

LEGEND

PBSA Accommodation

- 1B1P
1B1PW

C3 Affordable Residential

- 1B2P 2B3PW 2B4P
3B5P 3B6P

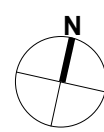
- Roof Residential Amenity External

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

DRi - Dry Riser FCL - Finished Ceiling Level FFL - Finished Floor Level TOS - Top Of Steel
DRi - Dry Riser Inlet FFL - Finished Floor Level TOS - Top Of Steel TOSc - Top Of Screenshot

Notes: -
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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

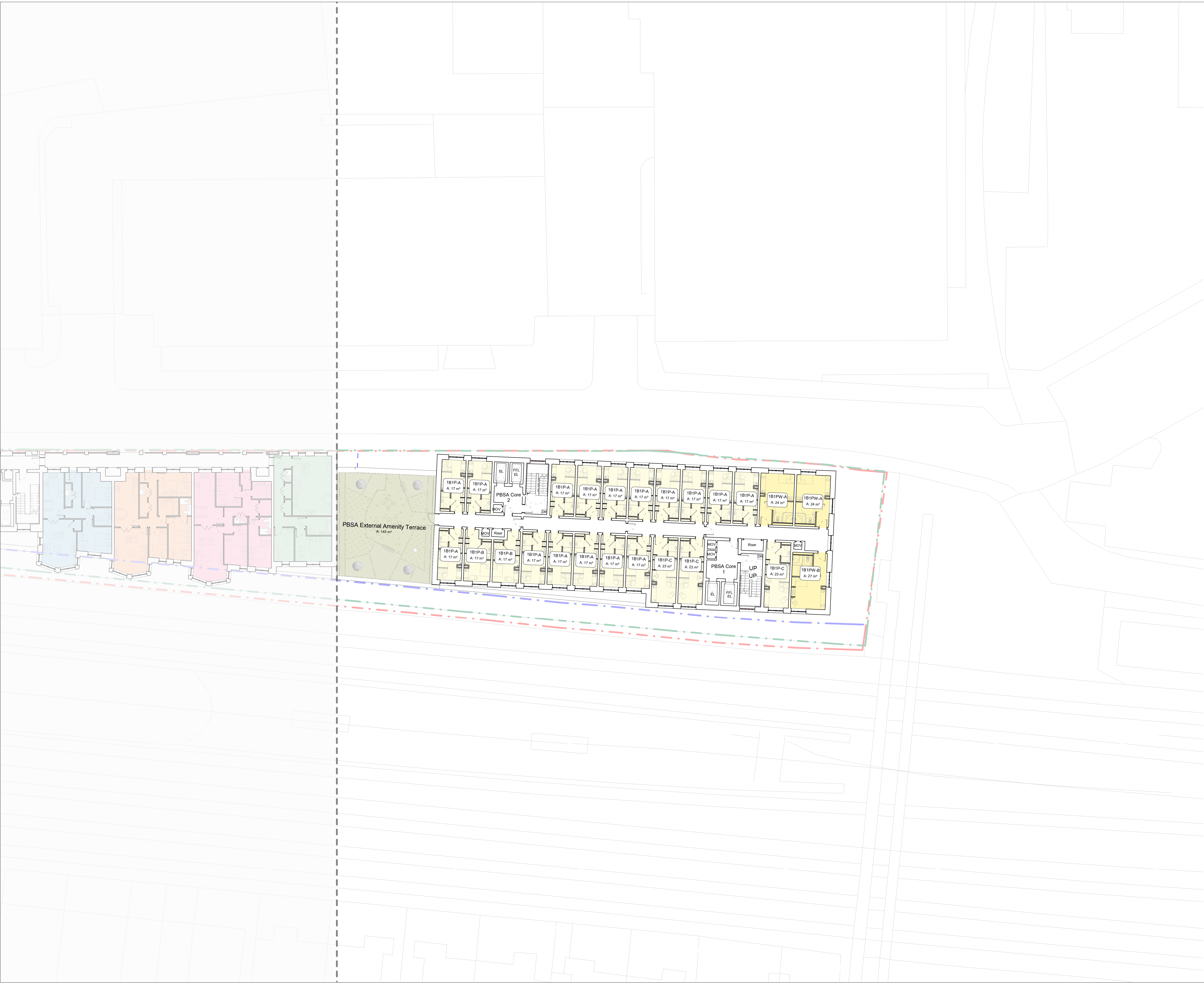
C3 Level 06
GA Plan

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

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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

DR - Dry Riser Inlet
FFL - Finished Floor Level
TOS - Top Of Concrete

SL - Soffit Level
SSL - Structural Slat Level
TOS - Top Of Steel

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FOR INFORMATION

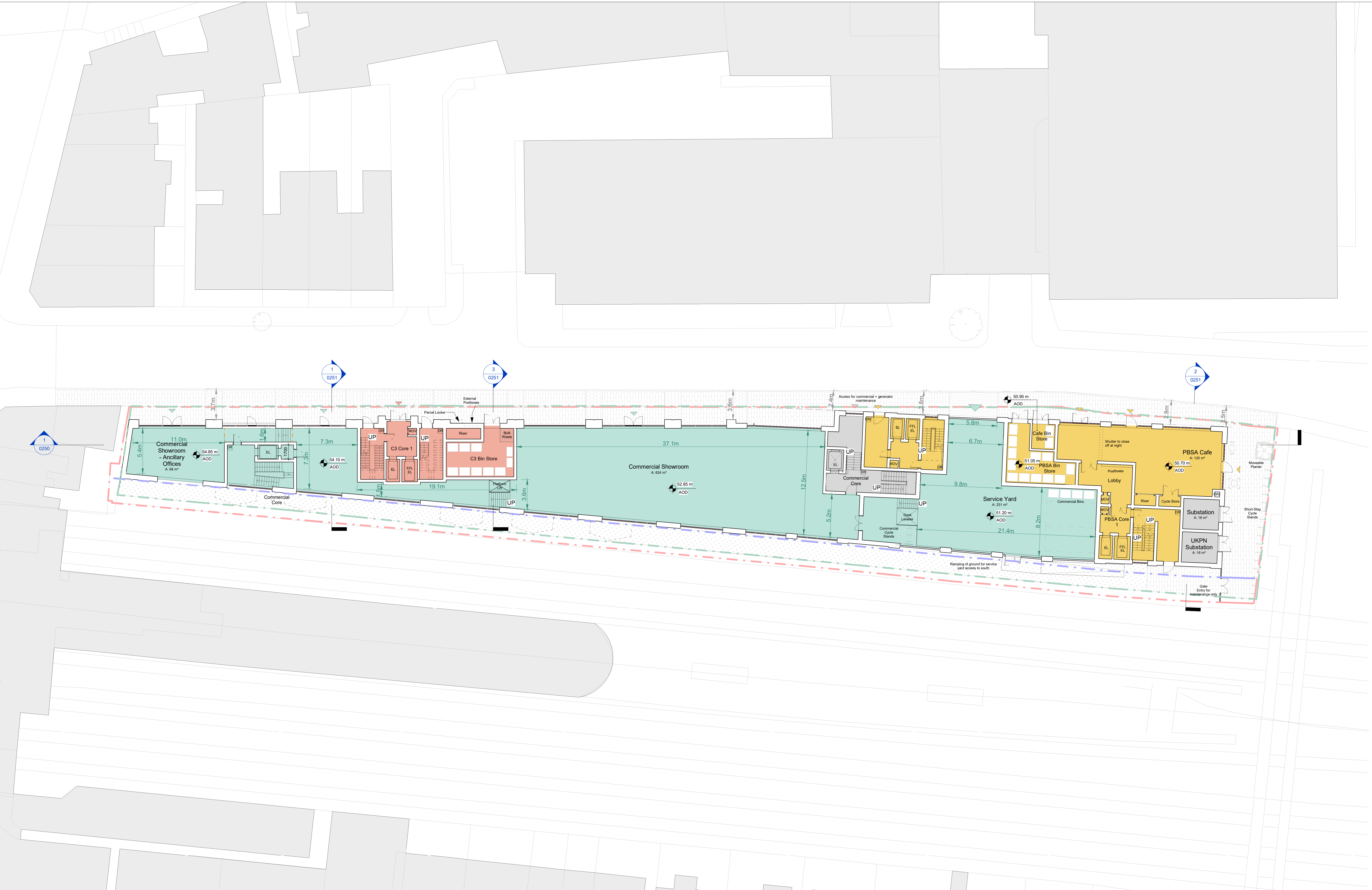
P12	05.03.25	TCO	Planters Removed at Ground Floor, Roof Terraces Added
P11	27.02.25	TCO	Design Freeze Issue
P10	07.02.25	RBN	Issue for Coordination
P09	03.02.25	RBN	Issue for Landscape Coordination
P08	10.01.25	RBN	Issue For Coordination
P07	06.01.25	TCO	WIP Plan Set
P06	28.11.24	TCO	Issue For Coordination
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



revision	date	drawn	description
P10	10.01.25	RBN	Issue For Coordination
P11	29.01.25	RBN	Issue for Service Yard Tracking
P12	05.02.25	TCO	Issue for Service Yard Tracking
P13	07.02.25	RBN	Issue for Coordination
P14	20.02.25	TCO	Issue for Fire Coordination
P15	21.02.25	TCO	Issue for Coordination
P16	27.02.25	TCO	Design Freeze Issue
P17	05.03.25	TCO	Planters Removed at Ground Floor, Roof Terraces Added

LEGEND	
	PBSA Tenure
	C3 Tenure
	Commercial
	Shared Plant
	PBSA Entrance / Access
	C3 Entrance / Access
	Commercial Entrance / Access
	Site Boundary (Site Survey)
	Site Boundary (Site Title)
	3m Offset from Site Boundary (Site Survey)

Notes: -
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0m 4m 8m 12m 16m 20m

Level 00 (Street Level)
GA Plan

Fifth State
14 Blackburn Road

FOR INFORMATION

FST-BRC-HTA-XX-00-SK-A-0200
number

1:200 @ A1
scale
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FST-BRC
job reference

TCO
drawn

hta

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	-	-



59	6.2	Surface water features	0	0	0	-	-
60 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
60	6.4	WFD Surface water bodies	0	0	0	-	-
60	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
61	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
61	7.2	Historical Flood Events	0	0	0	-	-
61	7.3	Flood Defences	0	0	0	-	-
62	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
62	7.5	Flood Storage Areas	0	0	0	-	-
63	7.6	Flood Zone 2	None (within 50m)				
63	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
64 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
66 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
67	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
68	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
68	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
68	10.4	Special Protection Areas (SPA)	0	0	0	0	0
68	10.5	National Nature Reserves (NNR)	0	0	0	0	0
69 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	4
69 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
69	10.8	Biosphere Reserves	0	0	0	0	0
70	10.9	Forest Parks	0	0	0	0	0
70	10.10	Marine Conservation Zones	0	0	0	0	0
70	10.11	Green Belt	0	0	0	0	0
70	10.12	Proposed Ramsar sites	0	0	0	0	0

