

HERTS & ESSEX SITE INVESTIGATIONS

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GEOTECHNICAL ASSESSMENTS - ENVIRONMENTAL ASSESSMENT - DESKTOP STUDY - CONTAMINATED LAND

Report For :

Telford Homes PLC

Phase I DESK TOP STUDY REPORT

Site location :

**Site at
47 Allcroft Road,
London.
NW5 4NB**

**March 2012
Report No. 10755**

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LIST OF ABRIVATIONS

| | |
|-------|--|
| BGS | British Geological Society |
| CIRIA | Construction Industry Research and Information Association |
| EA | Environment Agency |
| EPDC | Epping Forest District Council |
| GL | Ground Level |
| GW | Groundwater |
| HESI | Herts & Essex Site Investigations |
| LAPPC | Local Authority Pollution Prevention and Control |
| NOS | Not Otherwise Specified (waste material) |
| NHBC | National House-Building Council |
| OS | Ordnance Survey |
| SPZ | Source Protection Zone |
| TPH | Total Petroleum Hydrocarbons |
| PAH | Poly Aromatic Hydrocarbons |

DESK STUDY GENERAL NOTES

This report has been prepared based on the findings of investigations into the site conditions using current available data which has been recovered from Envirocheck to provide environmental data in relation to the site and surrounding area. Where possible, local sources have been researched to gain a better understanding of the site conditions. As part of this review, research has been undertaken with the Local Authority and the Environment Agency as to the site condition.

We can confirm that this report has been prepared based on the information gained and that this information is not exhaustive and that subsequent research may reveal additional facts that may influence the reporting. Where possible, this information has been researched.

All geological information has been researched using the British Geological Society website, (the geology viewer). The disclaimer associated with this portal confirms 'The British Geological Society accept no responsibility for omissions or misinterpretations of the data from their Data Bank as this may be old or obtained from Non-BGS sources and may not represent current interpretation.

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The accuracy of map extracts cannot be guaranteed and it should be recognized that different conditions on site may have existed between subsequent to the various map surveys.

We can confirm that within the assessment of the site, various websites have been visited and as such, we cannot confirm the validity of these sites and as such, this information is accepted de facto and without prejudice. Anyone relying on these sources does so at their own risk, however, Herts & Essex Site Investigations does undertake all reasonable care to ensure this data is relevant and correct.

DOCUMENT INFORMATION AND CONTROL SHEET

Client :

Telford Homes PLC
First Floor, Stuart House,
Queensgate,
Britannia Road,
Waltham Cross,
Herts,
EN8 7TF

M.Duffield

Owner :

Unknown

Purchaser :

Telford Homes PLC

Regulatory Body :

Camden Borough Council

Developer :

Telford Homes PLC

Environmental Consultants :

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Document Status and Approval Schedule

| Issue No | Status | Date | <i>Prepared by :</i> Chris Gray Signature / Date | <i>Technical review by :</i> Rebecca Chamberlain Martyn Smith Signature / Date | <i>Checked By :</i> Rebecca Chamberlain Chris Gray Signature / Date |
|----------|--------|------|---|--|---|
| 1 | Final | | | | |

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Please note, this reports has not been sent to the Local Authority, NHBC or Environment Agency with only the below issues made. Should copies be required for sending the relevant authorities, this can be undertaken upon request.

Controlled copies of this report have been issued according to the following schedule :-

| Issue No | Recipient | Type | No. of copies | Date |
|----------|---------------------|-------|---------------|---------------|
| 1 | 1 HESI, (File Copy) | Paper | 1 | February 2012 |
| 2 | 1 Telford Homes PLC | Paper | 1 | February 2012 |
| 3 | 1 Telford Homes PLC | PDF | 1 | February 2012 |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |

EXECUTIVE SUMMARY

| | |
|---|--|
| Client | Telford Homes PLC |
| Site Location | 47 Allcroft Road, London NW5 4NB |
| Proposed Development and Site Settings and Previous Uses | No proposed plans are in place in relation to the site. Further assessment may be required when detailed plans are available. The site is recorded as residential land from the earliest map reference until 1963 when the site became developed to form private residential garages. The site remained as such until 1991 when the site became developed to form a commercial structure. The site remained as such, until present day. Surrounding the site, residential land is in place from the earliest map reference until 1963 when flats and likely commercial shops are developed surrounding the site |
| Ground Conditions | No surface water features are present within the surrounding area of the site with the nearest some 716 meters to the north of the site Made Ground Nominal depths of made ground are anticipated underlying the site. London Clay London Clay is present underlying any superficial made ground deposits |
| Potential Sources of Contamination | On Site <ul style="list-style-type: none"> • Private Garage; • Printers Off site <ul style="list-style-type: none"> • None. |
| Previous Investigations | No reports relating to contaminated land are known to us at the time of writing this report. |

Recommendations

We would suggest that a range of potential sources of contamination relating to the historical and current land use of the site may be in place within the upper subsoil and potentially have migrated in to the lower geology that is underlying any superficial FILL deposit. Groundwater risk is unlikely to be in place.

Considering the potential sources of contamination detailed above and within this report, we would suggest that some further works are carried out. These works should incorporate intrusive investigations to assess the subsoil conditions, recover samples and assess subsoil conditions through visual observations and chemical testing, so we consider the following to form an appropriate way forward :-

Next Steps

- Intrusive shallow based excavation using window sampler to assess the geological conditions and recover samples from the locations shown on the enclosed plan (appendix 2 sheet 4);
- Targeted assessment of features considered a risk;
- Spatial sampling for use in statistical analysis;
- Consideration through the site assessment as to the presence of Asbestos product within the site and subsoil within the site;
- Recovery of samples for later testing for a range of potentially contaminated subsoil's present across the site;
- Visual observations of the subsoil encountered to make initial assessment of the potential risk from contamination;

Geotechnical Appraisals

- Consider the presence of Groundwater which may impact on the construction including existing foundations
- tions

Requirements of Further Works

- Location of any services within the site area
 - The use of a Window sampler to recover of samples, and will cause less disturbance and easier reinstatement.
-

PRELIMINARY RISK ASSESSMENT – DESK TOP STUDY - PHASE 1 REPORT

1 Context and Objectives of this report

1.1 Introduction

We have been asked by Telford Homes PLC to undertake an investigation of the above site in order to assess the potential environmental impact of the existing and historical use of the site on the proposed development sufficient to document that the site poses a reduced impact on future users and the environment.

At this stage, we have been asked to carry out this report with no further works proposed at this time, although, will potentially be required dependant upon the findings of this report. We would suggest that the protocols for the investigation of the site should form this desk top study, an intrusive investigation and environmental report, a remediation strategy report and a final validation report, where required. This is the basis on which this report has been prepared and as such, these protocols are expected to follow this report.

1.2 Report Objectives

At present, there is no defined project in place. The assessment of the site has been considered with no proposed development.

The objectives of the project were as follows:

- To anticipate regulatory action;
- To assess the site for Part IIA;
- To ensure development is 'suitable for use' status;
- To assess the site in other regulatory contexts;
- To inform acquisition, transfer or sale plans;
- To support funding decisions;
- For valuation purposes;
- For insurance purposes

1.3 Timescales of the Assessment

The timescales for the site investigation process are based on immediate site investigation data and the assessment of the site conditions based on this report at present. The scope of this report which define the following :-

- Any immediate risks identified within the site that may promote a high risk to the immediate site conditions;
- Any current site use features that would promote a risk that required quick action;
- Any construction or medium term risks within the site which may be present during the construction process within the site;
- Any long term risks within the site that may require long term assessments or interim monitoring;
- Any risks within the site that may change upon the change in use of the site to form the proposed development.

1.4 Level of Technical Confidence Expected

The scope of this report has been prepared in order to assess the historical impact of the site and any previous site uses on the existing and proposed development scheme. The level of risk will be prepared and assessed based on historical mapping and environmental information which has been gained to support the development of this report.

Whilst this is the case, gaps in map records and information will be in place that would reduce the readers confidence of the information sought. As such, this report has been prepared as a preliminary or Indicative Report with a Medium Confidence Level.

1.5 Management Constraints

The site investigation has been prepared based on a budget which has been agreed with the client. The desk top study fees have been agreed at this time which will dictate a way forward within any environmental report. The environmental report has been proposed with a budget at this time, although, dependant upon the findings of this report, these fees may alter.

2 Broad Characteristics of the site

2.1 The Site

The site is located within an area of residential and commercial area of central London, the details of which are summarised in Table 1 with the location plan of the site shown in Appendix 2, Sheet 1.

Table 1 Site Detail

| | |
|---|---|
| Site Address : | 47 Allcroft Road, London NW5 4NB |
| Site assessed under | Local Authority Planning Conditions |
| Current use of land : | Existing land use appears to form print company, although, not in use at the time of the current site assessment. |
| Previous use of site, (if known) | Commercial Building |
| Grid Reference | NGR 528300, 185030 |
| Site Area | Approximate area – 0.05 Hectares |
| Local Authority | Camden Council |
| Gradient of the site | The site does not incorporate any specific gradient |
| Proximity of Controlled Waters, (if known) | The nearest surface water feature is recorded as 716 meters from the site to the north. |

2.2 Existing Site Use

No proposed plans are in place in relation to the site. As such, a full assessment of the site cannot be made.

2.3 Surrounding Land Uses

The site is located in residential and commercial area of the London, details of which are as follows :-

- To the north of the site, a small parking and access area is in place within the site. Beyond this, commercial shops are in place;
- To the east of the site, an ongoing development is in place;
- To the west of the site, the main road is in place beyond which is residential housing is in place;
- To the south of the site, residential communal landscaping is in place.

2.4 Site Reconnaissance

The site walk over visit was undertaken in March 2012, on which the weather conditions were recorded as cold with cloud cover.

Access

Access is available to the site area which is gained from the small access route to the north of the site which leads around to the rear of the main building. Access can be gained from the main road, (Allcroft Road) where parking is available.

No other access is available into the site.

Site Area

The site area is recorded as a rectangular parcel of land which incorporates a single storey structure located towards the western section of the site. The building appears to form a commercial building, although, no obvious uses are recorded within the building.

Surrounding the building, concrete access and parking areas are in place which leads to the east of the building and up to the development which is ongoing to the east.

Above or below ground fuel or oil storage tanks

No above or below ground fuel tanks are recorded in place within the site.

Asbestos Containing Materials

No Asbestos Containing Material was recorded within the site area. A full survey was not completed.

Surrounding Area

Surrounding the site, an ongoing development is recorded to the north and east of the site which forms residential flats. These are new structures currently incorporating scaffolding.

To the south of the site, residential flats are recorded as in place which incorporate grassed communal landscaping. No features are present within this area that would promote a risk.

To the west of the site, the main road is in place with residential housing beyond.

Site Levels and Ground Cover

The site level is generally recorded as hard cover across the site. The building is located to the west of the main site with hardstanding within the remaining areas.

Current site activities

The site has a commercial land use which through review of the on line data is confirmed as a printers.

Effluent, Site Drainage and Services

Drainage has not been reviewed as part of this site investigation.

Table 2 Walk Over Inspection Risk

| Feature | Location | Elevation | Risk Present |
|----------------------------|-----------------|------------------|---------------------|
| Commercial Building | On Site | At G.L. | Yes |

3 Details of Searches Undertaken

Within this report, various searches have been undertaken in order to assess the risk associated with the development of the site from the historical and current use of the site and surrounding area. These include :-

- Environmental Data Search 1 : 10,000;
- Environmental Data Search 1 : 2,500;
- Site Sensitivity Maps and Data Sheets;
- Historical Maps;
- Internet Search;
- Local Authority Search;
- Consultation with Site Owner / Architect.

4 Information on Historical and Current Activities on the Site and Surrounding Area

The history of the site's land-use and development from Victorian times onwards has been researched from Ordnance Survey, (O.S.) maps. Extracts of the O.S. Maps and plans are presented in Appendix 4. Reference to historical maps provides invaluable information regarding the land use/history of the site, but historical evidence may be incomplete for the period pre-dating the first edition and between successive map references.

4.1 Discussion of the Development History

A summary of the historical development history of the site and surrounding area, based on the information obtained from the above sources is provided in Table 3.

Date 1871 to 1963

The site is recorded as developed to form a residential terrace of housing. Residential terraced housing surrounds the remainder of the site. No obvious trade or industry surround the site.

Date 1963 to 1991

The site has been developed to form what appears to form garages which extend along the main road, (Allcroft Road) and to the north east.

Flats are recorded in place to the south of the site which are recorded as in place to date. These incorporate communal landscaping. A small block of flats has been developed to the east of the site.

Date 1991 to Present

The site is recorded as developed to form the buildings and format of the site in place to date. No other changes are apparent from the map reference. The site remains the same until present day.

Table 3 Summary of Historical Development and Potential Sources of Contamination

| Dates | Feature | Distance and Direction from Site. | Potential Impact on Site Area |
|-----------------|---------------------|--|--------------------------------------|
| 1963 to 1991 | Garages | On Site | Yes |
| 1991 to Present | Commercial Building | On Site | Yes |

5 Details of the Intended Future Use of the Site

No proposed plans are in place in relation to the site. As such, a full assessment of the site cannot be made.

6 References of Planning Applications & Discussion with Local Authority

By review of the Camden Borough Council planning website, we can confirm that no current information is available relating to the site.

7 Environmental Settings

7.1 Superficial Deposits and Solid Geology

The ground conditions have been reviewed using on line BGS mapping which can confirm that the site is incorporates only a solid geology of London Clay.

Figure 1 Extract from Geological Map

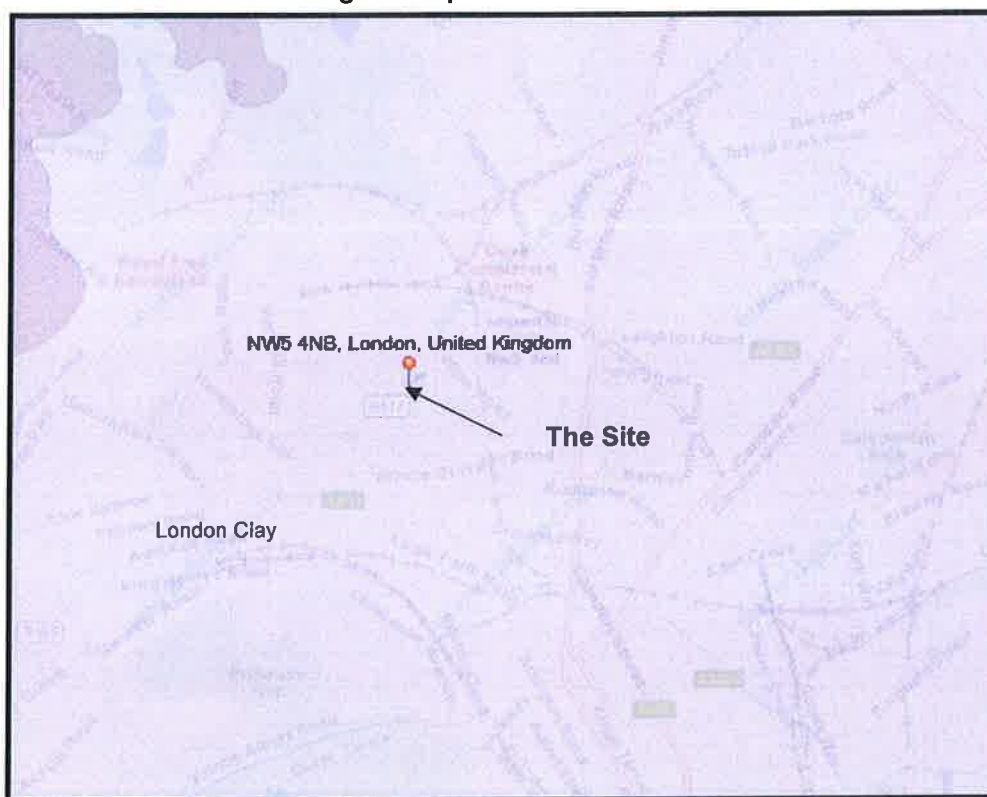


Table 4 Geological Information

| <i>Geological Unit</i> | <i>Brief Description</i> | <i>Anticipated thickness, (m)</i> | <i>Aquifer Type</i> |
|-----------------------------------|--|-----------------------------------|----------------------|
| Superficial Deposits/Drift | | | |
| Filled/Re-worked ground | Made Ground, (Potentially Contaminated Stratum). | 0.30-1.00m+ | Not Classified |
| Solid Geology Deposits | | | |
| London Clay | Brown / Blue Clay | 20-30m | Unproductive Stratum |

7.2 Hydrology

The nearest surface water feature is recorded as 716 meters to the north of the site. No information is available as to the nature of this surface water feature.

No discharge consents are recorded surrounding the site.

7.3 Hydrogeology

By examination of the Environment Agency Website, the superficial deposit is recorded as an Unproductive Stratum.

The nearest Local Authority Pollution Prevention Control is recorded as 76 meters to the west of the site which is recorded as a Dry Cleaners. Further LAPPC registers extend away from the site.

The nearest groundwater abstraction well is recorded as 583 meters to the south east of the site which is recorded as Commercial/Industrial/Public Services: Drinking; Cooking; Sanitary; Washing, Small Garden. Further Water Abstractions extend away from the site.

The information gained confirms that the site lies 959 meters from a Source II Area, (Outer Protection Zone).

7.4 Implication of groundwater contamination

Considering the information gained, we can confirm that the site lies within an area classified as an Unproductive Stratum and as such, groundwater is unlikely to be present within the site. Groundwater risk is therefore unlikely to be a significant risk from surface or near surface contamination.

We would suggest that the potential for contamination to migrate to a lower Principle Aquifer is also considered low. The presence of a significant depth of London Clay underlying the site will form an Aquitard against migration of pollution to the lower Principle Aquifer.

7.5 Flooding

The site does not lie within an area which is susceptible to flooding and as such no flood risks are required based on the analysis provided.

Within Table 5, the sensitivity of the identified receptors within the vicinity of the site to contamination along with pathways from the site is recorded.

Table 5 Sensitivity of Environmental Receptors in the Vicinity of the Site

| Receptor Type | Receptor(s) | Sensitivity | Comments |
|----------------------|----------------------|--------------------|---|
| Aquifer | Unproductive Stratum | Low | London Clay is recorded underlying the site. |
| Surface Water | Unknown | Low | The distance of the surface water feature removes risk. |
| Flooding | The Site | Low | The site does not lie within an area susceptible to flooding. |
| Ecological | None | -- | -- |

8 Site Drainage and Other Potential Man Made Pathways

Drainage is recorded as in place within the site although, has not been reviewed as part of the site assessment.

9 Regulatory Data

Information relating to the potential hazards associated with environmental regulatory controls are summarised in Table 6. This information is recorded in full within the Envirocheck data provided within Appendix 5. The salient points recorded within this data are re-created below.

Table 6 Summary of Regulatory Data

| Data Source. | On Site. | Off Site. | Distance from site. | Potential Impact on Site? |
|---|-----------------|--|----------------------------|----------------------------------|
| LAPPC | None | Dry Cleaners | 76m, W | No |
| Nearest Surface Water Feature | None | Unknown | 716m, N | No |
| Water Abstractions | None | Commercial Public and Industrial Risks Industrial; Commercial and Public Services | 583m, SE 583m, SE | No No |
| Source Protection Zone | None | Zone II, (Outer Protection Zone) | 959m, SW | No |
| Licensed Waste Management Facility | None | Household Waste Amenity Site | 442m, E | No |
| Registered Waste Transfer Site | None | Commercial, Construction and Demolition Waste | 602m, N | No |
| Registered Waste Treatment or Disposal Site | None | See, (Envirocheck Report – Page 11) | 404m, E | No |
| Radon | No Radon Risk | No Radon Risk | On Site and Off Site | No |

Table 7 Summary of Contemporary Trade Entries

| Trade | Distance & Direction from Site | Mitigation |
|--|---|------------------------------|
| Printers | On Site | Possible Risk |
| Toiletries | Off Site, 63m NW | Distance reduces risk |
| Dry Cleaners | Off Site, 77m W | Distance reduces risk |
| Dry Cleaners | Off Site, 122m, N | Distance reduces risk |
| Laundries & Laundrettes | Off Site, 122m, N | Distance reduces risk |
| Further trade extends away from the site | | |

10 Consultation with Environment Agency

Consultation has not been made with the Environment Agency, information gained from Envirocheck and the EA web site has given sufficient information at this stage. The risks associated with the site do not promote a significant groundwater issue and as such, no discussion is required at this stage.

11 Consultation with Appropriate Bodies/Local Sources

No consultation has been made with other sources. Minimal access was available into the structure.

12 Review and Summary of Previous Reports with References

No previous reports are in place relating to the site area.

13 Identification of Potential Contaminants of Concern and Source Areas

Private Garage: This forms an on site feature that promotes little risks from historical plans in place. **Some assessment is required.**

14 Outline Conceptual Model

What must now be considered is what contamination should be identified as a potential hazard as a result of the use of the site specific areas. In order to undertake this task, the **Contaminated Land Reports, (CLR10)**, has been used which details some trades and potential sources of contamination. In addition to this, the Department of Environment Industry Profiles have been incorporated which detail trade, and also, specific site usage of the trade and contaminant sources.

The information below incorporates a hazard assessment of the features surrounding the site that could potentially impact on the proposed development. This is based on the information below :-

Table 8 CIRIA Contaminated Land Risk Assessment Table

| | | Consequence | | | |
|--------------------|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | | Severe | Medium | Mild | Minor |
| Probability | High Likelihood | Very High Risk | High Risk | Moderate Risk | Moderate/Low Risk |
| | Likely | High Risk | Moderate Risk | Moderate/Low Risk | Low Risk |
| | Low Likelihood | Moderate Risk | Moderate/Low Risk | Low Risk | Very Low Risk |
| | Unlikely | Moderate/Low Risk | Low Risk | Very Low Risk | Very Low Risk |

Table 9 Risk Assessment A

| Source | Receptors | Pathway to receptor | Associated Hazard, [Severity] | Likelihood of occurrence | Potential Risk |
|------------------------|--|---|---|---|-----------------------|
| Private Garages | Site Users, (current and future); Construction Workers; Fauna. | Direct contact; Inhalation dust and fibers; Ingestion of soils attached to vegetation. Inhalation of asbestos fibers | Effect on Human Health, [Medium]. | Likely: Likely to form a risk and as such, requires some assessment. | Moderate |
| | | | Effect on Human Health, [Severe] | Low Likelihood: Risks from Asbestos product is possible from historic brake pads | Moderate |
| | | Inhalation of vapours, (gas and organic) | Effect on Human Health, [Medium] | Low Likelihood: Possible risks from fuel vapours | Low / Moderate |
| | | Explosive risk from Land Gas | Effect on Human Health, [Severe] | Unlikely: Unlikely to form a significant risk. | Moderate / Low |
| | | Ingestion of contaminated water through water main pipework | Effect on Human Health, [Medium] | Likely: Risk is likely to be in place. | Moderate |
| | | Inhalation of vapours through contaminated groundwaters | Effect on Human Health, [Medium] | Unlikely: Groundwater is not anticipated. | Low |
| | | Direct contact with contaminated groundwaters | Effect on Human Health, [Medium] | Unlikely: Groundwater is not anticipated. | Low |
| | | Lateral migration of shallow groundwater to a target receptor. | Effect on a Surface Water Feature [Medium]. | Unlikely: Surface water is not anticipated due to distance from the site. | Low |
| | | Migration through fissures / cracks which may migrate to a groundwater receptor. | Effect on Groundwater, [Medium]. | Unlikely: Groundwater is not anticipated. | Low |
| | Plants; Vegetation | Plant uptake; Direct contact. | Effect on Plant Growth, [Medium]. | Low Likelihood All plant growth appears healthy, although, some assessment required. | Moderate / Low |
| | Buildings; Construction Materials. | Direct contact with contaminated soils; | Effect on Construction Materials; [Medium]. | Low Likelihood: Possible risk to buildings and construction materials. | Moderate / Low |
| | | Direct contact with contaminated groundwater | Effect on Construction Materials; [Medium]. | Low Likelihood: Possible groundwater presence and risk from pollutants. | Moderate / Low |

Table 10 Risk Assessment B

| Source | Receptors | Pathway to receptor | Associated Hazard, [Severity] | Likelihood of occurrence | Potential Risk |
|-----------------|--|---|---|---|-----------------------|
| Printers | Site Users, (current and future); Construction Workers; Fauna. | Direct contact; Inhalation dust and fibers; Ingestion of soils attached to vegetation. Inhalation of asbestos fibers | Effect on Human Health, [Medium]. | Likely: Likely to form a risk and as such, requires some assessment. | Moderate |
| | | Inhalation of vapours, (gas and organic) | Effect on Human Health, [Severe] | Low Likelihood: Possible risk from Asbestos Product historically. | Moderate |
| | | Explosive risk from Land Gas | Effect on Human Health, [Medium] | Low Likelihood: Possible risks from fuel vapours | Low / Moderate |
| | | Ingestion of contaminated water through water main pipework | Effect on Human Health, [Severe] | Unlikely: Unlikely to form a significant risk. | Moderate / Low |
| | | Inhalation of vapours through contaminated groundwaters | Effect on Human Health, [Medium] | Likely: Risk is likely to be in place. | Moderate |
| | | Direct contact with contaminated groundwaters | Effect on Human Health, [Medium] | Unlikely: Groundwater is not anticipated. | Low |
| | | Lateral migration of shallow groundwater to a target receptor. | Effect on a Surface Water Feature [Medium]. | Unlikely: Groundwater is not anticipated. | Low |
| | Surface Water; | | | Unlikely: Surface water is not anticipated due to distance from the site. | Low |
| | Ground Water; Abstraction Well. | Migration through fissures / cracks which may migrate to a groundwater receptor. | Effect on Groundwater, [Medium]. | Unlikely: Groundwater is not anticipated. | Low |
| | Plants; Vegetation | Plant uptake; Direct contact. | Effect on Plant Growth, [Medium]. | Low Likelihood All plant growth appears healthy, although, some assessment required. | Moderate / Low |
| | Buildings; Construction Materials. | Direct contact with contaminated soils; | Effect on Construction Materials; [Medium]. | Low Likelihood: Possible risk to buildings and construction materials. | Moderate / Low |
| | | Direct contact with contaminated groundwater | Effect on Construction Materials; [Medium]. | Low Likelihood: Possible groundwater presence and risk from pollutants. | Moderate / Low |

Table 11 Overview of risk assessments

| Receptors | Private Vehicle Garage | Printers |
|--|------------------------|----------|
| Direct Risk | ✓ | ✓ |
| Vapour Risk | ✓ | ✓ |
| Human Health | X | X |
| Land Gas | X | X |
| Asbestos Risk | ✓* | ✓* |
| Explosive Risk | ✓* | ✓* |
| Plants; Vegetation | ✓ | ✓ |
| Buildings & Construction Materials. | ✓ | ✓ |
| Surface Water; | X | X |
| Ground Water, (Abstraction Well & SPZ) | X | X |

*NB : Due to Severe Consequence from Asbestos and Explosive Gases, some risk is assessed and potentially in place and therefore highlighted above.

GW Only: Some risks have been assessed as a direct result of potential mobilisation of groundwater contamination that may influence the site.

15 Discussion on Sources of Contamination

The assessments of the site have drawn conclusions of historical and ongoing land uses which may impact on the proposed development which will be further considered through location, (either on or off site) and nature of risk. These are discussed below:-

Table 12 Pollutant Risk

| Land Use | Pollutant |
|----------------|---|
| Private Garage | Lead, Mercury, Cyanides, Sulphates, Sulphides, Asbestos, PAH's, TPH's, Acids / Alkalis. |
| Printers | Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Zinc, Asbestos, Boron, Sulfate, Phenols, Selenium, Vanadium, Speciated PAH's, TPH Aliphatic / Aromatic Split, VOC's, Semi VOC's, PCB's, Acids / Alkalis. |

16 Next Steps

Considering the above and the proposed use of the site area, we would suggest that an appropriate way forward would be to assess the condition of the subsoil within the site resulting from the historical uses of the site. We would suggest that the most viable way of assessing risk will be to recover samples of the soil for later testing.

Soil Sampling

Considering the site area, we would suggest that the most appropriate way forward would be to undertake a series of borehole samples across the site to provide general and background spatial coverage of the site conditions from surface and near surface soils. These would form random sampling to use with statistical analysis to consider widespread risk.

The assessment of the site has also detailed specific and targeted sampling which will be used to consider specific sources of contamination, (not for use in statistical analysis). These will incorporate testing as detailed within Table 17. A proposed location of sampling has been included within this report and include the following sources :-

- Private Vehicle Garages;
- Printers.

Land Gas

No land gas risk is considered in place within the site.

Working Brief

It should be noted that this investigation is undertaken in order to identify the extent of contamination as a result of historic and ongoing use. Should any areas of the site be encountered within the development that appear potentially contaminated through visual or olfactory assessment outside that discussed within this report, consultation with ourselves should be undertaken in order to identify the risk associated with the material.

Table 13 Overview of Works

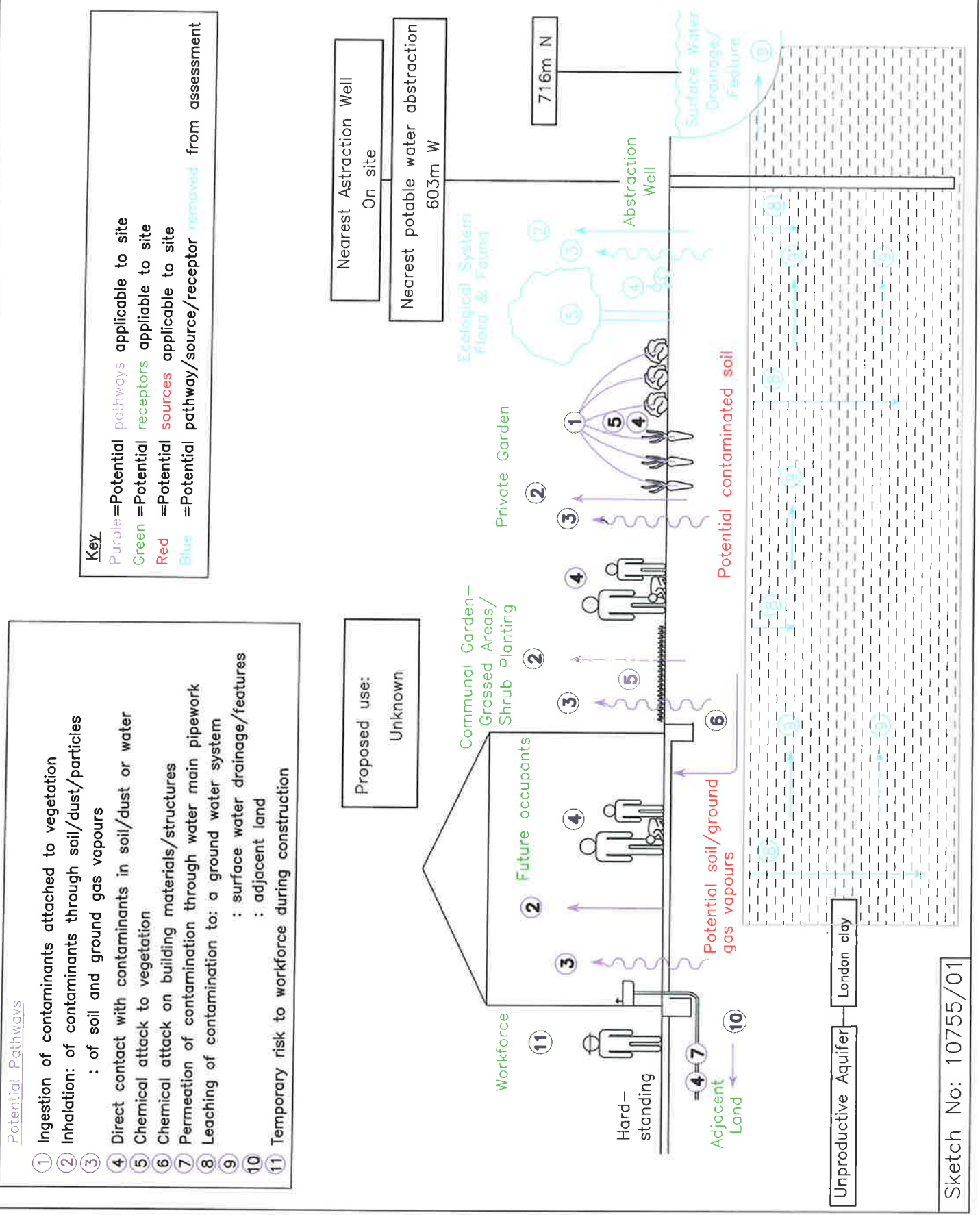
| Receptor | Scope Of Investigation | | | Proposed Method Of Assessment | Method Of Site Works |
|---------------|----------------------------------|----------|------------------|---|---|
| | Assessment of : Soil Sampling | Land Gas | Water Assessment | | |
| Human Health | ✓ | X | X | Recover soil samples for chemical analysis. | Window Sampler Works to recover samplers for later testing. |
| Surface Water | X | X | X | | |
| Ground Water | X | X | X | No groundwater or surface water risk | None required |
| Vegetation | ✓ | X | X | Recover soil samples for chemical analysis. | Window Sampler Works to recover samplers for later testing. |
| Buildings | ✓ | X | X | | |
| Services | ✓ | X | X | | |

APPENDIX ONE

CONCEPTUAL MODEL

47 Allcroft Rd, London NW5 4NB

Site Specific Source-Pathway-Receptor



Sketch No: 10755/01

APPENDIX TWO

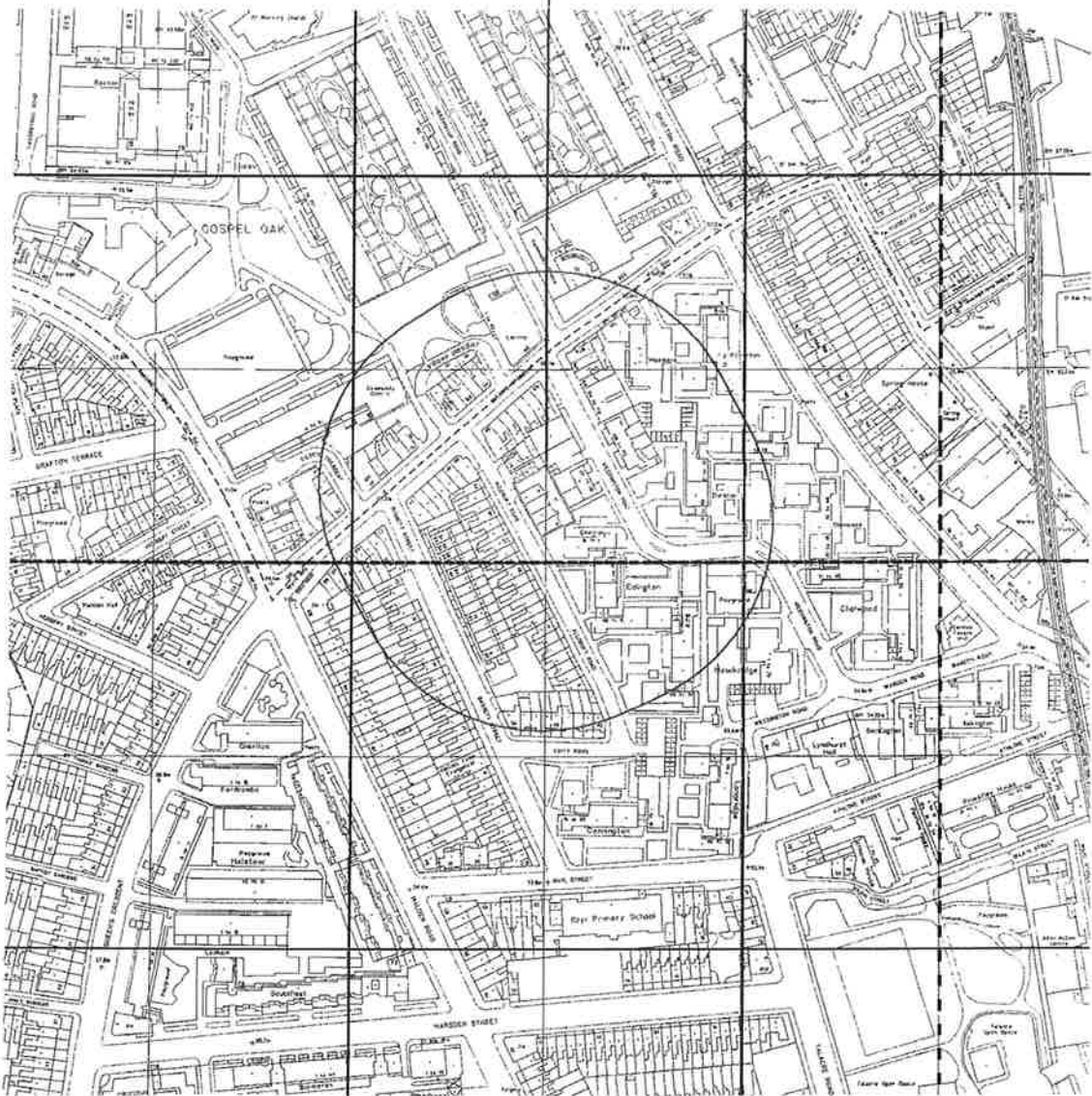
SITE PLANS

47 Allcroft Rd, London NW5 4NB

Existing Site Plan



The Site



Not To Scale
Sketch No: 10755/02

HERTS & ESSEX SITE INVESTIGATIONS

The Old Post Office, Wellpond Green, Standon, Ware, Herts SG11 1NJ

Telephone: Ware (01920) 822233

Fax: Ware (01920) 822200

Appendix No. 2

Sheet No. 2

Job No. 10755

Date March 2012

47 Allcroft Rd, London NW5 4NB

Existing Site Plan



Allcroft Rd

Unit A

Unit D

Not To Scale
Sketch No: 10755/03

HERTS & ESSEX SITE INVESTIGATIONS

The Old Post Office, Wellpond Green, Standon, Ware, Herts SG11 1NJ

Telephone: Ware (01920) 822233

Fax: Ware (01920) 822200

Appendix No. 2

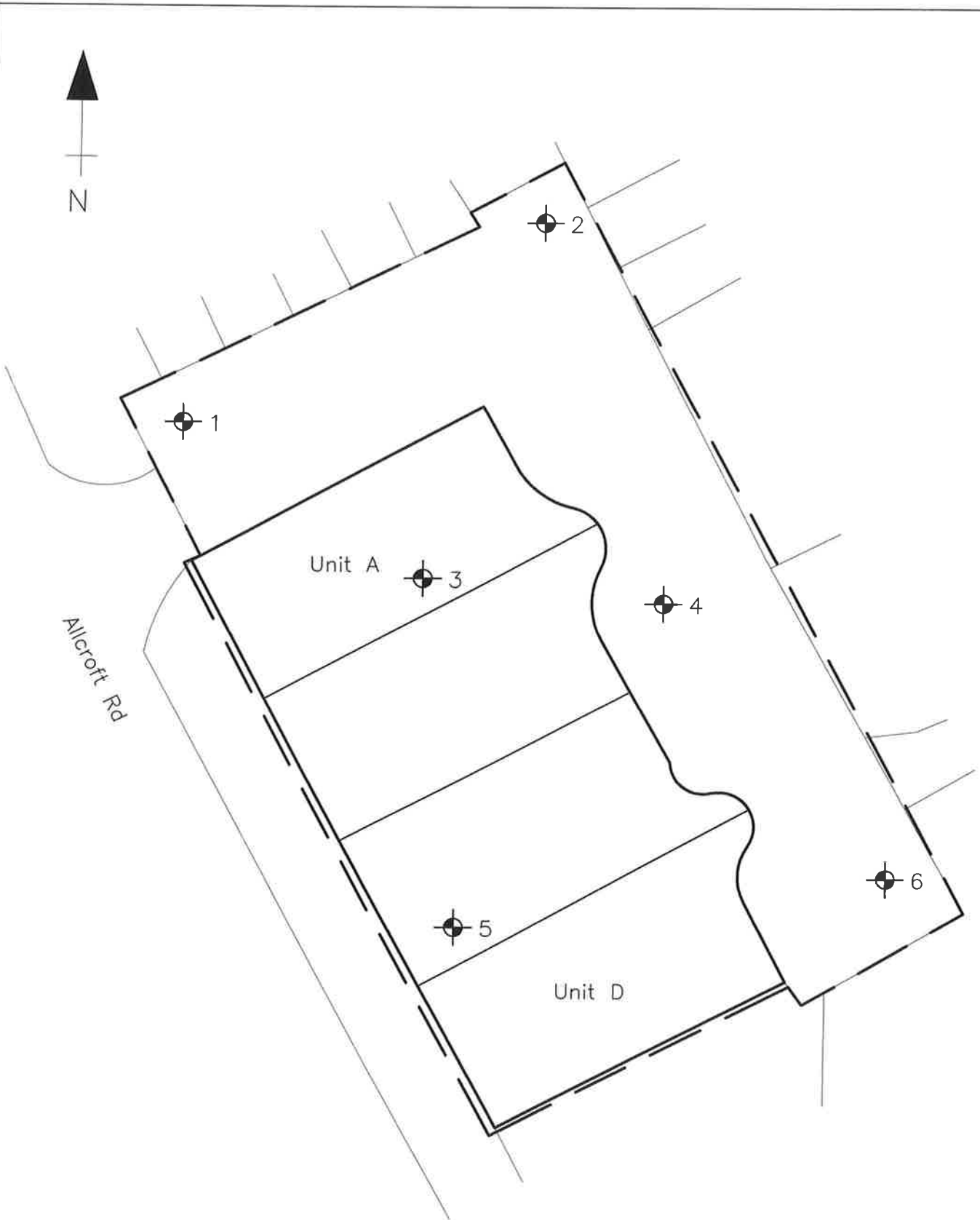
Sheet No. 3

Job No. 10755

Date March 2012

47 Allcroft Rd, London NW5 4NB

Existing Site Plan



Not To Scale
Sketch No: 10755/3a

APPENDIX THREE

PHOTO'S

HERTS & ESSEX SITE INVESTIGATIONS

The Old Post Office, Wellpond Green, Standon, Ware, Herts SG11 1NJ

Telephone: Ware (01920) 822233

Fax: Ware (01920) 822200

Appendix No. 3

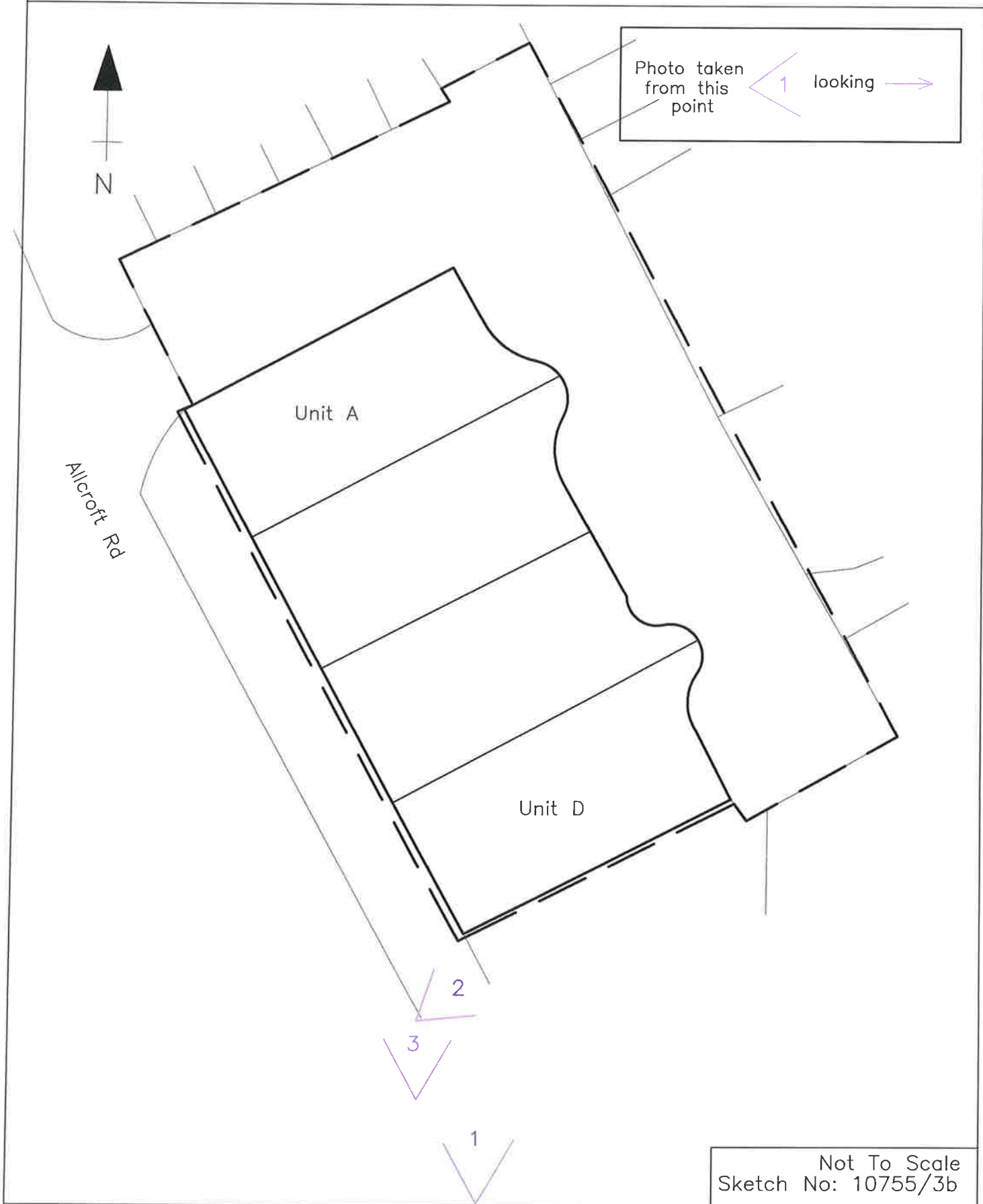
Sheet No. 1

Job No. 10755

Date March 2012

47 Allcroft Rd, London NW5 4NB

Photo Locations



Not To Scale
Sketch No: 10755/3b

Print 1 - View of the site area from Allcroft Road looking to the North.



Print 2 – View of the south of the site area



Print 3 – View of the front of the site looking from Allcroft Road



APPENDIX FOUR

ORDANCE SURVAY MAP RECORDS

London

Published 1871 - 1873

Source map scale - 1:1,056

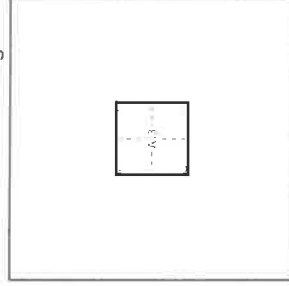
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population in these counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were replaced by 1:500 surveys, although almost all the remainder were retained in circumstances more than once before 1885. The type of detail shown on the 1:1056 maps is typically similar to that on 1:500, the apparent omission of minor details such as small streets and building footprints may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

| | |
|------------|------------|
| 003_00_001 | 003_00_082 |
| 1871 | 1873 |
| 1:1,056 | 1:1,056 |
| 003_00_001 | 007_00_002 |
| 1871 | 1873 |
| 1:1,056 | 1:1,056 |

Historical Town Plan - Segment A13

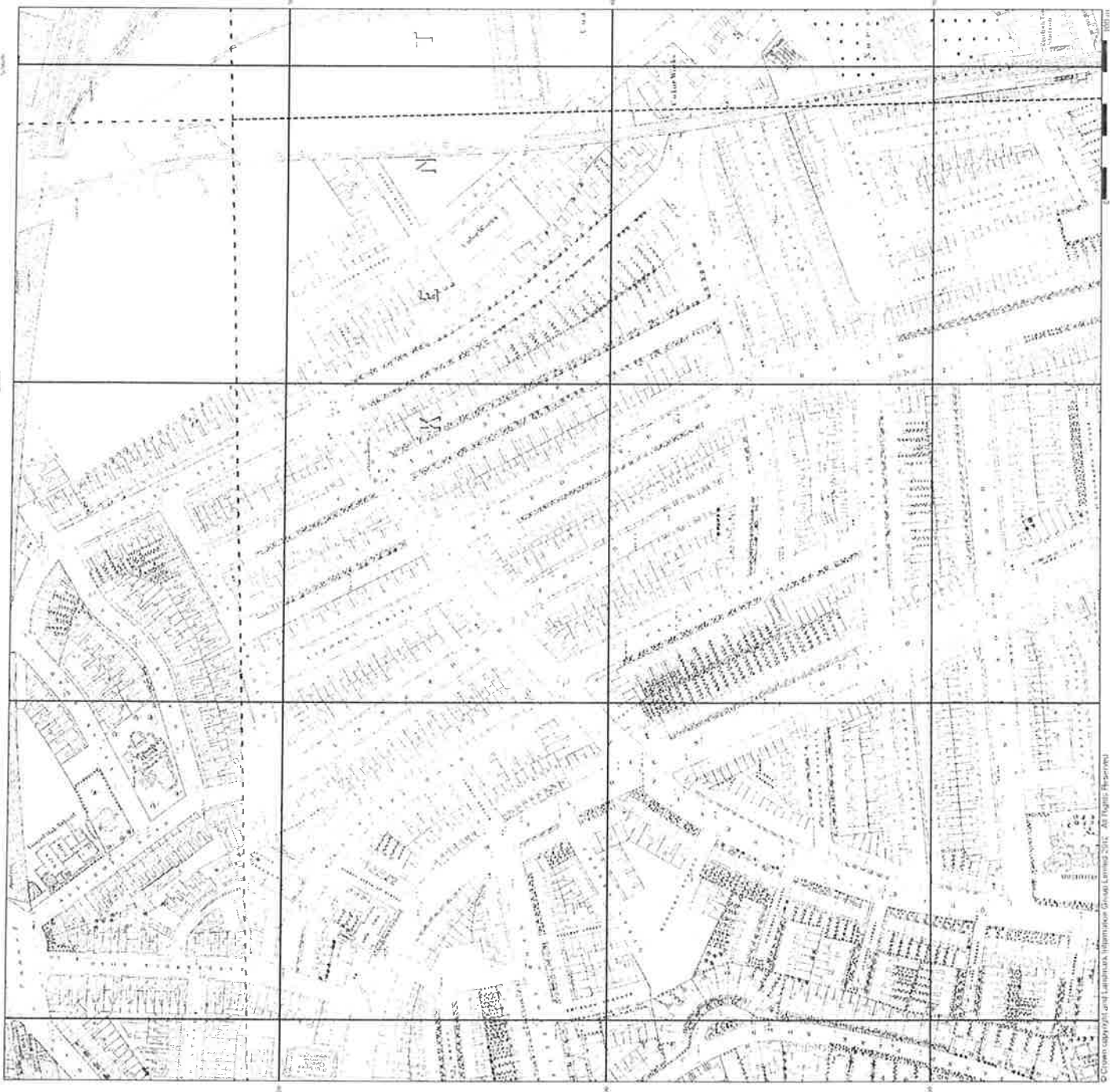


Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300, 185030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 0

Site Details

47 Aircraft Road, LONDON, NW5 4NB



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London

Published 1873 - 1875

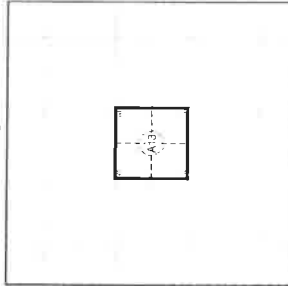
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1875 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the actual date. Before 1830, all OS maps were based on the Cassini Projection. Subsequent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

| | |
|--------|-----|
| 065_00 | --- |
| 065_00 | --- |
| 12500 | --- |
| 065_00 | --- |
| 12500 | --- |

Historical Map - Segment A13

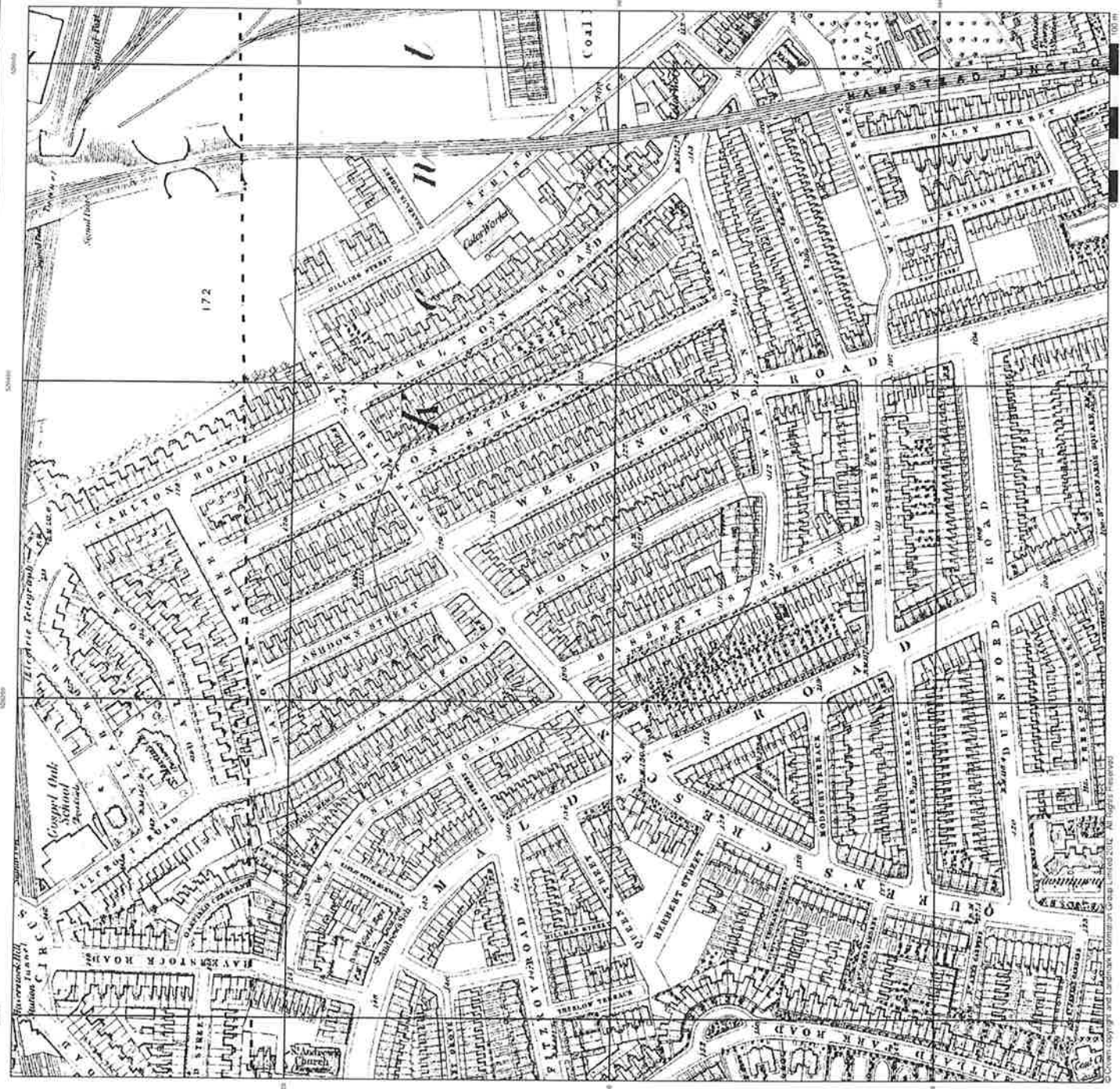


Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300, 185030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 100

Site Details

47 Allcroft Road, LONDON, NW5 4NB



Middlesex

Published 1873 - 1882

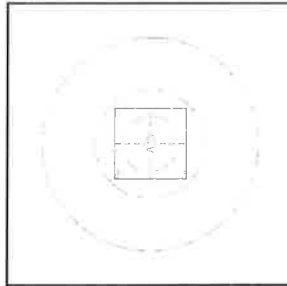
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas. These maps were used to update the 1:10,560 maps. The published date given therefore is being as late as possible from the surveyed date. Before 1938 all OS maps were based on a datum of mean sea level. In 1948, all OS maps were re-issued on the datum of the Ordnoid Mean Sea Level. The 1:10,560 mapping of a number of sources. The maps shown are unfinished - with all military camps and other strategic sites removed. These maps were initially overlaid with the National Grid. In 1970 the last 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

| | |
|----------|----------|
| 01100 | 01200 |
| 1873 | 1873 |
| 1:10,560 | 1:10,560 |
| 01600 | 01700 |
| 1874 | 1882 |
| 1:10,560 | 1:10,560 |

Historical Map - Slice A



Order Details

Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300, 186030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allcroft Road, LONDON, NW5 4NB



London

Published 1895

Source map scale - 1:1,056

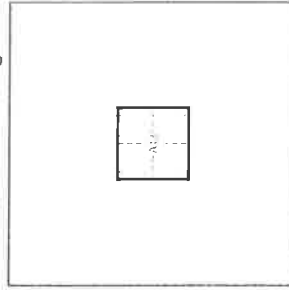
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'selection' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were replaced by 1:500 surveys, although almost all the remainder were retained in the 1:1056 series, since they were more than once before 1895. The type of details shown on the 1:1056 maps is a property similar to that on 1:500, the apparent omission of minor details such as house gables, gullies and street lights may be as much a reflection of the generally earlier date of these plans as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

| | |
|------------|------------|
| 003_00_091 | 003_00_092 |
| 1895 | 1895 |
| 1:1,056 | 1:1,056 |
| 007_00_001 | 007_00_002 |
| 1895 | 1895 |
| 1:1,056 | 1:1,056 |

Historical Town Plan - Segment A13

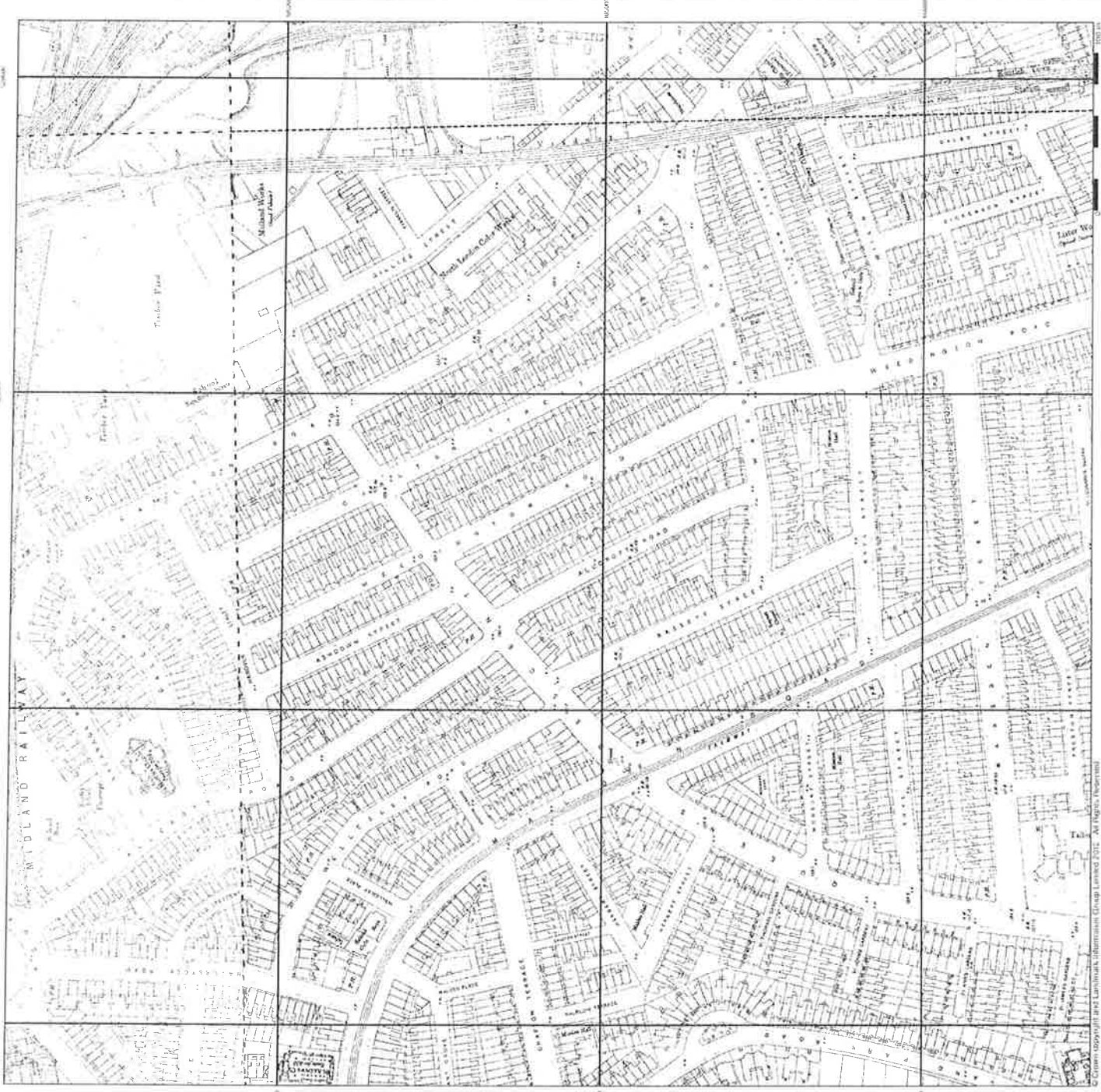


Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300, 185030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 0

Site Details

47 Alcroft Road, LONDON, NW5 4NB



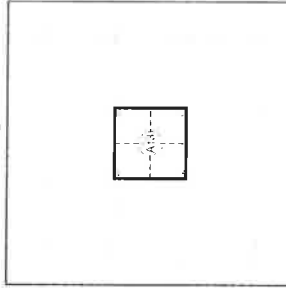
London
Published 1896
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales, and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1856 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini system with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas.

Map Name(s) and Date(s)

| | |
|--------|---------|
| 098_00 | 1896 |
| 12_500 | 1:2,500 |
| 099_00 | 1896 |
| 12_500 | 1:2,500 |

Historical Map - Segment A13



Order Details
 Order Number 37955676_1_1
 Customer Ref. 10755
 National Grid Reference: 526300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 100

Site Details
 47 Allcroft Road LONDON, NW5 4NB



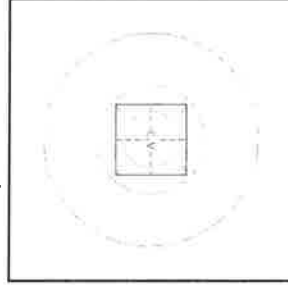
London
Published 1896
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas, these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single sheet in 1940. The General Edition was produced, which updated the 1:10,560 mapping to a national grid. These maps appear unaltered - with all military camps and other structures. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

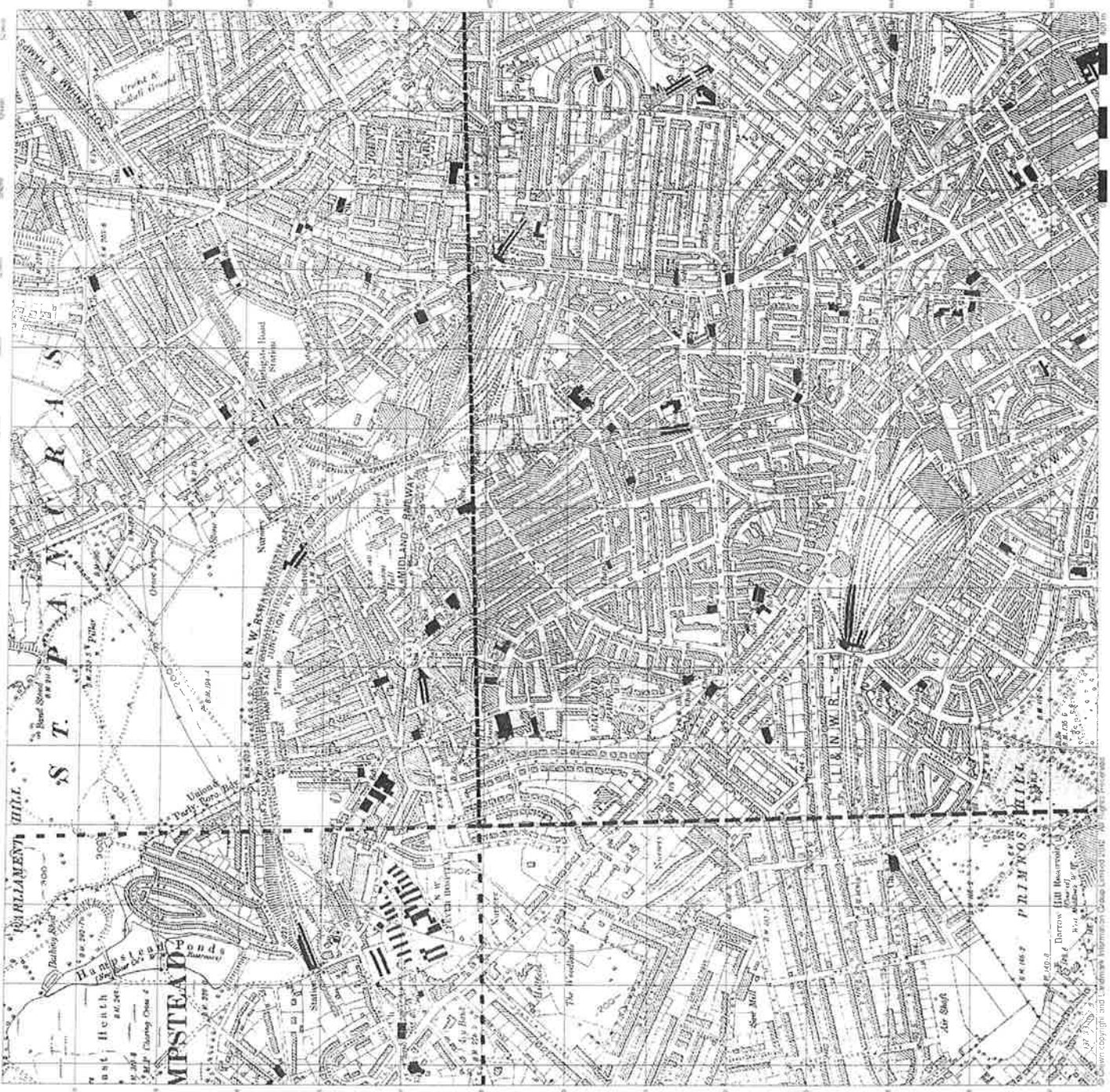
| | |
|----------|----------|
| 002SE | 003SW |
| 1892 | 1896 |
| 1:10,560 | 1:10,560 |
| 006NE | 007NW |
| 1896 | 1896 |
| 1:10,560 | 1:10,560 |

Historical Map - Slice A



Order Details
 Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details
 47 Allcroft Road, LONDON, NW5 4NB



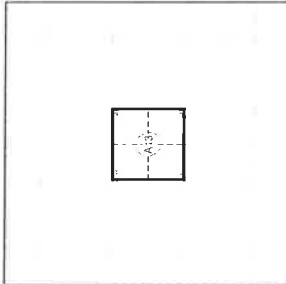
London
Published 1915 - 1916
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales, and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what was considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the actual date. Before 1938, all OS maps were based on the Cassini Projection and, therefore, most surveys of a single country or group of countries, going to significant inaccuracies in adjoining areas.

Map Name(s) and Date(s)

| | |
|---------|---------|
| OS 19 | OS 01 |
| 1915 | 1916 |
| 1:2,500 | 1:2,500 |

Historical Map - Segment A13



Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 526300 185030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 100

Site Details

47 Allcroft Road, LONDON, NW5 4NB



London

Published 1920

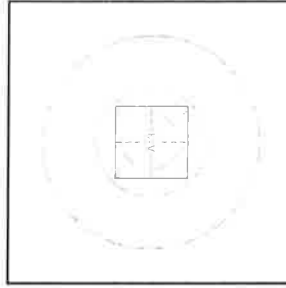
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published data given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in surveying when it came to comparing maps from a number of sources. The maps appear to be 1:10,560 scale, but some may be 1:25,000 scale. These maps were initially overprinted with the National Grid in 1950. The 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

| | | | |
|----------|------|----------|----------|
| 09 00 00 | 1920 | 005000 | 1920 |
| 1:10,560 | | 1:10,560 | 1:10,560 |

Historical Map - Slice A

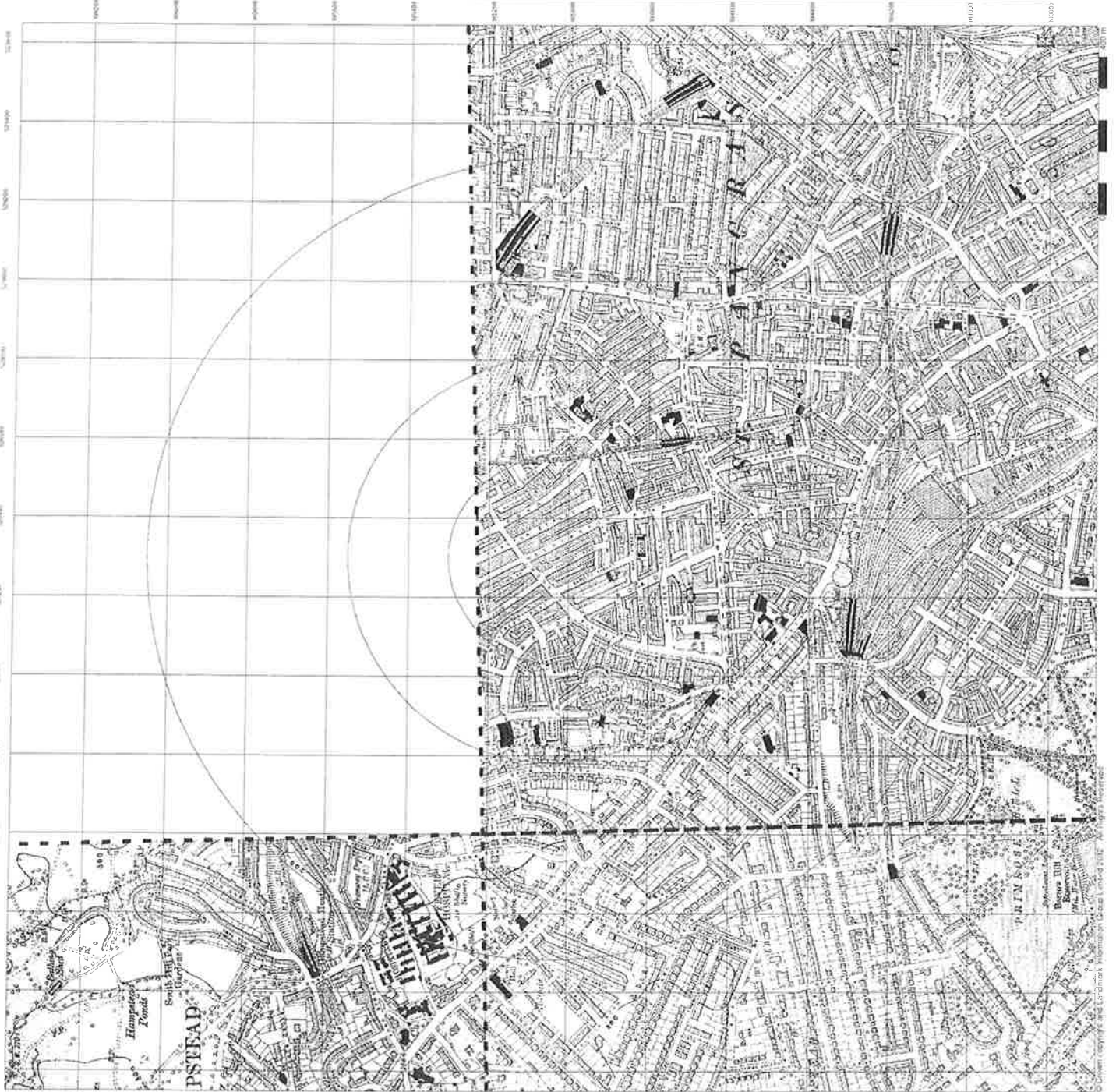


Order Details

Order Number 37955676_L_1
 Customer Ref 10755
 National Grid Reference 528300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allcroft Road, LONDON, NW5 4NB



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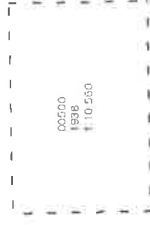
London

Published 1938

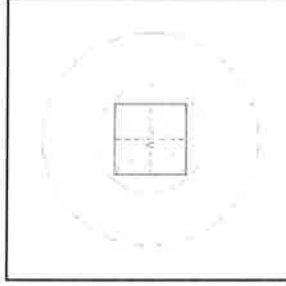
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published data given here have a date of some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single locality or group of localities, giving rise to significant inaccuracies in outlining urban areas. In 1840, the Ordnance Survey's Provisional Edition was produced, which updated the 1:10,560 mappings for all urban areas. The maps appear to be unattached - with all railway centres and other stations marked. These maps were initially overlaid with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

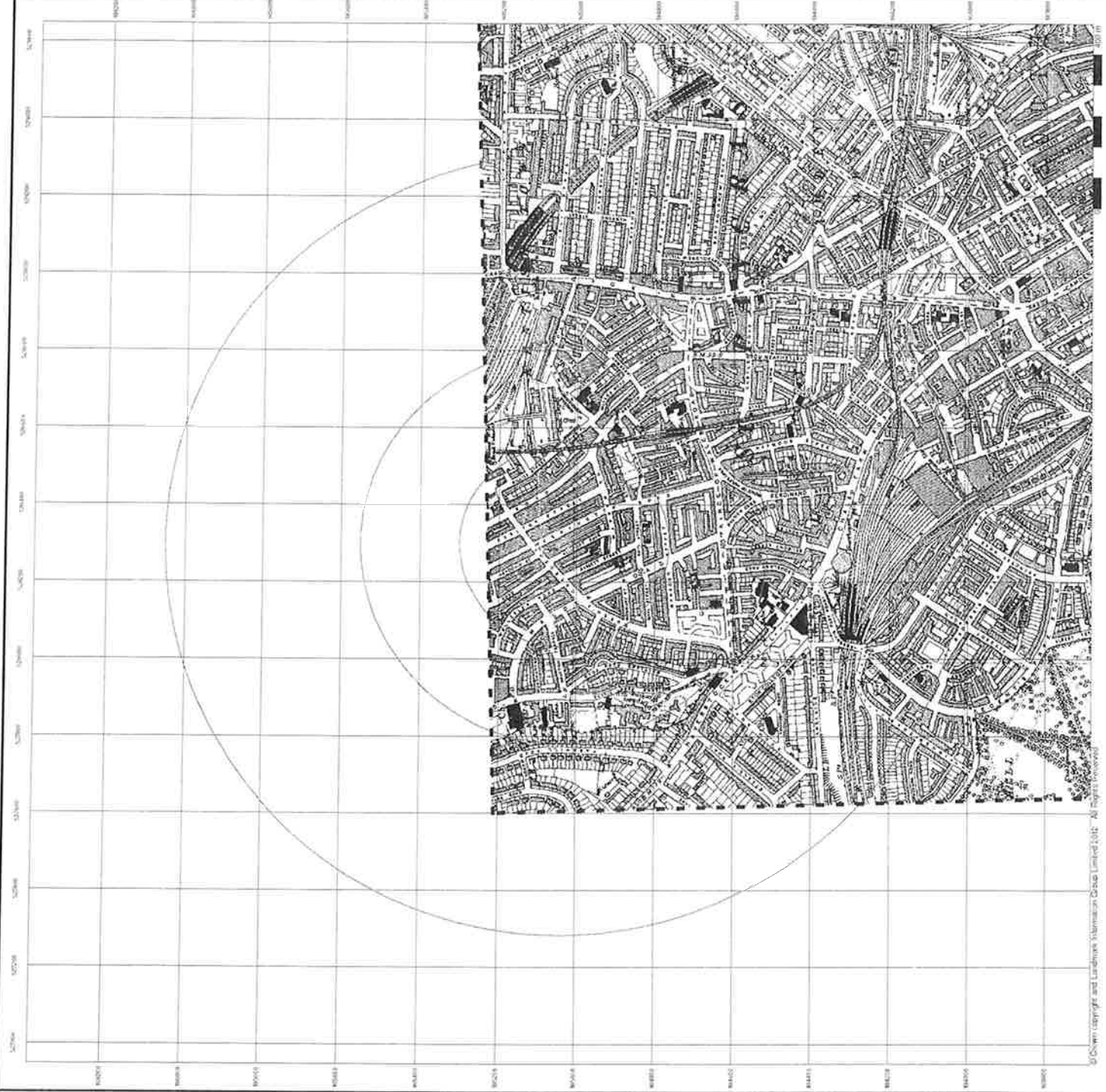


Order Details

Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allcroft Road, LONDON, NW5 4NB



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**Ordnance Survey Plan
Published 1951**

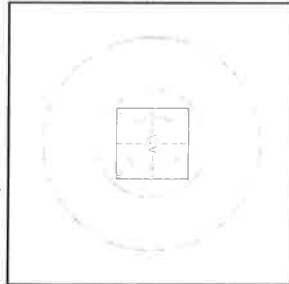
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas. These maps were used to update the 1:10,500 maps. The published data given therefore is often some years later than the surveyed date. Before 1938 all OS maps were based on the Cassini Projection, with independent surveys of a single country or group of counties, giving rise to significant inaccuracies in adjoining sheets. In 1948, a Provisional Edition was produced, which updated the 1:10,500 maps by adding from a number of sources. The maps appear unaltered, with only the new additions being marked. These maps were initially reprinted with the National Grid in 1957. From 1960, 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

- TO28NE | 1951
- 1:10,500
- TO28SE | 1955
- 1:10,500

Historical Map - Slice A



Order Details

Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allcroft Road LONDON, NW5 4NB



**Ordnance Survey Plan
Published 1953 - 1954**

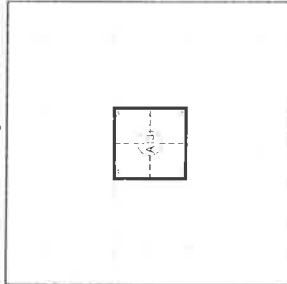
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales, and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938 all OS maps were based on the Cassini projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in cullying areas.

Map Name(s) and Date(s)

| | | |
|----------------------|----------------------|----------------------|
| TO27HUSE 1:1,250 | TO27HESW 1:1,250 | TO27HESSE 1:1,250 |
| TO27FRANE 1:1,250 | TO27FRANW 1:1,250 | TO27FRANE 1:1,250 |

Historical Map - Segment A13

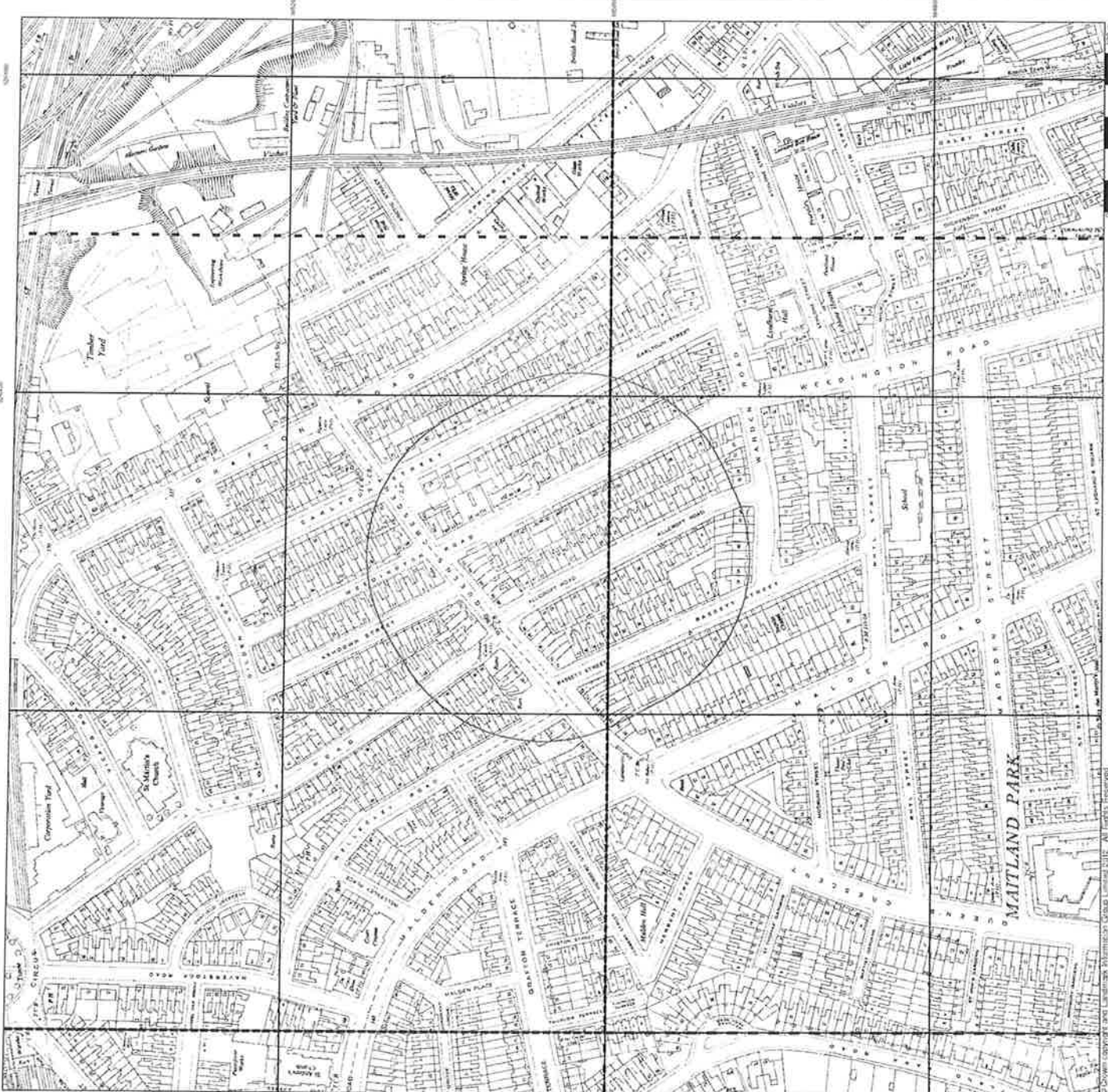


Order Details

Order Number 37955676_1_1
Customer Ref 10755
National Grid Reference 528300, 185030
Slice: A
Site Area (Ha) 0.07
Search Buffer (m) 100

Site Details

47 Alcroft Road, LONDON, NW5 4NB



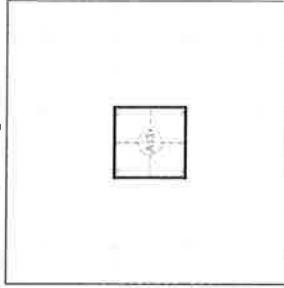
**Additional SIMS
Published 1953 - 1985
Source map scale - 1:1,250**

The SIM cards (Ordnance Survey's Survey of Information on Molecules) are further, minor editions of mapping which were produced and published between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

| | | |
|----------|----------|----------|
| TC2785SE | TC2885SW | TC2885SE |
| 1947 | 1949 | 1949 |
| 1:1,250 | 1:1,250 | 1:1,250 |
| TC2888NW | TC2888NE | |
| 1992 | 1910 | |
| 1:1,250 | 1:1,250 | |

Historical Map - Segment A13



Order Details
 Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 100

Site Details
 47 Alcroft Road, LONDON, NW5 4NB



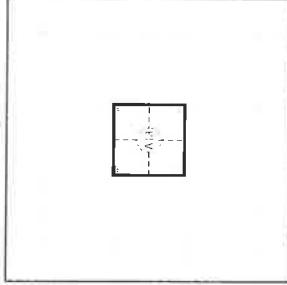
**Ordnance Survey Plan
Published 1954 - 1955
Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1899 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938 all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

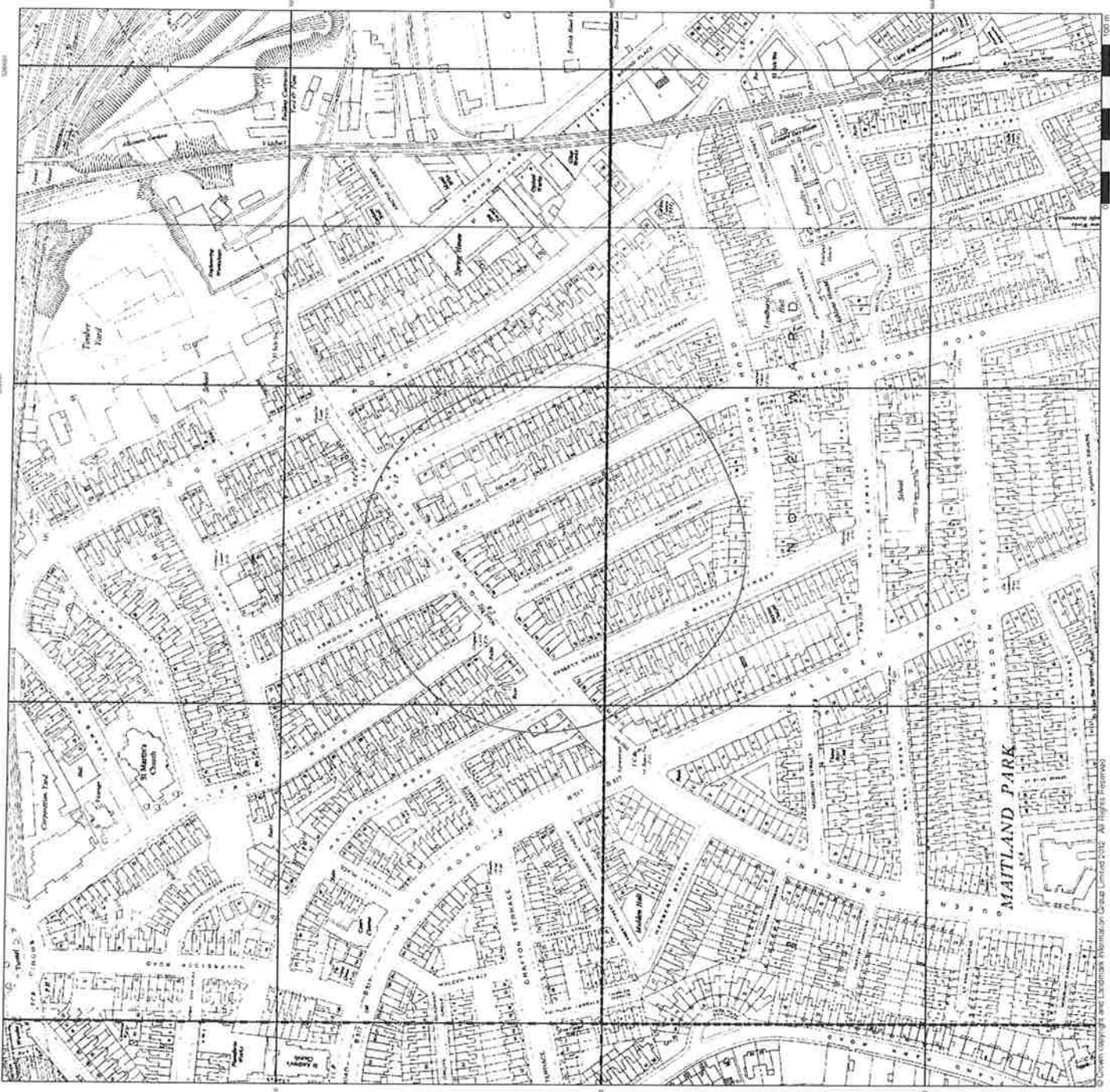
| | |
|---------|---------|
| TQ2785 | TQ2885 |
| 1954 | 1955 |
| 1:2,500 | 1:2,500 |
| TQ2784 | TQ2884 |
| 1954 | 1955 |
| 1:2,500 | 1:2,500 |

Historical Map - Segment A13



Order Details
 Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300, 165030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 100

Site Details
 47 Allcroft Road, LONDON, NW5 4NB



**Ordnance Survey Plan
Published 1957 - 1958**

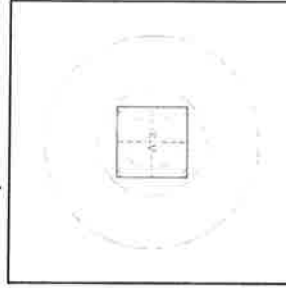
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1954 the 1:2,500 scale was adopted for mapping urban areas. These maps were used to update the 1:10,000 maps. The published date given therefore is often some years later than the surveyed date. Before 1938 all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated unlinked mapping from a number of sources. The maps appear unlinked, with many gaps and other strategic sites removed. These maps were initially corrected with the National Grid. In 1970 the first 1:10,000 maps were produced using the Ordnance Survey's Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

- TOBANE
- 1958
- 1:10 560
- TOBASSE
- 1957
- 1:10 560

Historical Map - Slice A

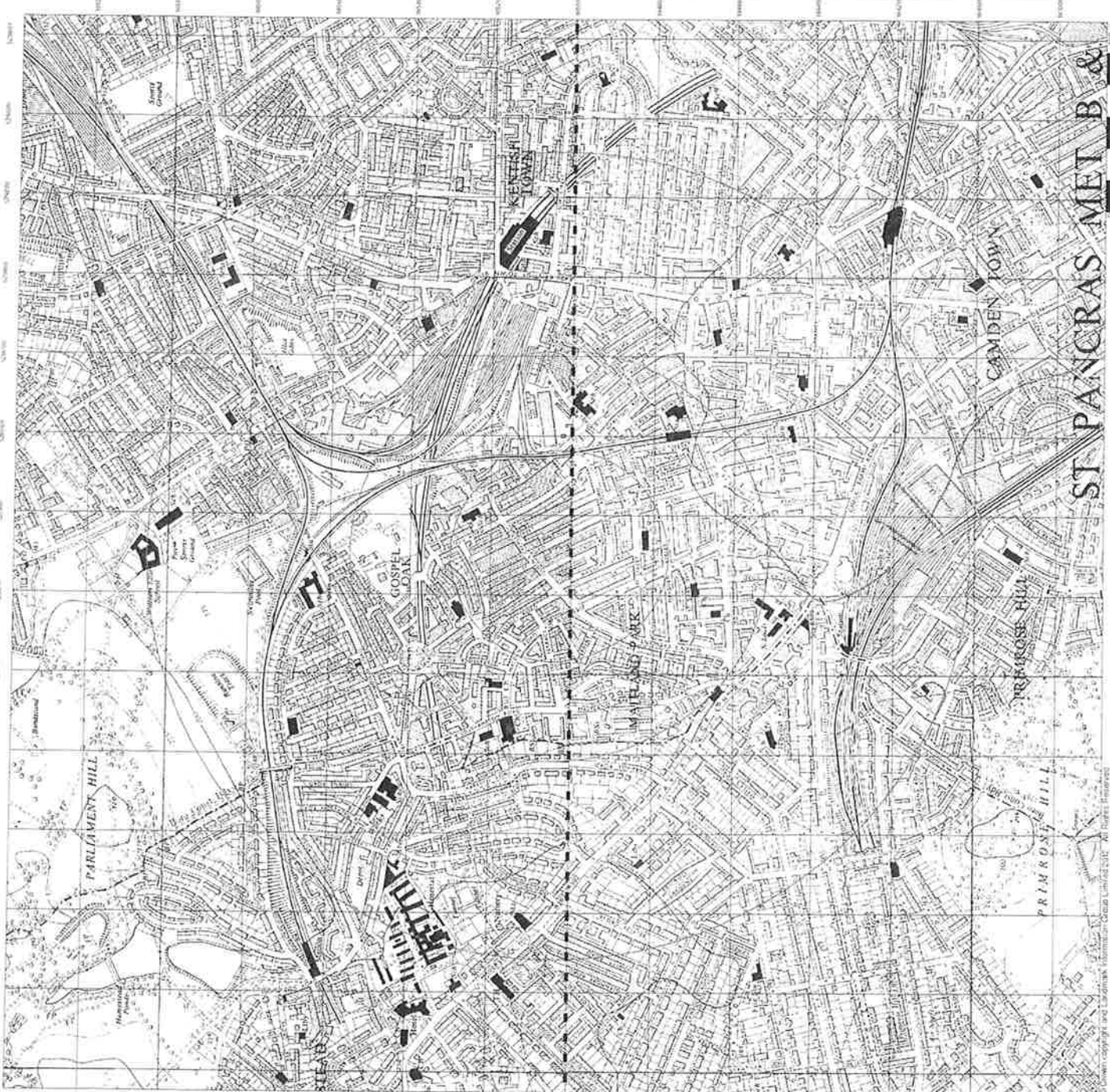


Order Details

Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Alcott Road LONDON, NW5 4NB



**Ordnance Survey Plan
Published 1963 - 1968**

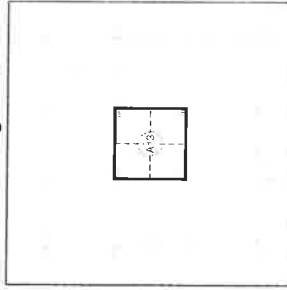
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1856 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the survey date. Before 1938 all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

| | | |
|---------|---------|---------|
| TO27HSE | TO27HSE | TO27HSE |
| 1905 | 1905 | 1905 |
| 1:1,250 | 1:1,250 | 1:1,250 |
| TO27HSE | TO27HSE | TO27HSE |
| 1905 | 1905 | 1905 |
| 1:1,250 | 1:1,250 | 1:1,250 |

Historical Map - Segment A13

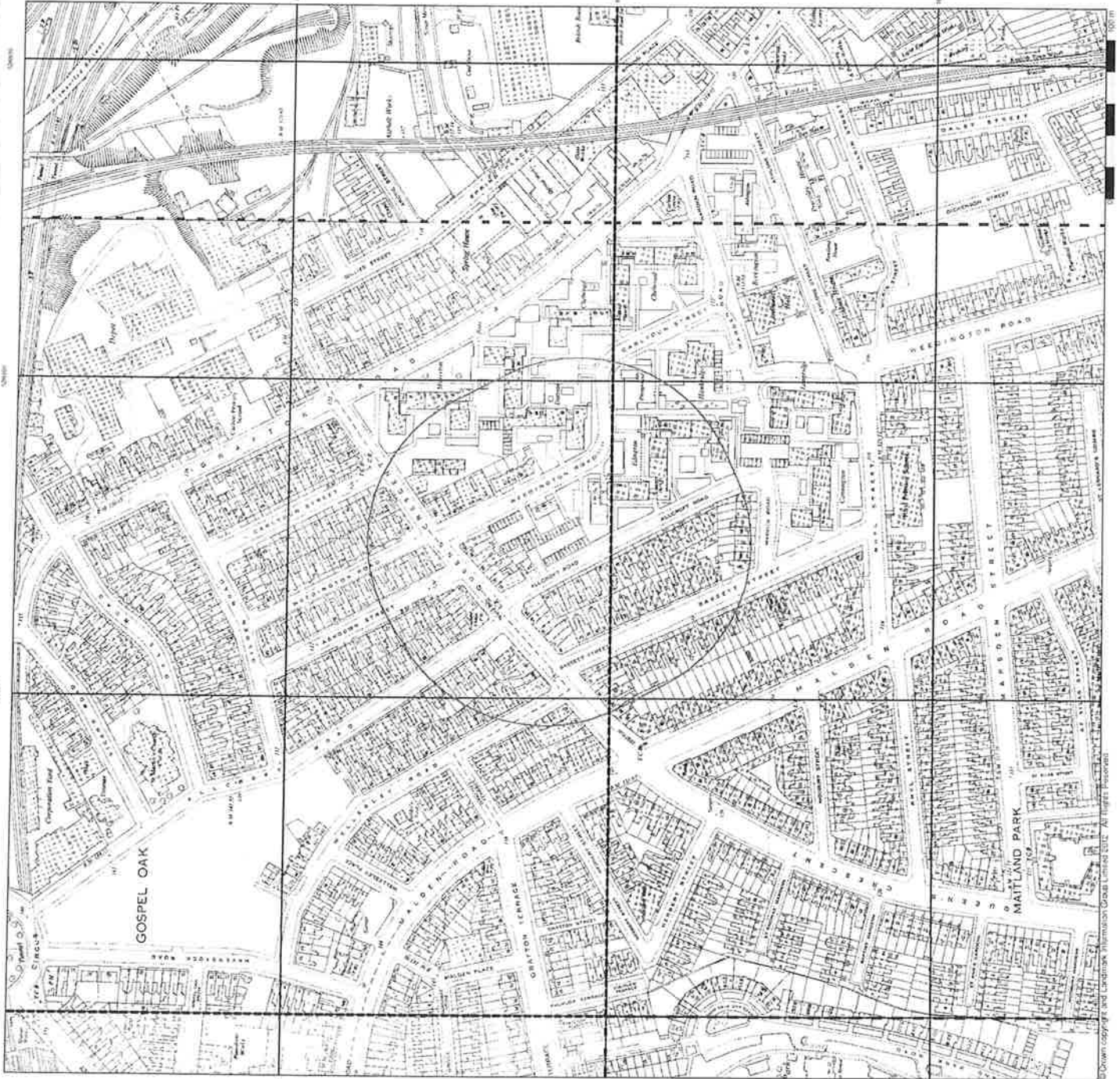


Order Details

Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 100

Site Details

47 Alcroft Road, LONDON, NW5 4NB



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**Ordnance Survey Plan
Published 1968**

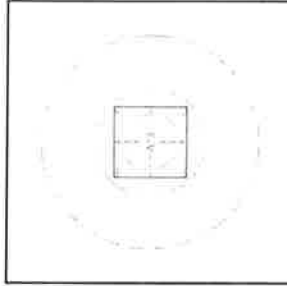
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1954 the 1:2,500 scale was adopted for mapping urban areas. These maps were used to update the 1:10,000 maps. The published date given therefore is often many years later than the surveyed date. Before 1938 all OS maps were produced using the Cassini Projection, with subsequent surveys of a single county or group of counties being re-projected into the Transverse Mercator projection. In the late 1940's a few maps were produced which updated the 1:10,000 mapping from a number of sources. The updates which were unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970 the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

- TO28NE | 1968
- | 1:10,500
- TO28SE | 1968
- | 1:10,500

Historical Map - Slice A

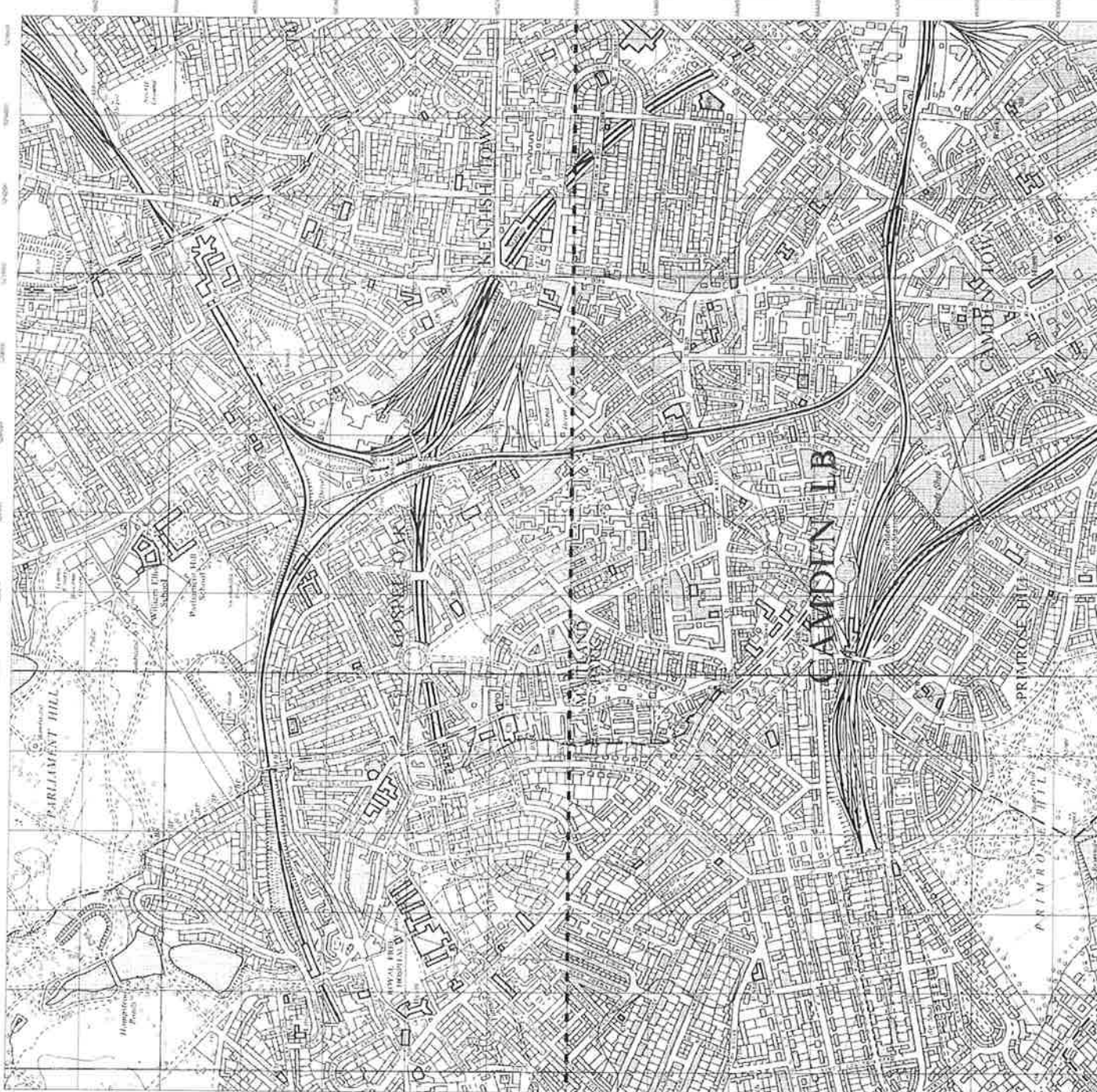


Order Details

Order Number 37955676_L_1
 Customer Ref 10755
 National Grid Reference 528300, 165030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allcroft Road, LONDON, NW5 4NB



**Ordnance Survey Plan
Published 1970**

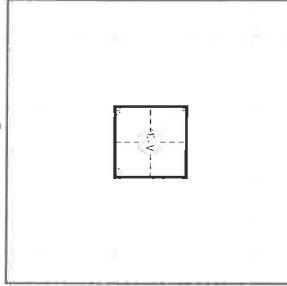
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1954 the 1:2,500 scale was adopted for mapping urban areas and by 1966, 40% of the area of what were considered to be the cultivated parts of Great Britain had been mapped at this scale. The maps below are often some years later than the surveyed date. Before 1970, OS maps were based on the Cassini Projection, with independent surveys in outlying areas giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

| | | |
|--------|------|---------|
| TO3795 | 1970 | 1:2,500 |
| TO3885 | 1970 | 1:2,500 |
| TO3801 | 1970 | 1:2,500 |
| TO3801 | 1970 | 1:2,500 |

Historical Map - Segment A13

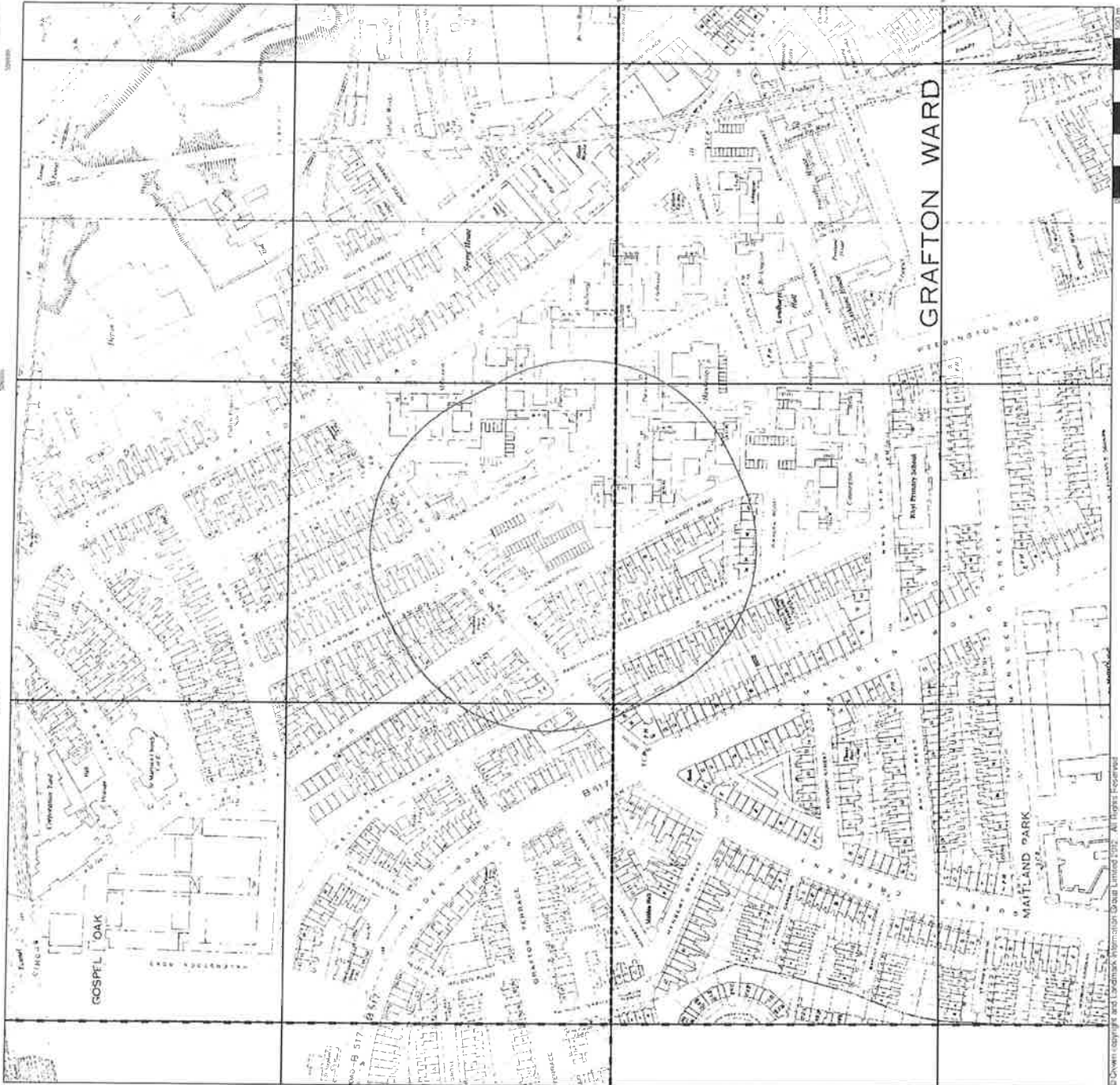


Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300, 185030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 100

Site Details

47 Allcroft Road, LONDON, NW5 4NB



**Ordnance Survey Plan
Published 1973 - 1979**

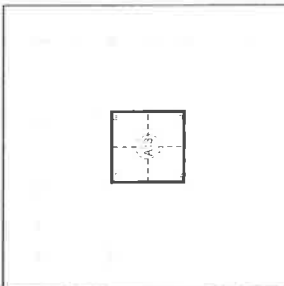
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The grid shown below is often some years later than the surveyed area. But the grid is based on the Cassini Projection with independent surveys in some areas or group of counties giving rise to significant inaccuracies in cutting areas.

Map Name(s) and Date(s)

| | | |
|------------------|------------------|------------------|
| TC0786SE 1974 | TC0866SW 1974 | TC0866SE 1974 |
| 1:1,250 | 1:1,250 | 1:1,250 |
| TC0786NE 1974 | TC0866NW 1974 | |
| 1:1,250 | 1:1,250 | |

Historical Map - Segment A13

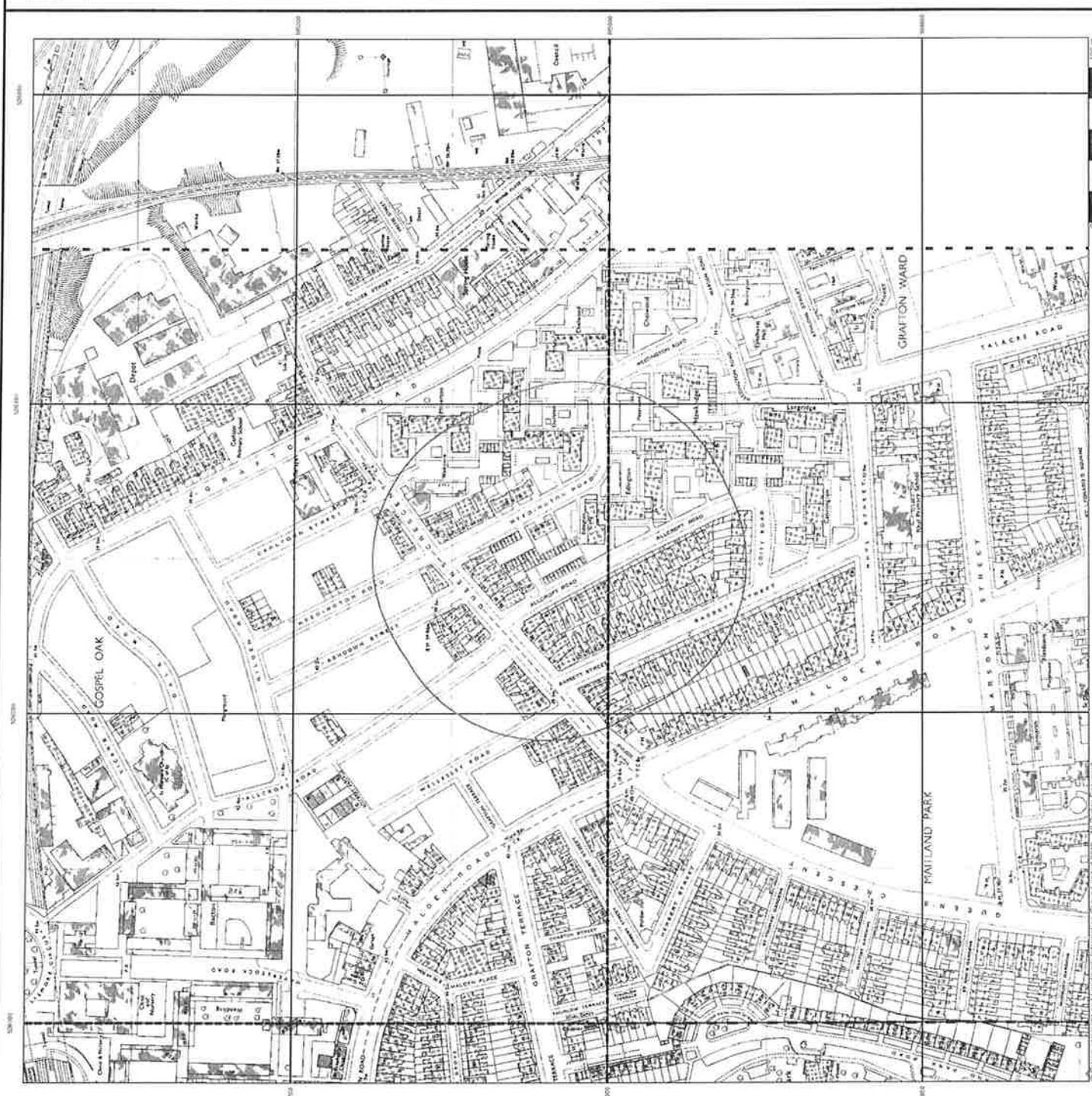


Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300 195030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 100

Site Details

47 Allcroft Road, LONDON, NW5 4NB



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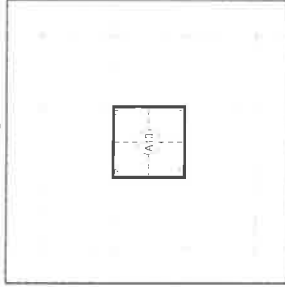
**Supply of Unpublished Survey Information
Published 1973 - 1974
Source map scale - 1:1,250**

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977 mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

| | |
|----------|----------|
| TO2685SW | TO2685SE |
| 1973 | 1974 |
| 1:1,250 | 1:1,250 |
| TO2684NW | TO2684NE |
| 1973 | 1974 |
| 1:1,250 | 1:1,250 |

Historical Map - Segment A13

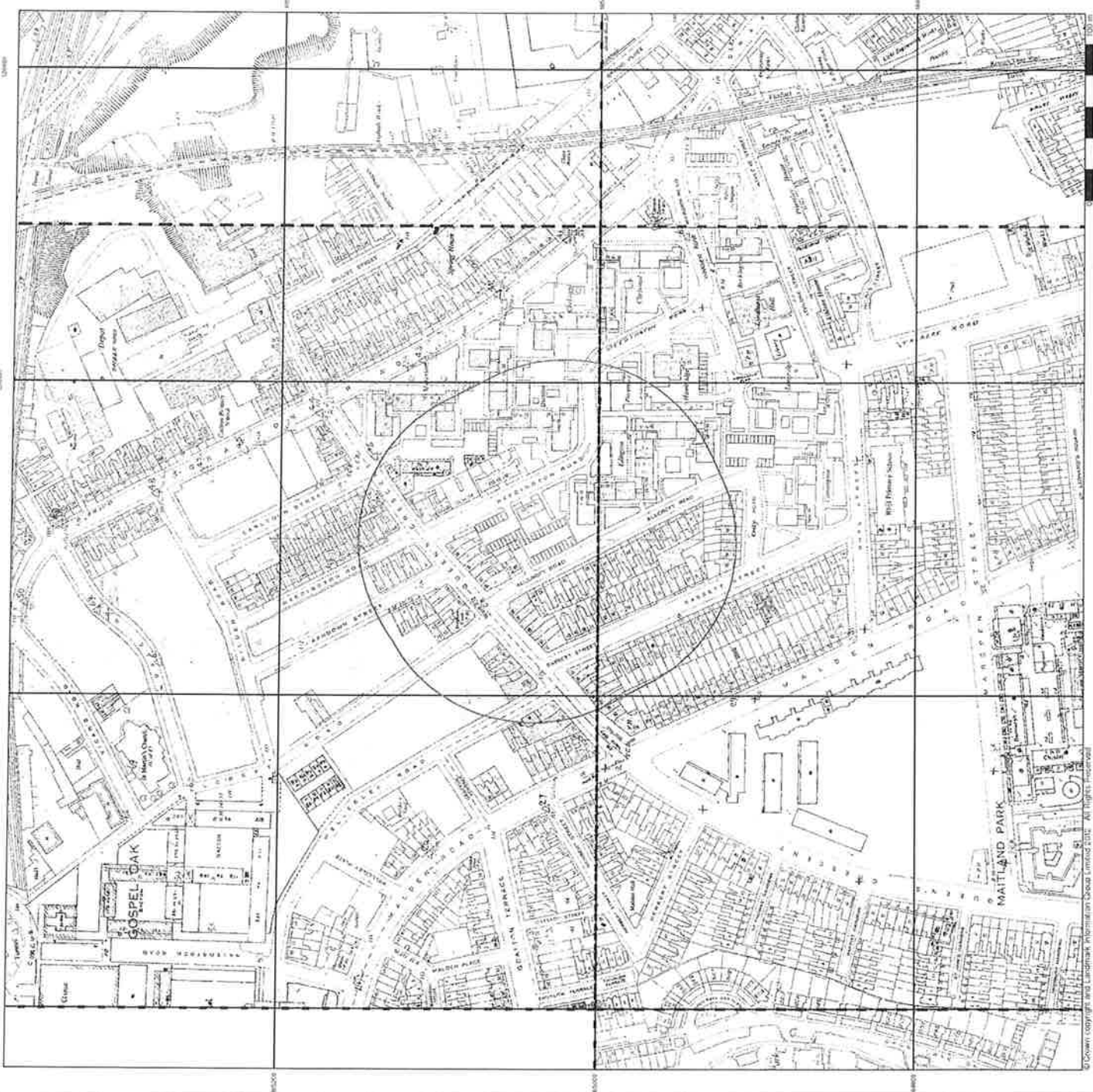


Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300, 185030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 100

Site Details

47 Allcroft Road, LONDON, NW5 4NB



**Ordnance Survey Plan
Published 1974 - 1976**

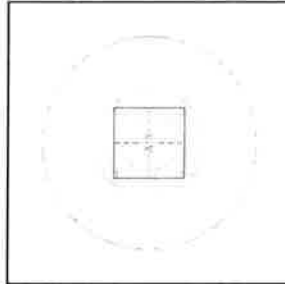
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas, these maps were used to update the 1:10,000 maps. The published data given therefore is often some years later than the surveyed data. Before 1938 all OS maps were based on the Cassini Projection, with independent surveys of a single area, giving rise to significant inaccuracies in adjoining areas. In the late 1940's a new edition was produced, which updated the 1:10,000 mapping from a number of maps approved. These maps were initially overprinted with the National Grid. In 1970 the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

- TQ28NE
- 1976
- 1:10,000
- TQ28SE
- 1974
- 1:10,000

Historical Map - Slice A

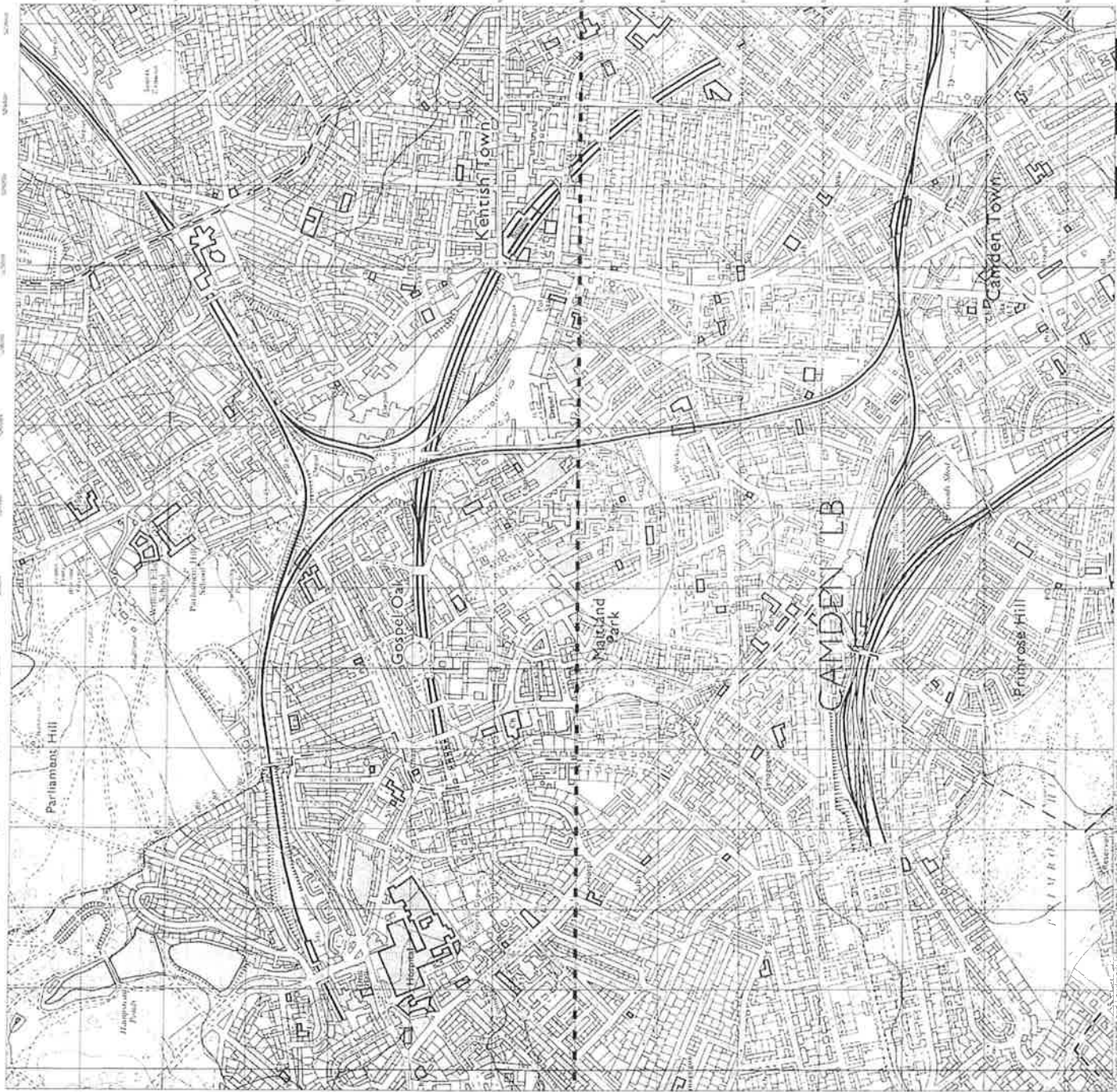


Order Details

Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allercroft Road LONDON, NW5 4NB



**Ordnance Survey Plan
Published 1980**

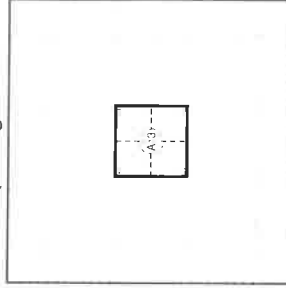
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1892 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

| | |
|---------|-----|
| TOBESSW | --- |
| 1980 | --- |
| 1:1,250 | --- |

Historical Map - Segment A13

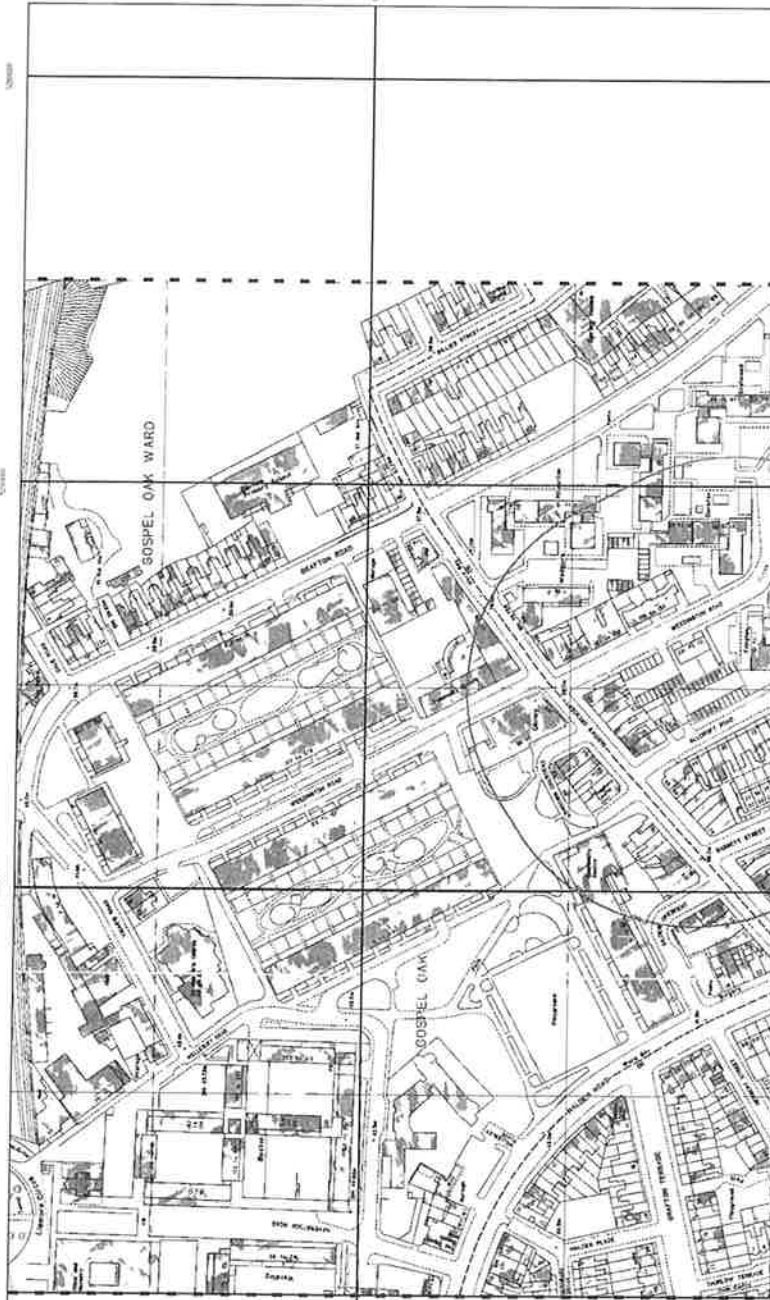


Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300, 185030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 100

Site Details

47 Allercroft Road, LONDON, NW5 4NB



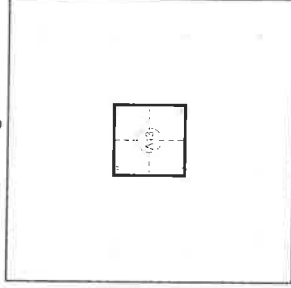
**Additional SIMS
Published 1981 - 1990
Source map scale - 1:1,250**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced in editions of 100 between the main editions as an area was updated. The data is based on OS 1:25,000 maps, and contain detailed information on buildings, roads and landscape. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

| | | |
|----------|------|---------|
| TQ2785SE | 1982 | 1:1,250 |
| TQ2885SW | 1990 | 1:1,250 |
| TQ2886SE | 1990 | 1:1,250 |
| TQ2886NE | 1987 | 1:1,250 |

Historical Map - Segment A13



Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300, 185030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 100

Site Details

47 Allcroft Road, LONDON, NW5 4NB



Large-Scale National Grid Data Published 1991

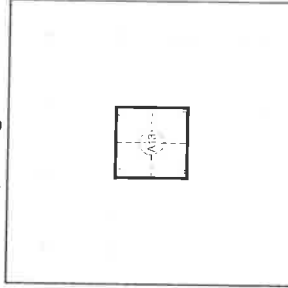
Source map scale - 1:1,250

Large Scale National Grid Data superseded SIM units (Ordnance Survey's Survey of Information on Microfilm) in 1992, and need to be produced until 1999. These maps were the forerunners of digital maps and provide detailed information on houses and roads, but tend to show topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

| | | |
|----------|----------|----------|
| TC2793SE | TC2885SW | TC2885SE |
| 1991 | 1991 | 1991 |
| 1:1,250 | 1:1,250 | 1:1,250 |
| TC2784NE | TC2884NW | TC2884NE |
| 1991 | 1991 | 1991 |
| 1:1,250 | 1:1,250 | 1:1,250 |

Historical Map - Segment A13

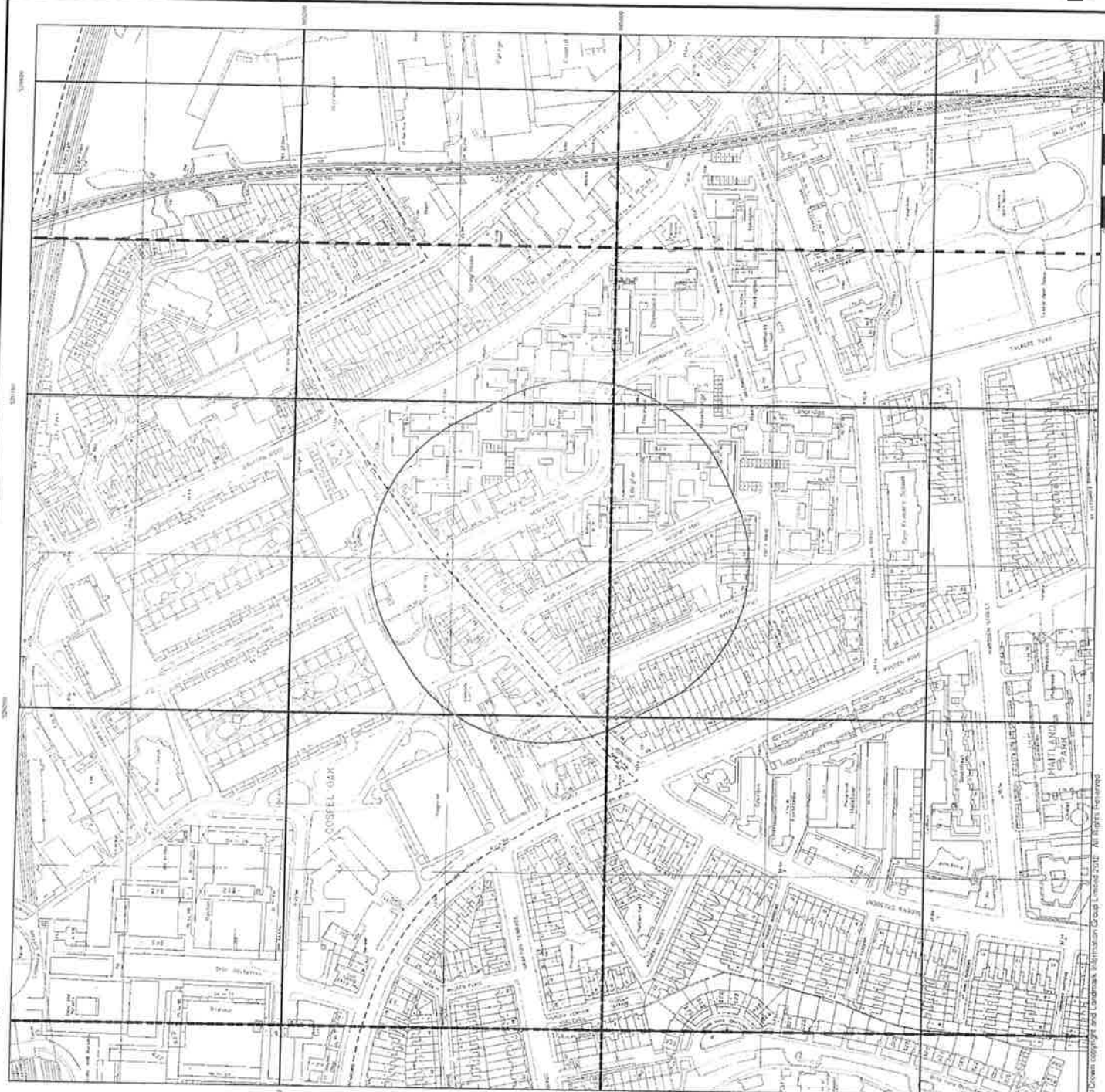


Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300, 185030
 Slice: A
 Site Area (ha): 0.07
 Search Buffer (m): 100

Site Details

47 Allcroft Road, LONDON, NW5 4NB



**Large-Scale National Grid Data
Published 1991 - 1996**

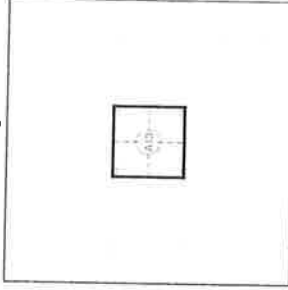
Source map scale - 1:1,250

Large-Scale National Grid Data superseded SWW cards (Ordnance Survey's Survey of Information on Microfilm) in 1992, and is intended to be produced until 1999. These maps were the forerunners of digital topographic maps and so provide detailed information on houses and roads, but tend to omit topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

| | | |
|-----------------------------|-----------------------------|-----------------------------|
| TC279SSE 1993 1:1,250 | TC2885SW 1992 1:1,250 | TC2885SE 1992 1:1,250 |
| TC279ANE 1991 1:1,250 | TC2885NE 1992 1:1,250 | |

Historical Map - Segment A13



Order Details

Order Number 37955676_1_1
Customer Ref 10755
National Grid Reference 528300, 185030
Slice A
Site Area (Ha) 0.07
Search Buffer (m) 100

Site Details

47 Allcroft Road, LONDON, NW5 4NB



**Ordnance Survey Plan
Published 1991 - 1996**

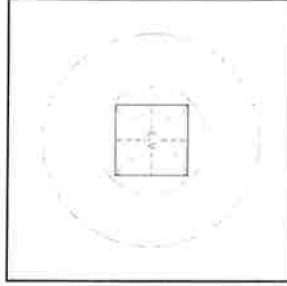
Source map scale - 1:10,000

The historical maps shown were reproduced from maps, predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas. These maps were used to update the 1:10,000 maps. The published date given hereafter is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with subsequent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear as 'indistinct' - with all military camps and other strategic sites removed. These editions were finally overprinted with the National Grid in 1970. The first 1:10,000 maps produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

| | | |
|--------|------|----------|
| TC28NE | 1966 | 1:10,000 |
| TC28SE | 1991 | 1:10,000 |

Historical Map - Slice A



Order Details

Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference: 528300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allcroft Road, LONDON, NW5 4NB



**10k Raster Mapping
Published 1999**

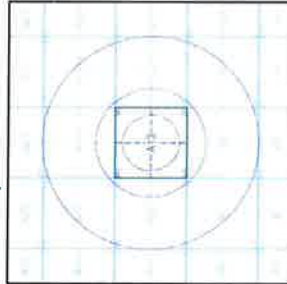
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depicts release county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

- TO28NE
- 1999
- 1:10,000
- TO28SE
- 1999
- 1:10,000

Historical Map - Slice A

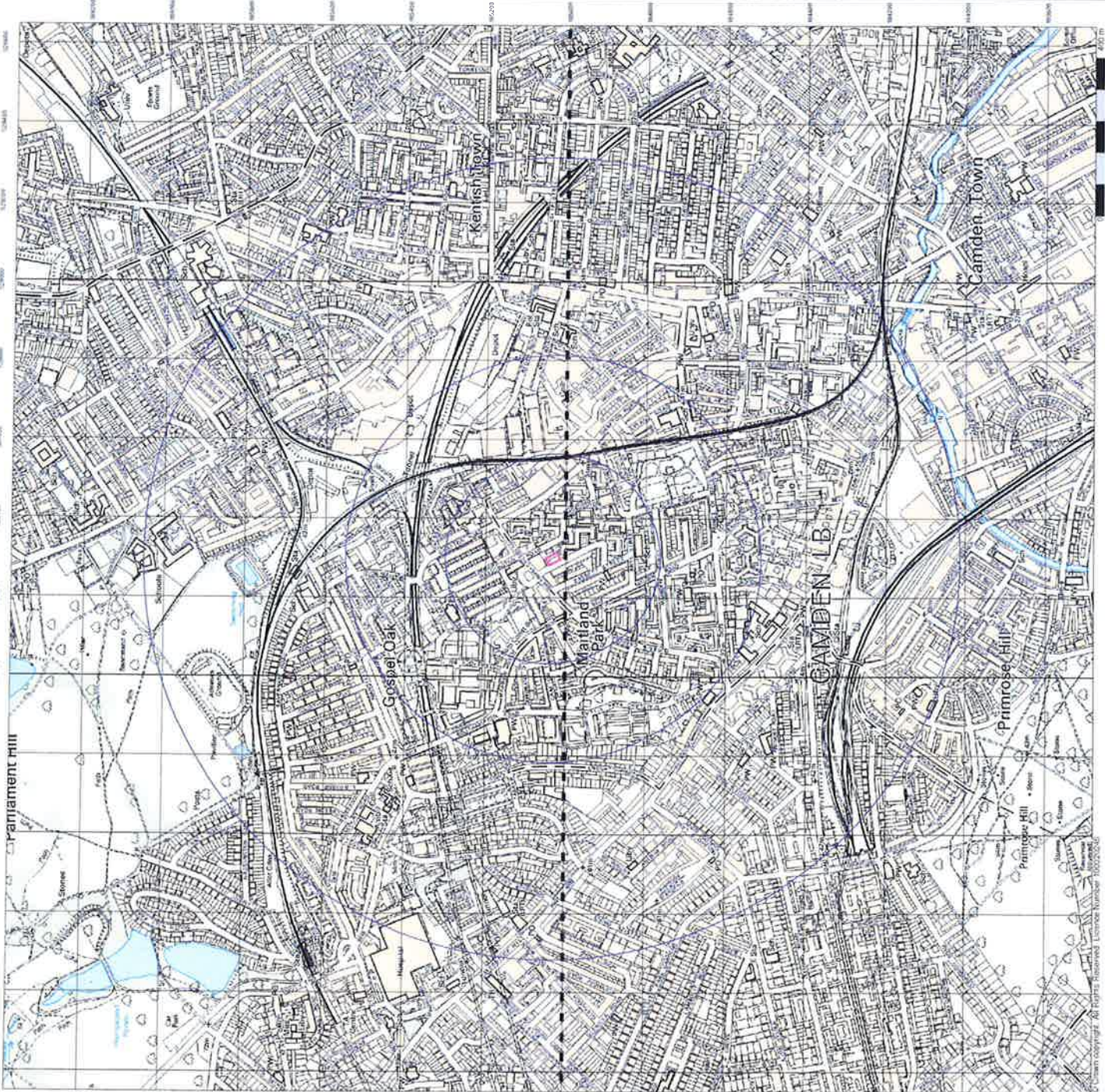


Order Details

Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allcroft Road, LONDON, NW5 4NB



**10k Raster Mapping
Published 2006**

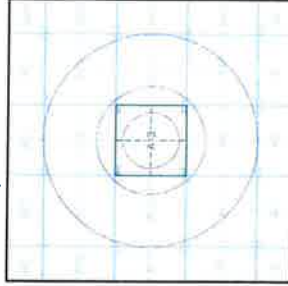
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Ordnance Survey's highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depicted includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

- TC28NE
2006
1:10,000
- TOR28E
2006
1:10,000

Historical Map - Slice A

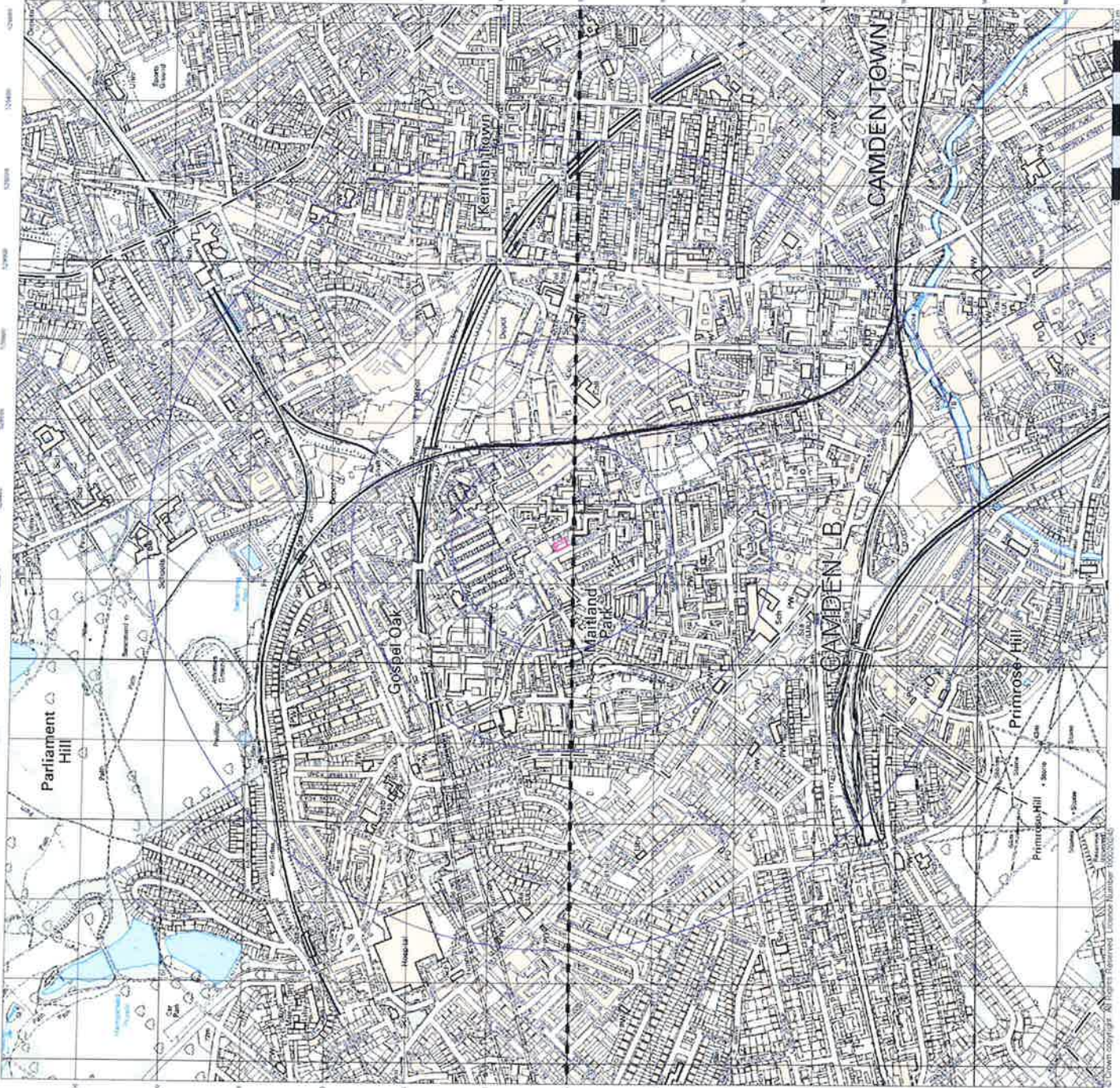


Order Details

Order Number: 37955676_1_1
 Customer Ref: 10755
 National Grid Reference: 528300, 185030
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 1000

Site Details

47 Allcroft Road, LONDON, NW5 4NB



**10k Raster Mapping
Published 2011**

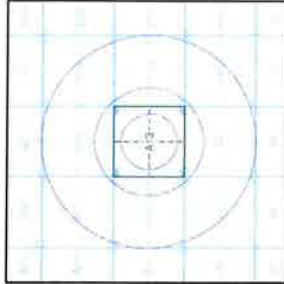
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from the 1:10,000 which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and foot boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depicted includes county, unitary authority district, civil parish and constituency.

Map Name(s) and Date(s)

- TO28NE |
- 2011 |
- 1:10,000 |
- TO28SE |
- 2011 |
- 1:10,000 |

Historical Map - Slice A

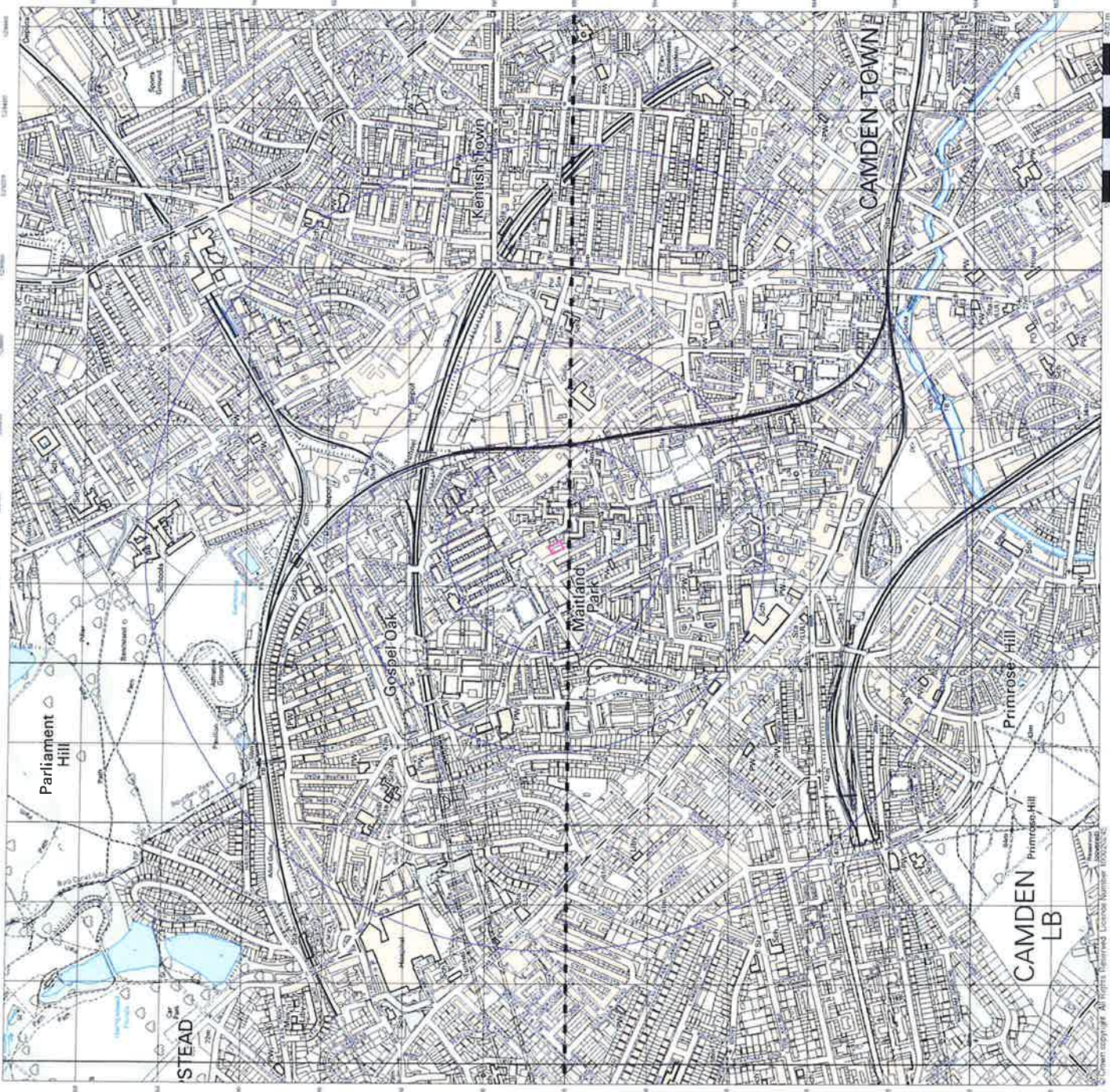


Order Details

Order Number 37955676_1_1
 Customer Ref. 10755
 National Grid Reference: 528300, 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allcroft Road LONDON, NW5 4NB



Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

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Historical Mapping Legends

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

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Large-Scale National Grid Data 1:2,500 and 1:1,250

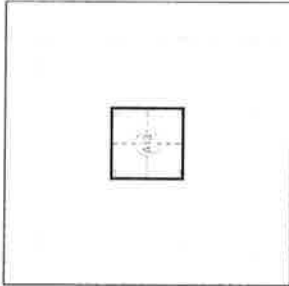
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
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Envirocheck®

Historical Mapping & Photography included:

| Mapping Type | Scale | Date | Pg |
|--|---------|-------------|----|
| London | 1:2,500 | 1973 - 1975 | 2 |
| London | 1:2,500 | 1986 | 3 |
| London | 1:2,500 | 1915 - 1916 | 4 |
| London | 1:2,500 | 1936 | 5 |
| Historical Aerial Photography | 1:1,250 | 1946 | 6 |
| Ordnance Survey Plan | 1:1,250 | 1953 - 1954 | 7 |
| Additional SIMs | 1:1,250 | 1953 - 1965 | 8 |
| Ordnance Survey Plan | 1:2,500 | 1954 - 1955 | 9 |
| Additional SIMs | 1:2,500 | 1955 | 10 |
| Ordnance Survey Plan | 1:1,250 | 1963 - 1968 | 11 |
| Ordnance Survey Plan | 1:2,500 | 1970 | 12 |
| Ordnance Survey Plan | 1:1,250 | 1973 - 1979 | 13 |
| Supply of Unpublished Survey Information | 1:1,250 | 1973 - 1974 | 14 |
| Ordnance Survey Plan | 1:1,250 | 1980 | 15 |
| Additional SIMs | 1:1,250 | 1981 - 1990 | 16 |
| Large-Scale National Grid Data | 1:1,250 | 1991 | 17 |
| Large-Scale National Grid Data | 1:1,250 | 1991 - 1996 | 18 |
| Large-Scale National Grid Data | 1:1,250 | 1995 | 19 |

Historical Map - Segment A13



| | |
|----------------------|---|
| Order Details | Order Number: 37955676_1_1 |
| | Customer Ref: 10755 |
| | National Grid Reference: 528300, 185030 |
| | Site Area (Ha): 0.07 |
| | Search Buffer (m): 100 |
| Site Details | 47 Allcroft Road, LONDON, NW5 4NB |



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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

| | | |
|------------------------------------|---|---------------|
| Gravel Pit | Sand Pit | Other Pits |
| Quarry | Shingle | Orchard |
| Ostiers | Reeds | Marsh |
| Mixed Wood | Deciduous | Brushwood |
| Fir | Furze | Rough Pasture |
| Arrow denotes flow of water | Trigonometrical Station | |
| Site of Antiquities | Bench Mark | |
| Pump, Guide Post, Signal Post | Well, Spring, Boundary Post | |
| Surface Level | | |
| Sketched Contour | Instrumental Contour | |
| Main Roads | Fenced Un-Fenced | Minor Roads |
| Sunken Road | Raised Road | |
| Road over Railway | Railway over River | |
| Railway over Road | Level Crossing | |
| Road over River or Canal | Road over Stream | |
| Road over Stream | | |
| County Boundary (Geographical) | County & Civil Parish Boundary | |
| County & Civil Parish Boundary | Administrative County & Civil Parish Boundary | |
| County Borough Boundary (England) | County Borough Boundary (Scotland) | |
| County Borough Boundary (Scotland) | Rural District Boundary | |
| Rural District Boundary | Civil Parish Boundary | |

Ordnance Survey Plan 1:10,000

| | | | | | | | | |
|-------------------------------|---|--|-----------------------------|---------------------------------|-----------------------|--------------------|-----------------|-----------|
| Chalk Pit, Clay Pit or Quarry | Gravel Pit | Disused Pit or Quarry | Lake, Loch or Pond | Boulders | Non-Confiferous Trees | Coppice | Rough Grassland | Saltings |
| Sand Pit | Refuse or Slag Heap | Dunes | Confiferous Trees | Orchard | Scrub | Heath | Reeds | Buildings |
| Building | Glasshouse | Sloping Masonry | Pylon | Electricity Transmission Line | Pole | | | |
| Cutting | Embankment | Standard Gauge Multiple Track | Standard Gauge Single Track | Siding, Tramway or Mineral Line | Narrow Gauge | | | |
| Road Under | Road Over | Level Crossing | Foot Bridge | | | | | |
| Geographical County | Administrative County, County Borough or County of City | Municipal Borough Urban or Rural District, Borough, Borough or County Constituency | Civil Parish | Police Station | Post Office | Public Convenience | Signal Box | Spr |
| | | | | Telephone Call Box | Telephone Call Post | Well | | |

1:10,000 Raster Mapping

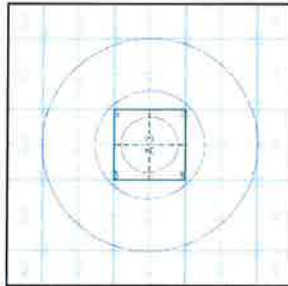
| | | | | | | | | | | | | | | | | | | | | | | | | |
|------------|-------------------------|------------------|----------------------|--------|----------------|-----------------|---------------------|--------------------------------|--|-------------------------------------|-----------------------------------|-------------------------------|-------------------|-----------------|--------------------|---------------|----------------------------|------------------------------|--------------------------|---|-----------------------|--------------------------------------|------------|--------------------|
| Gravel Pit | Refuse tip or slag heap | Rock (scattered) | Boulders (scattered) | Mud | Sand Pit | Top of cliff | Underground detail | Narrow gauge railway | Single track railway | Civil, parish or community boundary | Consistency boundary | Non-confiferous trees | Confiferous trees | Positioned tree | Coppice or Ostiers | Heath | Marsh, Salt Marsh or Reeds | Flow arrows | Mean low water (springs) | Electricity transmission line (with poles) | Triangulation station | Pylon, flare stack or lighting tower | Glasshouse | Important Building |
| Rock | Boulders | Shingle | Sand | Slopes | General detail | Overhead detail | Multi-track railway | County boundary (England only) | District, Unitary, Metropolitan, London Borough boundary | Area of wooded vegetation | Non-confiferous trees (scattered) | Confiferous trees (scattered) | Orchard | Rough Grassland | Scrub | Water feature | Mean high water (springs) | Telephone line (where shown) | Bench mark (where shown) | Point feature (e.g. Guide Post or Mile Stone) | Site of (antiquity) | General Building | | |



Historical Mapping & Photography included:

| Mapping Type | Scale | Date | Fg |
|-------------------------------|----------|-------------|----|
| Middlesex | 1:10,560 | 1873 - 1882 | 3 |
| London | 1:10,560 | 1879 | 4 |
| Essex | 1:10,560 | 1896 | 5 |
| London | 1:10,560 | 1920 | 6 |
| Essex | 1:10,560 | 1938 | 7 |
| London | 1:10,560 | 1938 | 8 |
| London | 1:10,560 | 1950 | 9 |
| Historical Aerial Photography | 1:10,000 | 1951 | 10 |
| Ordnance Survey Plan | 1:10,000 | 1957 - 1958 | 11 |
| Ordnance Survey Plan | 1:10,000 | 1968 | 12 |
| Ordnance Survey Plan | 1:10,000 | 1974 - 1976 | 13 |
| Ordnance Survey Plan | 1:25,000 | 1985 | 14 |
| Ordnance Survey Plan | 1:10,000 | 1991 - 1996 | 15 |
| 10K Raster Mapping | 1:10,000 | 1999 | 16 |
| 10K Raster Mapping | 1:10,000 | 2000 | 17 |
| 10K Raster Mapping | 1:10,000 | 2011 | 18 |
| | | | 19 |

Historical Map - Slice A



Order Details

Order Number 37955676_1_1
 Customer Ref 10755
 National Grid Reference 528300 185030
 Slice A
 Site Area (Ha) 0.07
 Search Buffer (m) 1000

Site Details

47 Allcroft Road LONDON, NW5 4NB



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