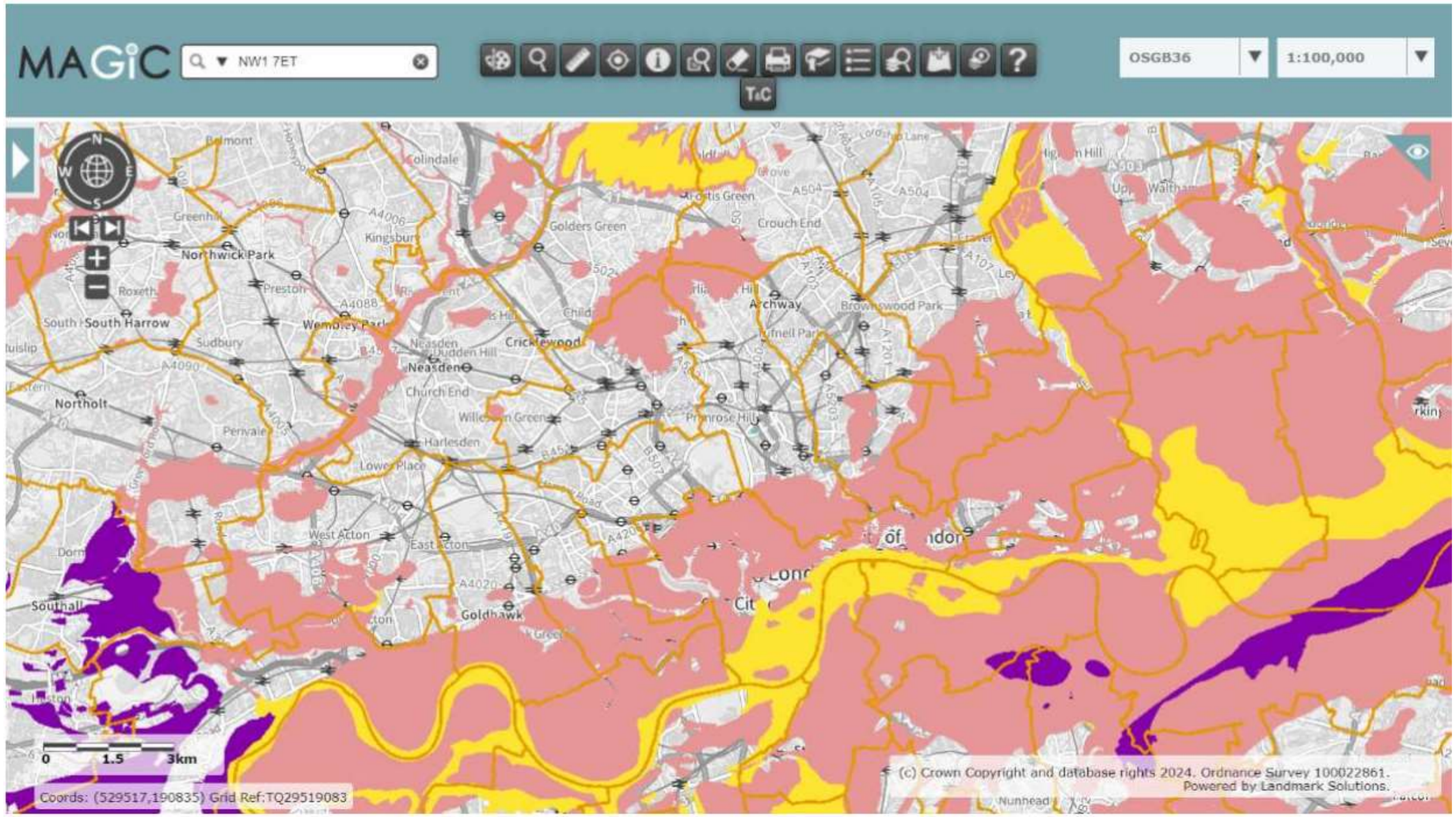
Site is on Unproductive Strata (London Clay). Site is outside aquifer source protection zones. Note the inner source protection zone shown relates to the Barrow Hill site which ceased abstraction in 2012.



A 24. Hydrology – Environment Agency Aquifer Designation Map (England)

DEFRA Magic Map:
https://magic.defra.gov.uk/MagicMap.aspx

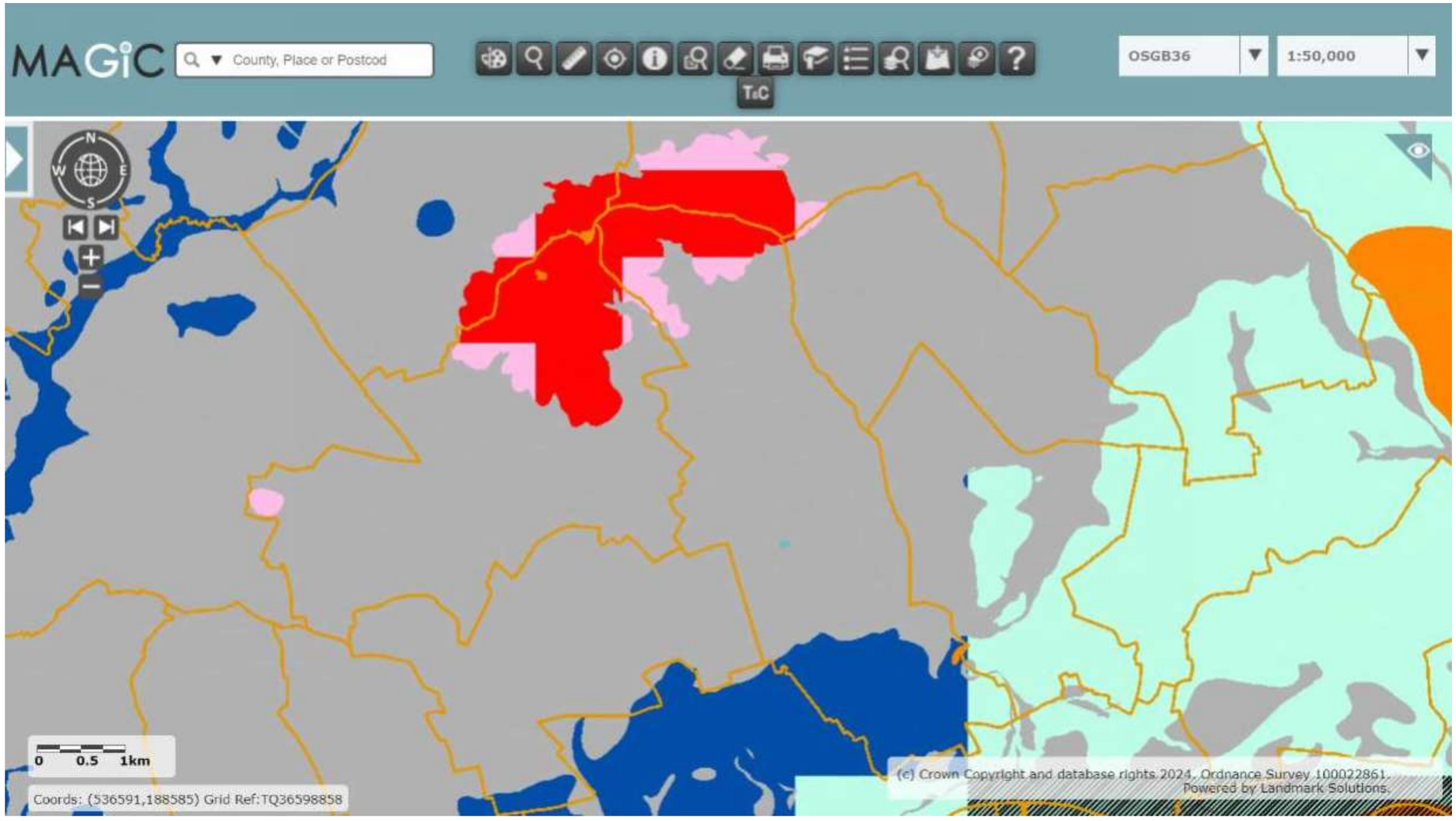
BGS / Environment Agency map of aquifer designations identifying different types of aquifer - layers of water-bearingpermeable rock or drift deposits from which groundwater can be extracted. These designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.



A 25. Hydrology – Environment Agency Groundwater Vulnerability Map (England)

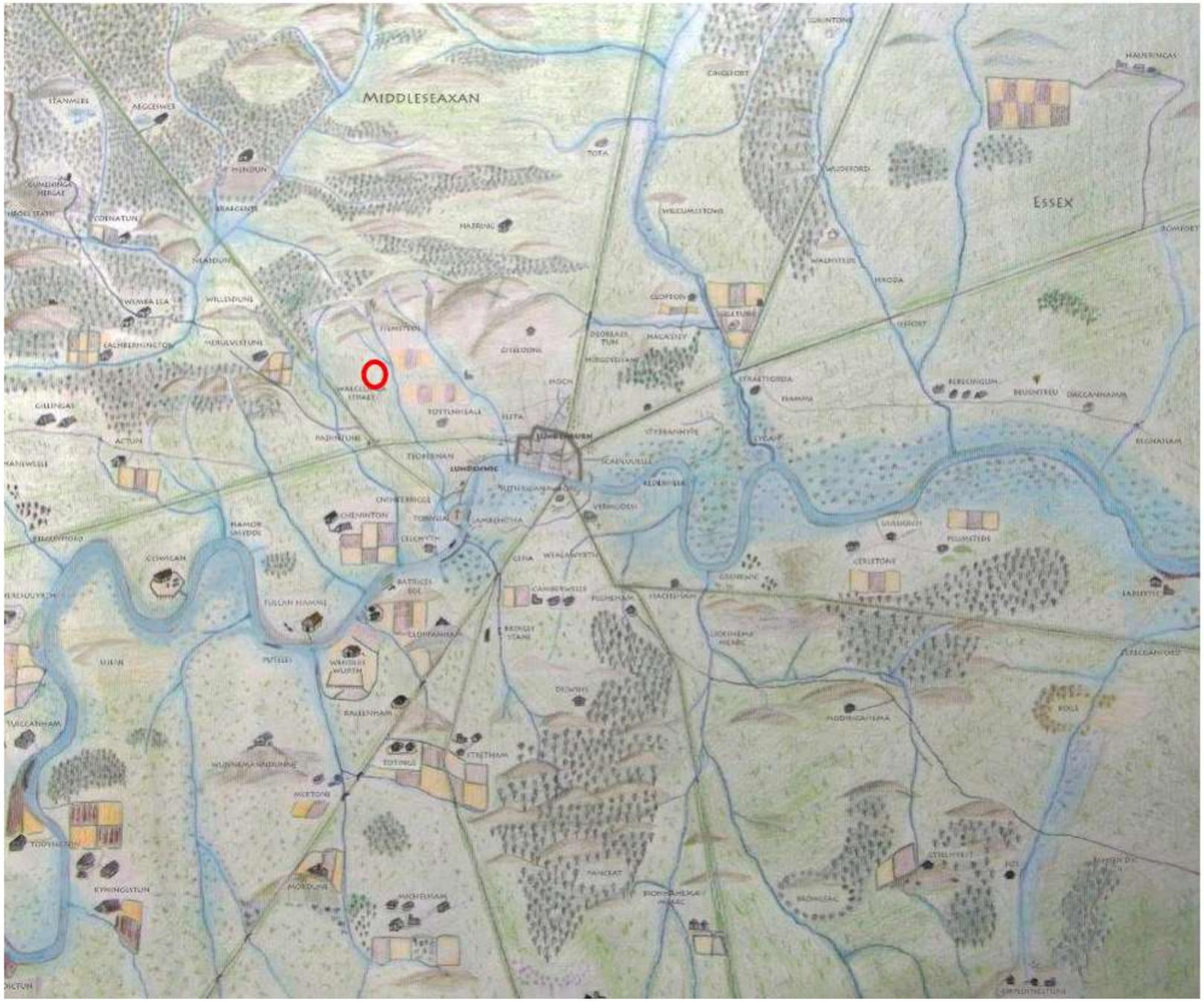
DEFRA Magic Map:
https://magic.defra.gov.uk/MagicMap.aspx

The Groundwater Vulnerability Maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre.



Groundwater Vulnerability Map (England)

- Local Information
- Soluble Rock Risk
- High
- Medium - High
- Medium
- Medium - Low
- Low
- Unproductive



A 26. Historical Maps - Anglo Saxon London

https://londonist.com/2014/01/anglo-saxon-london-map-updated

DEVELOPMENT

Hampstead shown (Hemstede) Not near any old Roman roads (Edgware Road & A10 are closest)
'Lost Rivers; shown