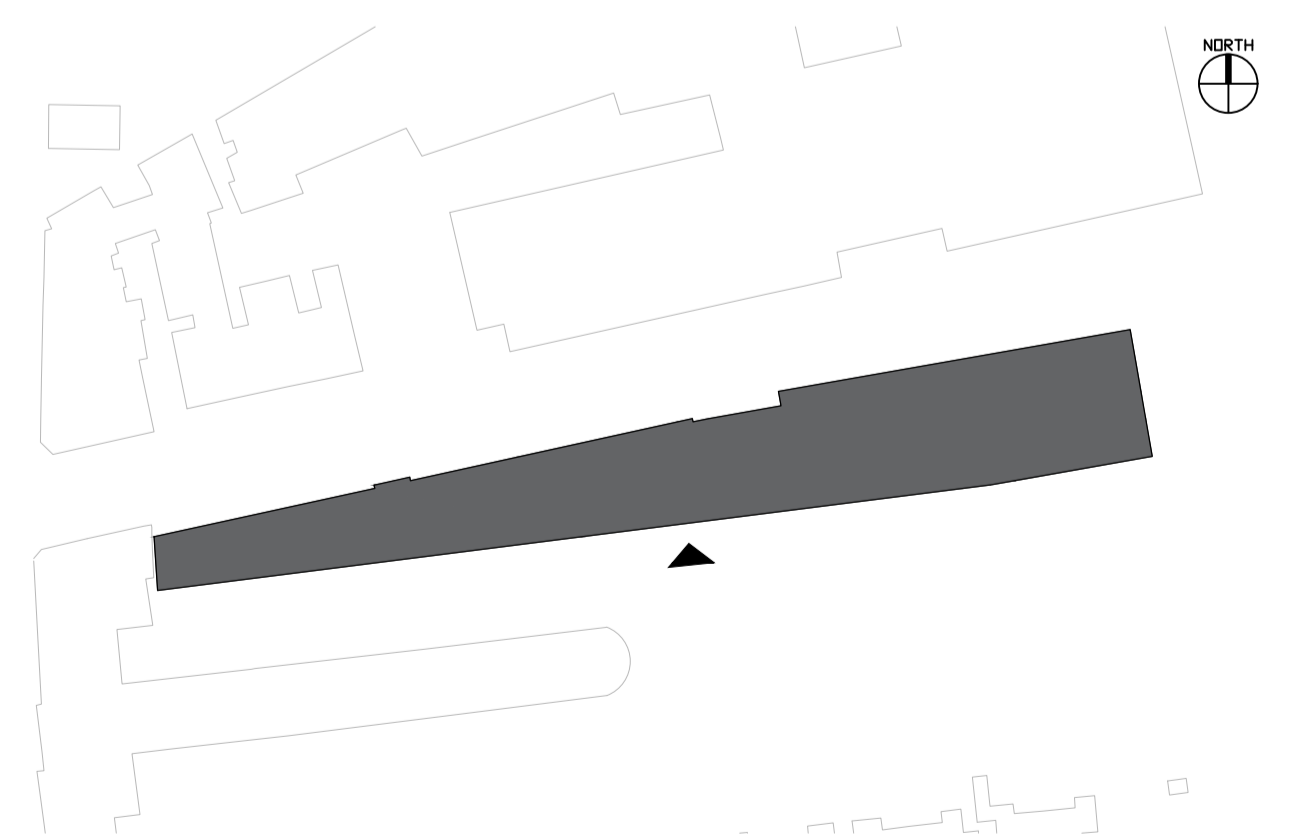
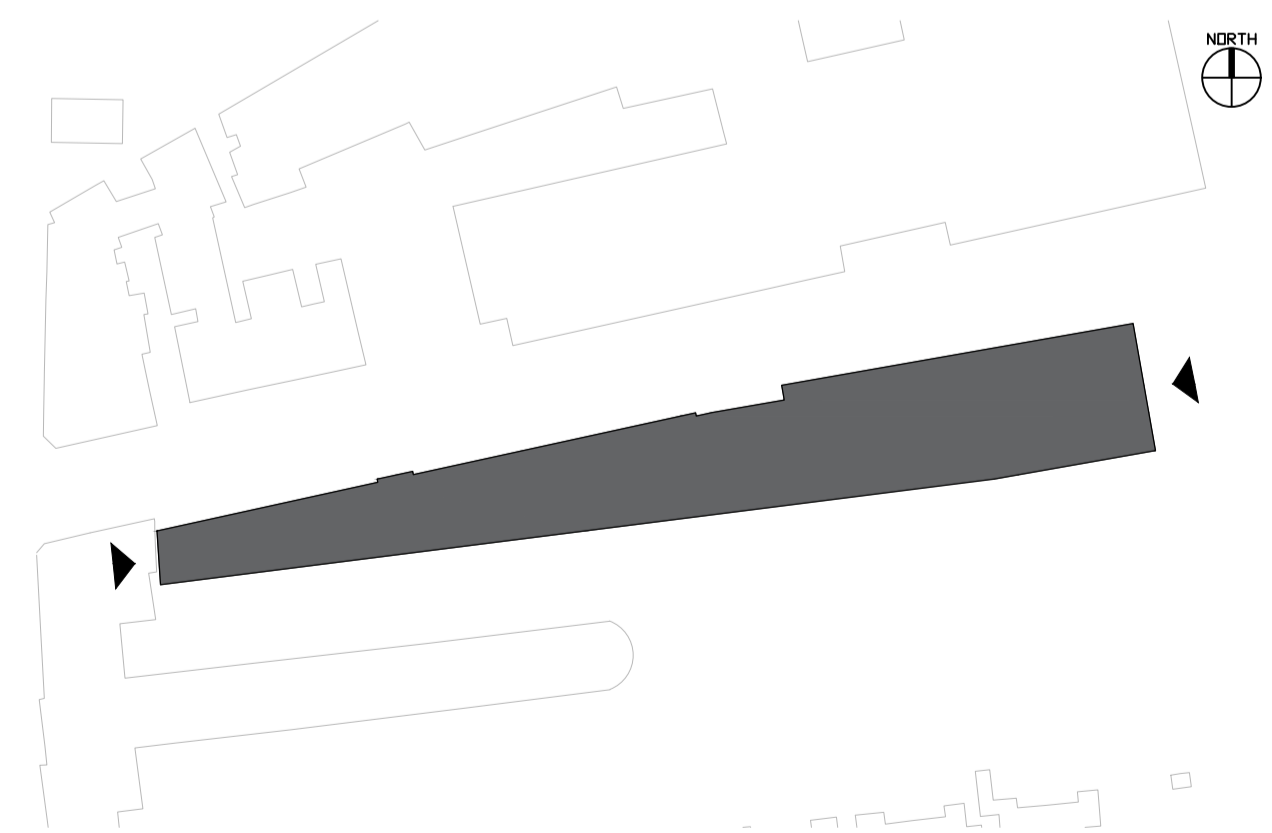
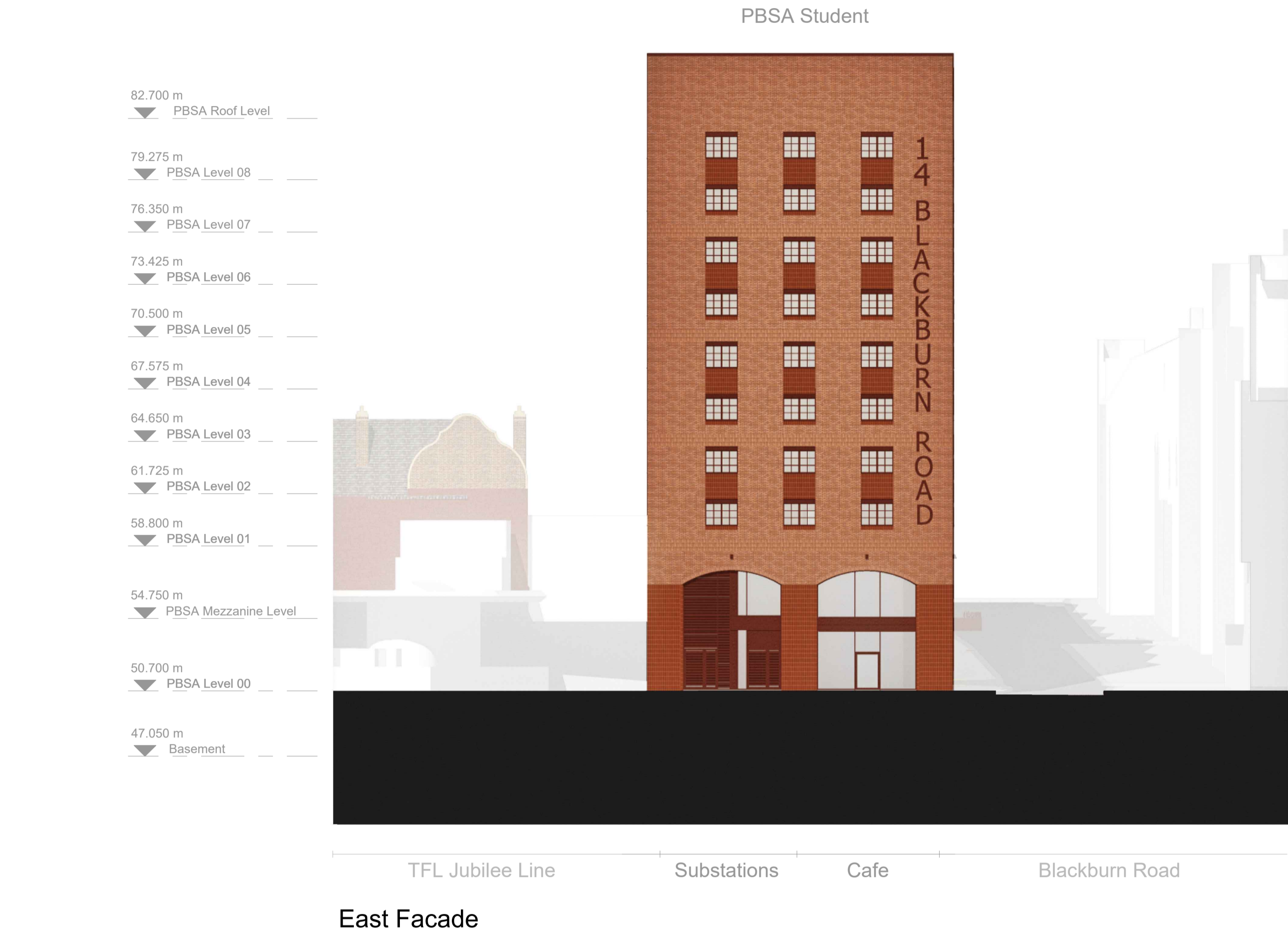




Existing Context Commercial Showroom Service Yard PBSA Core 1 Substations Public Realm





LEGEND

PBSA Accommodation



C3 Affordable Residential



DR - Dry Riser
FCL - Finished Ceiling Level
FFL - Finished Floor Level
TOS - Top Of Steel
TOSc - Top Of Scream

DRi - Dry Riser Inlet
FFLi - Finished Floor Level
TOS - Top Of Steel
TOSc - Top Of Scream

DR - Dry Riser
FCL - Finished Ceiling Level
FFL - Finished Floor Level
TOS - Top Of Steel
TOSc - Top Of Scream

FOR INFORMATION

P13	05.03.25	TCO	Planters Removed at Ground Floor, Roof Terraces Added
P12	27.02.25	TCO	Design Freeze Issue
P11	07.02.25	RBN	Issue for Coordination
P10	03.02.25	RBN	Issue for Landscape Coordination
P09	10.01.25	RBN	Issue For Coordination
P08	06.01.25	TCO	WIP Plan Set
P07	06.01.25	TCO	Update to roof terraces
P06	28.11.24	TCO	Issue For Coordination
P05	07.11.24	TCO	Issue For Coordination
P04	29.10.24	TCO	Issue For Landscape Coordination
P03	10.10.24	RBN	Issue For Coordination
P02	20.09.24	TCO	Amendments to PBSA + Ground
P01	13.09.24		Initial Issue
revision	date	drawn	description

C3 Level 06
GA Plan

FST-BRC-HTA-C3-06-SK-A-0228 P13
number revision

Fifth State
14 Blackburn Road

FST-BRC 1:200 @ A1
job reference scale drawn



LEGEND

PBSA Accommodation

- 1B1P
- 1B1PW

C3 Affordable Residential

- 1B2P
- 2B3PW
- 2B4P
- 3B5P
- 3B6P
- Roof
- Residential Amenity External

- Site Boundary (Site Survey)
- Site Boundary (Site Title)
- 3m Offset from Site Boundary (Site Survey)

DR - Dry Riser
FCL - Finished Ceiling Level
TOS - Top Of Beam
Notes: -
Do not scale from drawings unless by agreement with HTA. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of HTA Design LLP and must not be copied or reproduced in part, or in whole, without the express permission of HTA Design LLP. Drawing to be read in conjunction with specification.

FOR INFORMATION

P12	05.03.25	TCO	Planters Removed at Ground Floor, Roof Terraces Added
P11	27.02.25	TCO	Design Freeze Issue
P10	07.02.25	RBN	Issue for Coordination
P09	03.02.25	RBN	Issue for Landscape Coordination
P08	10.01.25	RBN	Issue For Coordination
P07	06.01.25	TCO	WIP Plan Set
P06	28.11.24	TCO	Issue For Coordination
P05	07.11.24	TCO	Issue For Coordination
P04	29.10.24	TCO	Issue For Landscape Coordination
P03	10.10.24	RBN	Issue For Coordination
P02	20.09.24	TCO	Amendments to PBSA + Ground
P01	13.09.24		Initial Issue
revision	date	drawn	description

PBSA Level 01
GA Plan

FST-BRC-HTA-PB-01-SK-A-0233 P12
number revision

Fifth State
14 Blackburn Road

FST-BRC 1:200 @ A1
job reference scale drawn



Appendix C: Groundsure Enviro+Geo Insight Report

14 BLACKBURN ROAD, LONDON, NW6 1RZ (3749)

Order Details

Date: 23/01/2025
Your ref: 3749
Our Ref: GS-UJN-E15-8DJ-MIS

Site Details

Location: 525623 184680
Area: 0.23 ha
Authority: [London Borough of Camden](#) ↗



[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	6	13	41	56	-
20 >	1.2 >	Historical tanks >	0	0	4	8	-
21 >	1.3 >	Historical energy features >	2	0	17	23	-
22	1.4	Historical petrol stations	0	0	0	0	-
23 >	1.5 >	Historical garages >	0	1	5	16	-
24	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
25 >	2.1 >	Historical industrial land uses >	7	21	54	72	-
31 >	2.2 >	Historical tanks >	0	0	7	10	-
32 >	2.3 >	Historical energy features >	5	0	35	51	-
36	2.4	Historical petrol stations	0	0	0	0	-
36 >	2.5 >	Historical garages >	0	2	14	40	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
39	3.1	Active or recent landfill	0	0	0	0	-
39	3.2	Historical landfill (BGS records)	0	0	0	0	-
40	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
40 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
40 >	3.5 >	Historical waste sites >	0	0	0	5	-
41	3.6	Licensed waste sites	0	0	0	0	-
41 >	3.7 >	Waste exemptions >	0	0	2	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
43 >	4.1 >	Recent industrial land uses >	1	5	19	-	-
45 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
45	4.3	Electricity cables	0	0	0	0	-
46	4.4	Gas pipelines	0	0	0	0	-
46	4.5	Sites determined as Contaminated Land	0	0	0	0	-



46	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
46	4.7	Regulated explosive sites	0	0	0	0	-
46	4.8	Hazardous substance storage/usage	0	0	0	0	-
47	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
47	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
47 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	3	2	-
48	4.12	Radioactive Substance Authorisations	0	0	0	0	-
48	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
48	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
48	4.15	Pollutant release to public sewer	0	0	0	0	-
49	4.16	List 1 Dangerous Substances	0	0	0	0	-
49	4.17	List 2 Dangerous Substances	0	0	0	0	-
49	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
49	4.19	Pollution inventory substances	0	0	0	0	-
49	4.20	Pollution inventory waste transfers	0	0	0	0	-
50	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
51	5.1	Superficial aquifer	None (within 500m)				
52 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
53 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
54	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
54	5.5	Groundwater vulnerability- local information	None (within 0m)				
55 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	6
57	5.7	Surface water abstractions	0	0	0	0	0
57	5.8	Potable abstractions	0	0	0	0	0
57	5.9	Source Protection Zones	0	0	0	0	-
58	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
59	6.1	Water Network (OS MasterMap)	0	0	0	-	-

