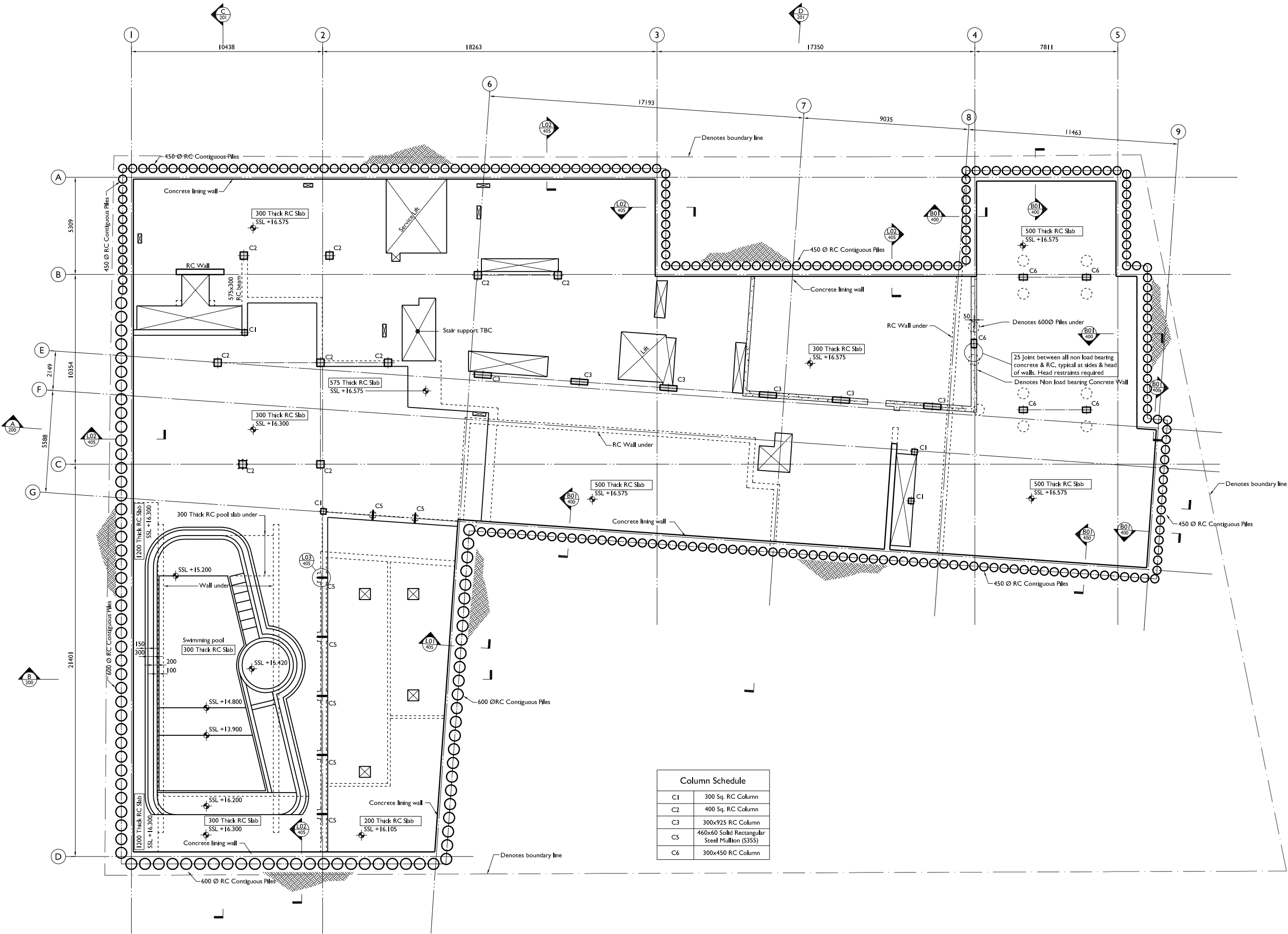

APPENDIX A – PROPOSED PLANS AND SECTIONS

Notes

1. For general notes refer to J1219-S-001
2. Do not scale from the drawings
3. This drawing to be read in conjunction with all other Architects and Engineers drawings and specifications including structural specifications
4. All dimensions are in millimetres unless noted otherwise
5. Any discrepancies between structural and architectural setting out dimensions must be brought to the attention of the Architect and Engineers



CI	11.09.12	Revisions clouded & Steelwork issued for construction	JD	RN
TI	08.06.12	Tender Issue	JD	RN
Rev	Date	Description	Drn	App

WEBB YATES ENGINEERS

23 - 24 Smithfield Street
London EC1A 9LF
020 7489 0900
www.webbyates.co.uk
info@webbyates.co.uk

Project I Radlett Place

Drawing Title General Arrangement
Lower Ground Floor Plan

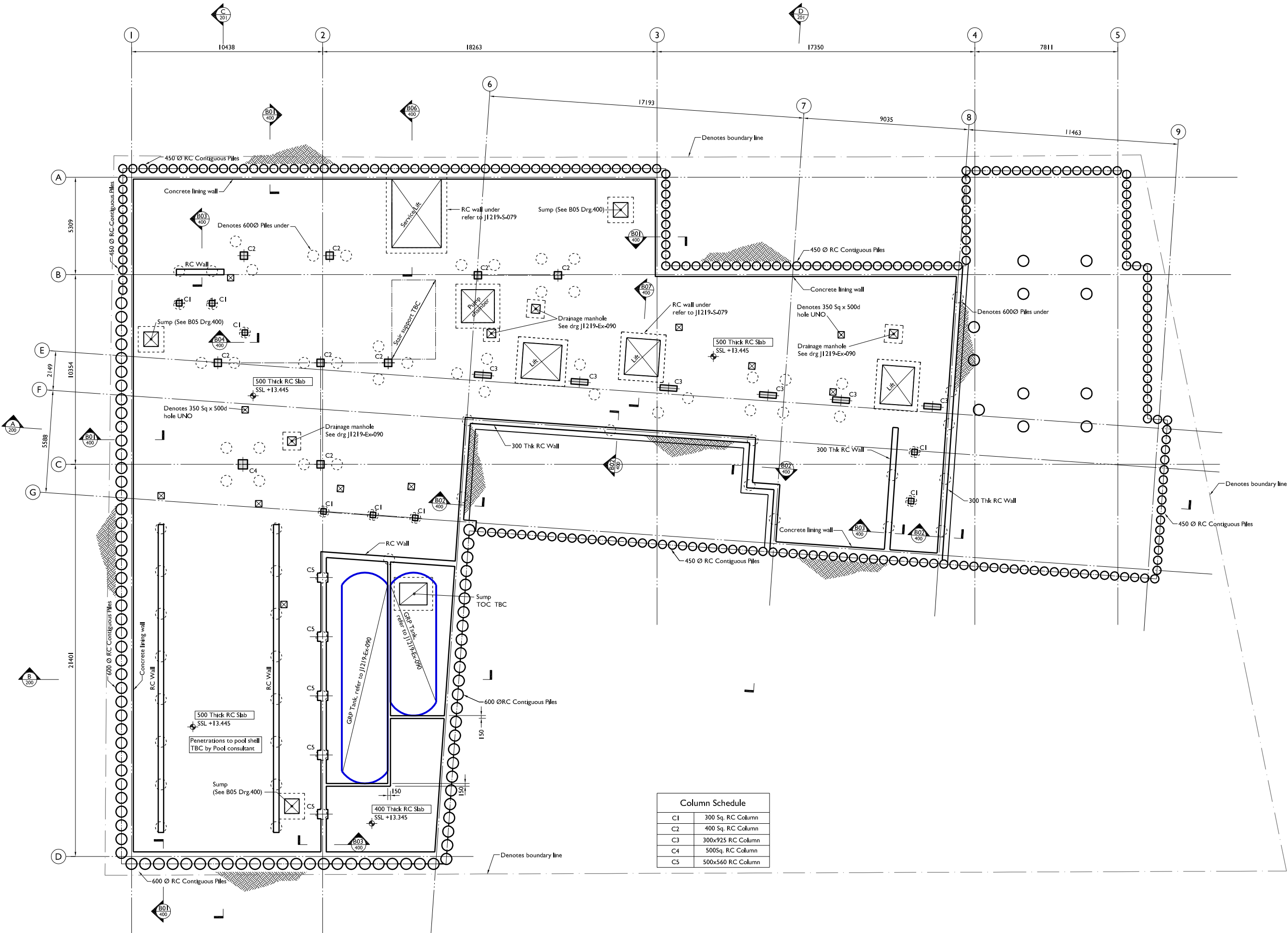
Drawing Status Construction

Drawn by JD	Checked by RN	Sheet size A1	Scale 1:100
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Drawing Number J1219-S-090	Revision CI
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Notes

1. For general notes refer to J1219-S-001
2. Do not scale from the drawings
3. This drawing to be read in conjunction with all other Architects and Engineers drawings and specifications including structural specifications
4. All dimensions are in millimetres unless noted otherwise
5. Any discrepancies between structural and architectural setting out dimensions must be brought to the attention of the Architect and Engineers
6. For underslab and cast in drainage refer to J1219-Ex-090
7. For lightning protection refer to Services Engineers drawings
8. Refer to J1219-S-079 for Foundation Plan



-	-08.12	Revisions clouded	JD	RN
T1	08.06.12	Tender Issue	JD	RN
Rev	Date	Description	Drn	App

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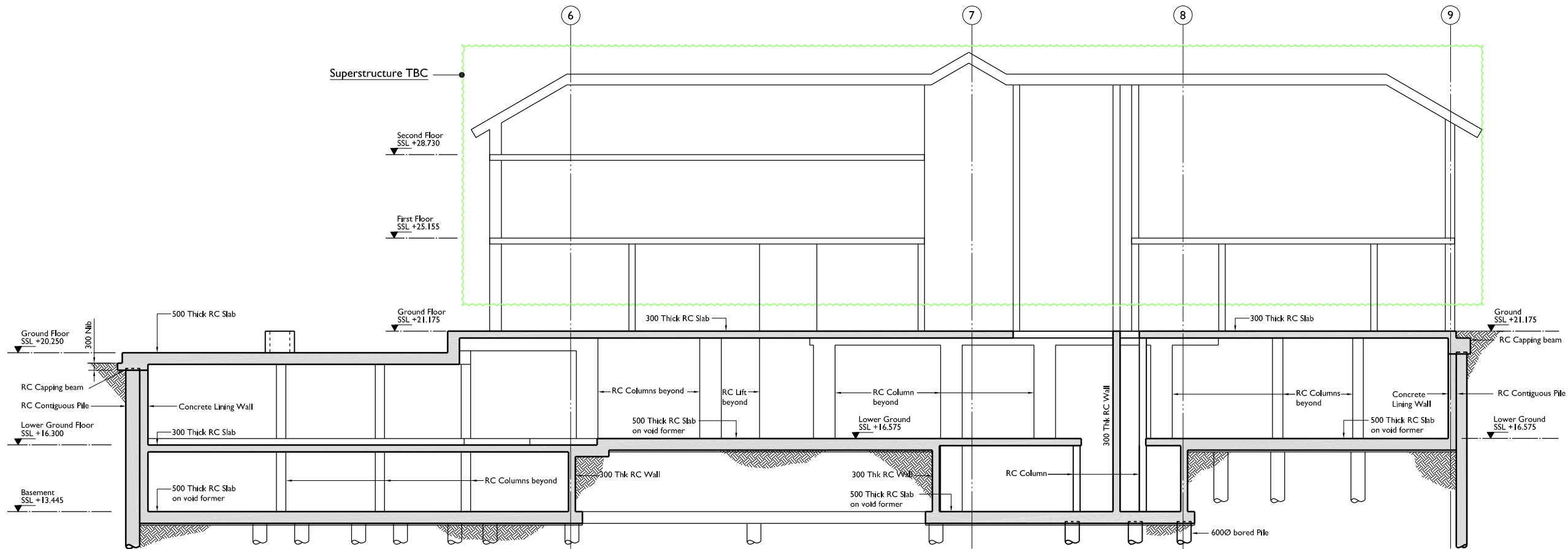
Project **I Radlett Place**

Drawing Title **General Arrangement
Basement Plan**

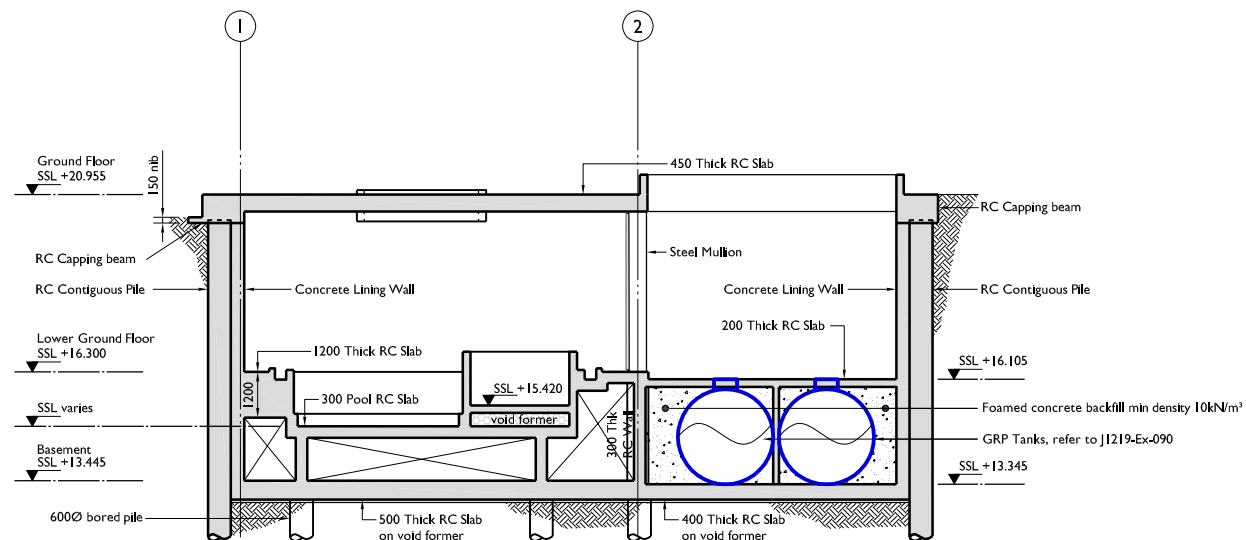
Drawing Status **Tender**

Drawn by JD	Checked by RN	Sheet size A1	Scale 1:100
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Drawing Number J1219-S-080	Revision -
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Section A-A



Section B-B

Notes

1. For general notes refer to J1219-S-001
2. Do not scale from the drawings
3. This drawing to be read in conjunction with all other Architects and Engineers drawings and specifications including structural specifications
4. All dimensions are in millimetres unless noted otherwise
5. Any discrepancies between structural and architectural setting out dimensions must be brought to the attention of the Architect and Engineers

CI	11.09.12	Revisions clouded & Steelwork issued for construction	JD	RN
T1	08.06.12	Tender Issue	JD	RN
Rev	Date	Description	Drn	App

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YATES ENGINEERS

23 - 24 Smithfield Street
London EC1A 9LF
020 7489 0900
www.webbyates.co.uk
info@webbyates.co.uk

Project
1 Radlett Place

Drawing Title
General Arrangement
Sections - Sheet 1

Drawing Status
Construction

Drawn by JD	Checked by RN	Sheet size A1	Scale 1:100
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Drawing Number J1219-S-200	Revision CI
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APPENDIX B – SITE INVESTIGATION

Desk Study Report

at

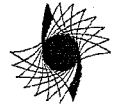
**1 Radlett Place
London
NW8 6BT**

on behalf of

Chelmer Site Investigations



**Our ref.: TJ2245AR1
August 2008**



1.0 INTRODUCTION

Terragen Environmental Consultants Limited ('TGEN') was commissioned by Chelmer Site Investigations (the 'Client') through an emailed instruction dated the 12th August 2008 to conduct a Desk Study Report at 1 Radlett Place, London, NW8 6BT (the 'Site').

The works undertaken comprised a walkover survey and provision of a Landmark Sitecheck report to assess the history and any other environmental factors that may affect the Site and immediate surrounds. In addition to these works the Client undertook an intrusive investigation across the Site, which comprised the progression of six (6) trial pits, three (3) boreholes and two (2) window sampler holes. During these works the Client recovered a number of samples, a selection of which were submitted to a UKAS accredited laboratory for a suite of common contaminants. TGEN was also commissioned to provide an interpretation of the results of analysis and a summary of the significance of any contamination encountered.

Environmental regulators use an assessment of sources, pathways and receptors when assessing the risk posed by a potentially contaminated site. For a potential risk to arise each stage must be present, plausible and significant.

2.0 DATABASE SURVEY

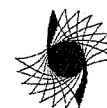
A SiteCheck report was commissioned from the Landmark Information Group. The report on the site history and other environmental factors affecting the Site is presented in Appendix A.

The report concludes that in the professional opinion of Wilbourn Associates, based on the information disclosed in the SiteCheck report the level of risk:-

- 1) Is unlikely to have an adverse effect on the value of the property, and
- 2) Is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

Other environmental factors were identified within the SiteCheck report, the discussion of which is beyond the scope of this report, although the Client may wish to carry out further investigation/assessment prior to proceeding with the development. These are as follows:-

- The Site is in an area of Subsidence Hazard Potential.



2.1 Geology and Hydrogeology

2.1.1 Geological Strata

The published geological survey map (1:50,000 scale, British Geological Survey, Sheet 256, North London, Solid and Drift Edition) for the Primrose Hill area is summarised in sequence from the surface in the table below:-

Stratum	Aquifer	Area Covered	Estimated Thickness	Age	Typical Description
Made Ground	No	Whole Site	0-2m	Recent	Sandy, clayey gravel with bricks, concrete and ash*
London Clay	No	Whole Site	71-110m	Palaeocene - Eocene	Undivided clay, silty in part
Woolwich & Reading Beds	No	Whole Site	8-23m	Palaeocene	Mottled clay with sand and pebble beds
Thanet Sand Formation	No	Whole Site	0-16m	Palaeocene	Fine grained sand
Chalk	Major	Whole Site	190-220m	Cretaceous	Micritic limestone with flint nodules and interbedded calcareous mudstone in lower part

*We have assumed a layer of superficial made ground may be present at the Site.

The SiteCheck report presented in Appendix A confirms that the Site is located above a Non-Aquifer, which is described as follows:-

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"

The upper sequence of strata inferred from the geological map was confirmed by the six (6) trial pits, three (3) boreholes and two (2) window sampler holes excavated by the Client to depths of up to 20mbgl and would appear to confirm the assessment of the geological maps for the area that the Site itself is located above a Non-Aquifer.

The logs confirm the presence of made ground across the Site underlain by clay. The logs and exploratory hole location plan are given in Appendix B. The strata encountered can be summarised as follows:-

Stratum	Avg Thickness	Typical Description
Made Ground	0.89m	Medium compact, moist, dark brown, sandy, clayey silt with type-one, brick, concrete, clinker and tile fragments.
Clay*	>15.7m	Firm, moist mid brown/orange/grey silty clay, becoming stiff to very stiff dark grey/brown silty clay with increasing depth.

* Present to the full depth in each of the deep boreholes.

The made ground was overlain by topsoil in TP5 to a depth of 0.15m and hard-standing to an average depth of 0.15m in BH1, BH2 and BH3.

The deeper made ground was generally encountered around the perimeter of the Site.

BH1 was recorded as dry to 15.5m, whereas standing water was recorded on completion in BH2 at 1.7mbgl and BH3 at 1.2mbgl. In WS1 and WS2 standing water was recorded at 6.5mbgl, which in each case is assumed to have accumulated on the borehole as a result of surface seepage from perched



water in the made ground/surface soils as opposed to being representative of groundwater within the below ground clay-based strata. It is likely that if the boreholes were to be pumped dry, re-charge rates would be negligible confirming this assumption.

2.1.2 Controlled Waters

The Site is not located within an Environment Agency (the 'Agency') designated source protection zone for potable water supply. This is shown graphically on the following map:-



Key - ■ - Inner Zone ■ - Outer Zone ■ - Total Catchment ■ - Special Interest

Abstraction Licenses

The SiteCheck report indicates that there are:-

- Two (2) abstraction licenses held within 500m of the Site.

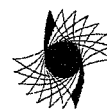
Holder	Location	Source	Usage	Distance/Direction
Thames Water Utilities Ltd	Barrow Hill Pumping Station	Borehole	Public Water Supply	250-500m E
Thames Water Utilities Ltd	Barrow Hill Pumping Station	Borehole	Public Water Supply	250-500m E

Discharge Consents

The SiteCheck report indicates that there is:-

- One (1) discharge consent held between 250-500m of the Site. Details of are summarised in the table below:-

Holder	Location	Discharge Type	Status	Distance/Direction
Thames Water Utilities Ltd	Barrow Hill	Trade Discharge	Revoked	250-500m SE

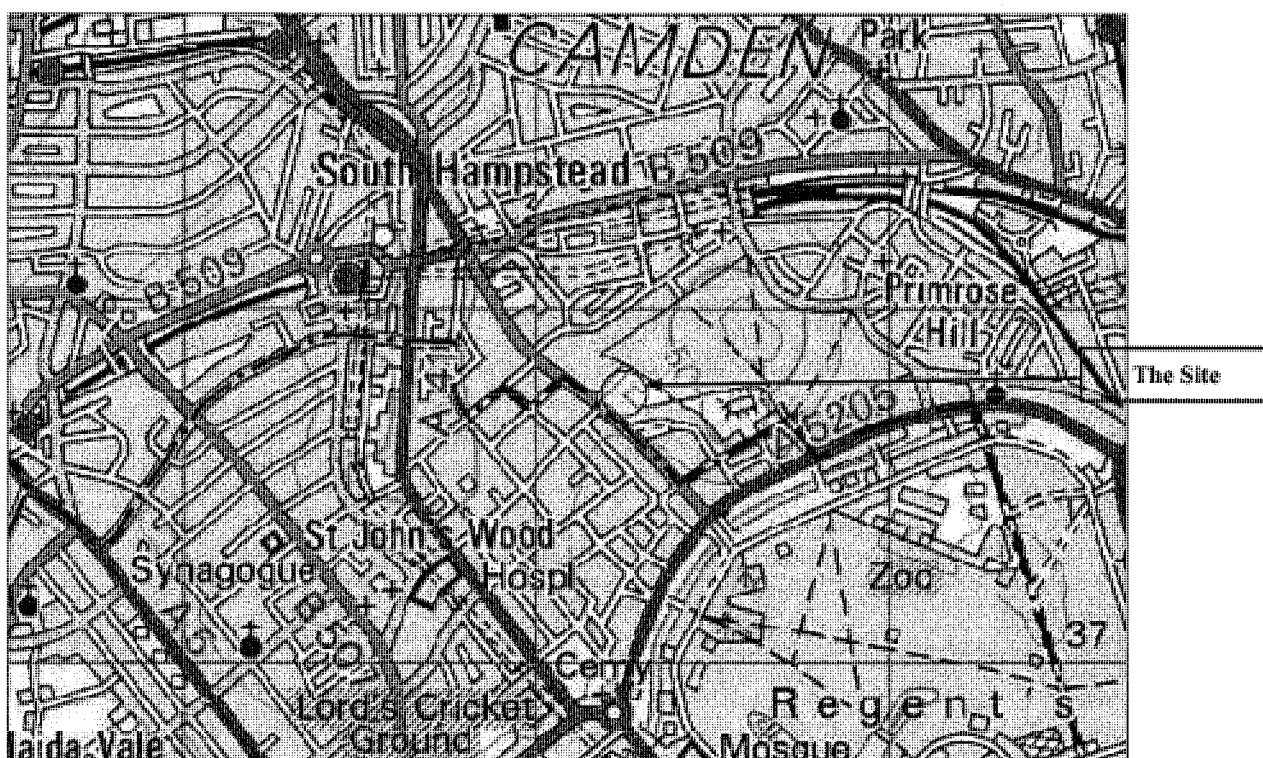




Surface Water Features

The SiteCheck report indicates that the nearest surface water feature is located some 250-500m to the SE of the Site, which is assumed to be the Grand Union Canal running through the N of Regents Park.

2.1.3 Flood Risk

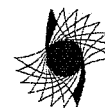
The Site is not located within an Agency indicative fluvial or tidal floodplain that is liable to flooding. This is shown graphically on the following map:-



-  Flooding from rivers or sea without defences
-  Extent of extreme flood

Further information provided by the Agency indicates that this location is in an area that is unlikely to flood except in extreme conditions. Generally this means that the area is at a low risk of flooding each year from rivers or the sea.

The Agency defines low as 0.5% (1 in 200) or less, moderate as 1.3% (1 in 75) or less and significant as greater than 1.3%. This takes into account the effect of any flood defences in the area. The information provided is however caveated against use when applying for planning permission.



2.2 Other Information

2.2.1 Waste/Landfill Sites

- No Waste/Landfill Sites are listed within 500m of the Site, as detailed below:-

2.2.2 Statutory Authorisations

- No Local Authority Pollution Prevention and Controls are listed within 500m of the Site.

2.2.3 Potentially Contaminative Uses

- Contemporary Trade Directory Entries

Five (5) contemporary trade directory entries are listed within 250-500m of the Site boundary, and include the following:-

Company	Location	Activity	Status	Distance/Direction
24 HR Waste Disposal	St Johns Wood Terrace	Waste Disposal Services	Inactive	250-500m S
H R Brook	Flat 7, 7-8 St Edmunds Terrace	Textile Manufacturing	Inactive	250-500m SE
Arrow Enterprises (UK) Ltd	13 Lower Merton Rise	Chemicals and Allied Products	Inactive	250-500m N
Parks	76-78 Allitsen Road	Candle Manufacturers & Suppliers	Inactive	250-500m S
Swan Dry Cleaners	19 Lower Merton Rise	Dry Cleaners	Active	250-500m N

- Fuel Station Entries

No fuel station entries are listed within 500m of the Site boundary.

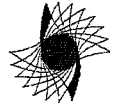
2.2.4 Historical Land Use

A review of the 1:1,250, 1:2,500 and 1:10,560 historical maps of the area dated between 1874 and 1991 indicate the following potentially contaminative land uses for within 500m of the Site:-

Type	Date(s) of mapping	Distance	Direction
Electrical Sub-Station Facilities	1971	135m	SE
	1971	216m	S
	1988	225m	N
	1971	240m	NW
	1969-1988	250-500m	Various
Tanks	1954	408m	SE
	1965-1966	250-500m	Various
Air Shafts	1896-1991	288	N
Military Land	1874-1951	360m	SW

2.2.5 Radon

- The Site is listed as being within an area where less than 1% of homes are above the radon level and where radon protective measures are considered unnecessary in the construction of new dwellings or extensions.



3.0 SITE WALKOVER

A site walkover was undertaken in accordance with BS 10175:2001 on 15th August 2008 by an environmental consultant from TGEN. This section should be read in conjunction with the photographic record presented in Appendix C.

The Site is located at National Grid Reference 527 200, 183 770 and comprised a roughly flat, rectangular parcel of land, circa 0.2ha in size, located in Primrose Hill, London.

The Site was bounded by residential properties and gardens to the W, E and S and public open space/parkland of Primrose Hill to the N and NE. The Site was accessed via a private roadway off Avenue Road.

The Site comprised a two-storey, L-shaped, brick-built residential dwelling, which was occupied at the time of the walkover.

The NW frontage of the property comprised hard-standing (paving slabs) used for parking vehicles, with mature landscape beds, containing a range of shrubs.

Several large mature London Plane trees were located at the Site, one on the NW perimeter and two on the NE perimeter of the Site.

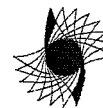
A single-storey, brick built double-width garage was attached to the SW frontage of the building, which was accessed via the paved hard-standing at the front of the property.

The E and SE frontage (rear garden) comprised a paved patio around the perimeter of the building, with a mature garden mainly laid to lawn, with a range of mature trees and shrubs around the perimeter. To the SW of the building was a single-storey brick built gazebo.

Two small ornamental ponds were located along the N section of the garden.

The SW section of the garden was under hard-standing and overgrown. An all-weather tennis court would appear to have been previously located in this area.

There were no visual or olfactory signs of contamination or contaminative activities at or immediately adjacent to the Site. All of the vegetation appeared in good health.



4.0 SUMMARY OF POLLUTANT LINKAGES

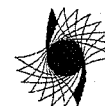
The table below presents a preliminary CSM for the Site based upon the historic and contemporary information reviewed and summarised in a tabular form the relevant sources, pathways and receptors on the Site that may be associated with the proposed development.

Receptor	Source/Medium	Pathway														
		1) Direct Soil Ingestion	2) Direct soil-derived indoor dust ingestion	3) Consumption of site-grown vegetables	4) Indirect ingestion via site-grown vegetables	5) Skin contact with soil-derived indoor dust	6) Skin contact with soil	7) Inhalation of soil-derived indoor dust	8) Inhalation of soil-derived outdoor dust	9) Inhalation of soil vapours indoors	10) Inhalation of soil vapours outdoors	11) Root uptake of soluble contaminants within surface soils	12) Vertical leaching of contaminants within soil	13) Horizontal migration of groundwater to controlled surface water	14) Direct contact of construction materials with surface soils	15) Migration and accumulation of volatile compounds /ground gases
End-Users	Shallow soils	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	x	x	x	x
	Deep soils	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
	Groundwater	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Flora / Fauna	Shallow Soils	x	x	x	x	x	x	x	x	x	x	✓	x	x	x	x
Groundwater	Shallow Soils	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Surface Water	Shallow Soils	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Buildings	Shallow Soils	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Construction Materials	Shallow Soils	x	x	x	x	x	x	x	x	x	x	x	x	x	✓	x

✓ Pathway Present x Pathway Absent

It is likely that the development plans for the Site will result in some of the active pathways being broken (i.e. by covering parts of the Site with hard-standing).

It should be noted that exposure pathways from deep soils (>1mbgl) and inorganic compounds within the groundwater (i.e. metals) and semi-volatile organic compounds with a Henry's Law Constant less than 1×10^{-5} atm-m³/mole (i.e. certain PAHs) have not been considered with regards to human health.



5.0 RESULTS OF LABORATORY ANALYSIS

This section of the report provides comments upon the results of chemical laboratory testing for eight (8) soil sample(s), detailed within Chemtest Laboratory Test Report No. 39258, dated 23rd May 2008, supplied to us by the Client and presented in Appendix D.

We understand from the Client that the site at 1 Radlett Place, London is to be redeveloped to include a new, two-storey residential dwelling, with extensive areas of soft and hard-landscaping, plus hard-standing for vehicle access.

As part of the investigation undertaken by the Client, trial pits, window-sampler holes and boreholes were excavated across the site, from which eight (8) soil samples were recovered from 0.25-1.0mbgl by the Client and submitted to Chemtest to analyse for a range of potential contaminants.

As shown in the exploratory logs, given in Appendix B, each of the samples was derived from the near surface soil (made ground).

5.1 Human Health

Current guidance within the UK policy framework for assessing potential risks of harm from contaminants in surface soils are contained within the Contaminated Land Reports and the CLEA models produced by DEFRA & the Environment Agency (2002).

CLR7 sets out a statistical basis for the assessment of the results of chemical analysis of representative samples obtained from a ground investigation. The premise is to review the entire data set, as opposed to comparing individual results to a given Soil Guidance Value ('SGV'). The method is designed to reflect uncertainty within a limited number of samples obtained.

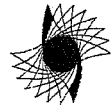
The CLEA model provides generic SGVs for 3 end-use scenario's:

- Residential (with and without plant uptake)
- Allotments
- Commercial/Industrial

On the basis of the information supplied by the Client we have assumed a Residential (with plant uptake) end use scenario as an initial conservative screen for assessing the results. Should the end use of the site or soils change, then the interpretation of the results may also change. The CLEA 2002 statistical methodology produces two key outputs:-

The Mean Value Test: Calculates the Upper Bound Value UBV or 95th percentile of the mean (UBV₉₅) which enables a set of contamination results to be compared to the relevant SGV. If the UBV₉₅ is less than the SGV, the mean value test is passed and the site may be considered as not presenting significant possibility of significant harm in the context of Part 2A of the Environmental Protection Act 1990. If the test is failed a view would then be taken as to whether further work may be required

The Maximum Value Test: Calculates the Outlier Critical Value (OCV). This enables an assessment to be made as to whether the highest value in a set of results belongs to the general 'population', or whether it represents a statistical outlier, i.e. a contamination 'hot spot', and is not truly representative of the data collected.



Where determinands are not covered by the guidance within the CLR reports, then we have used other guidance documents to assess the likely significance of any chemical contaminants present in the samples of materials subjected to analysis by the laboratory, which are as follows:-

- Environment Agency (2008). Interpretation of the Definition and Classification of Hazardous Waste (Technical Guidance WM2, 2nd Edition, Version 2.2 May 2008).
- DEFRA (2007). The Environmental Permitting (England and Wales) Regulations 2007 (SI 2007 3538).
- British Standard (2007). Specification for topsoil and recommendations for use (BS3882:2007).
- Land Quality Management & Chartered Institute of Environmental Health (2007). Generic Assessment Criteria of Human Health Risk Assessment.
- Environment Agency (2007). How to find out if waste oil and wastes that contain oil are hazardous. A guide to the Hazardous Waste Regulations. (HWR08, Version 3.1, June 2007).
- Environment Agency (2006). Guidance for Waste Destined for Disposal in Landfill (Version 2, June 2006).
- BRE (2005). Concrete in Aggressive Ground (BRE Special Digest 1, 3rd Edition 2005).
- Environment Agency (2005). Guidance on Sampling and Testing of Wastes to Meet Landfill Waste Acceptance Procedures (Version 1 April 2005).
- BRE (2004). Cover Systems for Land Regeneration (March 2004).
- Environment Agency (2004). Requirements for Waste Destined for Disposal in Landfill: A guide for waste producers and waste managers.
- Environment Agency (2004b) CLR11: Model Procedures for the Management of Land Contamination and Associated Documentation.
- Environment Agency (2003). Guidance on Hydrogeological Risk Assessments for Landfills and the Derivation of Groundwater Control and Trigger Levels (TGN01, March 2003).
- DEFRA & Environment Agency (2002). Contaminated Land Reports (CLR7, CLR8, CLR9, CLR9 Tox 1-12, CLR10 & CLR10 SGV 1-10).
- MADEP (2002). Characterising Risks Posed by Petroleum Contaminated Sites.
- WRAS (2002). The Selection of Materials for Water Supply Pipes to be Laid in Contaminated Land: Information and Guidance Note 9-04-03 (Issue 1, October 2002).
- Environment Agency (2001). Guidance on the Disposal of Contaminated Soil (Version 3).
- National Institute for Public Health and the Environment (2001). Technical Evaluation of Intervention Values for Soil, Sediment and Groundwater (RIVM Report 711701 023).
- CIRIA (2001). Contaminated Land Risk Assessment, a Guide to Good Practice.
- British Standard (2001). Investigation of Potentially Contaminated Sites Code of Practice (BS10175:2001).
- Dickinson et al. (2000). Planting Trees on Contaminated Soils: Issues & Guidelines. (Land Contamination & Reclamation, 8 (2), 2000).
- NEPC (1999). Guidelines on Investigation Levels for Soil and Groundwater. (Schedule B1).
- British Standard (1999). Code of Practice for Site Investigations (BS 5930:1999).
- The Surface Waters (Fishlife) (Classification) Regulations (1997)
- MAFF (1998). The Soil Code.
- USEPA (1996). Soil Screening Guidance: Technical Background Document (EPA/540/R95/128).
- Alloway (1995). Heavy Metals in Soils. (2nd Edition).
- The Surface Waters (River Ecosystem) (Classification) Regulations (1994)
- Eikmann & Kloeke (1991). Taken from Land Contamination and Reclamation, 6 (4) (1998).
- Department of the Environment, (1991). Waste Management Paper 27: Landfill Gas. (2nd Edition). HMSO.



5.1.1 Summary of Results

CLEA (2002) Guidance

Determinand	Unit	Max Value	UBV ₉₅	Residential (with plant uptake)	Residential (without plant uptake)	Commercial/Industrial	GAC Source
Arsenic	mg/kg	27	20	20	20	500	SGV01
Cadmium (pH8)	mg/kg	1.0	0.44	8.0	30	1400	SGV03
Chromium (Hexavalent)	mg/kg	5.0	5.0	130	200	5000	SGV04
Copper	mg/kg	96	66	111	2080	45700	LQM & CIEH#
Mercury (Inorganic)	mg/kg	1.2	1.0	8.0	15	480	SGV05
Nickel	mg/kg	51	35	50	75	5000	SGV07
Selenium	mg/kg	0.71	0.57	35	260	8000	SGV09
Lead*	mg/kg	1800	920	450	450	750	SGV10
Zinc	mg/kg	710	404	330	8250	18800	LQM & CIEH#
Naphthalene**	mg/kg	0.40	0.34	8.5	17.1	720	LQM & CIEH#
Fluorene**	mg/kg	0.50	0.26	91.4	2640	59400	LQM & CIEH#
Benzo-a-Pyrene**	mg/kg	2.3	1.3	1.1	1.3	29.7	LQM & CIEH#
Dibenzo(a,h)Anthracene**	mg/kg	0.40	0.21	1.1	1.3	29.7	LQM & CIEH#
Phenols **	mg/kg	0.30	0.30	78	34400	43000	SGV08

*The UBV₉₅ for lead is based on the Geomean

** The thresholds are based on an organic matter content of 2.5%

Where SGVs are not available generic assessment criteria values given in Generic Assessment Criteria for Human Health Risk Assessment (2007) published by Land Quality Management and The Chartered Institute of Environmental Health have also been used.

A summary of the results for the compounds assigned a Generic Assessment Criteria (GAC) threshold (generic Soil Guideline Value (SGV) or generic assessment criteria value from LQM & CIEH) are presented in the table above. A statistical assessment was undertaken in accordance with CLR7.

The UBV₉₅ concentration for lead, zinc and benzo(a)pyrene (BaP) exceeded their respective GAC for Residential (with plant uptake) end use scenarios and would therefore constitute a potential risk to human health in areas of sensitive end-use.

In instances where the UBV₉₅ is exceeded then the Maximum Value Test determines whether the most elevated value is statistically part of the population of the dataset, or is indicative of an outlier or 'hotspot'. If the most elevated concentration is a statistical outlier (hotspot) then it may be treated as such and removed from the population of the dataset and the process repeated. After the process is repeated the new UBV₉₅ value can then be compared against the respective SGV to determine whether removal of the statistical hotspot allows the end use criteria threshold to be passed. If the UBV₉₅ value is subsequently failed the Maximum Value Test can be re-run to determine whether the next most elevated concentration is statistically part of the population of the new dataset. This process is repeated to identify 'hotspots' within the dataset. It should be stressed that passing the Maximum Value Test does not prove that the most elevated concentration is not an outlier possibly representing an area of contamination, it merely demonstrates that the maximum value is reasonably consistent with belonging to the same underlying distribution.

In each case the Maximum Value Test indicated that the most elevated concentration (1800mg/kg of lead in TP1 @ 0.75m, 710mg/kg of zinc in TP1 @ 0.75m and 2.3mg/kg of BaP in TP3 @ 0.75m) was statistically part of the population and therefore not representative of an outlier or 'hotspot' and could therefore occur at any point within the averaging area (i.e. anywhere within the area of the Site represented by the samples).



5.2 Services and Construction Materials

5.2.1 Concrete cast in-situ

BRE Guidance

Determinand	Unit	Max Value	UBV ₉₅	Threshold criteria for all uses
Sulphate (Water Soluble)	g/l	0.26	0.16	0.5

The concentration of water soluble sulphate was within the BRE Special Digest 1 (2005), Design Class DS-1 for concrete cast in-situ and precautions are therefore unlikely to be required.

5.2.2 Potable water supplies

WRAS (2002) Guidance

Determinand	Unit	Max Value	UBV ₉₅	Threshold criteria for water supply pipes
Sulphate (Total)	%	0.15	0.09	0.20
Sulphide	mg/kg	2.4	1.6	250
pH	units	8.3	8.0	5-8
Arsenic	mg/kg	27	20	10
Cadmium	mg/kg	1.0	0.44	3.0
Chromium	mg/kg	70	46	600
Chromium (Hexavalent)	mg/kg	5.0	5.0	25
Cyanide (Free)	mg/kg	0.50	0.50	25
Thiocyanate	mg/kg	5.0	5.0	50
Lead	mg/kg	1800	920	500
Mercury	mg/kg	1.2	1.0	1.0
Selenium	mg/kg	0.71	0.57	3.0
Phenols	mg/kg	0.30	0.30	5.0
Total PAHs	mg/kg	24	16	50

The guidance provided by WRAS is based upon the potential for:-

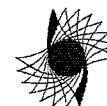
- Taste or odour impairment of potable water through the permeation of organic contaminants through polymer-based pipework
- Structural or physical deterioration of pipework materials
- Contamination of the interior pipework surface when undertaking maintenance
- Health and safety of workers

On this basis the concentration of pH, total arsenic, total lead and total mercury at one or more locations was found to exceed the respective guidance threshold provided by WRAS and therefore, should water supply pipes be laid within the soils represented by these samples, precautions may be required by the local water supply company.

5.3 Landscaping and Planting

BS3882:2007 Multipurpose Topsoil

Determinand	Unit	Max (mg/kg)	UBV ₉₅ (mg/kg)	Threshold criteria for all uses
Copper	mg/kg	96	66	200
Nickel	mg/kg	51	35	110
Zinc	mg/kg	710	404	300
pH	Units	8.3	8.0	5.5-8.5



If as part of the redevelopment works there were to be any areas of landscaping, then on the basis of the results for potentially phytotoxic compounds (i.e. those potentially hazardous to plant health), there would be a potential risk to plant health from the soil represented by these samples due to the elevated concentration of zinc in several of the samples.

Zinc becomes increasingly less available for plant uptake with increasing soil pH, such that it is unlikely at the inherent soil pH that significant quantities would be available and therefore unlikely that the growth of most native amenity species would be inhibited. It is however possible, particularly within the soils represented by TP1 @ 0.75, where the maximum concentration was encountered that sub-optimal growth may occur, particularly if delicate ornamentals were to be planted.

The soils were generally alkaline in reaction and whilst within the range occurring naturally in UK soils, would best suit species with a wide pH tolerance.

5.4 Waste Disposal

If as part of the redevelopment works materials represented by these samples were to be disposed off-site as waste and assuming that the samples and the descriptions of the soils adequately represent the materials onsite requiring disposal we would describe the materials chemically as follows:-

Ref	Depth (mbgl)	Description	Hazardous / Not Hazardous	Likely Disposal Classification
TP1	0.75	Significantly Elevated Lead	Hazardous	Hazardous
BH1	0.50	Slightly Elevated Lead	Not Hazardous	Inert or Non-Hazardous
TP2	0.75	No Significant Contamination	Not Hazardous	Inert or Non-Hazardous
BH2	0.75	Slightly Elevated Lead	Not Hazardous	Inert or Non-Hazardous
WS2	1.0	No Significant Contamination	Not Hazardous	Inert or Non-Hazardous
TP3	0.75	Elevated Lead	Not Hazardous	Inert or Non-Hazardous
BH3	0.50	No Significant Contamination	Not Hazardous	Inert or Non-Hazardous
TP6	0.25	No Significant Contamination	Not Hazardous	Inert or Non-Hazardous

The above classifications should be confirmed with the receiving facility and/or Environment Agency prior to disposal.

On the basis of the testing undertaken we would consider the soils represented by TP1 @ 0.75mbgl to be potentially hazardous (H14 Ecotoxic) due to the elevated concentration of lead.

We would consider the soils represented by the remainder of the samples likely to be classified as inert or non-hazardous for disposal.

It should be borne in mind that additional testing (e.g. leaching to BS EN 12457-3) to demonstrate compliance with Waste Acceptance Criteria (WAC) in accordance with the Landfill Directive and UK waste management regulations would be required by inert and hazardous permitted waste management facilities and would also be required to differentiate between an inert and non-hazardous category for disposal. Clarification of such issues should be sought from the chosen waste management facility prior to disposal of the material off-site as waste.

Materials listed as potentially inert may be chemically suitable for recovery and reuse as general fill below a restoration layer in a suitable, low risk construction facility qualifying as being exempt from waste management licensing (Paragraph 19A), if the suitable material is disposed off-site as a whole, although the generally elevated concentrations of lead may preclude this option.

We would recommend that you verify that the material is physically suitable for disposal as waste or recovery at your chosen facility. Materials with a significant deleterious odour or with visual indicators of contamination, such as being brightly coloured or containing fibrous material should not be disposed at inert waste or exempt facilities. The waste should also not contain any significant quantities of deleterious



materials such as paper, plastic, textiles, wood, gypsum and metal. Particular care should be taken to ensure that the material contains no Hazardous Waste such as asbestos or invasive weeds such as Japanese Knotweed. Materials destined for 'general fill' should also not contain significant quantities of organic matter, such as peat, topsoil or vegetation.

5.5 Gas Monitoring

Three (3) rounds of gas monitoring were undertaken by the Client during May 2008. The results of the gas monitoring are presented in Appendix E.

In each case the methane (CH₄) readings were below 0.1% (detection limit of the instrument). Carbon dioxide (CO₂) readings were low in BH2 on each occasion, being below 1.5%, although slightly elevated concentrations below were returned by both BH1 and BH3 on each monitoring occasion.

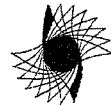
Carbon monoxide was picked up in trace amounts at each location, which is a little surprising as CO is generally a result of combustion usually where there is a reduced supply of oxygen and is commonly encountered in landfills where there is a sub-surface fire and we would therefore consider based on the current use of the Site that this is a result of interference with the instrument.

There is no obvious source of CO₂ (e.g. organic strata) in either BH1 and BH2 and we would consider that the risks are low, although additional assessment, including the monitoring of flow rates would be required to confirm this assessment.

In general we would assume that the results would indicate that gas-protection measures are unlikely to be required by the local planning authority, although you should be aware that some local planning authorities require at least four (4) rounds of monitoring, with at least one (1) round being at low or falling atmospheric pressure (<1000 mbar).

In addition for an accurate assessment of the need for gas-protection measures the measurement of flow is required in order to determine Gas Screening Values (GSVs), which are reported in litres per hour (l/h) for both CH₄ and CO₂. The GSVs can then be compared to:-

- The thresholds given in the 'Traffic Light' system, detailed in NHBC (2007), for low-rise residential developments; or
- The 'Characteristic Situations' as detailed in CIRIA 149 and the typical scope of protective measures detailed in the Revised Wilson and Card Classification (CIRIA Report 659) for commercial/industrial developments or for high-rise residential developments.
- NHBC (2007). *Guidance on Evaluation of Development Proposals on Sites Where Methane and Carbon Dioxide are Present (Edition 4)*.
- Wilson, S, Oliver, S, Mallett, H, Hutchings, H, & Card, G (2006). *CIRIA Report 659 Assessing risks posed by hazardous ground gases in buildings*.
- Wilson, SA and Card, GB (1999). *Reliability and Risk in Gas Protection Design. Ground Engineering, February 1999*
- Card, GB (1995). *CIRIA Report 149: Protecting Development from Methane. CIRIA, London*



6.0 CONCLUSIONS

The database search concluded that there was a low risk of the Site being classed as "contaminated land" by the local authority as defined in Part IIA of the Environmental Protection Act 1990 and that it was unlikely the value of the Site could be impaired as a result of this fact.

A walkover survey indicated that the area of proposed development was a parcel of land within a residential area, where it is understood the demolition of existing residential dwelling is to precede a development which is to comprise a new residential dwelling with private gardens.

A review of the geological information and exploratory logs would appear to indicate that an SPL does not exist between the Site and controlled waters due to the presence of a significant thickness of clay and distance to any surface waters. Therefore human health (end-users and site workers) and buildings/structures would appear to be the main sensitive receptors at the Site to be considered in light of the proposed development plans.

As part of the development, any exposure pathways to the identified receptors (human health of end-users and buildings/structures) if deemed to be present, plausible and significant would need to be broken.

Human Health (End-Users)

During the intrusive investigation undertaken by the Client a selection of samples of the near surface soils were assessed for potential contamination. A statistical assessment of the results in accordance with CLR7 indicated that of the compounds assigned a GAC the UB_{V95} concentration of lead, zinc and BaP was found to exceed their respective threshold for a Residential (with plant uptake) end use scenario and would therefore indicate a potential risk to end users of the Site, and as such remedial measures would be required to break exposure pathways.

In each case the Maximum Value Test indicated that the most elevated concentration was part of the population of the dataset and could therefore occur any within the averaging area (e.g. anywhere within the area of the Site represented by the samples).

Areas of hard-standing (e.g. building footprint, roadways etc.)

In areas of hard-standing such as the building footprint or roadways, the development itself would adequately break exposure pathways to human health.

Sensitive End-Use Areas (Garden/Soft Landscaped Areas etc.)

In areas of sensitive end-use, such as gardens, additional measures would be required within the development plans to mitigate risks to end-users and break exposure pathways.

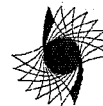
In accordance with BRE (2004) *Cover Systems for Land Regeneration: Thickness of Cover Systems for Contaminated Land*, in areas of garden on average a minimum of 500mm* of soils validated as being free from significant contamination should be placed above the in-situ site soils.

** This is based on the UB_{V95} value for lead of 920mg/kg for the site soils and an assumed value of 50% of the Residential (with plant uptake) GAC value for lead for the imported soils.*

It should be noted that changes in site levels may require planning approval and also may not be appropriate for the site. It may therefore be necessary to remove and dispose of an equivalent depth of soil (e.g. 500mm) prior to placement of the imported soils.

Should the materials represented by TP1 @ 0.75 coincide with a sensitive end-use, and require removal then it would be advisable to undertake an appropriate delineation exercise, such that they may be segregated and disposed off separately to the remainder of the Site soils.

Risks to operatives during any earthworks would need to be mitigated through the use of appropriate Personal Protective Equipment (PPE).



Controlled Waters (Minor Aquifer / Surface Waters)

We would consider risks to controlled waters to be low and as such unlikely that the local authority and/or the Environment Agency would require remedial measures to be included within the development plans to protect controlled waters.

Buildings and Structures

In accordance with the WRAS guidance the elevated pH, total arsenic, total lead and total mercury would require measures to be taken to protect water supply pipes in the ground. Potentially, these measures may include the use of barrier pipes and/or backfilling of oversized trenches within clean backfill materials. We would recommend that confirmation be sought from the local water supply company.

Disposal

Our opinion as to the disposal designations are presented in Section 5.4, which generally classify the soils as inert or non-hazardous for disposal off-site as waste., with the exception of the materials represented by BH1 @ 0.75mbgl which we would consider potentially hazardous on the basis of an elevated concentration of lead. We would recommend that this be confirmed with the receiving facility and/or Environment Agency prior to disposal.

Additional testing (WAC) would be required to confirm suitability for disposal to an inert or hazardous permitted facility.

Gas Monitoring

Slightly elevated concentrations of CO₂ were returned on each monitoring occasion by BH1 and BH3. In our opinion the likelihood of gas protection measures to be required as part of the development is low, although additional assessment including the monitoring of flow rates would be required to confirm this.

Previously Unidentified Contamination

We would recommend that during any excavation associated with future phases of the development, should materials previously unidentified during the geo-environmental investigation be encountered (e.g. unusual appearance and/or odour including hydrocarbon etc.) we would recommend that works are halted in that area and the advice of a geo-environmental specialist be sought to determine an appropriate course of action.

We would recommend that formal approval be sought from the local planning authority, NHBC and/or Environment Agency for the recommendations contained within this report prior to commencing with the development.

We trust that this report meets your requirements, but please contact us should you require clarification on any of the matters raised. Thank you for your custom and we hope that we can be of further assistance to you in the future.

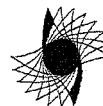
Paul Brewer
BSc (Hons), MSc, Ml Soil Sci, CSci
Senior Environmental Consultant
(for and on behalf of Terragen Environmental Consultants Limited)



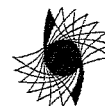
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IMPORTANT: This section should be read before reliance is placed on any of the opinions, advice, recommendations or conclusions set out in this report.

- a) This report has been prepared for the purpose of providing advice to the Client pursuant to its appointment of Terragen Environmental Consultants Limited ('TGEN') to act as a Consultant.
- b) Save for the Client no duty is undertaken or warranty or representation made to any party in respect of the opinions, advice, recommendations or conclusions herein set out.
- c) All work carried out in preparing this report has used, and is based upon, our professional knowledge and understanding of the current relevant English and European Community standards, approved codes of practice, technology and legislation.
- d) Changes in the above may cause the opinion, advice, recommendations or conclusions set out in this report to become inappropriate or incorrect. However, in giving its opinions, advice, recommendations and conclusions, TGEN has considered pending changes to environmental legislation and regulations of which it is currently aware. Following delivery of this report, we will have no obligation to advise the Client of any such changes, or of their repercussions.
- e) TGEN acknowledges that it is being retained, in part, because of its knowledge and experience with respect to environmental matters. TGEN will consider and analyse all information provided to it in the context of our knowledge and experience and all other relevant information known to us. To the extent that the information provided to us is not inconsistent or incompatible therewith, TGEN shall be entitled to rely upon and assume, without independent verification, the accuracy and completeness of such information.
- f) The content of this report represents the professional opinion of experienced environmental consultants. TGEN does not provide specialist legal advice and the advice of lawyers may be required.
- g) In the Summary and Recommendations sections of this report, TGEN has set out our key findings and provided a summary and overview of our advice, opinions and recommendations. However, other parts of this report will often indicate the limitations of the information obtained by TGEN and therefore any advice, opinions or recommendations set out in the Executive Summary, Summary and Recommendations sections ought not to be relied upon unless they are considered in the context of the whole report.
- h) The assessments made in this report are based on the ground conditions as revealed by walkover survey and/or intrusive investigations, together with the results of any field or laboratory testing or chemical analysis undertaken and other relevant data which may have been obtained including previous site investigations. In any event, ground contamination often exists as small discrete areas of contamination ("hot spots") and there can be no certainty that any or all such areas have been located and/or sampled.
- i) There may be special conditions appertaining to the site which have not been taken into account in the report. The assessment may be subject to amendment in light of additional information becoming available.
- j) Where any data supplied by the Client or from other sources, including that from previous site investigations, have been used it has been assumed that the information is correct. No responsibility can be accepted by TGEN for inaccuracies within the data supplied by other parties.
- k) Whilst the report may express an opinion on possible ground conditions between or beyond trial pit or borehole locations, or on the possible presence of features based on either visual, verbal or published evidence this is for guidance only and no liability can be accepted for the accuracy thereof.
- l) Comments on groundwater conditions are based on observations made at the time of the investigation unless otherwise stated. Groundwater conditions may vary due to seasonal or other effects.
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APPENDICES



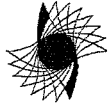
Appendix A – Landmark SiteCheck Report

Appendix B – Exploratory Hole Location Plan & Logs

Appendix C – Photographic Record

Appendix D – Results of Analysis

Appendix E – Gas Monitoring Results



APPENDIX A



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Report on:
1 Radlett Place
LONDON
NW8 6BT

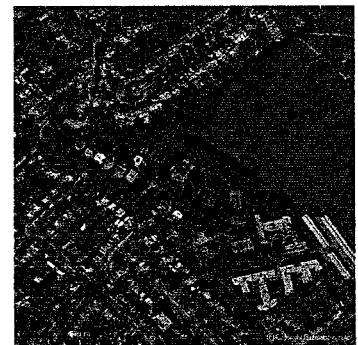
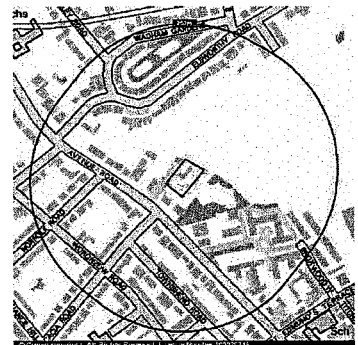
Prepared For:
Terragen Environmental Consultants Ltd
7 Nemours Road
London
W3 6NZ

Report Reference:
SCASS-26107352-1-1

Report Date:
15th August 2008

Your Reference:
TJ2245AR1_SAS

Report Centre
National Grid Reference:
527200, 183770



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Professional Opinion on environmental risk

PASSED

The Sitecheck report dated 15/08/2008 and reference 26107352_1 for 1 Radlett Place, LONDON, NW8 6BT has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the governments approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part IIA of the Environmental Protection Act 1990.

In completing this report Wilbourn Associates has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Wilbourn Associates. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Wilbourn Associates for what purpose the report has been commissioned.

CONCLUSIONS

In the professional opinion of Wilbourn Associates the level of risk associated with the information disclosed in the associated Sitecheck report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "Contaminated Land" within the meaning of Part IIA of the Environmental Protection Act 1990.

OTHER ENVIRONMENTAL FACTORS In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

An area of Subsidence Hazard Potential

Please refer to the relevant section in the report for each of the above factors.

Philip E. Wilbourn BSc C.Env FRICS
Chartered Environmental Surveyor



This professional opinion forms part of the Sitecheck Assess report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Assess Practitioner Guide. Wilbourn Associates are regulated by RICS.



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Professional Opinion on environmental risk

SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination and Environmental Matters - their implications for property professionals'. This guidance note is referred to in UKGN1.1 paragraphs 9.1 and 9.2 of the RICS Appraisal and Valuation Standards (5th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix C for commercial property or Appendix D for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination and Environmental Matters - their implications for property professionals'. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-5th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant/occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

Contents of the Report

This report is divided into eleven sections

Aerial Photo

The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffers used throughout the report at 250m and 500m.

Location Map

The accurate large-scale Ordnance Survey map confirms the boundary of the subject site. The descriptive text may identify other features which could be of relevance but not reported. The smaller aerial photo includes the site boundary.

Summary of Site

This section comprises source, pathway and receptor information found on site. Other factors which may affect the site are also included.

Summary

This section comprises of a summary table of the information found on site and in its vicinity.

Current Land Use

This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.

Historical Land Use

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

This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. The section also contains a separate Flood Map.

Other Factors

This section contains information on other factors which may affect the site and its vicinity.

Useful Information

This section contains information which may be of use when interpreting the report.

Useful Contacts

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. Additionally there is a list of organisations that may be contacted if you require specialist environmental or geotechnical support.

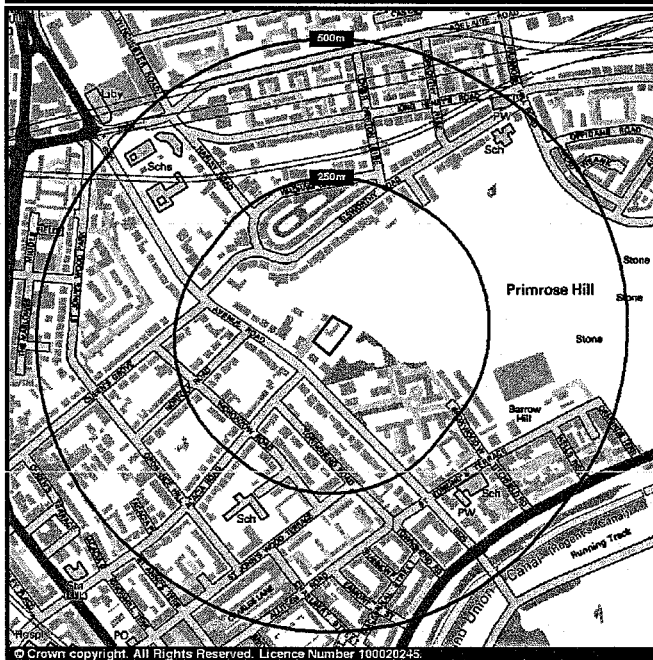
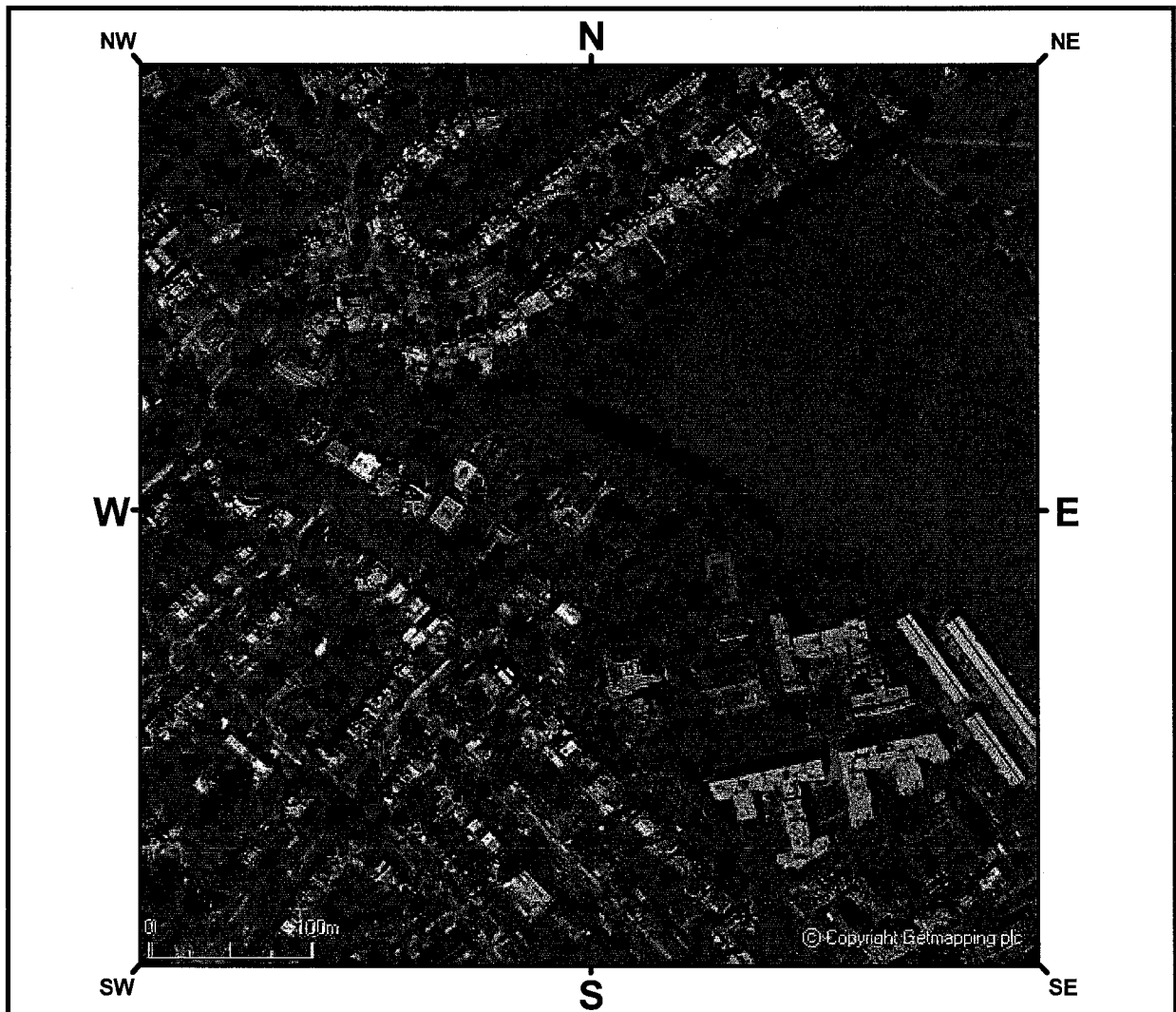
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The Sitecheck Assess User guide is available free of charge from our website www.landmark-information.co.uk

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Site

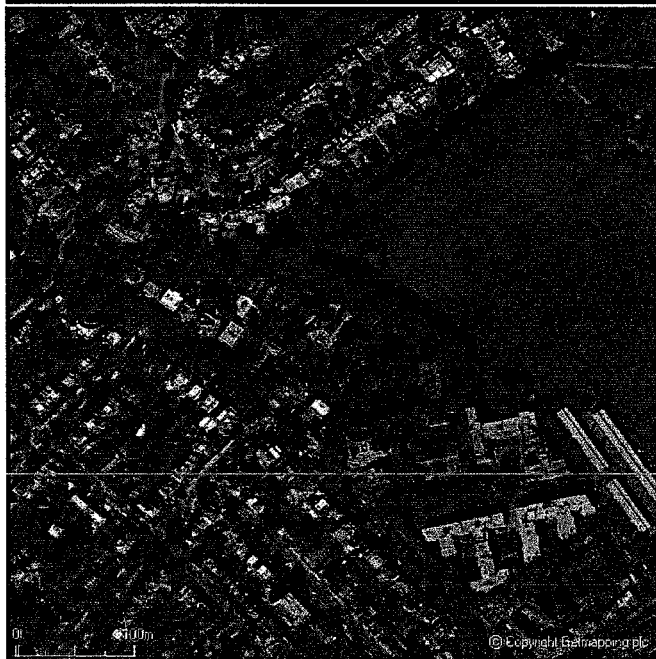
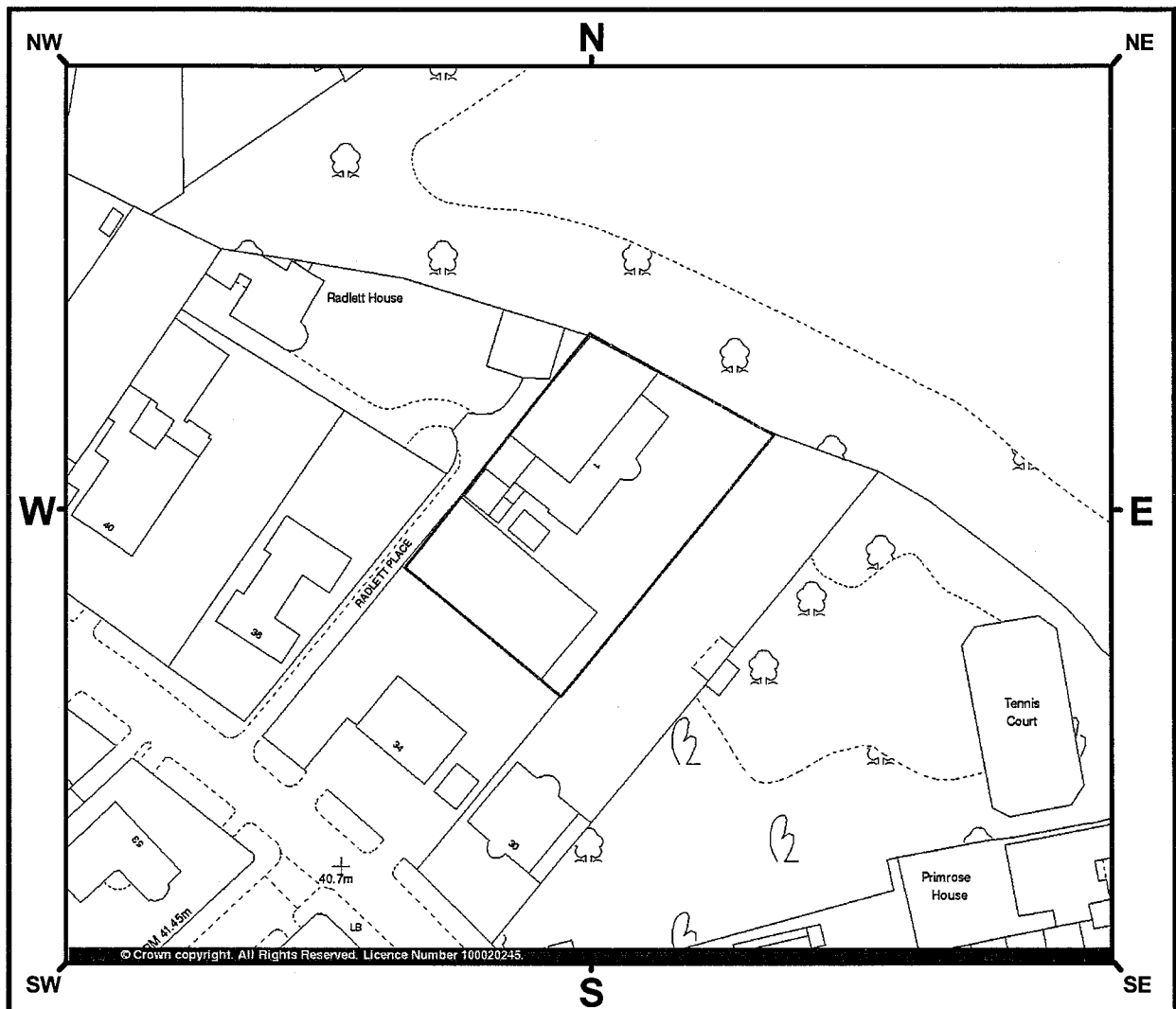
1 Radlett Place
LONDON
NW8 6BT

Grid Reference

Easting 527200

Northing 183770

Location Map



Site

1 Radlett Place
LONDON
NW8 6BT

Grid Reference

Easting 527200

Northing 183770

Summary of Site

**1 Radlett Place
LONDON, NW8 6BT**

Sources

Current Land Use

Waste/Landfill Sites

Local Authority Landfill Coverage

London Borough of Camden, - Has no landfill data to supply. Contact ref: 1

Historical Land Use

No features were found on the site for this section.

Summary of Site

**1 Radlett Place
LONDON, NW8 6BT**

Pathways and Receptors

Sensitivity

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: 3

Drift Deposits

No

Extreme Flooding from Rivers or Sea without Defences

No

Flooding from Rivers or Sea without Defences

No

Areas Benefiting from Flood Defences

No

Flood Water Storage Areas

No

Flood Defences

No

**1 Radlett Place
LONDON, NW8 6BT**

Other Factors

Brine Compensation Area

No

Coal Mining Affected Areas

In an area which may not be affected by coal mining

Radon Potential

Description The property is not in a radon affected area, as less than 1% of homes are above the action level, Source British Geological Survey, National Geoscience Information Service. Contact ref: 4

Radon Protection Measures

None. Contact ref: 4

Potential for Collapsible Ground Stability Hazards

No Hazard

Potential for Compressible Ground Stability Hazards

No Hazard. Contact ref: 4

Potential for Ground Dissolution Stability Hazards

No Hazard

Potential for Landslide Ground Stability Hazards

Very Low. Contact ref: 4

Potential for Running Sand Ground Stability Hazards

No Hazard. Contact ref: 4

Potential for Shrinking or Swelling Clay Ground Stability Hazards

Moderate. Contact ref: 4

Shallow Mining Hazards

No Hazard

Current Land Use

Sources	On Site	0-250m	250-500m
	0	0	6
Waste/Landfill Sites			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	0	0
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents			
Discharge Consents	0	0	1
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	0	5
Fuel Station Entries	0	0	0
Miscellaneous			
BGS Recorded Mineral Sites	0	0	0

Summary

Historical Land Use

	On Site	0-250m	250-500m
Sources	0	4	21
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	4	19
Potentially Contaminative Industrial Uses (Past Land Use)	0	0	2
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
Pathways and Receptors	1	0	3
Pathways			
Groundwater Vulnerability	1	N/A	N/A
Drift Deposits	0	N/A	N/A
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	0
Flooding from Rivers or Sea without Defences	0	0	0
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storage Areas	0	0	0
Flood Defences	0	0	0
River Flood Data (Scotland)	0	0	0
Environmentally Sensitive Receptors			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	0	1
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	2
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors

	On Site	0-250m	250-500m
	6	1	0
Brine Compensation Area	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Mining Instability	0	0	N/A
Natural and Mining Cavities	0	0	0
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Potential for Collapsible Ground Stability Hazards	0	0	N/A
Potential for Compressible Ground Stability Hazards	1	0	N/A
Potential for Ground Dissolution Stability Hazards	0	0	N/A
Potential for Landslide Ground Stability Hazards	1	1	N/A
Potential for Running Sand Ground Stability Hazards	1	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0	N/A
Shallow Mining Hazards	0	0	N/A



Sources

Description	Ref. No.	Search Buffer	Direction
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Waste/Landfill Sites

Local Authority Landfill Coverage

London Borough of Camden, - Has no landfill data to supply. Contact ref: 1	-	On Site	-
Westminster City Council, - Has supplied landfill data. Contact ref: 2	-	0-250m	SW

Discharge Consents

Discharge Consents

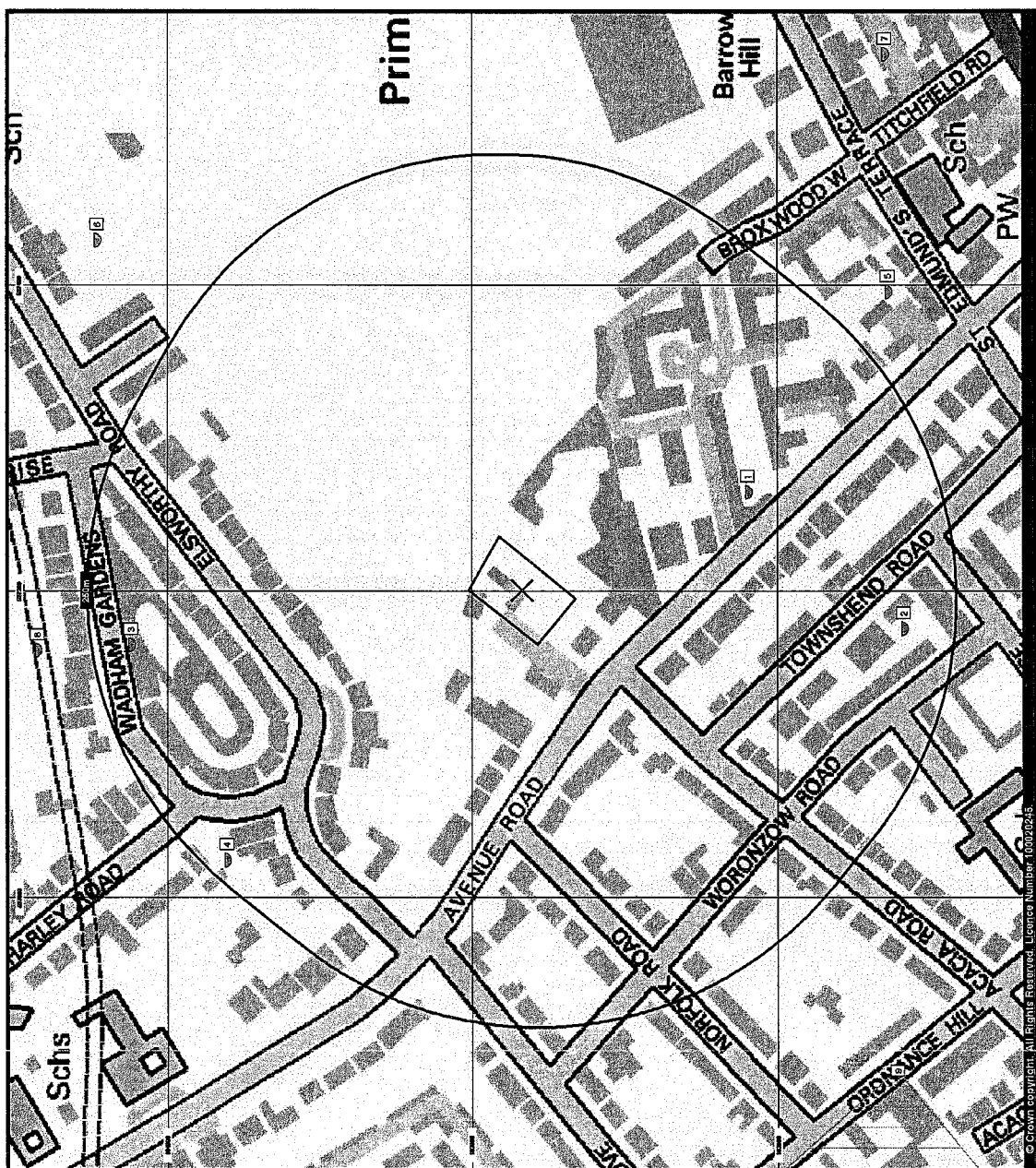
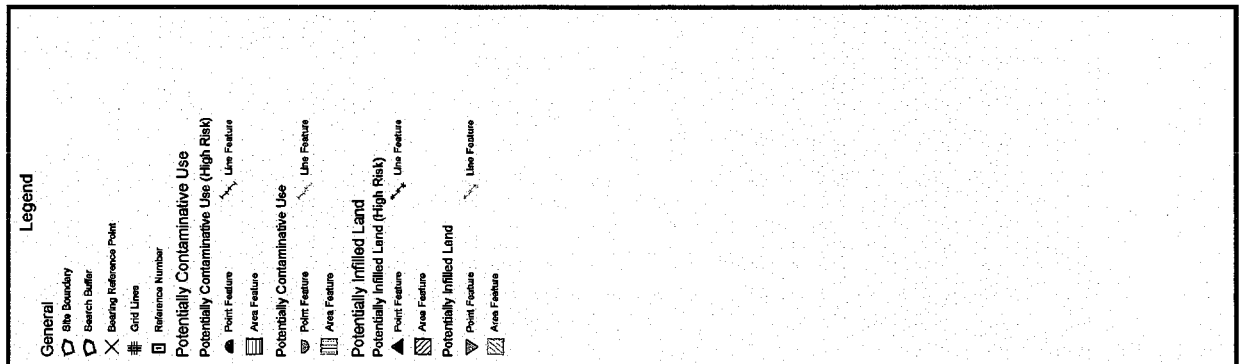
Thames Water Utilities Ltd, Barrow Hill, Trade Discharge, Reference: Temp.0018, Version: 1, Status: Revoked, Positional Accuracy: Located by supplier to within 100m. Contact ref: 3	-	250-500m	SE
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Potentially Contaminative Uses

Contemporary Trade Directory Entries

24 Hr Waste Disposal, St. Johns Wood Ter,London, Waste Disposal Services, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	S
H R Brook, Flat 7,7-8,St. Edmunds Terrace,London, Textile Manufacturing, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	SE
Arrow Enterprises (Uk) Ltd, ,13,Lower Merton Rise,London, Chemicals & Allied Products, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Parks, ,76-78,Allitsen Road,London, Candle Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Swan Dry Cleaners, ,19,Lower Merton Rise,London, Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	N

Historical Land Use



Historical Land Use

Sources

Description

Ref. No. Search Buffer Direction

Potentially Contaminative Uses

Historical Tanks And Energy Facilities

Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971	1	0-250m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971	2	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1988	3	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971	4	0-250m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971	5	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972 - 1988	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1954	-	250-500m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972 - 1988	6	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1954	7	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972 - 1988	-	250-500m	N
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1954	-	250-500m	NW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1954 - 1966	-	250-500m	NW
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1954	-	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1988	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1954	-	250-500m	N
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1954 - 1966	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1954	-	250-500m	S

Potentially Contaminative Industrial Uses (Past Land Use)

Air Shafts, Date of mapping: 1896-1991	8	250-500m	N
Military Land, Date of mapping: 1874-1951	9	250-500m	SW

Historical Land Use

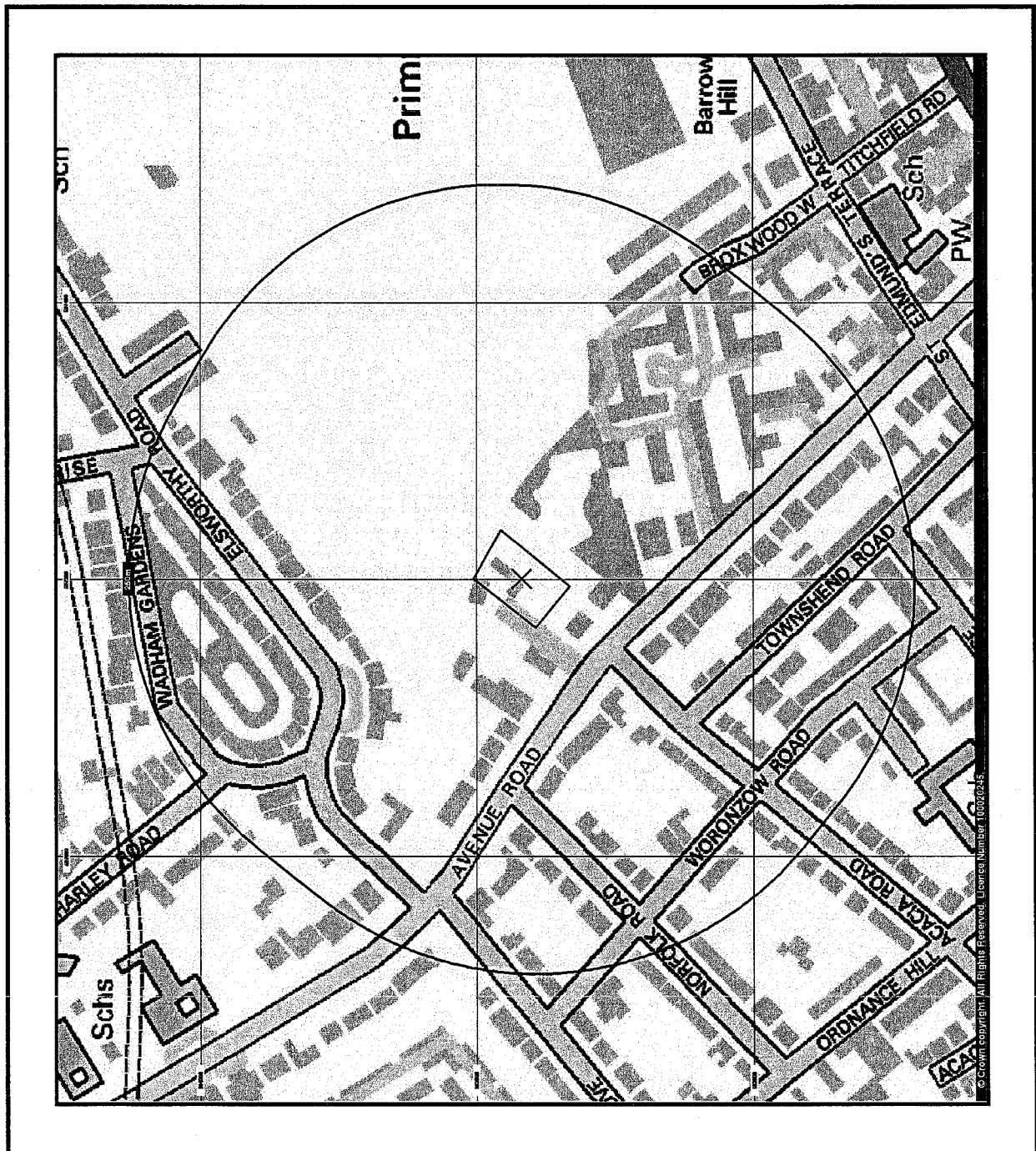
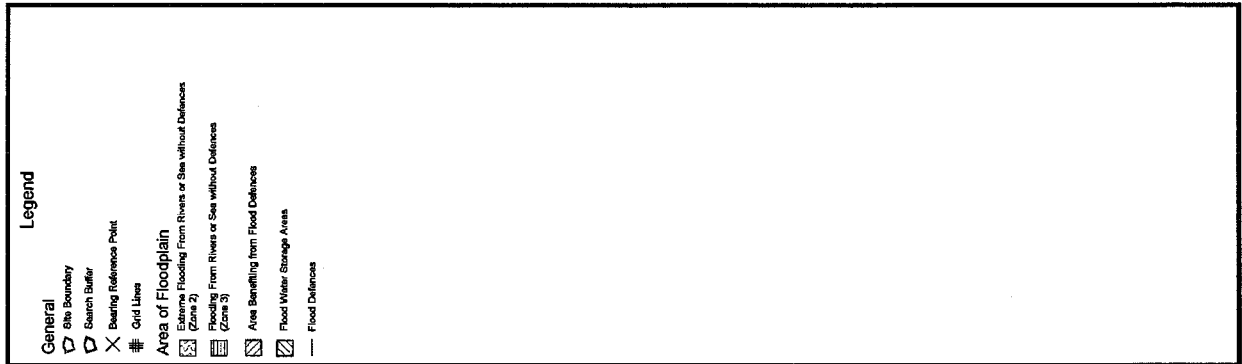
Map Details

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

1:2,500	Mapsheet	Published Date
National Grid	TQ2783	1954
National Grid	TQ2784	1954
National Grid	TQ2683	1955
National Grid	TQ2684	1955
1:1,250	Mapsheet	Published Date
National Grid	TQ2783NE	1953
National Grid	TQ2783NW	1953
National Grid	TQ2783SE	1953
National Grid	TQ2683NE	1954
National Grid	TQ2683SE	1954
National Grid	TQ2684SE	1954
National Grid	TQ2784SE	1954
National Grid	TQ2784SW	1954
National Grid	TQ2683NE	1960
National Grid	TQ2683SE	1960
National Grid	TQ2783SW	1960
National Grid	TQ2684SE	1962
National Grid	TQ2783NW	1962
National Grid	TQ2784SE	1963
National Grid	TQ2784SW	1966
National Grid	TQ2783SE	1968
National Grid	TQ2783NE	1969
National Grid	TQ2684SE	1967
National Grid	TQ2683NE	1969
National Grid	TQ2783NW	1971
National Grid	TQ2783SW	1971
National Grid	TQ2784SE	1972
National Grid	TQ2784SW	1972
National Grid	TQ2683SE	1973
National Grid	TQ2684SE	1973
National Grid	TQ2784SW	1988

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

1:10,560	Mapsheet	Published Date
Middlesex	016_00	1874
Middlesex	017_00	1882
London	006_NE	1896
London	007_NW	1896
Middlesex	016_NE	1896
Middlesex	017_NW	1896
London	004_00	1920
London	005_00	1920
London	004_00	1938
London	005_00	1938
National Grid	TQ28SE	1951
1:10,000	Mapsheet	Published Date
National Grid	TQ28SE	1991



Pathways and Receptors

Description

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: 3

On Site -

Drift Deposits

No

N/A

Extreme Flooding from Rivers or Sea without Defences

No

N/A

Flooding from Rivers or Sea without Defences

No

N/A

Areas Benefiting from Flood Defences

No

N/A

Flood Water Storage Areas

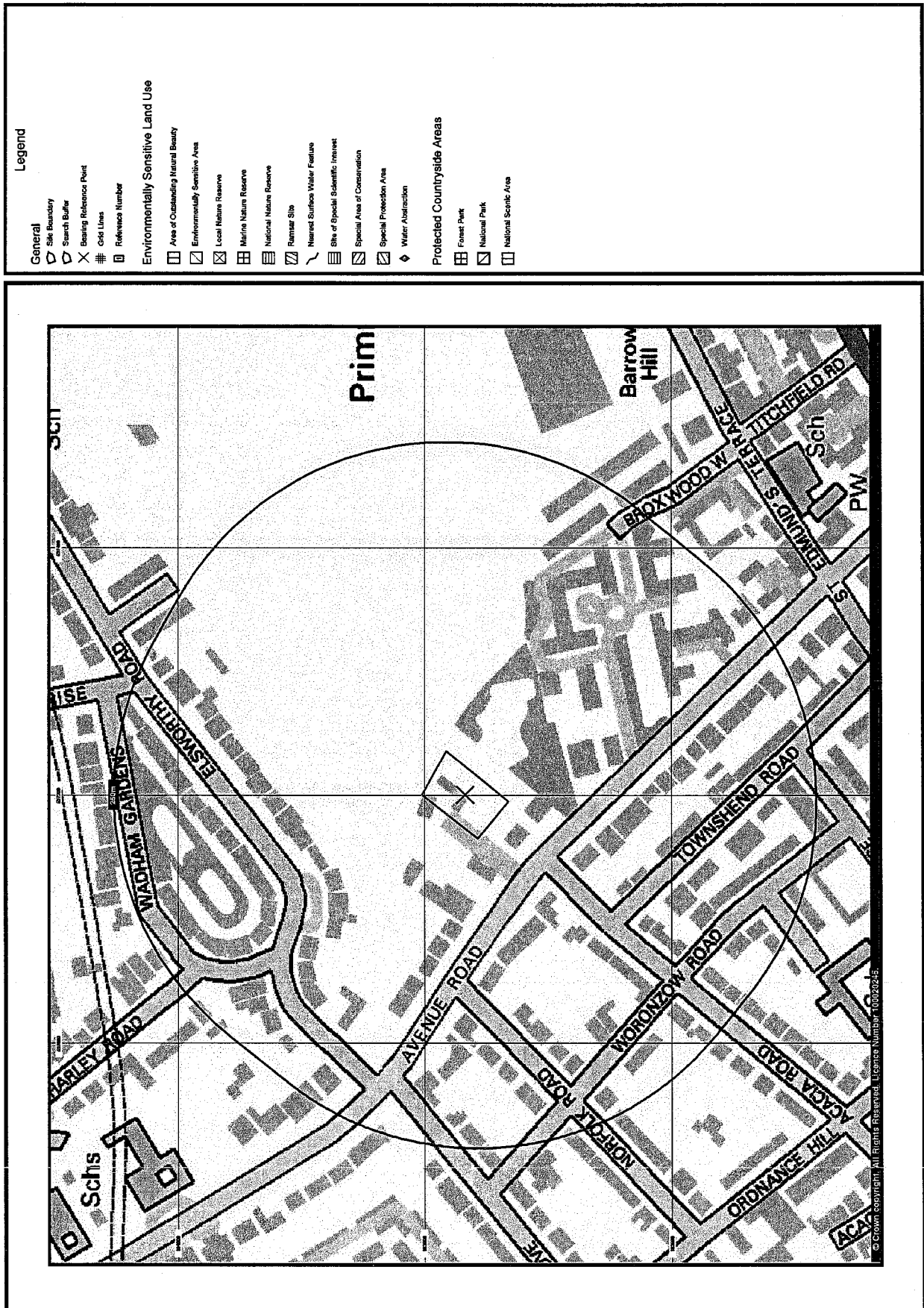
No

N/A

Flood Defences

No

N/A



Pathways and Receptors

Description	Ref. No.	Search Buffer	Direction
Environmentally Sensitive Receptors			
Nearest Surface Water Feature			
250-500m	-	250-500m	SE
Water Abstractions			
Thames Water Utilities Ltd, Barrow Hill Pumping Station - Borehole, Abstractions Public Water Supply, Reference: 28/39/39/0202, Permit Version: 1, Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	-	250-500m	E
Thames Water Utilities Ltd, Barrow Hill Pumping Station - Borehole, Abstractions Public Water Supply, Reference: 28/39/39/0231, Permit Version: 1, Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	-	250-500m	E

Description	Search Buffer	Direction
Brine Compensation Area		
No	N/A	
Coal Mining Affected Areas		
In an area which may not be affected by coal mining	N/A	
Radon Potential		
Description The property is not in a radon affected area, as less than 1% of homes are above the action level, Source British Geological Survey, National Geoscience Information Service. Contact ref: 4	On Site	-
Radon Protection Measures		
None. Contact ref: 4	On Site	-
Potential for Collapsible Ground Stability Hazards		
No Hazard	N/A	
Potential for Compressible Ground Stability Hazards		
No Hazard. Contact ref: 4	On Site	-
Potential for Ground Dissolution Stability Hazards		
No Hazard	N/A	
Potential for Landslide Ground Stability Hazards		
Very Low. Contact ref: 4	On Site	-
Moderate. Contact ref: 4	0-250m	E
Potential for Running Sand Ground Stability Hazards		
No Hazard. Contact ref: 4	On Site	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Moderate. Contact ref: 4	On Site	-
Shallow Mining Hazards		
No Hazard	N/A	

Useful Information

Useful Information

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 a 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.



Useful Contacts

Contact Name and Address

- 1 London Borough of Camden**
Town Hall
Judd Street
London
WC1H 9JE

info@camden.gov.uk
www.camden.gov.uk

Telephone 020 7974 4444
Fax 020 7974 6866
- 2 Westminster City Council Environmental Health Department**
Council House
Marylebone Road
London
NW1 5PT

www.westminster.gov.uk

Telephone 020 7641 1317
Fax 020 7641 1142
- 3 Environment Agency National Customer Contact Centre (NCCC)**
PO Box 544
Templeborough
Rotherham
S60 1BY

enquiries@environment-agency.gov.uk

Telephone 08708 506 506
- 4 British Geological Survey Enquiry Service**
British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

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

Telephone 0115 936 3143
Fax 0115 936 3276

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

Other Contacts

Institution of Civil Engineering Surveyors

26 Market Street
ALTRINCHAM
Cheshire
WA14 1PF

Telephone 0161 928 8074

www.ices.org.uk/ices.asp

The Association of Geotechnical and Geoenvironmental Specialists

Foreham Street
83 Copers
Cope Road
Beckenham
Kent
BR3 1NR

Telephone 020 86588212

www.ags.org.uk/

Contact Name and Address

The Environmental Auditors Registration Association

Welton House
Limekiln Way
Lincoln
LN2 4US

Telephone 01522 540069

www.greenchannel.com/iea/earahome.htm

The Environmental Industries Commission

45 Weymouth Street
London
W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers

One Great George Street
Westminster
LONDON
SW1P 3AA

Telephone 0207 222 7722
Fax 0207 222 7500

www.ice.org.uk

The Royal Institution of Chartered Surveyors

12 Great George Street
Parliament Square
London
SW1P 3AD

Telephone 020 7222 7000

www.rics.org.uk/

Wilbourn Associates

30 Jessops Riverside
800 Brightside Lane
Sheffield
S9 2RX

www.environmental-surveyors.com

Landmark Information Group Limited

Property & Environment
The Smith Centre
Fairmile
Henley On Thames
Oxfordshire
RG9 6AB

Telephone 0870 850 6670
Fax 0870 850 6671

customerservices@landmarkinfo.co.uk
www.landmarkinfo.co.uk

LANDMARK TERMS AND CONDITIONS

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- If the person communicating with Landmark is an Authorised Reseller, they must ensure that You agree to these Terms.
- The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.
- Landmark may modify these Terms, and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.
- These Terms, together with the prices and delivery details set out on our Websites, Landmark's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by Landmark. No prior stipulation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, Landmark shall have no liability for any such representation being untrue or misleading.
- These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2. Services

- Landmark will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data supplied in the Services are derived from third party sources and Landmark does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and Landmark does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

3. Intellectual Property

- You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either Landmark or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.
- Subject always to these Terms You may, without further charge, make the Services available to:
 - the owner of the Property at the date of the Report,
 - any person who purchases the whole of the Property Site,
 - any person who provides funding secured on the whole of the Property Site,
 - any person for whom You act in a professional or commercial capacity,
 - any person who acts for You in a professional or commercial capacity; and
 - prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You.
- Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.
- All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.
- Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-
 - effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
 - copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
 - remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.

- create any product which is derived directly or indirectly from the data contained in the Services
- The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.
- You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Landmark who shall be entitled to make a charge for each additional copy.

4. Charges

- VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.
- An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.
- We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.
- Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

- Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
 - You fail to make any payment due in accordance with clause 4;
 - You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
 - You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.
- If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.
- Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

- We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.
- Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.
- As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or wilful default and subject to clause 6.o below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.
- Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.
- In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.
- Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.
- You acknowledge that:-
 - Subject to clause 6.o below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Services) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
 - Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
 - no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site

- for any particular purpose nor should it be relied upon for determining suitability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
- iv. Subject to clause 6.o below, Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
 - v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
 - vi. The Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
 - vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;
 - viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
 - ix. Any support or assistance provided to You in connection with these Terms is at Your risk;
 - h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.
 - i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.o below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.
 - j. In any event no person may rely on a Service more than 12 months after its original date.
 - k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.
 - l. Time shall not be of the essence with respect to the provision of the Services.
 - m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.o below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
 - n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.
 - o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.
- ## 7. Contribution
- a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
 - b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")
 - c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act, 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
 - i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
 - ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
 - iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
 - iv. the Contribution will not be paid in respect of any of the following:
 - Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
 - Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures. Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
 - Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of

the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism.

Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

- d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
- e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
- f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
- h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under PartII(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.
- i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

- a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

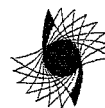
- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

- a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General; Complaints

- a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.
- b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.
- c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.
- d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.
- e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicably possible.
- f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.
- g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.



APPENDIX B

A

**Factual Report and
Geotechnical Interpretive Report**

of

**Site Investigation
undertaken for**

Dewhurst Macfarlane and Partners

at

**1 Radlett Place
London NW8**

on

30th April 2008 – 2nd May 2008



Chelmer Site Investigations,
Unit 15, East Hanningfield Industrial Estate, Old Church Road,
East Hanningfield, Essex CM3 6AB
Telephone: 01245 400930 Fax: 01245 400931
Email: info@siteinvestigations.co.uk Website: www.siteinvestigations.co.uk

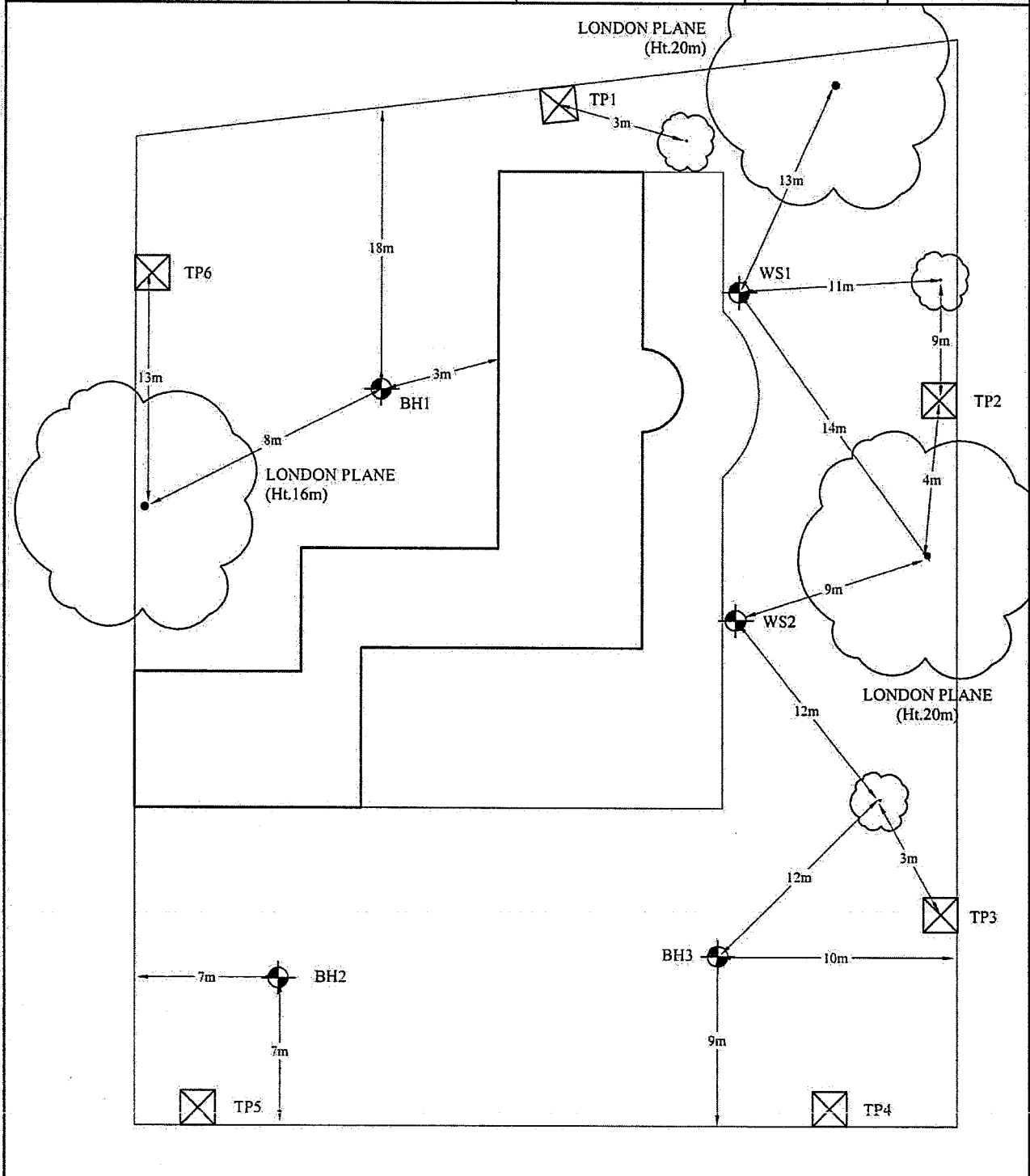


Chelmer Site Investigations

Unit 15 East Hanningfield Industrial Estate
Old Church Road, East Hanningfield, Essex CM3 8AB
Telephone: 01245 400930 Fax: 01245 400933

Email: info@siteinvestigations.co.uk Website: www.siteinvestigations.co.uk

Client: Dewhurst Macfarlane and Partners	Scale: N.T.S.	Sheet No: 1 of 1	Date: 30.4.08 - 2.5.08
Location: 1 Radlett Place, London NW8	Job No: 1196	Weather: Fine	Drawn by: DS Checked by: ME



Notes:

On site tree identification for guidance only. Not authenticated.

Key:



Chelmer Site Investigations

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Email: info@siteinvestigations.co.uk Website: www.siteinvestigations.co.uk

Client: Dewhurst Macfarlane and Partners	Scale: N.T.S.	Sheet No: 1 of 1	Date: 1.5.08
Location: 1 Radlett Place, London NW8	Job No: 1196	Trial Pit No: 1	Weather: Fine
Excavation Method: Hand tools	Drawn by: AG	Checked by: ME	

Diagram of Trial Pit 1 showing dimensions and soil layers. The pit is 750mm wide and 1000mm deep. It shows a concrete foundation, brick wall, and various soil layers including made ground and clay. Dimensions are marked in mm: 300, 600, 800, 200, 200, 200. Labels include D.P.C., BRICK, CONCRETE FOUNDATION, DV 68, 70, and descriptions of soil layers.

MADE GROUND: loose dark brown clayey sandy silt with gravel and brick fragments.
Roots of live appearance to 12mmØ

Firm moist mid orange/brown grey veined silty CLAY with partings of orange and brown silt and fine and occasional claystone nodules carbon flecks and crystals.
Roots of live appearance to 2mmØ

TRIAL PIT ENDS AT 1000mm

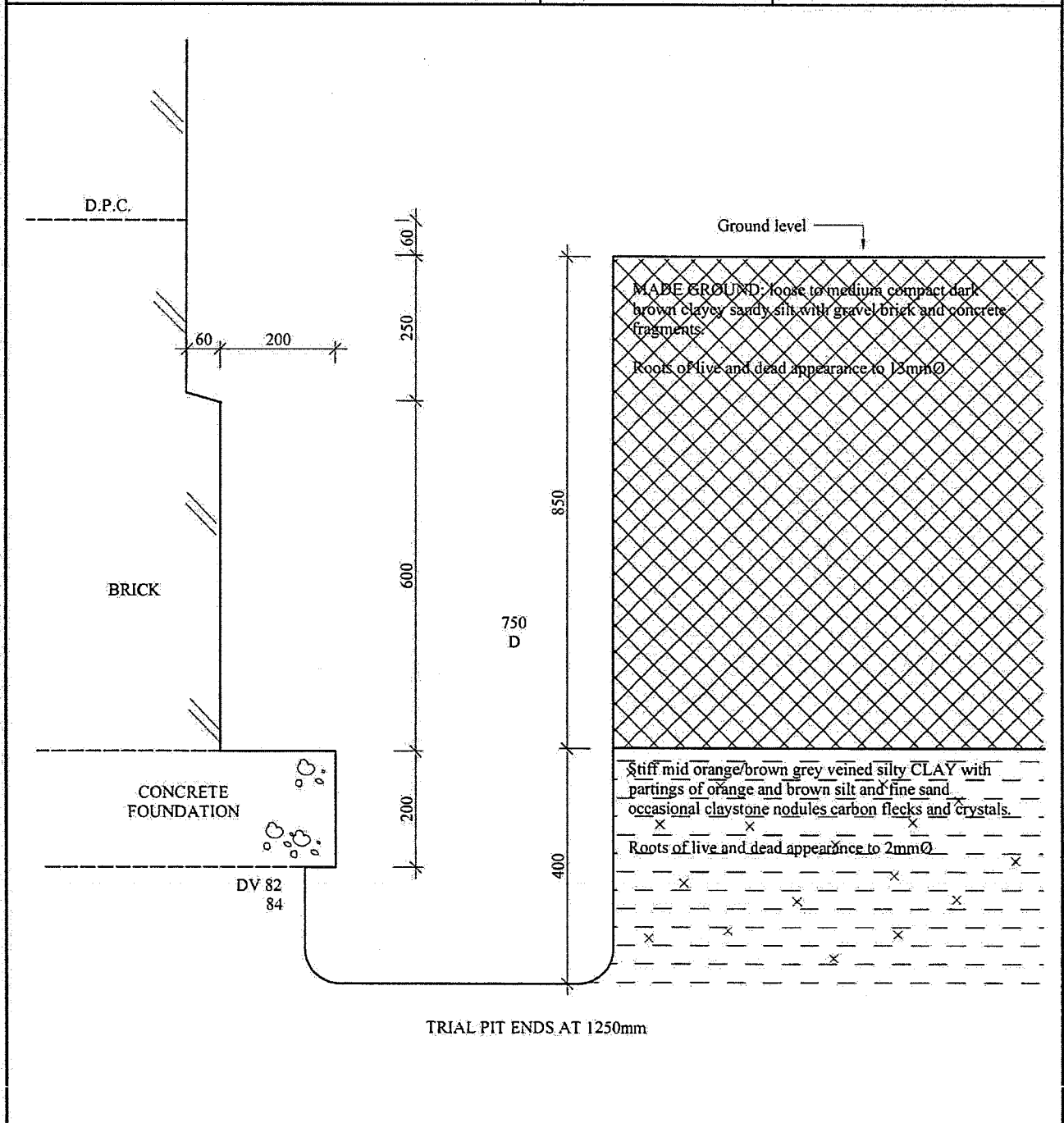
Remarks:	Key: D Small disturbed sample B Bulk disturbed sample U Undisturbed sample (U100) N Standard Penetration Test Blow Count	J Jar sample V Pilcon Vane (kPa) M Mackintosh Probe W Water Sample
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Chelmer Site Investigations

Unit 15 East Hanningfield Industrial Estate
Old Church Road, East Hanningfield, Essex CM3 8AB
Telephone: 01245 400930 Fax: 01245 400933

Email: info@siteinvestigations.co.uk Website: www.siteinvestigations.co.uk

Client: Dewhurst Macfarlane and Partners	Scale: N.T.S.	Sheet No: 1 of 1	Date: 1.5.08
Location: 1 Radlett Place, London NW8	Job No: 1196	Trial Pit No: 2	Weather: Fine
Excavation Method: Hand tools		Drawn by: AG	Checked by: ME



Remarks: Standing water at 800mm on completion.

Key:

D Small disturbed sample
B Bulk disturbed sample
U Undisturbed sample (U100)
N Standard Penetration Test Blow Count

J Jar sample
V Pilcon Vane (kPa)
M Mackintosh Probe
W Water Sample

Chelmer Site Investigations

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Client: Dewhurst Macfarlane and Partners	Scale: N.T.S.	Sheet No: 1 of 1	Date: 1.5.08
Location: 1 Radlett Place, London NW8	Job No: 1196	Trial Pit No: 3	Weather: Fine
Excavation Method: Hand tools		Drawn by: AG	Checked by: ME

TRIAL PIT ENDS AT 1400mm

Remarks:	Key:
	D Small disturbed sample B Bulk disturbed sample U Undisturbed sample (U100) N Standard Penetration Test Blow Count J Jar sample V Pilcon Vane (kPa) M Mackintosh Probe W Water Sample

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Client: Dewhurst Macfarlane and Partners	Scale: N.T.S.	Sheet No: 1 of 1	Date: 2.5.08
Location: 1 Radlett Place, London NW8	Job No: 1196	Trial Pit No: 4	Weather: Fine
Excavation Method: Hand tools		Drawn by: AG	Checked by: ME

Ground level

MADE GROUND: medium compact dark brown sandy clayey silt with type one brick concrete and tile fragments.
Roots of live appearance to 10mmØ

BRICK

CONCRETE FOUNDATION

DV 76
78

1000 D

700

700

200

400

TRIAL PIT ENDS AT 1800mm

Stiff mid brown grey veined silty CLAY with partings of orange and brown silt and fine sand occasional claystone nodules and crystals.
Roots of live appearance to 2mmØ

Key:
D Small disturbed sample
B Bulk disturbed sample
U Undisturbed sample (U100)
N Standard Penetration Test Blow Count
J Jar sample
V Pilcon Vane (kPa)
M Mackintosh Probe
W Water Sample

Remarks: Standing water at 1650mm

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Client: Dewhurst Macfarlane and Partners	Scale: N.T.S.	Sheet No: 1 of 1	Date: 1.5.08
Location: 1 Radlett Place, London NW8	Job No: 1196	Trial Pit No: 5	Weather: Fine
Excavation Method: Hand tools	Drawn by: JG	Checked by: ME	

Ground level

POPSOIL

MADE GROUND: medium compact dark brown gravelly clayey sandy silt with numerous brick concrete and clinker pieces.
Roots of live appearance to 12mmØ

150

1450

260

300

200

BRICK

CONCRETE FOUNDATION

DV 90 100

Stiff mid brown/orange grey veined silty CLAY with partings of orange and brown silt and fine sand occasional claystone nodules and carbon flecks and crystals.
Roots of live appearance to 2mmØ

TRIAL PIT ENDS AT 1800mm

Remarks: Standing water at 1200mm on completion.	Key: D Small disturbed sample B Bulk disturbed sample U Undisturbed sample (U100) N Standard Penetration Test Blow Count	J Jar sample V Pilon Vane (kPa) M Mackintosh Probe W Water Sample
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Chelmer Site Investigations

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Old Church Road, East Hanningfield, Essex CM3 8AB
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Email: info@siteinvestigations.co.uk Website: www.siteinvestigations.co.uk

Client: Dewhurst Macfarlane and Partners	Scale: N.T.S.	Sheet No: 1 of 1	Date: 1.5.08
Location: 1 Radlett Place, London NW8	Job No: 1196	Trial Pit No: 6	Weather: Fine
Excavation Method: Hand tools	Drawn by: JG	Checked by: ME	

Diagram details:

- BRICK wall with D.P.C. line.
- CONCRETE FOUNDATION.
- TRIAL PIT: 250mm wide, 630mm deep.
- Soil layers:
 - Bark chippings (mulch) over MADE GROUND: soft moist dark brown sandy very silty clay with gravel and brick fragments.
 - Roots of live appearance to 20mm Ø.
 - Firm moist mid orange/brown grey veined silty CLAY with partings of orange and brown silt and fine sand occasional claystone nodules carbon flecks and crystals.
 - Roots of live appearance to 1mm Ø.
- TRIAL PIT ENDS AT 630mm.

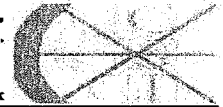
Remarks:	Key:
	D Small disturbed sample B Bulk disturbed sample U Undisturbed sample (U100) N Standard Penetration Test Blow Count J Jar sample V Pilcon Vane (kPa) M Mackintosh Probe W Water Sample



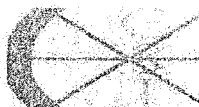
Client:		Dewhurst Macfarlane and Partners		Scale:		N.T.S.		Sheet No:		1 of 2		Date:		2.5.08	
Site:		1 Radlett Place, London NW8		Job No:		1196		Borehole No:		1		Boring Method:		GEO 205 C.F.A.	
Weather:		Fine						Drawn by:		MM		Approved by:		MCE	
Depth Mtrs	Description of Strata			Thickness	Legend	Sample	Test		Root Information		Depth of Water	Depth Mtrs			
							Type		Result						
G.L.	PAVING SLAB (50mm)			0.10											
0.10	CONCRETE (50mm)														
0.50	MADE GROUND: soft dark brown gravelly very silty clay with numerous concrete and brick fragments.			0.40		D			Hair and fibrous roots observed to 3.2m			0.40			
						D						1.00			
						D	(150) SPT 09, 05, 05, 05, 05 N = 20					1.50			
						D						2.00			
						D						2.50			
	Stiff mid brown grey veined silty CLAY with partings of orange and brown silt and fine sand occasional carbon flecks and crystals.			5.30		D	(150) SPT 10, 05, 06, 05, 05 N = 21					3.00			
						D			No roots observed below 3.2m			3.50			
						D						4.00			
						D	(150) SPT 12, 06, 06, 05, 05 N = 22					4.50			
						D						5.00			
						D						5.50			
5.80						D	(150) SPT 20, 11, 09, 09, 09 N = 38					6.00			
Remarks:						Key: T.D.T.D. Too Dense to Drive									
						D Small Disturbed Sample									
						B Bulk Disturbed Sample									
						U Undisturbed Sample(U100)									
						W Water Sample									
						J Jar Sample									
						V Pilcon Vane (kPa)									
						M Mackintosh Probe									
						N Standard Penetration Test Blow Count									
CONTINUED SHEET 2 OF 2															



Client: Dewhurst Macfarlane and Partners		Scale: N.T.S.		Sheet No: 2 of 2		Date: 2.5.08		
Site: 1 Radlett Place, London NW8		Job No: 1196		Borehole No: 1		Boring Method: GEO 205 C.F.A.		
Weather: Fine				Drawn by: MM		Approved by: MCE		
Depth Mtrs	Description of Strata	Thickness	Legend	Sample	Test Type Result	Root Information	Depth of Water	Depth Mtrs
10.60	Very stiff mid brown as above.	4.80		D	(150) SPT 19, 09, 09, 10, 09 N = 37			7.00
				D				7.50
				D	(150) SPT 20, 09, 08, 10, 10 N = 37			8.00
				D				9.00
	Very stiff mid grey silty CLAY with partings of brown and grey silt and fine sand and crystals.	4.90		D	(150) SPT 24, 11, 11, 10, 10 N = 42			10.00
				D				10.50
				D	(150) SPT 25, 11, 11, 12, 11 N = 45			11.00
				D				12.00
				D	(150) SPT 25, 12, 12, 12, 11 N = 47			13.00
				D				13.50
				D	(150) SPT 27, 12, 12, 13, 12 N = 49			14.00
				D				15.00
Borehole ends at 15.5m							15.50	
Remarks: Standpipe installed at 15.5m Borehole dry and open on completion. Borehole ends at 15.5m obstruction thought to be claystone too dense for drill to penetrate.				Key: T.D.T.D. Too Dense to Drive D Small Disturbed Sample B Bulk Disturbed Sample U Undisturbed Sample(U100) W Water Sample J Jar Sample V Pilcon Vane (kPa) M Mackintosh Probe N Standard Penetration Test Blow Count				



Client: Dewhurst Macfarlane and Partners		Scale: N.T.S.		Sheet No: 1 of 2		Date: 2.5.08		
Site: 1 Radlett Place, London NW8		Job No: 1196		Borehole No: 2		Boring Method: GEO 205 C.F.A.		
Weather: Fine				Drawn by: MM		Approved by: MCE		
Depth Mtrs	Description of Strata	Thickness	Legend	Sample	Test Type Result	Root Information	Depth of Water	Depth Mtrs
G.L.	RED TARMAC (50mm)	0.10						
0.10	LEANMIX / CONCRETE (50mm)							
1.30	MADE GROUND: soft moist dark brown/black gravelly silty clay with numerous brick fragments.	1.20		D		Hair and fibrous roots observed to 4.4m		0.50
				D				1.00
				D				1.30
				D				1.50
				D				1.70
				D				2.00
				D				2.50
				D				3.00
				D				3.50
				D				4.00
				D				4.50
				D				5.00
8.20	Stiff mid brown grey veined silty CLAY with partings of orange and brown silt and fine sand occasional carbon flecks and crystals.			D	(150) SPT 07, 04, 04, 04, 05 N = 17	No roots observed below 4.4m		5.50
				D				6.00
				D				
				D				
				D				
				D				
Remarks: Water strike at 1.3m Water standing at 1.7m on completion. CONTINUED SHEET 2 OF 2				Key: T.D.T.D. Too Dense to Drive D Small Disturbed Sample B Bulk Disturbed Sample U Undisturbed Sample(U100) W Water Sample J Jar Sample V Pilcon Vane (kPa) M Mackintosh Probe N Standard Penetration Test Blow Count				



Client: Dewhurst Macfarlane and Partners		Scale: N.T.S.		Sheet No: 2 of 2		Date: 2.5.08		
Site: 1 Radlett Place, London NW8		Job No: 1196		Borehole No: 2		Boring Method: GEO 205 C.F.A.		
Weather: Fine				Drawn by: MM		Approved by: MCE		
Depth Mtrs	Description of Strata	Thickness	Legend	Sample	Test Type Result	Root Information	Depth of Water	Depth Mtrs
9.50				D	(150) SPT 10, 06, 05, 06, 05 N = 23			7.00
				D	(150) SPT 14, 07, 07, 06, 07 N = 27			7.50
				D	(150) SPT 19, 09, 09, 09, 08 N = 35			8.00
				D	(150) SPT 21, 09, 09, 09, 10 N = 37			9.00
12.50	Very stiff mid brown as above.	3.00		D	(150) SPT 29, 13, 13, 11, 13 N = 50			10.00
				D				10.50
				D				11.00
				D				12.00
14.20	Very stiff mid grey silty CLAY with partings of brown and grey silt and fine sand and crystals.	1.70		D				13.00
				D				13.50
				D				14.00
				D				
Borehole ends at 14.2m Obstruction thought to be claystone too dense for drill to penetrate.								
Remarks: Standpipe installed at 14.2m Borehole open on completion.				Key: T.D.T.D. Too Dense to Drive D Small Disturbed Sample J Jar Sample B Bulk Disturbed Sample V Pilcon Vane (kPa) U Undisturbed Sample(U100) M Mackintosh Probe W Water Sample N Standard Penetration Test Blow Count				



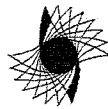
Client:		Dewhurst Macfarlane and Partners		Scale:		N.T.S.		Sheet No:		2 of 2		Date:		2.5.08										
Site:		1 Radlett Place, London NW8		Job No:		1196		Borehole No:		3		Boring Method:		GEO 205 C.F.A.										
Weather:		Fine						Drawn by:		MM		Approved by:		MCE										
Depth Mtrs	Description of Strata			Thickness	Legend	Sample	Test		Type		Result		Root Information		Depth of Water	Depth Mtrs								
15.70	Very stiff mid to dark brown silty CLAY with partings of orange and brown silt and fine sand and crystals.			7.20		D	SPT	(150)	10, 07, 08, 08, 09	N = 32														
						D																		
						D	SPT	(150)	11, 08, 08, 09, 09	N = 34														
						D																		
						D	SPT	(150)	12, 08, 09, 09, 10	N = 36														
						D																		
						D	SPT	(150)	12, 09, 09, 09, 10	N = 45														
						D																		
						D																		
						D																		
20.00	Very stiff mid to dark grey silty CLAY with partings of brown silt and fine sand and crystals.			4.30		D	SPT	(150)	14, 10, 11, 12, 12	N = 45														
						D																		
						D	SPT	(150)	16, 11, 11, 12, 13	N = 47														
						D																		
						D	SPT	(150)	16, 11, 12, 12, 14	N = 49														
						D																		
						D																		
						D																		
						D																		
						D																		
Borehole ends at 20.0m																								
Remarks: Standing water at 1.2m on completion. Water strike at 2.4m. Borehole open on completion.						Key: T.D.T.D. Too Dense to Drive D Small Disturbed Sample J Jar Sample B Bulk Disturbed Sample V Pilcon Vane (kPa) U Undisturbed Sample(U100) M Mackintosh Probe W Water Sample N Standard Penetration Test Blow Count																		



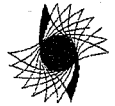
Client:		Dewhurst Macfarlane and Partners		Scale:		N.T.S.		Sheet No:		1 of 1		Date:		30.4.08			
Site:		1 Radlett Place, London NW8		Job No:		1196		WS		1		Boring Method:		Archway			
Weather:		Wet						Drawn by:		DS		Approved by:		MCE			
Depth Mtrs	Description of Strata			Thickness	Legend	Sample	Test		Root Information		Depth of Water	Depth Mtrs					
G.L.	Turf over MADE GROUND: moist dark brown sandy clayey silt with occasional gravels flints brick fragments and carbon deposits.			0.25		↑											
0.25	MADE GROUND: soft moist mid to dark brown mottled orange silty clay with occasional gravel flints brick fragments and carbon deposits.			0.35					Roots of live appearance to 1mm diameter to 1.0m								
0.60						U											
	Soft moist mid brown mottled orange grey veined silty CLAY with partings of orange and brown silt and fine sand claystone nodules and crystals.			1.20		↓	(150) SPT 02, 02, 01, 01, 01, 02 N = 05		No roots observed below 1.0m			1.00					
1.80						U											
						↓	(150) SPT 02, 01, 01, 02, 02, 03 N = 08					2.00					
						U											
						↓	(150) SPT 02, 01, 02, 02, 02, 02 N = 08					3.00					
	Firm as above.			4.70		U											
						↓	(150) SPT 02, 02, 01, 02, 03, 03 N = 09					4.00					
						U											
						↓	(150) SPT 02, 02, 02, 02, 03, 04 N = 11					5.00					
6.50						U											
						↓	(150) SPT 02, 03, 03, 03, 03, 04 N = 13				6.50	6.00					
7.00	Stiff dark brown silty CLAY with partings of brown and orange silt and fine sand and crystals.			0.50		U											
	Borehole ends at 7.0m					↓	(150) SPT 03, 04, 04, 05 N = 16										
Remarks:						D Small Disturbed Sample						J Jar Sample					
Unable to extract sample below 7.0m						B Bulk Disturbed Sample						V Pilcon Vane (kPa)					
Water seepage at 6.5m						U Undisturbed Sample(U100)						M Mackintosh Probe					
Standing water at 6.5m on completion.						W Water Sample						N Standard Penetration Test Blow Count					



Client:		Dewhurst Macfarlane and Partners		Scale: N.T.S.		Sheet No: 1 of 1		Date: 30.4.08	
Site:		1 Radlett Place, London NW8		Job No: 1196		WS 2		Boring Method: Archway	
Weather:		Wet				Drawn by: DS		Approved by: MCE	
Depth Mtrs	Description of Strata	Thickness	Legend	Sample	Type	Test Result	Root Information	Depth of Water	Depth Mtrs
G.L.	Turf over MADE GROUND: medium compact orange dark brown sandy clayey silt with occasional gravel flints brick and concrete fragments and carbon deposits.	0.65		↑			Roots of live appearance to 1mm diameter to 1.0m		
0.65	MADE GROUND: soft mid brown/orange grey veined silty CLAY with occasional gravel flints brick fragments crystals and carbon deposits.	0.55		↓		(150) SPT 04, 05, 01, 01, 02, 02 N = 06	↓		1.00
1.20	Firm mid brown mottled orange grey veined silty CLAY with partings of brown and orange silt and fine sand claystone nodules and crystals.	1.40		↑		(150) SPT 01, 01, 01, 01, 01, 02 N = 05	No roots observed below 1.0m		2.00
2.60	Firm as above.	4.20		↓		(150) SPT 01, 01, 01, 02, 02, 03 N = 08			3.00
				↓	(150) SPT 02, 01, 01, 02, 02, 03 N = 08		3.80	4.00	
				↓	(150) SPT 02, 01, 02, 02, 02, 03 N = 09			5.00	
				↓	(150) SPT 02, 03, 03, 03, 03, 04 N = 13		6.50	6.00	
6.80	Stiff dark brown silty CLAY with partings of brown and orange silt and fine sand and crystals.	0.20		↓		(150) SPT 03, 03, 03, 03, 04, 05 N = 15			7.00
7.00	Borehole ends at 7.0m			↑					
Remarks: Unable to extract samples below 7.0m Slight water seepage at 3.8m Standing water at 6.5m on completion. Borehole open on completion.				D Small Disturbed Sample B Bulk Disturbed Sample U Undisturbed Sample(U100) W Water Sample J Jar Sample V Pilcon Vane (kPa) M Mackintosh Probe N Standard Penetration Test Blow Count					

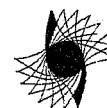


APPENDIX C



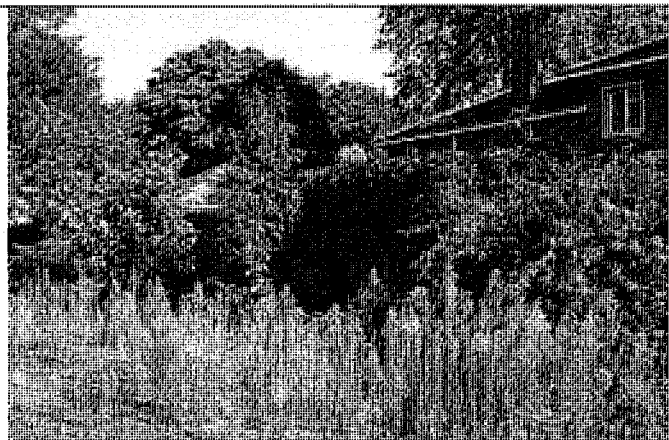
1 Radlett Place, London, NW8 6BT – Photographic Record

	
<p>Photograph 01 Access road (Radlett Place road)</p>	<p>Photograph 02 Front (NW) of the property</p>
	
<p>Photograph 03 Double garage to the SW of the building</p>	<p>Photograph 04 Gazebo in rear garden</p>
	
<p>Photograph 05 General view of rear garden from N to S</p>	<p>Photograph 06 Ornamental pond in rear garden</p>



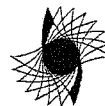
Photograph 07

Overgrown area of hard-standing (previous tennis court) to the SW of Site



Photograph 08

General view of the property from S to N



APPENDIX D

Chelmer Site Investigations
Unit 15 East Hanningfield Ind Est
Old Church Road
East Hanningfield
Essex CM3 8AB

FAO Martin Edwards

LABORATORY TEST REPORT

Results of analysis of 8 samples
received 15 May 2008

1 Radlett Place, London



Report Date
23 May 2008

		39258									
		AD03947	AD03948	AD03949	AD03950	AD03951	AD03952	AD03953	AD03954		
		TP1	BH1	TP2	BH2	WS2	TP3	BH3	TP6		
		0.75	0.50	0.75	0.75	1.00	0.75	0.50	0.25		
		SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL		
2700	Dibenzof[a,h]anthracene	0.1	<0.1	<0.1	0.4	<0.1	0.1	<0.1	<0.1		
	mg kg ⁻¹	M									
193395	Indeno[1,2,3-cd]pyrene	0.3	0.9	0.3	1.2	0.2	1.3	<0.1	0.1		
	mg kg ⁻¹	M									
191242	Benzo[g,h,i]perylene	0.2	1.3	0.3	1.1	<0.1	1.8	0.1	0.6		
	mg kg ⁻¹	M									
	Total (of 16) PAHs	3.8	18	5.4	19	5	24	<2	5		
	mg kg ⁻¹	M									
2920	Phenols (total)	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3		
	mg kg ⁻¹	M									
2010	pH	7.5	8.0	7.5	7.8	7.5	7.5	8.0	8.3		
2610	Loss on Ignition	9.46	6.4	7	5.84	<0.02	9.64	5.09	8		
	%	N									

All tests undertaken between 15-May-2008 and 23-May-2008

* Accreditation status

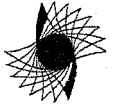
This report should be interpreted in conjunction with the notes on the accompanying cover page

Column page 1

Report page 2 of 2

Report sample ID range

AD03947 to AD03954



APPENDIX E

Chelmer Site Investigations

Unit 15 East Hanningfield Industrial Estate
Old Church Road, East Hanningfield, Essex CM3 8AB
Telephone: 01245 400930 Fax: 01245 400933

Email: info@siteinvestigations.co.uk Website: www.siteinvestigations.co.uk

Client:	Dewhurst Macfarlane and Partners	Job No: 1196	Visit No: 1	Date: 02.05.08
Site:	1 Radlett Place, London NW8			Weather: Fine

GAS MONITORING RESULTS

gas results were obtained in situ using a GA200 Gas Analyser.

Drawn By: EH

Checked By: EH

Limitations	Range	Gas accuracy 0-5%	Gas accuracy 5-15%	Gas accuracy 15% Full Scale
CH ₄ %	0-100%	+/- 0.5%	+/- 1.0%	+/- 3.0%
CO ₂	0-100%	+/- 0.5%	+/- 1.0%	+/- 3.0%
O ₂	0-25%	+/- 1.0%	+/- 1.0%	+/- 1.0%
CO	0-2000ppm			
H ₂ S	0-500ppm			

RESULTS

BH NO.	Standpipe Depth (m)	CH ₄ %	CO ₂ %	O ₂ %	CO ppm	H ₂ S ppm	Barometric Pressure mbar	Pressure Resolution +/- mbar
BH1	15.5	0.0	5.0	15.4	0002	0.0	0998	+000.49
BH2	14.2	0.0	0.3	19.1	0002	0.0	1009	+000.35
BH3	20.0	0.0	6.3	12.1	0003	0.0	1001	+000.58

Notes

* ppm equals parts per million

* Instantaneous peak gas readings measured in a borehole can be elevated due to the disturbance factor.

Remarks:

Chelmer Site Investigations

Unit 15 East Hanningfield Industrial Estate
Old Church Road, East Hanningfield, Essex CM3 8AB
Telephone: 01245 400930 Fax: 01245 400933

Email: info@siteinvestigations.co.uk Website: www.siteinvestigations.co.uk

Client:	Dewhurst Macfarlane and Partners Job No: 1196 Visit No: 2	Date: 21.05.08
Site:	1 Radlett Place, London NW8	Weather: Sunny

GAS MONITORING RESULTS

gas results were obtained in situ using a GA200 Gas Analyser.

Drawn By: EH

Checked By: EH

Limitations	Range	Gas accuracy 0-5%	Gas accuracy 5-15%	Gas accuracy 15% Full Scale
CH ₄ %	0-100%	+/- 0.5%	+/- 1.0%	+/- 3.0%
CO ₂	0-100%	+/- 0.5%	+/- 1.0%	+/- 3.0%
O ₂	0-25%	+/- 1.0%	+/- 1.0%	+/- 1.0%
CO	0-2000ppm			
H ₂ S	0-500ppm			

RESULTS

BH NO.	Standpipe Depth (m)	CH ₄ %	CO ₂ %	O ₂ %	CO ppm	H ₂ S ppm	Barometric Pressure mbar	Pressure Resolution +/- mbar
BH1	15.5	0.0	5.0	16.6	0002	0.0	1011	+000.38
BH2	14.2	0.0	0.3	19.7	0003	0.0	1010	+000.36
BH3	20.0	0.0	6.3	10.7	0005	0.0	1011	+000.35

Notes

* ppm equals parts per million

* Instantaneous peak gas readings measured in a borehole can be elevated due to the disturbance factor.

Remarks:

Chelmer Site Investigations

Unit 15 East Hanningfield Industrial Estate
Old Church Road, East Hanningfield, Essex CM3 8AB
Telephone: 01245 400930 Fax: 01245 400933

Email: info@siteinvestigations.co.uk Website: www.siteinvestigations.co.uk

Client:	Dewhurst Macfarlane and Partners	Job No: 0000	Visit No: 3	Date: 28.05.08
Site:	1 Radlett Place, London NW8	Job No: 1196	Weather: Sunny	Drawn By: EH
				Checked By: EH

GAS MONITORING RESULTS

gas results were obtained in situ using a GA200 Gas Analyser.

Limitations	Range	Gas accuracy 0-5%	Gas accuracy 5-15%	Gas accuracy 15% Full Scale
CH ₄ %	0-100%	+/- 0.5%	+/- 1.0%	+/- 3.0%
CO ₂	0-100%	+/- 0.5%	+/- 1.0%	+/- 3.0%
O ₂	0-25%	+/- 1.0%	+/- 1.0%	+/- 1.0%
CO	0-2000ppm			
H ₂ S	0-500ppm			

RESULTS

BH NO.	Standpipe Depth (m)	CH ₄ %	CO ₂ %	O ₂ %	CO ppm	H ₂ S ppm	Barometric Pressure mbar	Pressure Resolution +/- mbar
BH1	15.5	0.0	6.2	12.6	0001	0.0	0996	+000.52
BH2	14.2	0.0	0.4	18.9	0003	0.0	1001	+000.35
BH3	20.0	0.0	6.5	13.7	0002	0.0	0996	+001.66

Notes

* ppm equals parts per million

* Instantaneous peak gas readings measured in a borehole can be elevated due to the disturbance factor.

Remarks: