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**140 ROYAL COLLEGE STREET  
LONDON NW1**

**Environmental Assessment**

**Client**

**Alp-Design**

**Report No. 3444-I**

**1 July 2010**

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## APPENDIX

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**140 ROYAL COLLEGE STREET  
LONDON NW1**

**Environmental Assessment**

**Synopsis**

An environmental assessment has been carried out into the past and present usage of No. 140 Royal College Street on the instructions of Alp-Design. The purpose of the study was to conduct a visual appraisal of the site and to research available data with reference to chemical constraints that may impinge upon the proposal to construct an extension.

The investigation comprised a site visit followed by searches of various databases held by the Environment Agency and others. The information obtained from these sources is summarised herein.

It is considered that previous activities on or in the immediate vicinity of the site constitute a low risk of significant or widespread contamination. An intrusive investigation has been commissioned to determine the physical characteristics of the soil with respect to foundation design and related matters and will be extended to assess environmental aspects of the development. The Health Protection Agency do not consider that radon protection will be required.

## **1**

### **Site description**

The area under investigation comprises a small walled courtyard / garden area to the rear of No. 140 Royal College Street, as shown on Figure 1 at Appendix A. The site was accessed via the garden to No. 142 which has a doorway from the yard and car parking area which lies adjacent. The majority of the garden area was laid to rather loose concrete slabs, with the remainder as bare earth or covered in low height weeds whilst a few woody shrubs are also present.

No visual or olfactory evidence was noted. Paving was free of staining and all vegetation appeared to be reasonably healthy.

## **2**

### **Database searches**

Database searches have revealed the following information, generally within a 250 m radius of the site.

#### **2.1**

##### **Environmental permits, incidents and registers**

###### **2.1.1**

##### **Negative search results within 500 m of search centre**

No records of historic IPC Authorisations have been recorded.

No records of Part A(1) and IPPC Authorised Activities have been found.

No records of water industry referrals (potentially harmful discharges to the public sewer) have been found.

No records of red list discharge consents (potentially harmful discharges to controlled waters) are recorded.

No list 1 dangerous substances inventory sites are known.

Similarly, no list 2 dangerous substances inventory sites are known.

No licensed discharge consents are in force.

No COMAH or NIHHS sites have been identified.

The Local Authority have not determined any sites as Contaminated Land under Part IIa of the EPA 1990.

### **2.1.2**

#### **Part A(2) and Part B Activities**

Two current permits have been identified by the database search. The closest relates to petrol vapour recovery at Esso some 485 m NE. The other record relates to cement batching at Castle Cement in the British Rail Goods Yard in York Way, nearly 500 m to the east.

### **2.1.3**

#### **Category 3 or 4 radioactive substance licences**

Four effective radioactive substance licences are in force within 500 m of the study site. The closest records are in force at the Royal Veterinary College 470 m SE for the keeping and use of radioactive materials and the disposal of radioactive waste. A similar licence is also in force at Proxima Concepts, 490 m SE. Thirteen revoked / cancelled or 'superseded by variation' licences were in place at the same premises as the effective licences.

## **2.2**

### **Landfill and other waste sites**

#### **2.2.1**

##### **Landfill sites**

No records have been found of either Environment Agency (EA), Landmark, British Geological Survey / DoE or Local Authority sites, either active or closed within 1000 m.

#### **2.2.2**

##### **Other waste sites**

No operational or non-operational waste treatment, transfer or disposal sites have been identified within 500 m of the study site.

## **2.3**

### **Current land use**

#### **2.3.1**

##### **Potentially contaminative industrial sites**

Thirty seven records of potentially contaminative industrial sites have been found, two of which are electricity substations and therefore of little concern. The remainder are as follows:-

Distance, m	Direction	Company	Address	Activity
0	On Site	S E I Bass	142, Royal College Street, London, NW1 0TA	Musical Instruments
4	E	The Art Group Ltd	146, Royal College Street, London, NW1 0TA	Published Goods
26	E	Eagle Wharf	-	Moorings and Unloading
40	SE	Depot	-	Container and Storage
44	NW	College Wharf	-	Moorings and Unloading
45	E	Bangor Wharf	-	Moorings and Unloading
56	NW	C & M Cars	152, Royal College Street, London, NW1 0TA	Secondhand Vehicles
77	N	The Exchange	41-43 Bruges Place, Baynes Street, London, NW1 0TL	Recording Studios and Record Companies
80	N	Boston Hannah International Ltd	Bruges Place, 27 Baynes Street, London, NW1 0TF	Published Goods
92	SW	Howard Chairs Ltd	Lymehouse Studios, 30-31 Lyme Street, London, NW1 0EE	Furniture
105	SE	St Pancras Commercial Centre	-	Business Parks and Industrial Estate
107	SE	Pratt Wharf	-	Moorings and Unloading Facilities
110	NW	Camden Tyre Services	166, Royal College Street, London, NW1 0SP	Vehicle Parts and Accessories
111	NE	Burlington Camden	90-94, Baynes Street, London, NW1 0TZ	Vehicle Repair and Servicing
116	SE	Parts Centre Camden	Unit 3, St. Pancras Commercial Centre, Pratt Street, London, NW1 0BY	Pipelines
125	NW	London Refuse	92, Camden Road,	Waste Storage, Processing

		Collection	London, NW1 9EA	and Disposal
125	NW	1st Class Electrical Services	88A, Camden Road, London, NW1 9EA	Electrical Contractors
125	NW	Technogate Computer Maintenance	86, Camden Road, London, NW1 9EA	Electrical Equipment and Repair Servicing
129	NW	Biotech Pharmacy	96, Camden Road, London, NW1 9EA	Chemists and Pharmacies
131	SW	Screen Digest Ltd	38, Georgina Street, London, NW1 0EB	Published Goods
131	SW	1st Mission	38, Georgina Street, London, NW1 0EB	Clothing
162	SE	Star Wharf	-	Moorings and Unloading Facilities
167	NW	Camden Box Frame Ltd	110, Camden Road, London, NW1 9EE	Wood Products including Charcoal, Paper, Card and Board
170	NW	Maitland Motorcycles Ltd	112, Camden Road, London, NW1 9EE	New Vehicles
182	SE	ATS Euromaster Ltd	70-86 Royal College Street, London, NW1 0TH	Vehicle Parts and Accessories
200	N	Eton Prestige Car Hire	128, Camden Road, London, NW1 9EE	Vehicle Hire and Rental
209	NW	Kite Typesetters Ltd	Execo House, 182, Royal College Street, London, NW1 9NN	Plate Makers, Print Finishers and Type Setters
210	NW	Touchnote	17-19, Bonny Street, London, NW1 9PE	Published Goods
210	NW	McArtney Associates Ltd	17-19, Bonny Street, London, NW1 9PE	Civil Engineers



211	NE	B G T Garage	8a, Agar Place, London, NW1 0RG	Vehicle Repair and Servicing
211	NW	Camden Road Station	-	Railway Stations, Junction and Halts
217	NW	Chinen Ltd	140-146, Camden Street, London, NW1 9PF	Clothing, Components and Accessories
219	N	Buchanan Motors	128a, Camden Road, London, NW1 9EE	Vehicle Repair and Servicing
224	W	Warehouse	-	Container and Storage
244	NW	Ben Nevis Clothing	237, Royal College Street, London, NW1 9LT	Workwear

### 2.3.2

#### Petrol and fuel sites

No operational petrol or fuel sites are located within 500 m of the study site.

## 2.4

### Hydrogeology and Hydrology

#### 2.4.1

##### Groundwater vulnerability and soil classification

Information supplied by the EA indicates that the site lies on a non-aquifer.

The site does not lie within a groundwater Source Protection or Total Catchment Zone.

## **2.4.2**

### **Groundwater abstraction licences**

Four licences are in force within 1 km of the search centre. They are all over 500 m from the study site. Water is used for concrete 613 m east at Kings Cross concrete plant and laundry, drinking, cooking, sanitary and washing and process water 812 m NW from two bores at Kentish Town Sports Centre.

## **2.4.3**

### **Surface water abstraction licences**

Four such licences are held within 1 km of the study site. The closest licences allows abstraction from the Grand Union Canal at Camley Street Nature Reserve 630 m SE. The water is used for make-up or top-up water. The other two licences abstract water from the non-tidal Thames for non-evaporative cooling.

## **2.4.4**

### **Potable water abstraction licences**

Three potable water abstraction licences are in force within 2 km of the study site. These are all over 500 m from the site and will not be listed.

## **2.4.5**

### **Flooding**

The Environment Agency's Natural Hazards map records the site as not being within 250 m of either an indicative Zone 2 or Zone 3 flood plain. A Zone 2 floodplain estimates the annual probability of flooding from rivers as one in one thousand (0.1 %) but less than 1 % whilst a

Zone 3 floodplain estimates the annual probability of flooding as one in one hundred (1 %) or greater.

## **2.5**

### **Natural hazards**

#### **2.5.1**

##### **Subsidence**

The British Geological Survey combine data sets for shrink / swell clay, landslides, soluble rocks, compressible ground, collapsible rocks and running sand. They conclude the potential for natural ground movement which could damage property is very low to negligible for all except shrink-swell which is assessed as moderate.

## **2.6**

### **Mining**

No coal mining areas are located within 75 m of the study site.

Data supplied by the British Geological Survey (BGS) suggests there to be a negligible risk of subsidence relating to shallow mining activities.

## **3**

### **Geology**

Published records of the British Geological Survey indicate the site to lie on London Clay.

## **4**

### **Discussion**

#### **4.1**

##### **Solid and liquid phase contaminants**

The environmental history and setting of the site and its immediate surroundings have been summarised in the foregoing, as far as could be ascertained within the present remit.

As befits its urban location, this assessment has found numerous potentially contaminative industrial sites, as listed at Section 2.3.1. However, the likelihood of their activities impacting the subject site is considered to be remote, principally due to the lack of viable pathway.

The underlying geology is mapped as London Clay which has negligible permeability and is a nonaquifer. Therefore, migration of significant concentrations of contaminants to the subject site is considered to be unlikely.

#### **4.2**

##### **Gas phase**

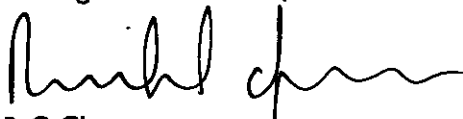
No landfills or waste sites have been identified by the database searches. The potential for ground gas, principally methane and carbon dioxide, at the subject site is therefore assessed as low.

The database searches record the site as being in an area where less than 1 % of homes exceed the Radon Action level. The Health Protection Agency do not consider further action to be necessary.

foregoing range of contaminants. Should contamination be present to significant depth, the assessment should be extended to determine its impact upon groundwater.

The extent of all aspects of the investigation should be reassessed in the light of the conditions revealed in the early stages, and on consideration of the test results. In particular, significant levels of contamination may warrant further investigation to determine its spatial distribution and mobility.

Health and safety precautions pertinent to the past uses of the site to be taken during the investigation are unlikely to be more onerous than is good construction practice.

A handwritten signature in black ink, appearing to read 'R G Chapman', with a stylized, flowing script.

R G Chapman

AP GEOTECHNICS LTD.

1 July 2010

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## PROCEDURAL NOTES for ENVIRONMENTAL ASSESSMENTS

This report reviewed and evaluated information from the client, property owner, local authority, Environment Agency and others. The opinions, conclusions and recommendations are based on this information and observations made during the site reconnaissance.

The recommendations made in this report represent our professional opinions. These opinions were arrived at in accordance with current accepted industry practises and hydrological and engineering practises at this time. As such they are not a guarantee that the site is free of hazardous or potentially hazardous material or conditions.

## APPENDIX

### A Figure

Figure 1 Site Plan

## APPENDIX A

FIGURE



140 Royal College Street,  
London NW1

Site Plan

Scale unknown

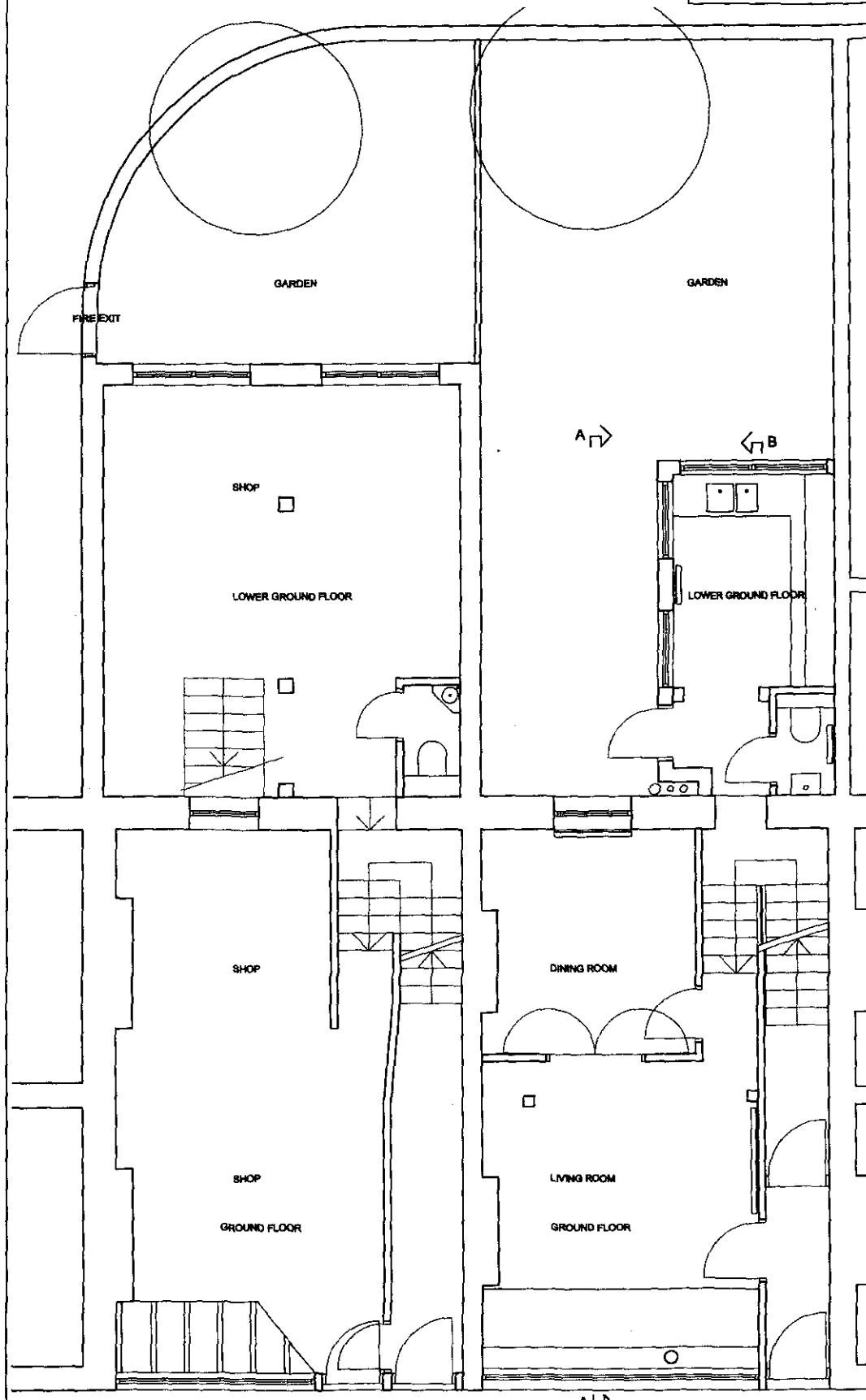


Figure 1