

Oak Grove, Camden, London, NW2 3LR

Prepared for:

Mr P Harbard
Pocket Living (2013) LLP
14 Floral Street
London
WC2E 9DH

Report Reference: SCC_51691285_1_1

Report Date: 17-DEC-2013

Customer Reference: MEdge, Oak Grove

National Grid Reference: 524120 185650

Site Area: 1176 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966
Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
Website: www.sitecheck.co.uk

RPS Risk Assessment

Current Use










Vacant site, hard standing adjacent to a commercial (MOT) garage. It is understood that there was once a commercial use on the site but it is uncertain what this use was.

Proposed Use

residential flats

Summary of Findings

FURTHER ACTION ADVISED (SEE RECOMMENDATIONS)

	Low	Moderate	High
Likelihood of significant ground contamination existing beneath the site			
Likelihood to be defined as 'contaminated' under Part 2A of EPA (1990) in its current use			
Likelihood to be defined as 'contaminated' under Part 2A of EPA (1990) for proposed use			

Note: Where redevelopment is proposed, the RPS risk rating for the proposed use has assumed that no further contaminated land investigation / remediation work will be carried out. However, in reality, where the risk is 'moderate' or 'high' it is likely that the Local Authority will require further investigation (and possible remedial works) as a standard condition of planning to ensure that the site does not meet the definition of 'contaminated land' under Part 2A of the EPA 1990, and that the site is considered suitable for its proposed use. This is a requirement under the National Planning Policy Framework (2012).

Other Factors

Moderate Potential for Swelling and Shrinking Clay

Contaminated Land Assessment

Superficial Deposits: None recorded.
Bedrock Geology: London Clay Formation.

Detailed historical maps (incl. scales of 1:1250 and 1:2500) indicate that the site comprised vacant land from at least 1864. By c.1896 an embankment associated with railway sidings was present in the eastern half of the site. By 1915, unlabelled buildings (likely residential/commercial) were present in the northwest of the site until c.1954, when a likely commercial building occupied this area. By c.2013 the site was vacant (embankment remained in southeast). RPS has been advised that the site is currently a vacant site.

Notable land uses identified on historical maps in the surrounding area include railway tracks 10m to the east from 1873 and a Garage adjacent to the north of the site between 1954 and c.1988. RPS has been advised that a commercial (MOT) garage is present adjacent to the site.

Due to the potentially contaminative land uses recorded both onsite and in close proximity, there is a moderate likelihood of significant ground contamination beneath the site.

The site is considered to be located in a moderately sensitive environmental setting. It is above an Unproductive Stratum relating to the London Clay Formation. The site is situated within a mixed industrial and residential setting with residential properties situated within close proximity to the site. RPS understands that the site is proposed for residential redevelopment (flats with associated landscaping).

Given the potentially contaminative land uses recorded on the site and in close proximity, its proximity to sensitive receptors (residential properties) and its proposed change to a residential (sensitive) end use, ground conditions may represent an environmental liability for the owner or occupier, owing to the potential contaminant-pathway-receptor linkage.

Accordingly, it is possible that the site may be defined as 'contaminated' by the Regulators under Part 2A of the Environmental Protection Act (EPA) 1990. Further enquiries should be undertaken to qualify this possible risk.

Recommendations

RPS understands that it is proposed to redevelop the site for a residential end use. It is likely that an environmental report (i.e. Phase 1 Report) and possibly an intrusive site investigation will be required to assess the potential contamination status of the site, as part of any standard environmental planning conditions set under the National Planning Policy Framework (2012). Consequently, in order to clarify the potential risk of environmental liability, assess the site's suitability for its proposed use, and enable the design of an appropriate scope of works for a site investigation (if required), the recommendation below should be followed:

- A Phase 1 Environmental Review including a site visit, additional historical map review, assessment of the environmental setting, review of existing reports, direct consultation with regulatory bodies and overall assessment of the site's suitability for use / possible regulatory action / any redevelopment constraints and provide costs should any site investigation work be required. If applicable for lending purposes, the report will also determine the acceptability of the site as security from an environmental risk perspective. Cost Estimate: £1,250-£1,500+VAT.

An RPS Phase 1 report can generally be provided within 10 working days of commission (draft), with the final report prepared on receipt of all regulatory responses (usually within 15 days).

Other Environmental Issues

i. It is now a mandatory requirement for developers to provide homebuyers with clear information about the sustainability of a dwelling(s). This includes a rating against the 'Code for Sustainable Homes', a national scheme introduced by the Government for the assessment of new dwellings. There may also be planning requirements relating to sustainability, including achieving a certain level of this Code or incorporating on-site renewable energy generation. Please contact RPS for further advice.

ii. Under the Energy Performance of Buildings Directive, buildings require an Energy Performance Certificate (EPC) upon their construction, sale or lease. Please contact RPS for further advice.

Reliance

Reliance of this report is permitted for a lender and/or a third party for up to six months from the date it was produced. Please see the Terms and Conditions at the back of this report for more details.

Any further work undertaken by RPS will be carried out under RPS Standard Terms and Conditions.

Services

If you require RPS to carry out any work on your behalf, please email SitecheckReview@rpsgroup.com.

Following completion of the recommendations provided within this report, or on receipt of new information, a RPS follow-up report can be produced clarifying or amending the risk assessment relating to ground contamination. A charge may be made for the review of new information (dependent on the volume of information), but this will be confirmed in advance.

Should you require any further information on this report, please contact Sitecheck Customer Services on 0844 844 9966 or the RPS Commercial Advice line on 020 7261 1091.

Lending Assessment - if required, this Sitecheck report can be used in conjunction with a Debt Finance Assessment in support of a funder's requirements for environmental liability assessment. Please contact RPS on the number above for further details.

Completed by:
RPS Environmental Risk Team



The RPS Risk Assessment is based only on the information as shown by data sources collected by Landmark Information Group Ltd and supplied within the associated Sitecheck Review Report with RPS Risk Assessment including further information provided by the client. The RPS Risk Assessment should be read in conjunction with the Guidance Notes and the Sitecheck Review Report. No responsibility can be accepted for any error or omissions in the data supplied to RPS. No physical inspection of the property has been carried out. The RPS Risk Assessment is subject to the Landmark Terms and Conditions.

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use (Waste and Landfill Sites)	7
This section contains a map, which shows current land use features related to waste and landfill. The following pages detail these features and identify the Reference Number and direction.	
Current Land Use (Statutory Authorisations)	9
This section contains a map, which shows current land use features related to statutory authorisations. The following pages detail these features and identify the Reference Number and direction.	
Current Land Use (Potential Contamination)	11
This section contains a map, which shows current land use features related to potential contamination. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	17
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	22
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	25
This section contains information on other factors which may affect the site and its vicinity.	
Guidance Notes for the Practitioner	27
This section gives guidance on the purpose, methodology and scope of the RPS Risk Assessment.	
Useful Information	29
This section contains information which may be of use when interpreting the report.	

Useful Contacts**30**

All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.

Sensitivity Pathways	Page No.	Reference Number (Map ID)
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 2	24	-

Other Factors Geological	Page No.	Reference Number (Map ID)
BGS 1:50,000 Geological Mapping Coverage		
Map Sheet No: 256, Map Name: North London, Map Date: 2006, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Available, Landslip: Available, Rock Segments: Not Available Contact Ref: 1	25	-
BGS 1:50,000 Bedrock Geology		
LEX Code: LC, Rock Name: London Clay Formation, Rock Type: Clay, Silt and Sand, Min Age: Eocene, Max Age: Eocene Contact Ref: 1	25	-
Radon Potential - Radon Affected Areas		
Description: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	25	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Contact Ref: 1	25	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	25	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	25	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Moderate, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	26	-



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524120, 185650

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MEdge, Oak Grove

Size of Site
1176 m²





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Current Land Use	On Site	0-250m	250-500m	500-1000m
Contaminants	0	0	0	1
Waste/Landfill Sites				
BGS Recorded Landfill Sites	0	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0	1
Local Authority Recorded Landfill Sites	0	0	0	0
Registered Landfill Sites	0	0	0	0
Registered Waste Transfer Sites	0	0	0	n/a
Registered Waste Treatment or Disposal Sites	0	0	0	0

Current Land Use	On Site	0-250m	250-500m	500-1000m
Contaminants	0	3	5	0
Statutory Authorisations				
Local Authority Pollution Prevention and Controls	0	3	4	n/a
Contaminated Land Register Entries and Notices	0	0	0	n/a
Registered Radioactive Substances	0	0	0	n/a
Discharge Consents				
Discharge Consents	0	0	0	n/a
Water Industry Act Referrals	0	0	0	n/a
Industrial Processes				
Integrated Pollution Controls	0	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0	0
Integrated Pollution Prevention And Control	0	0	0	n/a
Local Authority Integrated Pollution Prevention And Control	0	0	0	n/a
Contraventions				
Local Authority Pollution Prevention and Control Enforcements	0	0	0	n/a
Enforcement and Prohibition Notices	0	0	0	n/a
Planning Hazardous Substance Enforcements	0	0	0	n/a
Prosecutions Relating to Authorised Processes	0	0	0	n/a
Prosecutions Relating to Controlled Waters	0	0	0	n/a
Substantiated Pollution Incident Register	0	0	1	n/a

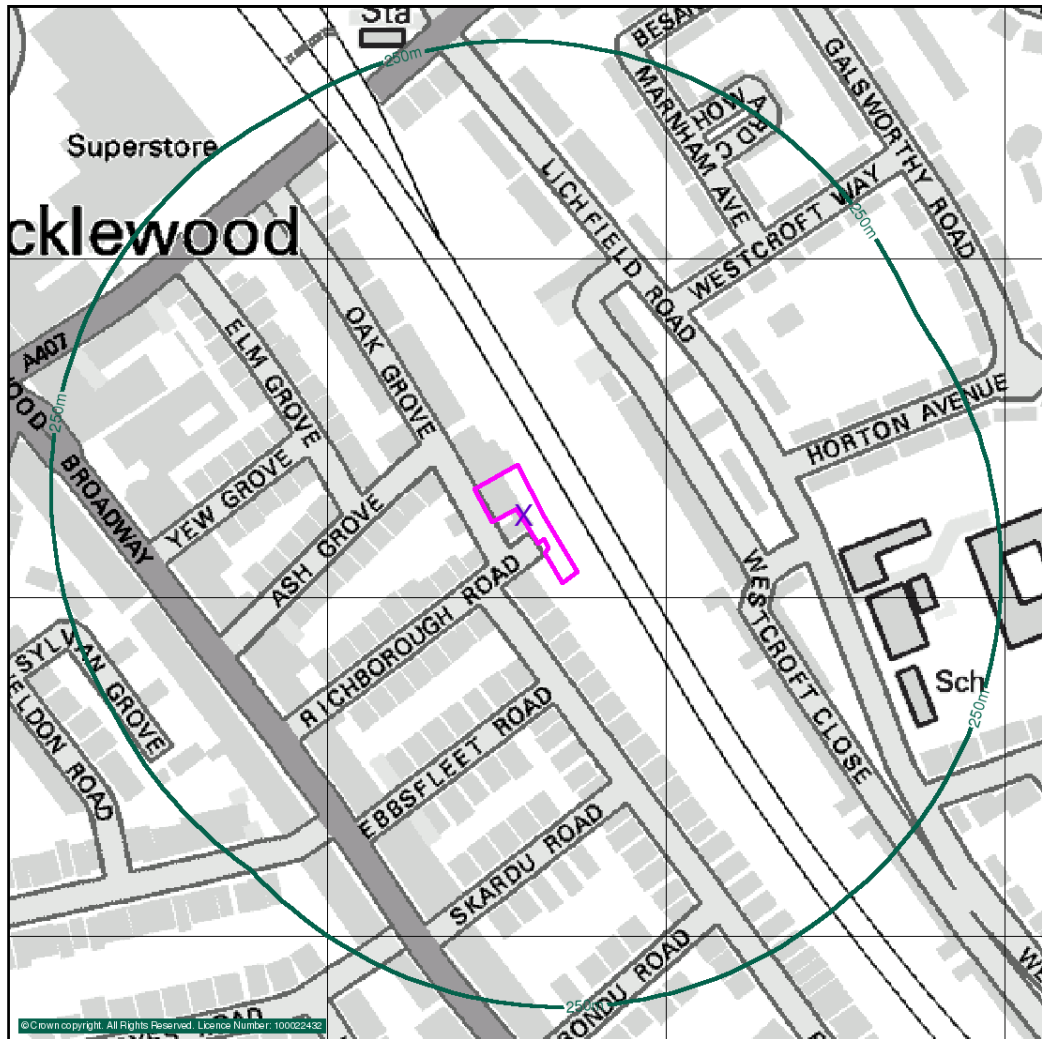
Current Land Use	On Site	0-250m	250-500m	500-1000m
Contaminants	0	19	41	0
Storage of Hazardous Substances				
Control of Major Accident Hazards Sites (COMAH)	0	0	0	0
Explosive Sites	0	0	0	n/a
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0	n/a
Planning Hazardous Substance Consents	0	0	0	n/a
Potentially Contaminative Uses				
Contemporary Trade Directory Entries	0	19	40	n/a
Fuel Station Entries	0	0	1	n/a
Miscellaneous				
BGS Recorded Mineral Sites	0	0	0	0

Historical Land Use	On Site	0-250m	250-500m
Contaminants	0	11	16
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	8	12
Potentially Contaminative Features from Historical Building Plans	0	n/a	n/a
Potentially Contaminative Industrial Uses (Past Land Use)	0	3	4
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	0	0	0

Sensitivity	On Site	0-250m	250-500m	500-1000m
Pathways and Receptors	1	1	1	0
Pathways				
Groundwater Vulnerability	1	0	n/a	n/a
Drift Deposits	0	0	n/a	n/a
Historical Flood Liabilities	0	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	n/a	n/a
Flooding from Rivers or Sea without Defences	0	0	n/a	n/a
Areas Benefiting from Flood Defences	0	0	n/a	n/a
Flood Water Storage Areas	0	0	n/a	n/a
Flood Defences	0	0	n/a	n/a
River Quality Biology Sampling Points	0	0	0	0
River Quality Chemistry Sampling Points	0	0	0	0
Environmentally Sensitive Receptors				
Areas of Outstanding Natural Beauty	0	0	0	0
Environmentally Sensitive Areas	0	0	0	0
Local Nature Reserves	0	0	1	0
Marine Nature Reserves	0	0	0	0
National Nature Reserves	0	0	0	0
Nearest Surface Water Feature	0	1	0	0
Ramsar Sites	0	0	0	0
Sites of Special Scientific Interest	0	0	0	0
Source Protection Zones	0	0	0	0
Special Areas of Conservation	0	0	0	0
Special Protection Areas	0	0	0	0
Licensed Water Abstractions	0	0	0	0
Protected Countryside Areas				
Forest Parks	0	0	0	0
National Parks	0	0	0	0
National Scenic Areas	0	0	0	0
Nitrate Sensitive Areas	0	0	0	n/a
Nitrate Vulnerable Zones	0	0	0	n/a

Other Factors	On Site	0-250m	250-500m	500-1000m
Geological	9	0	0	0
BGS 1:50,000 Geological Mapping Coverage	1	n/a	n/a	n/a
BGS 1:50,000 Mass Movement	0	n/a	n/a	n/a
BGS 1:50,000 Artificial Ground	0	n/a	n/a	n/a
BGS 1:50,000 Superficial Deposits	0	n/a	n/a	n/a
BGS 1:50,000 Bedrock Geology	1	n/a	n/a	n/a
BGS 1:50,000 Faults and Rock Segments	0	n/a	n/a	n/a
Brine Compensation Area	0	0	0	0
Coal Mining Affected Areas	0	0	n/a	n/a
Mining Instability	0	0	n/a	n/a
Man-Made Mining Cavities	0	0	0	0
Natural Cavities	0	0	0	0
Non Coal Mining Areas of Great Britain	0	0	n/a	n/a
Radon Potential - Radon Affected Areas	1	0	n/a	n/a
Radon Potential - Radon Protection Measures	1	0	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	0	n/a	n/a
Potential for Compressible Ground Stability Hazards	1	0	n/a	n/a
Potential for Ground Dissolution Stability Hazards	0	0	n/a	n/a
Potential for Landslide Ground Stability Hazards	1	0	n/a	n/a
Potential for Running Sand Ground Stability Hazards	1	0	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0	n/a	n/a

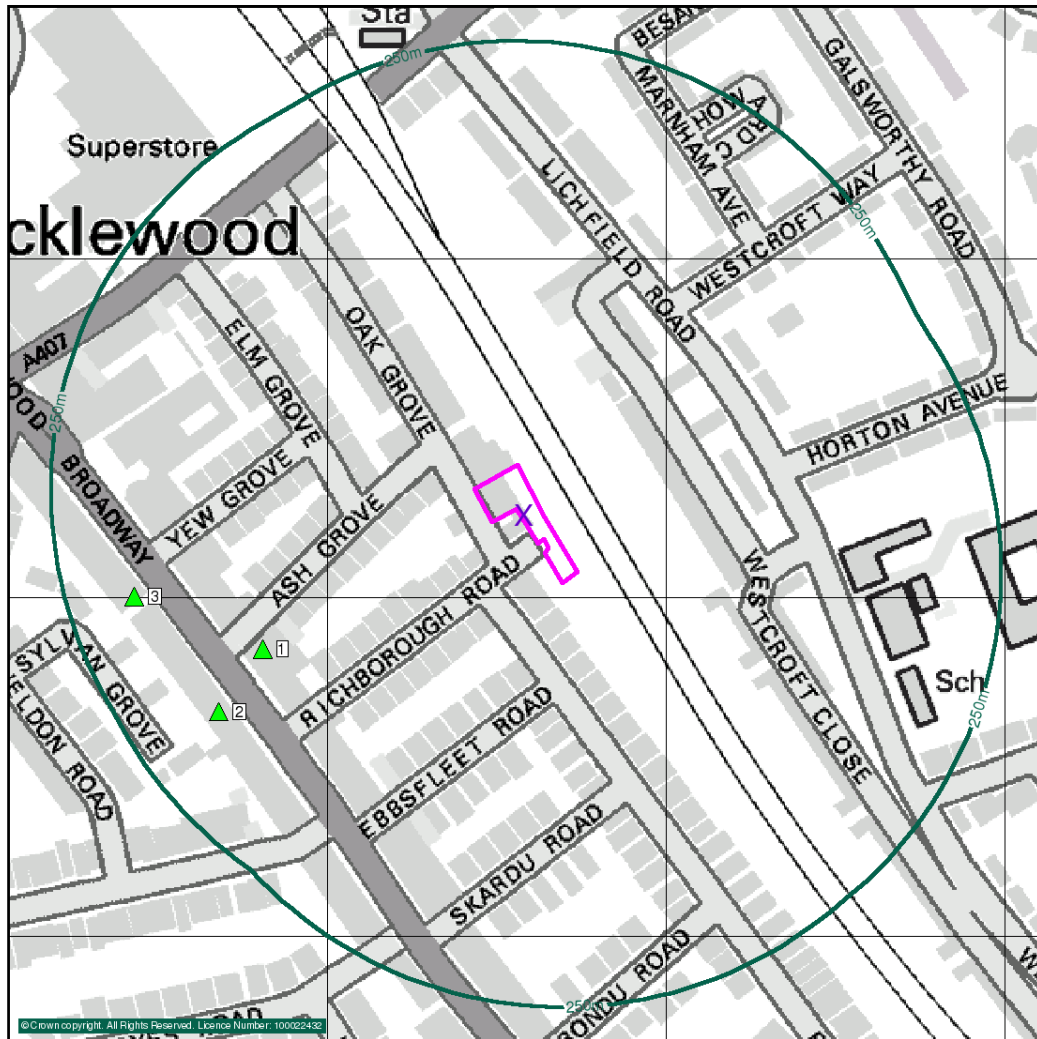
Waste and Landfill Map



General		Waste/Landfill Sites	
Site Boundary	BGS Recorded Landfill Site	Registered Landfill Site	Licensed Waste Management Facilities (Location)
Search Buffer	Licensed Waste Management Facilities (Landfill)	Registered Landfill Site (Point Buffered to 100m)	Local Authority Recorded Landfill Site (Point)
Bearing Reference Point	Local Authority Recorded Landfill Site	Registered Landfill Site (Point Buffered to 250m)	Registered Waste Transfer Site (Point)
Reference Number	Registered Waste Transfer Site	Registered Landfill Site (Point)	Registered Waste Treatment or Disposal Site (Point)
	Registered Waste Treatment or Disposal Site	BGS Recorded Landfill Site (Point)	

Contaminants	Ref No.	Search Buffer	Direction
Waste/Landfill Sites			
Local Authority Landfill Coverage			
Name: London Borough of Barnet, - Has supplied landfill data, Contact Ref: 6	-	On Site	NW
Name: London Borough of Camden, - Has no landfill data to supply, Contact Ref: 7	-	On Site	S
Name: London Borough of Brent, - Has supplied landfill data, Contact Ref: 4	-	0-250m	SW
Licensed Waste Management Facilities (Locations)			
Location: 3 Shannon Close,Cricklewood,London,NW2 1RR, Licence Number: 80294, Site Category: Household, Commercial And Industrial Transfer Stations, Licence Status: Modified,IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	500-1000m	N

Statutory Authorisations Map

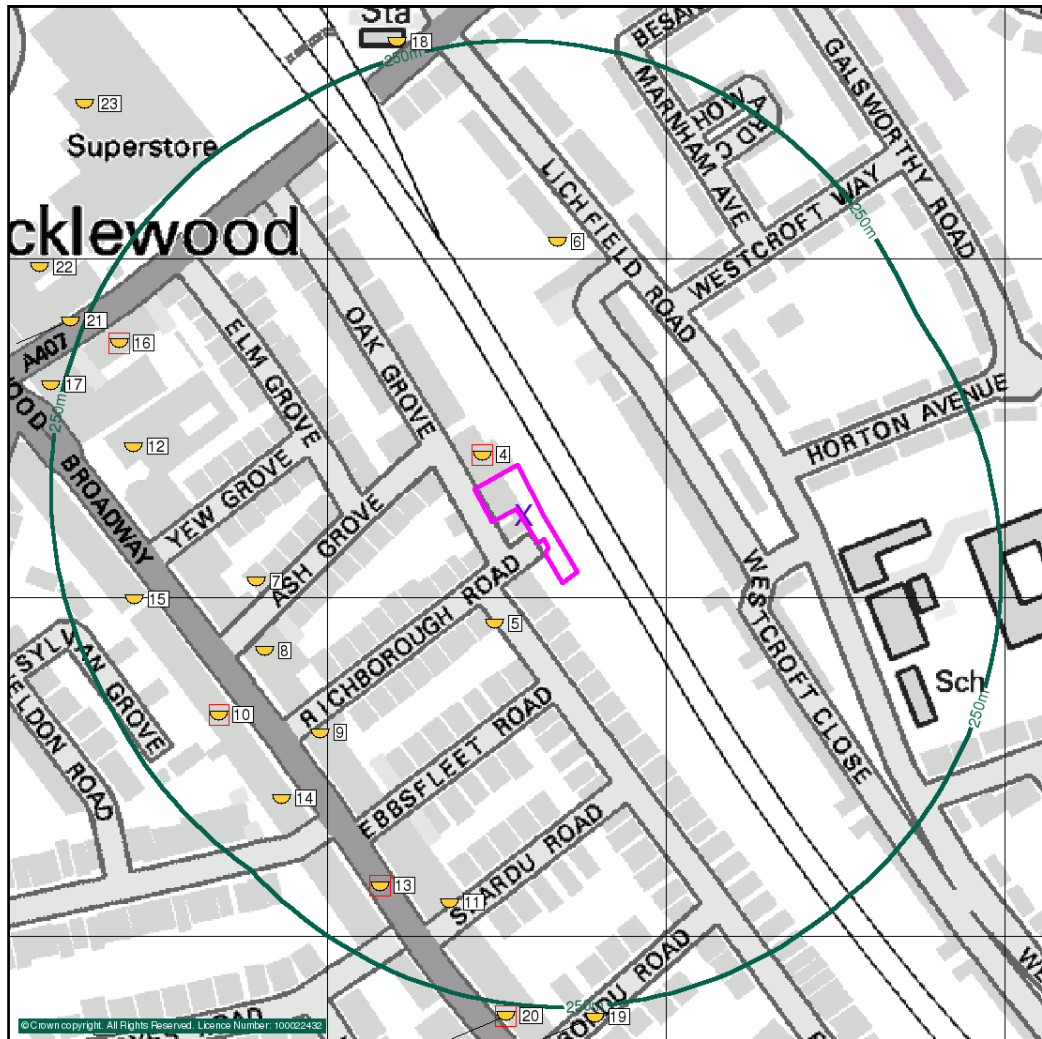


General	Contraventions	Statutory Authorisations	Industrial Processes
Site Boundary	Local Authority Pollution Prevention and Control Enforcement	Local Authority Pollution Prevention and Control	Integrated Pollution Control
Search Buffer	Enforcement and Prohibition Notice	Contaminated Land Register Entry or Notice (Point)	Integrated Pollution Prevention Control
Bearing Reference Point	Planning Hazardous Substance Enforcement	Contaminated Land Register Entry or Notice	Integrated Pollution Control Registered Waste Site
Reference Number	Substantiated Pollution Incident Register	Registered Radioactive Substance	Local Authority Integrated Pollution Prevention and Control
Discharge Consents	Prosecution Relating to Authorised Processes		
Discharge Consent	Prosecution Relating to Controlled Waters		
Water Industry Act Referral			

Contaminants	Ref No.	Search Buffer	Direction
Statutory Authorisations			
Local Authority Pollution Prevention and Controls			
Name: Zain Dry Cleaners, Location: 118 Cricklewood Broadway,London,Nw2 3ej, Permit Reference: PPCDC039, Status: Permitted, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	1	0-250m	SW
Name: Libra Dry Cleaners, Location: 109 Cricklewood Broadway,London,Nw2 3jg, Permit Reference: DC/06/07001/v.2, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 4	2	0-250m	SW
Name: Express Dry Cleaners, Location: 137 Cricklwood Broadway,London,Nw2 3hy, Permit Reference: DC/06/06983/v.2, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 4	3	0-250m	W
Name: Nobleclean Dry Cleaners, Location: 39 Cricklewood Broadway,London,Nw2 3jx, Permit Reference: DC/06/14174/v.2, Status: Authorisation revoked,Revoked, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 4	-	250-500m	S
Name: Shannon Dry Cleaners, Location: 181 Cricklewood Broadway,London,Nw2 3ht, Permit Reference: DC/06/07254/v.2, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 4	-	250-500m	W
Name: Sectorsure Ltd, Location: 17-27 Cricklewood Broadway,LONDON,London,NW2 3JX, Permit Reference: PS/07883-03/v.2, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 4	-	250-500m	S
Name: Lewmark Autos Ltd,T/A J & L Motors, Location: 4A-8A Hassop Road,Cricklewood,LONDON,NW2 6RX, Permit Reference: Not Given, Status: Authorised, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 4	-	250-500m	NW

Contraventions	Ref No.	Search Buffer	Direction
Substantiated Pollution Incident Register			
Authority: Environment Agency - Thames Region, North East Area, Incident Date: 8th January 2005, Incident Reference: 286177, Water Impact: Category 4 - No Impact, Air Impact: Category 2 - Significant Incident, Land Impact: Category 2 - Significant Incident, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2 Pollutant: Contaminated Water: Firefighting Run-Off,	-	250-500m	N

Potential Contamination Map



General	Storage of Hazardous Substances	Potentially Contaminative Use
<ul style="list-style-type: none"> ▭ Site Boundary ▭ Search Buffer × Bearing Reference Point Reference Number 	<ul style="list-style-type: none"> + COMAH + Planning Hazardous Substance Consent + Explosive Site + NHHS 	<ul style="list-style-type: none"> ● Potentially Contaminative Use <p>Miscellaneous</p> <ul style="list-style-type: none"> ● BGS Recorded Mineral Site

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Name: Oak Dale, Location: 57,Oak Grove,London,NW2 3LS, Classification: Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	4	0-250m	NW
Name: V P Cars Of Cricklewood Ltd, Location: 53-55,Oak Grove,London,NW2 3LS, Classification: Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	4	0-250m	NW
Name: R M Autos, Location: 57,Oak Grove,London,NW2 3LS, Classification: Mot Testing Centres, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4	0-250m	NW
Name: Streamline Plumbing, Location: Flat 1,35,Richborough Road,London,NW2 3LX, Classification: Boilers - Servicing, Replacements & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	5	0-250m	S
Name: Kitas Cleaning Co Ltd, Location: Flat 6,48,Lichfield Road,London,NW2 2RG, Classification: Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	6	0-250m	N
Name: Regular Cleaning London, Location: 1,Ash Grove,London,NW2 3LJ, Classification: Cleaning Services - Domestic, Status: Active, Positional Accuracy: Automatically positioned to the address	7	0-250m	W
Name: Connaughts, Location: 118,Cricklewood Broadway,London,NW2 3EJ, Classification: Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	8	0-250m	SW
Name: Grays Tyre & Exhaust Centres Ltd, Location: 100,Cricklewood Broadway,London,NW2 3EL, Classification: Tyre Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	9	0-250m	SW
Name: Libra Dry Cleaners, Location: 109,Cricklewood Broadway,London,NW2 3JG, Classification: Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	10	0-250m	SW
Name: Prontaprint, Location: 101,Cricklewood Broadway,London,NW2 3JG, Classification: Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	0-250m	SW
Name: Auto Car Sales, Location: 103,Cricklewood Broadway,London,NW2 3JG, Classification: Car Dealers - Used, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	0-250m	SW
Name: Speedy Tires, Location: 62,Cricklewood Broadway,London,NW2 3EP, Classification: Tyre Dealers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	11	0-250m	S
Name: Oven Cleaning (Cricklewood), Location: 142-146,Cricklewood Broadway,London,NW2 3ED, Classification: Oven cleaning, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	W
Name: All Cleaning Services, Location: Call Centre,Cricklewood Broadway,London,NW2 3JR, Classification: Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	13	0-250m	SW
Name: Cricklewood Cleaners, Location: 89,Cricklewood Broadway,London,NW2 3JG, Classification: Carpet, Curtain & Upholstery Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	14	0-250m	SW

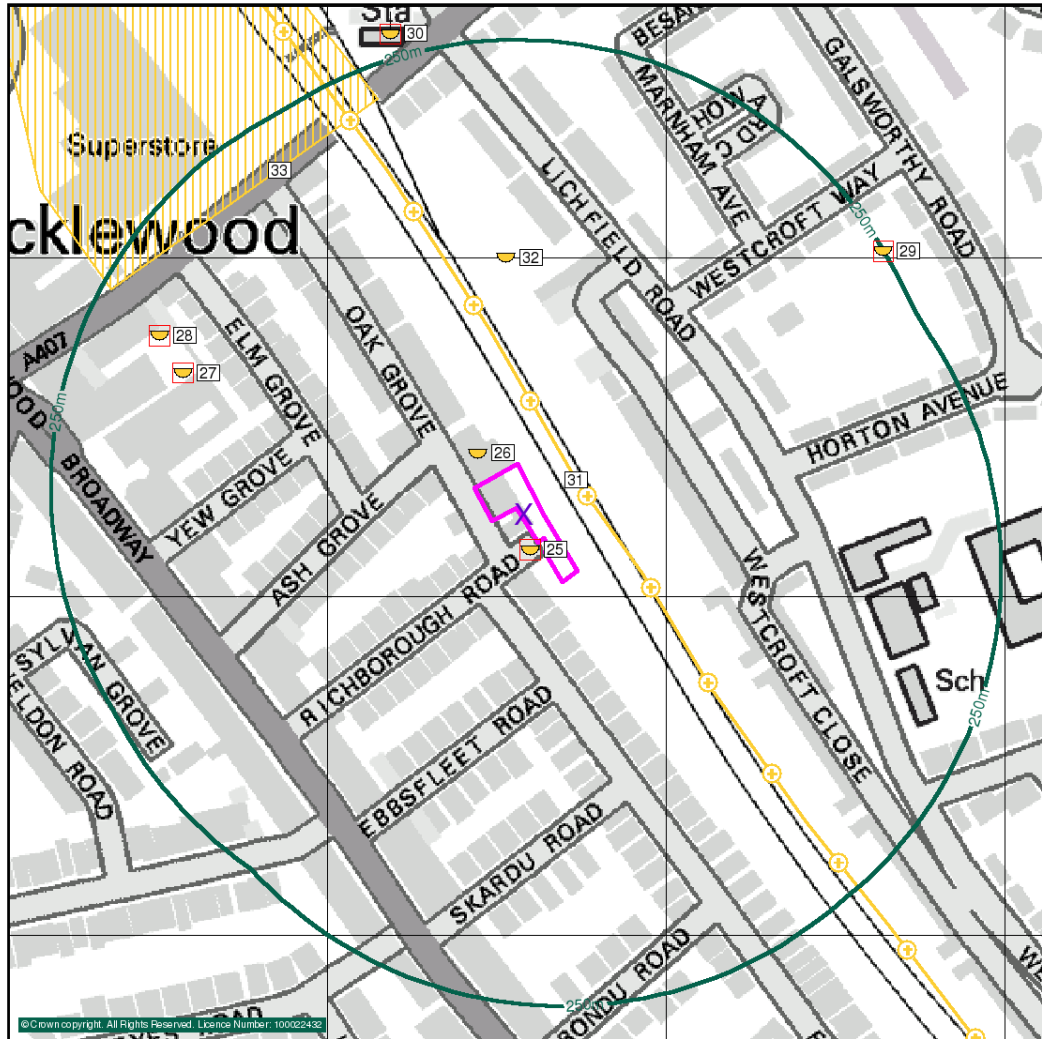
Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Name: Zap Pest & Vermin Prevention, Location: Cricklewood Broadway,London,NW2 3JR, Classification: Pest & Vermin Control, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	13	0-250m	S
Name: Express, Location: 137,Cricklewood Broadway,London,NW2 3HY, Classification: Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	15	0-250m	W
Name: Crystal Vision, Location: 10,Cricklewood Lane,London,NW2 1EX, Classification: Electrical Goods Sales, Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	16	0-250m	NW
Name: End Of Tenancy Cleaning, Location: 4,Crown Terrace,Cricklewood Lane,London,NW2 1EY, Classification: Cleaning Services - Domestic, Status: Active, Positional Accuracy: Automatically positioned to the address	16	0-250m	W
Name: Pro Source, Location: 164-168,Cricklewood Broadway,London,NW2 3ED, Classification: Clothing & Fabrics - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	17	250-500m	W
Name: London Scrap Metal Recycling, Location: Cricklewood Railway Station,Cricklewood La,London,NW2 1HL, Classification: Scrap Metal Merchants, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	18	250-500m	N
Name: Merced Autos, Location: 32-34,Cricklewood Broadway,London,NW2 3ET, Classification: Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	19	250-500m	S
Name: Ocean Environmental Services Ltd, Location: 49,Cricklewood Broadway,London,NW2 3JX, Classification: Pest & Vermin Control, Status: Inactive, Positional Accuracy: Automatically positioned to the address	20	250-500m	S
Name: Ocean Environmental Services Ltd, Location: 49,Cricklewood Broadway,London,NW2 3JX, Classification: Pest & Vermin Control, Status: Inactive, Positional Accuracy: Automatically positioned to the address	20	250-500m	S
Name: Snappy Snaps, Location: Flat A,170-172,Cricklewood Broadway,London,NW2 3EB, Classification: Photo & Digital Imaging Bureaus, Status: Inactive, Positional Accuracy: Automatically positioned to the address	21	250-500m	W
Name: Twinstar Ltd, Location: 22-26,Cricklewood Broadway,London,NW2 3HD, Classification: Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Name: West End Fashions, Location: Britannia Business Centre,Cricklewood La,London,NW2 1EZ, Classification: Clothing & Fabrics - Manufacturers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	22	250-500m	NW
Name: Bordersbike Breakers, Location: 178,Cricklewood Broadway,London,NW2 3EB, Classification: Motor Cycle Breakers & Dismantlers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Name: Weybrook Autos Ltd, Location: 20,Cricklewood Broadway,London,NW2 3HD, Classification: Car Dealers - Used, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Name: J M C Cars London, Location: 20,Cricklewood Broadway,London,NW2 3HD, Classification: Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Name: Mobile Accessory Shop, Location: 174,Cricklewood Broadway,London,NW2 3EB, Classification: Mobile Phone Accessories and Car Kits, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	W
Name: 1 Stop Photo Shop, Location: Unit 1,Broadway Retail Park,Cricklewood Lane,London,NW2 1ES, Classification: Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	23	250-500m	NW
Name: Broadway Service Station, Location: 17-27,Cricklewood Broadway,London,NW2 3JX, Classification: Petrol Filling Stations - 24 Hour, Status: Active, Positional Accuracy: Manually positioned to the address or location	-	250-500m	S
Name: Autofact, Location: 8,Cricklewood Broadway,London,NW2 3HD, Classification: Window Tinting, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Name: Auto Impact, Location: 8,Cricklewood Broadway,London,NW2 3HD, Classification: Window Tinting, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Name: Motorways Services Ltd, Location: 17-27,Cricklewood Broadway,London,NW2 3JX, Classification: Mot Testing Centres, Status: Active, Positional Accuracy: Manually positioned to the address or location	-	250-500m	S
Name: N B Centralheat, Location: 4,Cricklewood Broadway,London,NW2 3HD, Classification: Central Heating Supplies & Equipment, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Name: Spanish Food Fiesta, Location: 42,Keyes Road,London,NW2 3XA, Classification: Food Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	24	250-500m	SW
Name: Irish Heliculture, Location: 33,Keyes Road,London,NW2 3XB, Classification: Food Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Name: Cricklewood Lane Service Station, Location: 114,Cricklewood Lane,London,NW2 2DP, Classification: Mot Testing Centres, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Name: Vip Engineering, Location: 114,Cricklewood Lane,London,NW2 2DP, Classification: Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Name: Conqueror Print, Location: 114,Cricklewood Lane,London,NW2 2DP, Classification: Printers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Name: M & M Engineers Ltd, Location: Unit 4 Turpins Yard,Oaklands Rd,London,NW2 6DP, Classification: Wrought Ironwork, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	W
Name: Rulo Wash Ltd, Location: 223,Cricklewood Broadway,London,NW2 3HP, Classification: Laundries & Launderettes, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW

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Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Name: Rk Auto, Location: 3,Hassop Road,London,NW2 6RX, Classification: Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Name: London Auto, Location: 3,Hassop Road,London,NW2 6RX, Classification: Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Name: Wilsons Cricklewood Ltd, Location: 227,Cricklewood Broadway,London,NW2 3HP, Classification: Car Paint & Lacquer Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Name: L E Went, Location: 227,Cricklewood Broadway,London,NW2 3HP, Classification: Car Paint & Lacquer Manufacturers & Suppliers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Name: Mario'S Garage, Location: 7,Hassop Road,London,NW2 6RX, Classification: Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Name: Ancient & Modern Metal Furnishings Ltd, Location: Oaklands Rd,London,NW2 6DD, Classification: Metal Finishing Services, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	W
Name: Halls Autotec, Location: A,2,Hassop Road,London,NW2 6RX, Classification: Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Name: London Crystal Property Services, Location: 237,Cricklewood Broadway,London,NW2 3HP, Classification: Commercial Cleaning Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Name: London Crystal Property Services Ltd, Location: 237,Cricklewood Broadway,London,NW2 3HP, Classification: Commercial Cleaning Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Name: J & L Motors, Location: 8,Hassop Road,London,NW2 6RX, Classification: Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Name: Kwik-Fit, Location: 63,Shoot up Hill,London,NW2 3PS, Classification: Tyre Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Name: Cricklewood Timber & Building, Location: 224,Cricklewood Broadway,London,NW2 6QP, Classification: Builders' Merchants, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Name: Cricklewood Timbers, Location: Redwood House,Kara Way,London,NW2 3EA, Classification: Builders' Merchants, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Name: Glynn'S Skips, Location: 11,Hassop Road,London,NW2 6RX, Classification: Waste Disposal Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Name: Macrover, Location: 14,Hassop Road,London,NW2 6RX, Classification: Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	W

Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Fuel Station Entries			
Name: Broadway Service Station, Location: 17-27,Cricklewood Broadway,London,NW2 3JX, Status: Open, Positional Accuracy: Manually positioned to the address or location,	-	250-500m	S



General	Potentially Contaminative Use	Potentially Infilled Land	Potentially Contaminative Features from Historic Building Plans
Site Boundary	Point Feature	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature	
Bearing Reference Point	Line Feature	Line Feature	
Reference Number			

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250 Date of Mapping: 1954 - 1970	25	0-250m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:2,500 Date of Mapping: 1955	25	0-250m	S
Use: Potential Tanks, Mapping Scale: 1:2,500 Date of Mapping: 1955	26	0-250m	NW
Use: Electricity Industry Facilities, Mapping Scale: 1:2,500 Date of Mapping: 1955	27	0-250m	NW
Use: Electricity Industry Facilities, Mapping Scale: 1:1,250 Date of Mapping: 1954 - 1970	27	0-250m	W
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250 Date of Mapping: 1954 - 1970	28	0-250m	NW
Use: Electrical Sub Station Facilities, Mapping Scale: 1:2,500 Date of Mapping: 1955	28	0-250m	NW
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250 Date of Mapping: 1954 - 1970	29	0-250m	NE
Use: Electrical Sub Station Facilities, Mapping Scale: 1:2,500 Date of Mapping: 1955	29	250-500m	NE
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250 Date of Mapping: 1954 - 1970	30	250-500m	N
Use: Electrical Sub Station Facilities, Mapping Scale: 1:2,500 Date of Mapping: 1955	30	250-500m	N
Use: Potential Tanks, Mapping Scale: 1:1,250 Date of Mapping: 1970	-	250-500m	N
Use: Potential Tanks, Mapping Scale: 1:1,250 Date of Mapping: 1972	-	250-500m	N
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250 Date of Mapping: 1970	-	250-500m	E
Use: Electrical Sub Station Facilities, Mapping Scale: 1:2,500 Date of Mapping: 1954 - 1969	-	250-500m	N
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250 Date of Mapping: 1953 - 1972	-	250-500m	N
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250 Date of Mapping: 1972	-	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250 Date of Mapping: 1972	-	250-500m	SE
Use: Potential Tanks, Mapping Scale: 1:1,250 Date of Mapping: 1954 - 1972	-	250-500m	S
Use: Potential Tanks, Mapping Scale: 1:2,500 Date of Mapping: 1955	-	250-500m	S
Historical Building Plan Extents			
No Data Available	-		-
Potentially Contaminative Industrial Uses (Past Land Use)			
Railways, 1874 - 1993	31	0-250m	NE
Road haulage, 1896	32	0-250m	N
Railways, 1896 - 1993	33	0-250m	NW

Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Potentially Contaminative Industrial Uses (Past Land Use)			
Road haulage, 1993	-	250-500m	N
Cemetery or Graveyard, 1896 - 1993	-	250-500m	E
Factory or works - use not specified, 1896	-	250-500m	W
Railways, 1951	-	250-500m	SE

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

1:1,250	Mapsheet	Published
Ordnance Survey Plan	TQ2486SE	1953
Ordnance Survey Plan	TQ2486SW	1953
Ordnance Survey Plan	TQ2385NE	1954
Ordnance Survey Plan	TQ2385SE	1954
Ordnance Survey Plan	TQ2485NE	1954
Ordnance Survey Plan	TQ2485NW	1954
Ordnance Survey Plan	TQ2485SE	1954
Ordnance Survey Plan	TQ2485SW	1954
Ordnance Survey Plan	TQ2386SE	1955
Ordnance Survey Plan	TQ2486SE	1958
Ordnance Survey Plan	TQ2386SE	1963
Ordnance Survey Plan	TQ2486SE	1967
Ordnance Survey Plan	TQ2385NE	1970
Ordnance Survey Plan	TQ2485NW	1970
Ordnance Survey Plan	TQ2485SW	1972
Ordnance Survey Plan	TQ2486SW	1972
Ordnance Survey Plan	TQ2485SE	1974
Ordnance Survey Plan	TQ2386SE	1984
1:2,500	Mapsheet	Published
Ordnance Survey Plan	TQ2486	1954
Ordnance Survey Plan	TQ2385	1955
Ordnance Survey Plan	TQ2386	1955
Ordnance Survey Plan	TQ2485	1955
Ordnance Survey Plan	TQ2486	1969
Ordnance Survey Plan	TQ2386	1970
The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information		
1:10,000	Mapsheet	Published
Ordnance Survey Plan	TQ28NW	1993
1:10,560	Mapsheet	Published
Middlesex	011_00	1873

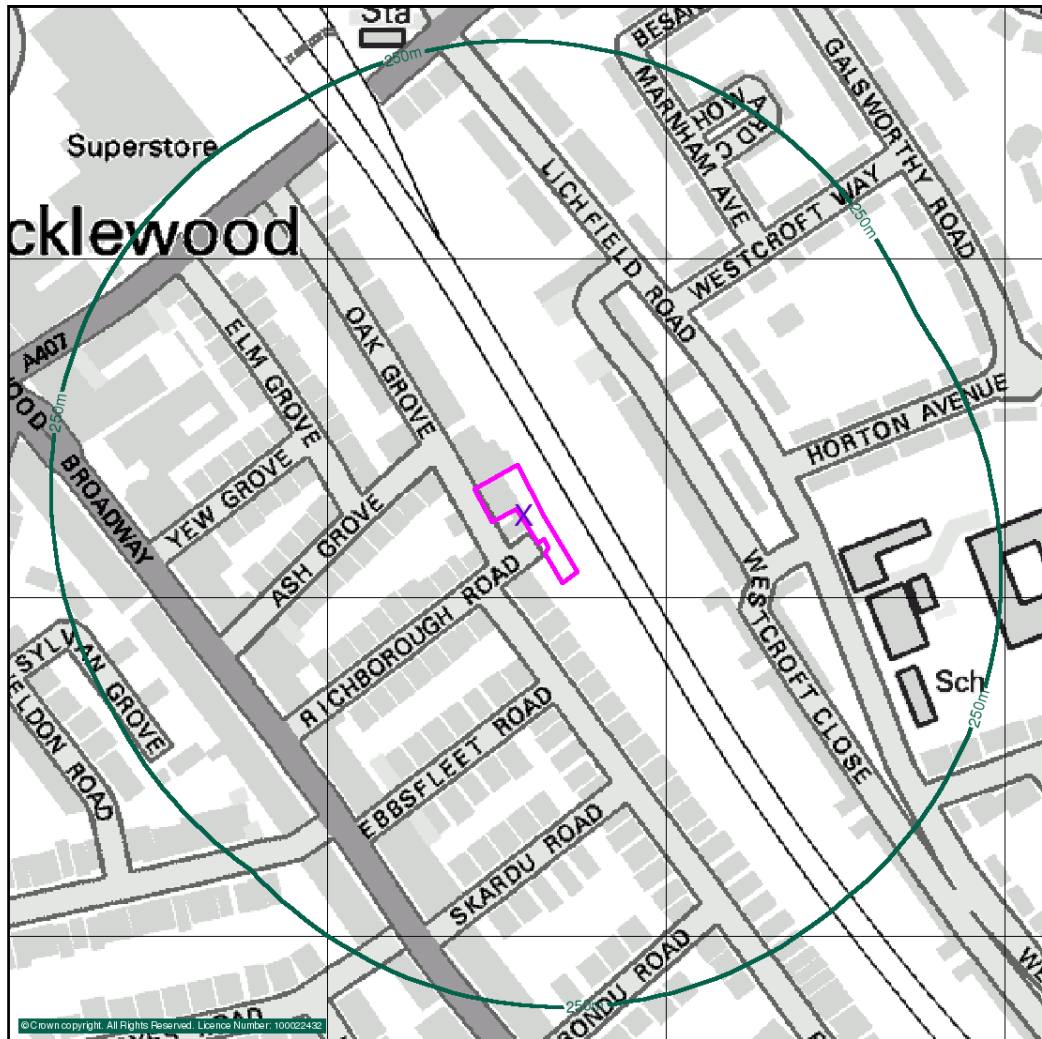
The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,560	Mapsheet	Published
Middlesex	016_00	1874
London	002_SE	1896
London	006_NE	1896
Middlesex	011_SE	1896
Middlesex	016_NE	1896
London	001_00	1920
London	004_00	1920
London	004_00	1938
Middlesex	011_SE	1938
Ordnance Survey Plan	TQ28NW	1951

The following maps have also been reviewed by RPS during the Risk Assessment process

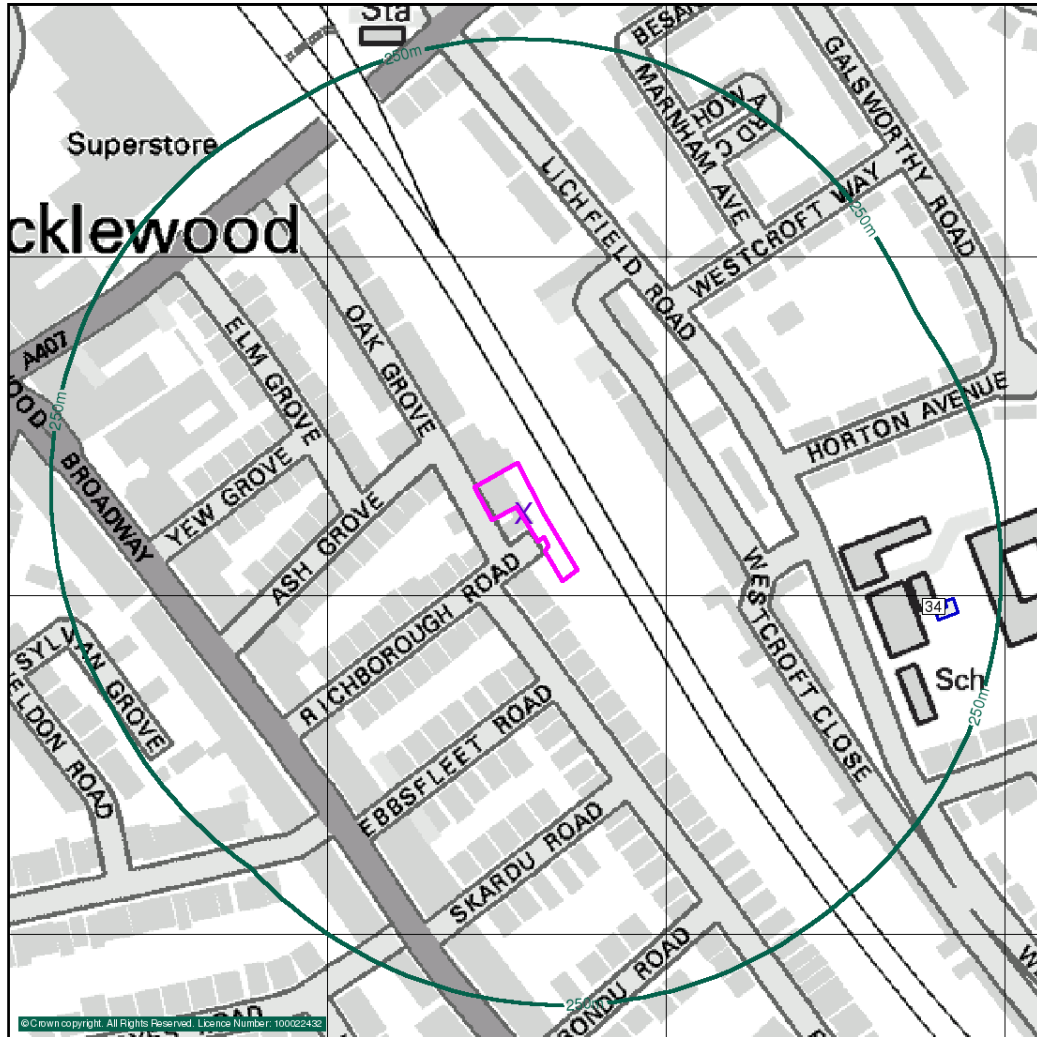
1:2,500	Mapsheet	Published
Middlesex	011_15	1864
Middlesex	011_15	1866
London	014_00	1879
London	026_00	1896
London	036_00	1896
London	001_15	1915
London	004_03	1915
London	004_03	1935
London	001_15	1936
1:10,560	Mapsheet	Published
Ordnance Survey Plan	TQ28NW	1961
Ordnance Survey Plan	TQ28NW	1968

Flood Map



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Search Buffer	Flood Water Storage Areas	Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Bearing Reference Point	Flood Defences		
Reference Number			

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Site of Special Scientific Interest
Search Buffer	Environmentally Sensitive Area	Forest Park
Bearing Reference Point	Local Nature Reserve	National Park
Reference Number	Marine Nature Reserve	National Scenic Area
	National Nature Reserve	Nitrate Sensitive Area
	Ramsar Site	Nitrate Vulnerable Zone
	Special Area of Conservation	
	Special Protection Area	
	Nearest Surface Water Feature	
	Water Abstractions	

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 2	-	On Site	S
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
None	-		-
Flooding from Rivers or Sea without Defences			
None	-		-
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Local Nature Reserves			
Westbere Copse, Dated: 1st January 2006, Area: 3879.76(m2), Contact Ref: 5	-	250-500m	SE
Nearest Surface Water Feature			
Distance: 211m	34	0-250m	E

Other Factors	Search Buffer	Direction
BGS 1:50,000 Geological Mapping Coverage		
Map Sheet No: 256, Map Name: North London, Map Date: 2006, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Available, Landslip: Available, Rock Segments: Not Available Contact Ref: 1	On Site	S
BGS 1:50,000 Bedrock Geology		
LEX Code: LC, Rock Name: London Clay Formation, Rock Type: Clay, Silt and Sand, Min Age: Eocene, Max Age: Eocene Contact Ref: 1	On Site	S
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
No Hazard		-
Radon Potential - Radon Affected Areas		
Description: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	On Site	S
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Contact Ref: 1	On Site	S
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	On Site	S
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	On Site	S
Potential for Ground Dissolution Stability Hazards		
No Hazard		-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	On Site	S
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: No Hazard, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	On Site	S

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Other Factors	Search Buffer	Direction
Geological		
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Moderate, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	On Site	S

RPS

RPS Consultants Ltd ('RPS') is part of the RPS Group plc, the largest European Environmental Consultancy with over 4,500 staff and a network of offices throughout the UK, Europe and key offices worldwide. As a leading advisor to the financial and property sector on potential environmental liabilities it has over thirty years experience advising on contaminated and 'brownfield' sites in the UK, and acts as a panel advisor to the majority of the UK's clearing banks, property developers/agents and the legal profession.

The expertise of RPS staff together with the company's in-depth knowledge and experience in the marketplace can help you find economic solutions for even the most difficult sites.

Purpose of the Assessment

The purpose of the RPS Risk Assessment is to assist parties involved in property transactions in assessing the implications of certain environmental risks identified in the Report. Implementation of Part 2A of the Environmental Protection Act 1990 places liability for contaminated land on the current owner or occupier where the 'polluter' cannot be found. In June 2001 The Law Society warned all solicitors to be aware of the liabilities attached to contaminated land. Further details and guidance are available in The Environmental Handbook, Fifth Edition, published by The Law Society. The Environment Agency, Local Authorities and other statutory bodies do not provide all the necessary range of information required to determine risks for environmental issues in property transactions. As a consequence, an expert assessment, of the type contained in this report, is essential. The RPS Risk Assessment determines if a sufficient risk is present for the site to be defined as contaminated, and provides a clear set of recommendations and actions where necessary. The client also has access to a technical helpline offering free initial advice and consultation by the RPS panel of environmental consultants who provide the assessments.

RPS Risk Assessment Methodology and Scope

The RPS Risk Assessment is based on the site boundary defined by the client. It is provided by a panel of consultants following a detailed manual review of the Report and a review of potentially contaminative historical land uses identified from published 1:1250 (where available), 1:2500, 1:10,000 and 1:10,560 scale historical mapping and unpublished "Supply of Unpublished Survey Information" (SUSI), "SIM" and Large Scale National Grid Data" for the site and its immediate surrounding area.

RPS uses the Contaminant-Pathway-Receptor framework to make assessments regarding land contamination. The 'contaminant' refers to a substance relating to a potential source of contamination, 'pathway' to a potential route it may take, and 'receptor' to the end point. For a potential liability to arise each stage of the complete pollution linkage must be present. The RPS Risk Assessment uses information contained in the Report relating to the 'contaminant' through a study of statutory registers, current and historical land use. Analysis of the environmental information (including the geology, ground and surface water) is used to detect 'pathway' and 'receptor' stages.

Importantly, the RPS Risk Assessment is also based upon the current and proposed use of the site, which enables a more accurate assessment of the linkages and implication of potential contamination. It also enables appropriate advice to be given where a change of use or redevelopment is planned.

RPS Risk Ratings

The classes of risk referred to within the RPS Risk Assessment take into account the land use (current and proposed) and the environmental site setting. The risk ratings can be defined as follows:

Low Risk - it is considered unlikely that ground contamination will give rise to a liability/cost for the owner of the site.

Moderate Risk - it is possible but not certain that ground contamination will give rise to a liability/cost for the owner of the site.

High Risk - there is a high potential that ground contamination will give rise to a liability/cost for the owner of the site.

Asbestos

Under the Control of Asbestos Regulations 2012 and HSE Guidance Note HSG264, any commercial property where asbestos may be present legally requires an appropriate survey, an up to date asbestos register and a non-generic management plan. Buildings constructed or refurbished between 1950 and the late 1980s are most at risk. If the property was constructed prior to 1990 you can contact RPS for further advice to ensure compliance.

Ground Investigation, Remediation, Tax Advice/Credit

Should there be a significant risk of ground contamination, RPS can provide the necessary additional services to ensure the risk is assessed and placed in an appropriate commercial context as well as providing all necessary geotechnical assessments. RPS is the largest planning consultancy in the UK and can advise on the requirements for obtaining planning permission for any form of development. RPS can also advise on opportunities to obtain contaminated land qualifying relief at 150% of the capital cost during remediation. Their contact details can be found below.

Contact Information

Sitecheck - for queries regarding the contents of the Report, please contact the Sitecheck customer helpdesk on 0870 606 1700

RPS - for further information regarding the RPS assessment, or for general environmental consultancy advice including investigations, remediation and site inspections, please contact RPS on 020 7261 1091

Limits of the Report

If you have any queries regarding the information in this report and how to use it, please do not hesitate to contact the Sitecheck helpdesk.

The RPS Risk Assessment comments upon the potential risk of the land being defined as 'contaminated land' as defined in Part 2A of the Environmental Protection Act 1990. It is based on the Sitecheck Review Report and information supplied by the client. It is not based on any physical inspection of the site or condition of the land.

In addition to the risk assessment, the Report includes data on risks such as Flooding, Radon Gas, Natural Subsidence and Coal Mining. These are set out, together with appropriate guidance, in the Other Factors Section of the report. (These risks are outside the definition of 'contaminated land' because they are outside the scope of Part 2A of the Environmental Protection Act 1990.

Where higher levels of risk are identified within the report, it does not necessarily mean that a site will be designated as contaminated land or as a Special Site. Such designation requires that the Local Authority (or Environment Agency) carry out a detailed inspection to determine whether or not the land is contaminated.

RPS use the best available public sources of information to identify possible risks and sources of land use. However, we cannot guarantee that all potentially contaminative land uses or features, whether past or current, will be identified in this report using these sources.

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

The Mining Instability data was obtained on Licence from Ove Arup + Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such data is to be made without the prior written consent of Ove Arup + Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup + Partners nor Landmark warrant the accuracy or completeness of such information or data

The information in this Sitecheck Review Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide.

The Sitecheck Review User guide is available free of charge from our website www.sitecheck.co.uk

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Contact Names and Addresses**1 British Geological Survey Enquiry Service**

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Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

2 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

enquiries@environment-agency.gov.uk

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries.

3 London Borough of Barnet Environmental Health Department

Building 4
North London Business Park
Oakleigh Road South
London
N11 1NP

Telephone 020 8359 2000
Fax 020 8359 4999

www.barnet.gov.uk

4 London Borough of Brent Environmental Health Department

Brent House
349-357 High Road
Wembley
Middlesex
HA9 6BZ

Telephone 020 8937 5262
Fax 020 8937 5301

www.brent.gov.uk

5 Natural England

Northminster House
Northminster Road
Peterborough
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PE1 1UA

Telephone 0845 600 3078
Fax 01733 455103

enquiries@naturalengland.org.uk
www.naturalengland.org.uk

6 London Borough of Barnet Land Charges

The Town Hall
The Burroughs
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NW4 4BQ

Telephone 0208 3592482
Fax 0208 3592493

www.barnet.gov.uk

7 London Borough of Camden

Town Hall
Judd Street
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WC1H 9JE

Telephone 020 7974 4444
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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

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COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>