## APPENDIX 2

## ENVIRONMENTAL SEARCHES

Sitecheck®
Data

# Regency Estate, 72-76 Eversholt Street, LONDON, NW1 1BY

**Prepared for:**
Mr S Fleming
Ground Engineering Ltd
Newark Road
Peterborough
Cambridgeshire
PE1 5UF

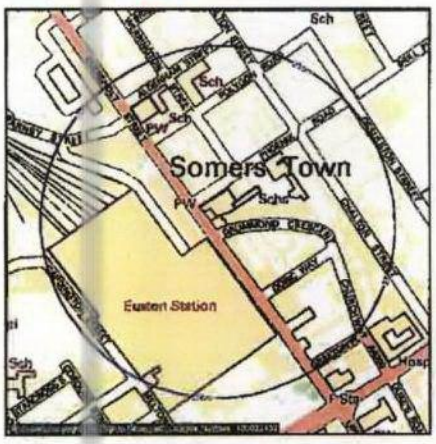
**Report Reference:** SCD_28739939_1_1

**Report Date:** 28-AUG-2009

**Customer Reference:** SJF/C11881

**National Grid Reference:** 529590 182860

**Site Area:** 274 m²

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

Landmark®
Information Group

Sitecheck® Data

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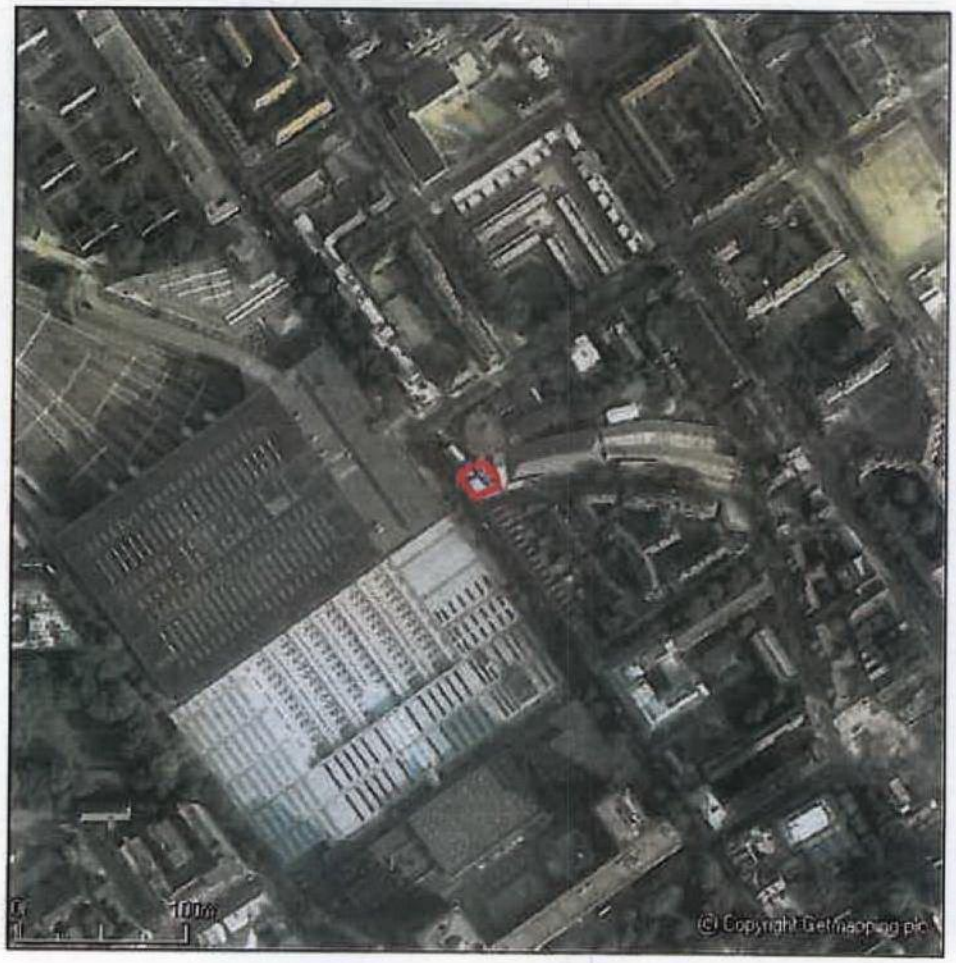
| Current Land Use<br>Potentially Contaminative Uses | Page No. | Reference Number (Map ID) |
|---|---|---|
| **Contemporary Trade Directory Entries** | | |
| Trident Scaffolding Uk Ltd, 72-76, Eversholt Street, LONDON, NW1 1BY, Scaffolding & Work Platforms, Status: Inactive, Positional Accuracy: Automatically positioned to the address | 8 | 1 |

| Sensitivity<br>Pathways | Page No. | Reference Number (Map ID) |
|---|---|---|
| **Groundwater Vulnerability** | | |
| Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants. Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 2 | 15 | - |

| Other Factors<br>Geological | Page No. | Reference Number (Map ID) |
|---|---|---|
| **Radon Potential - Radon Affected Areas** | | |
| Affected Areas: 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: 3 | 16 | - |
| **Radon Potential - Radon Protection Measures** | | |
| Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3 | 16 | - |
| **Potential for Landslide Ground Stability Hazards** | | |
| Hazard Potential: Very Low, Contact Ref: 3 | 16 | - |
| **Potential for Shrinking or Swelling Clay Ground Stability Hazards** | | |
| Hazard Potential: Moderate, Contact Ref: 3 | 16 | - |



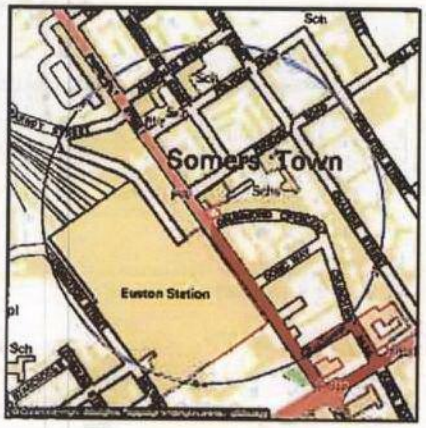

**Site**
Regency Estate,72-76 Evershot Street,LONDON,NW1 1BY

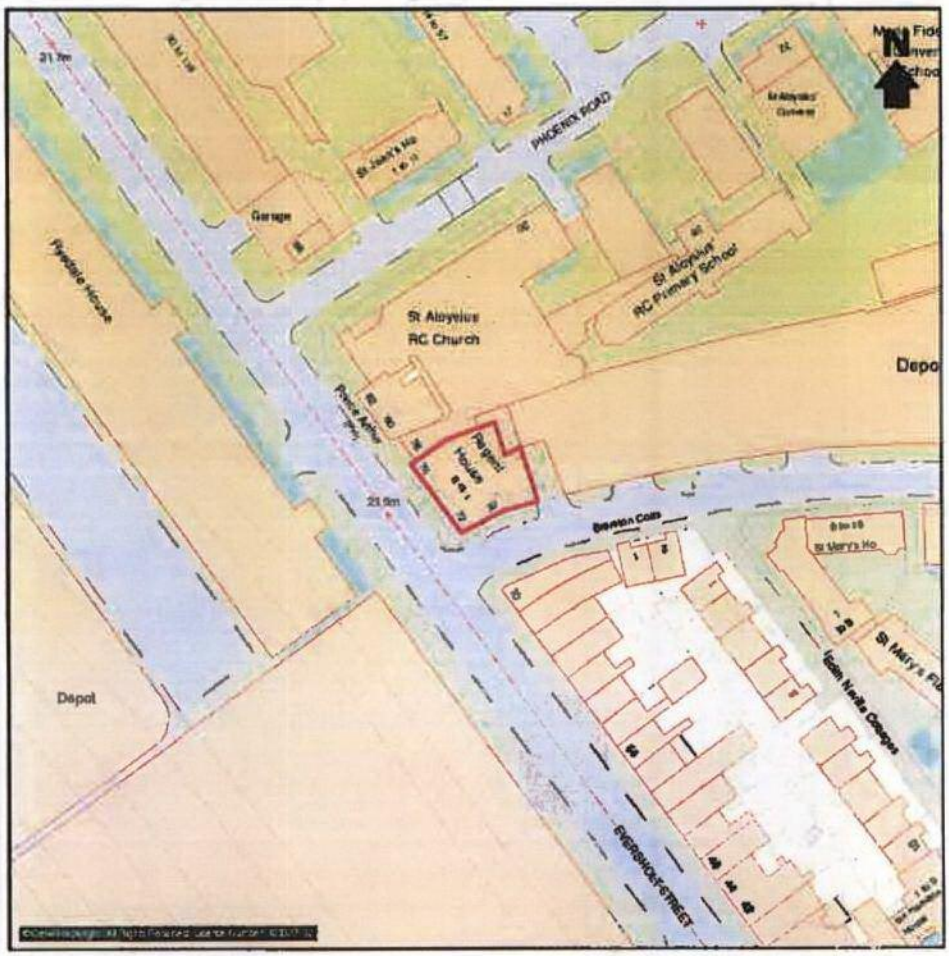
**Grid Reference**
529590, 182860

**Report Reference**
SCD_28739939_1_1

**Customer Reference**
SJF/C11881

**Size of Site**
274 m²



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| Current Land Use<br>Sources | On Site<br>1 | 0-250m<br>17 |
|---|---|---|
| **Waste / Landfill Sites** | | |
| BGS Recorded Landfill Sites | 0 | 0 |
| Licensed Waste Management Facilities (Landfill Boundaries) | 0 | 0 |
| Licensed Waste Management Facilities (Locations) | 0 | 0 |
| Local Authority Recorded Landfill Sites | 0 | 0 |
| Registered Landfill Sites | 0 | 0 |
| Registered Waste Transfer Sites | 0 | 0 |
| Registered Waste Treatment or Disposal Sites | 0 | 0 |
| **Statutory Authorisations** | | |
| Local Authority Pollution Prevention and Controls | 0 | 3 |
| Contaminated Land Register Entries and Notices | 0 | 0 |
| Registered Radioactive Substances | 0 | 0 |
| **Discharge Consents** | | |
| Discharge Consents | 0 | 0 |
| Water Industry Act Referrals | 0 | 0 |
| **Industrial Processes** | | |
| Integrated Pollution Controls | 0 | 0 |
| Integrated Pollution Control Registered Waste Sites | 0 | 0 |
| Integrated Pollution Prevention And Control | 0 | 0 |
| Local Authority Integrated Pollution Prevention And Control | 0 | 0 |
| **Storage of Hazardous Substances** | | |
| Control of Major Accident Hazards Sites (COMAH) | 0 | 0 |
| Explosive Sites | 0 | 0 |
| Notification of Installations Handling Hazardous Substances (NIHHS) | 0 | 0 |
| Planning Hazardous Substance Consents | 0 | 0 |
| **Contraventions** | | |
| Local Authority Pollution Prevention and Control Enforcements | 0 | 0 |
| Enforcement and Prohibition Notices | 0 | 0 |
| Planning Hazardous Substance Enforcements | 0 | 0 |
| Prosecutions Relating to Authorised Processes | 0 | 0 |
| Prosecutions Relating to Controlled Waters | 0 | 0 |
| Substantiated Pollution Incident Register | 0 | 0 |



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| Current Land Use<br>Sources | On Site<br>1 | 0-250m<br>17 |
|---|---|---|
| **Potentially Contaminative Uses** | | |
| Contemporary Trade Directory Entries | 1 | 14 |
| Fuel Station Entries | 0 | 0 |
| **Miscellaneous** | | |
| BGS Recorded Mineral Sites | 0 | 0 |

| Historical Land Use<br>Sources | On Site<br>0 | 0-250m<br>14 |
|---|---|---|
| **Potentially Contaminative Uses** | | |
| Historical Tanks And Energy Facilities | 0 | 12 |
| Potentially Contaminative Industrial Uses (Past Land Use) | 0 | 2 |
| **Potentially Infilled Land** | | |
| Former Marshes | 0 | 0 |
| Potentially Infilled Land (Non-Water) | 0 | 0 |
| Potentially Infilled Land (Water) | 0 | 0 |

| Sensitivity<br>Pathways and Receptors | On Site<br>1 | 0-250m<br>0 |
|---|---|---|
| **Pathways** | | |
| Groundwater Vulnerability | 1 | n/a |
| Drift Deposits | 0 | n/a |
| Historical Flood Liabilities | 0 | 0 |
| Extreme Flooding from Rivers or Sea without Defences | 0 | 0 |
| Flooding from Rivers or Sea without Defences | 0 | 0 |
| Areas Benefiting from Flood Defences | 0 | 0 |
| Flood Water Storage Areas | 0 | 0 |
| Flood Defences | 0 | 0 |



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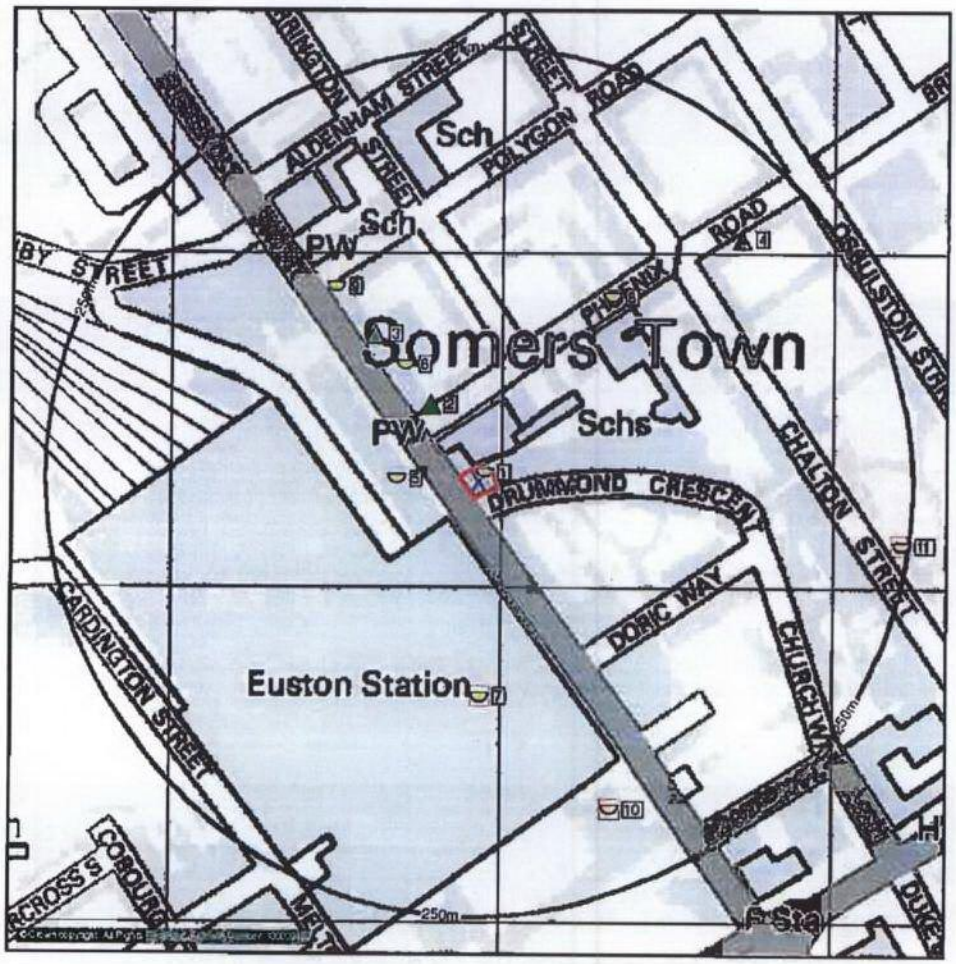
| Sensitivity<br>Pathways and Receptors | On Site<br>1 | 0-250m<br>0 |
|---|---|---|
| **Environmentally Sensitive Receptors** | | |
| Areas of Outstanding Natural Beauty | 0 | 0 |
| Environmentally Sensitive Areas | 0 | 0 |
| Local Nature Reserves | 0 | 0 |
| Marine Nature Reserves | 0 | 0 |
| National Nature Reserves | 0 | 0 |
| Nearest Surface Water Feature | 0 | 0 |
| Ramsar Sites | 0 | 0 |
| Sites of Special Scientific Interest | 0 | 0 |
| Source Protection Zones | 0 | 0 |
| Special Areas of Conservation | 0 | 0 |
| Special Protection Areas | 0 | 0 |
| Water Abstractions | 0 | 0 |
| **Protected Countryside Areas** | | |
| Forest Parks | 0 | 0 |
| National Parks | 0 | 0 |
| National Scenic Areas | 0 | 0 |

| Other Factors<br>Geological | On Site<br>6 | 0-250m<br>2 |
|---|---|---|
| Brine Compensation Area | 0 | n/a |
| Coal Mining Affected Areas | 0 | n/a |
| Mining Instability | 0 | 0 |
| Natural and Mining Cavities | 0 | 0 |
| Radon Potential - Radon Affected Areas | 1 | n/a |
| Radon Potential - Radon Protection Measures | 1 | n/a |
| Potential for Collapsible Ground Stability Hazards | 0 | 0 |
| Potential for Compressible Ground Stability Hazards | 1 | 0 |
| Potential for Ground Dissolution Stability Hazards | 0 | 0 |
| Potential for Landslide Ground Stability Hazards | 1 | 1 |
| Potential for Running Sand Ground Stability Hazards | 1 | 0 |
| Potential for Shrinking or Swelling Clay Ground Stability Hazards | 1 | 1 |
| Shallow Mining Hazards | 0 | 0 |




**General**
- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

**Miscellaneous**
- BGS Recorded Mineral Site

**Potentially Contaminative Use**
- Potentially Contaminative Use

**Waste/Landfill Sites**
- BGS Recorded Landfill Site
- BGS Recorded Landfill Site (Point)
- Licensed Waste Management Facilities (Landfill)
- Licensed Waste Management Facilities (Location)
- Local Authority Recorded Landfill Site
- Local Authority Recorded Landfill Site (Point)
- Registered Waste Transfer Site
- Registered Waste Transfer Site (Point)
- Registered Waste Treatment or Disposal Site
- Registered Waste Treatment or Disposal Site (Point)
- Registered Landfill Site
- Point Location of Registered Landfill Site
- Registered Landfill Site Potential Landfill Buffer

**Contraventions**
- Local Authority Pollution Prevention and Control Enforcement
- Planning Hazardous Substance Enforcement
- Prosecution Relating to Authorised Processes
- Enforcement and Prohibition Notice
- Substantiated Pollution Incident Register
- Prosecution Relating to Controlled Waters

**Storage Of Hazardous Substances**
- COMAH
- Planning Hazardous Substance Consent
- Explosive Site
- NIHHS

**Industrial Processes**
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Integrated Pollution Control Registered Waste Site
- Local Authority Integrated Pollution Prevention and Control

**Statutory Authorisations**
- Local Authority Pollution Prevention and Control
- Contaminated Land Register Entry or Notice (Point)
- Contaminated Land Register Entry or Notice
- Registered Radioactive Substance

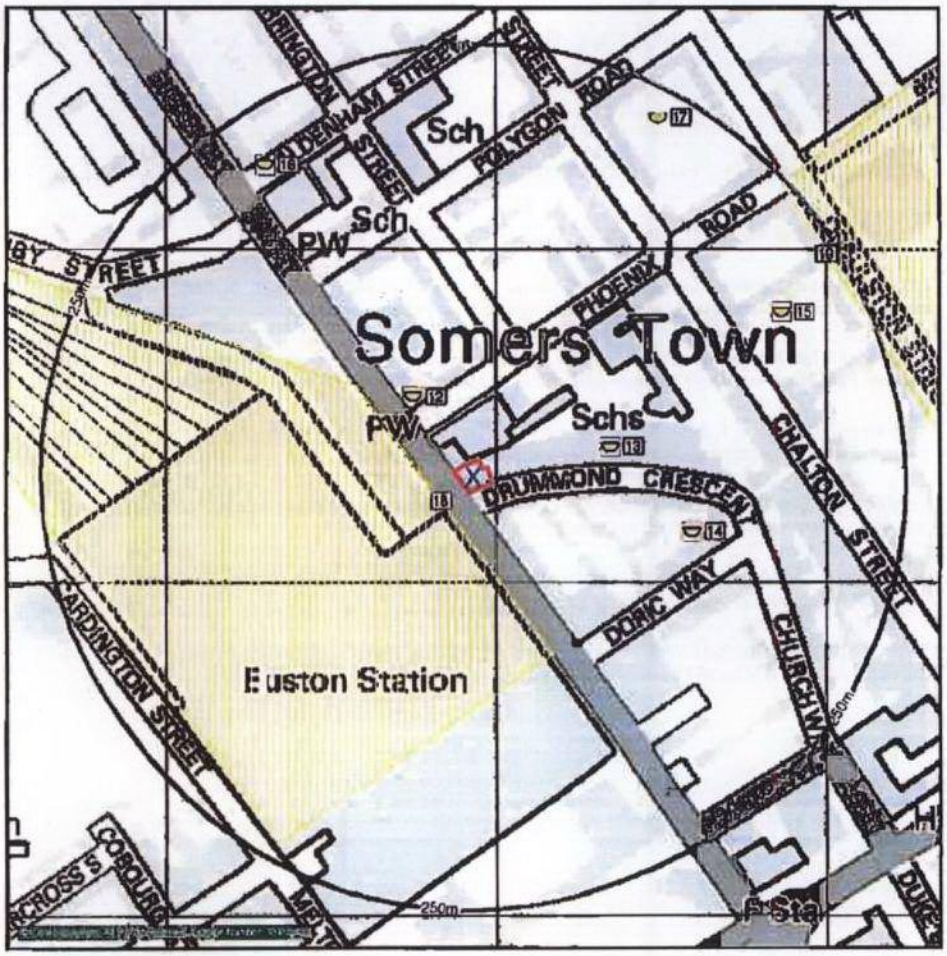
**Discharge Consents**
- Discharge Consent
- Water Industry Act Referral

| Sources<br>Waste / Landfill Sites | Ref No. | Search Buffer | Direction |
|---|---|---|---|
| **Local Authority Landfill Coverage** | | | |
| Name: London Borough of Camden, - Has no landfill data to supply, Contact Ref: 4 | - | On Site | E |

| Statutory Authorisations | Ref No. | Search Buffer | Direction |
|---|---|---|---|
| **Local Authority Pollution Prevention and Controls** | | | |
| Avis Rent A Car Ltd, 88 Eversholt Street, London, NW1 1BP, Part B - Fuel and Power Industry Sector, Reference: PPC23, Status: Permitted, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1 | 2 | 0-250m | NW |
| City Centre Dry Cleaners, 118 Eversholt Street, London, Nw1 1bp, Part B - Other Industries, Reference: PPC/DC17, Status: Permitted, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1 | 3 | 0-250m | NW |
| Stephies Dry Cleaner, 52 Phoenix Road, London, Nw1 1es, Part B - Other Industries, Reference: PPC/DC36, Status: Permitted, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1 | 4 | 0-250m | NE |

| Potentially Contaminative Uses | Ref No. | Search Buffer | Direction |
|---|---|---|---|
| **Contemporary Trade Directory Entries** | | | |
| Trident Scaffolding Uk Ltd, 72-76, Eversholt Street, LONDON, NW1 1BY, Scaffolding & Work Platforms, Status: Inactive, Positional Accuracy: Automatically positioned to the address | 1 | On Site | NE |
| Euston Alliance, Euston Station Parcel Deck, Barnby Street, London, NW1 2RS, Railways, Status: Inactive, Positional Accuracy: Manually positioned to the address or location | 5 | 0-250m | W |
| Portrait & Wedding Photography, 106, Eversholt Street, London, NW1 1BP, Photocopiers, Status: Active, Positional Accuracy: Manually positioned to the address or location | 6 | 0-250m | NW |
| Supasnaps, 6, Euston Station Colonnade, Euston Station, London, NW1 2DY, Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address | 7 | 0-250m | S |
| Virgin Trains, Euston Station, London, NW1 2HS, Railways, Status: Inactive, Positional Accuracy: Automatically positioned to the address | 7 | 0-250m | S |
| Classiclean, Euston Station, London, NW1 2DU, Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address | 7 | 0-250m | S |
| Haywards Cleaners Ltd, Phoenix Rd, London, NW1 1ES, Dry Cleaners, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location | 8 | 0-250m | NE |
| City Centre Dry Cleaners, 118, Eversholt Street, London, NW1 1BP, Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address | 9 | 0-250m | NW |

| Sources<br>Potentially Contaminative Uses | Ref No. | Search Buffer | Direction |
|---|---|---|---|
| **Contemporary Trade Directory Entries** | | | |
| Freightliner Ltd, Third Floor, 1, Eversholt Street, London, NW1 2FL, Freight Forwarders, Status: Inactive. Positional Accuracy: Automatically positioned to the address | 10 | 0-250m | S |
| T C I Operational Research Ltd, 1, Eversholt Street, London, NW1 2DN, Railways, Status: Inactive, Positional Accuracy: Manually positioned to the address or location | 10 | 0-250m | S |
| Freightliner, Third Floor, 1, Eversholt Street, London, NW1 2FL, Freight Forwarders, Status: Inactive, Positional Accuracy: Automatically positioned to the address | 10 | 0-250m | S |
| Freightliner, Third Floor, 1, Eversholt Street, London, NW1 2FL, Freight Services, Status: Inactive. Positional Accuracy: Automatically positioned to the address | 10 | 0-250m | S |
| Freightliner, 1, Eversholt Street, London, NW1 2FL, Freight Forwarders, Status: Active, Positional Accuracy: Automatically positioned to the address | 10 | 0-250m | S |
| Euro Graphics Centre, 42, Chalton Street, London, NW1 1JB, Printers, Status: Active, Positional Accuracy: Automatically positioned to the address | 11 | 0-250m | E |
| Plumb N Sparx, 42, Chalton Street, London, NW1 1JB, Builders' Merchants, Status: Active, Positional Accuracy: Manually positioned to the address or location | 11 | 0-250m | E |




| General | Potentially Contaminative Use | Potentially Infilled Land |
|---|---|---|
| Site Boundary | Point Feature | Point Feature |
| Search Buffer | Area Feature | Area Feature |
| Bearing Reference Point | Line Feature | Line Feature |
| Reference Number | | |



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| Sources<br>Potentially Contaminative Uses | Ref No. | Search Buffer | Direction |
|---|---|---|---|
| **Historical Tanks And Energy Facilities** | | | |
| Potential Tanks, Date of Mapping: 1969 Scale of Mapping: 1:1,250, | 12 | 0-250m | NW |
| Potential Tanks, Date of Mapping: 1970 Scale of Mapping: 1:2,500, | 12 | 0-250m | NW |
| Potential Tanks, Date of Mapping: 1953 Scale of Mapping: 1:1,250, | 13 | 0-250m | E |
| Potential Tanks, Date of Mapping: 1954 - 1970 Scale of Mapping: 1:2,500, | 13 | 0-250m | E |
| Electrical Sub Station Facilities, Date of Mapping: 1969 Scale of Mapping: 1:1,250, | 14 | 0-250m | E |
| Electrical Sub Station Facilities, Date of Mapping: 1970 Scale of Mapping: 1:2,500, | 14 | 0-250m | E |
| Electrical Sub Station Facilities, Date of Mapping: 1954 - 1970 Scale of Mapping: 1:2,500, | 15 | 0-250m | NE |
| Electrical Sub Station Facilities, Date of Mapping: 1953 - 1969 Scale of Mapping: 1:1,250, | 15 | 0-250m | NE |
| Date of Mapping: 1954Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, | 16 | 0-250m | NW |
| Electrical Sub Station Facilities, Date of Mapping: 1953 Scale of Mapping: 1:1,250, | 16 | 0-250m | NW |
| Electrical Sub Station Facilities, Date of Mapping: 1972 Scale of Mapping: 1:1,250, | 16 | 0-250m | NW |
| Electrical Sub Station Facilities, Date of Mapping: 1978 Scale of Mapping: 1:1,250, | 17 | 0-250m | NE |
| **Potentially Contaminative Industrial Uses (Past Land Use)** | | | |
| Railways.<br>Date of Mapping: 1882 - 1991 | 18 | 0-250m | SW |
| Railways,<br>Date of Mapping: 1938 | 19 | 0-250m | NE |

## Map Details

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

| 1:1,250 | Mapsheet | Published |
|---|---|---|
| Ordnance Survey Plan | TQ2982NE | 1953 |
| Ordnance Survey Plan | TQ2982NE | 1969 |
| **1:2,500** | **Mapsheet** | **Published** |
| Ordnance Survey Plan | TQ2982 | 1954 |
| Ordnance Survey Plan | TQ2982 | 1970 |

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

| 1:10,000 | Mapsheet | Published |
|---|---|---|
| Ordnance Survey Plan | TQ28SE | 1991 |
| **1:10,560** | **Mapsheet** | **Published** |
| Middlesex | 017_00 | 1882 |
| London | 007_NW | 1896 |
| Middlesex | 017_NW | 1896 |
| London | 005_00 | 1920 |
| London | 005_00 | 1938 |
| Ordnance Survey Plan | TQ28SE | 1951 |


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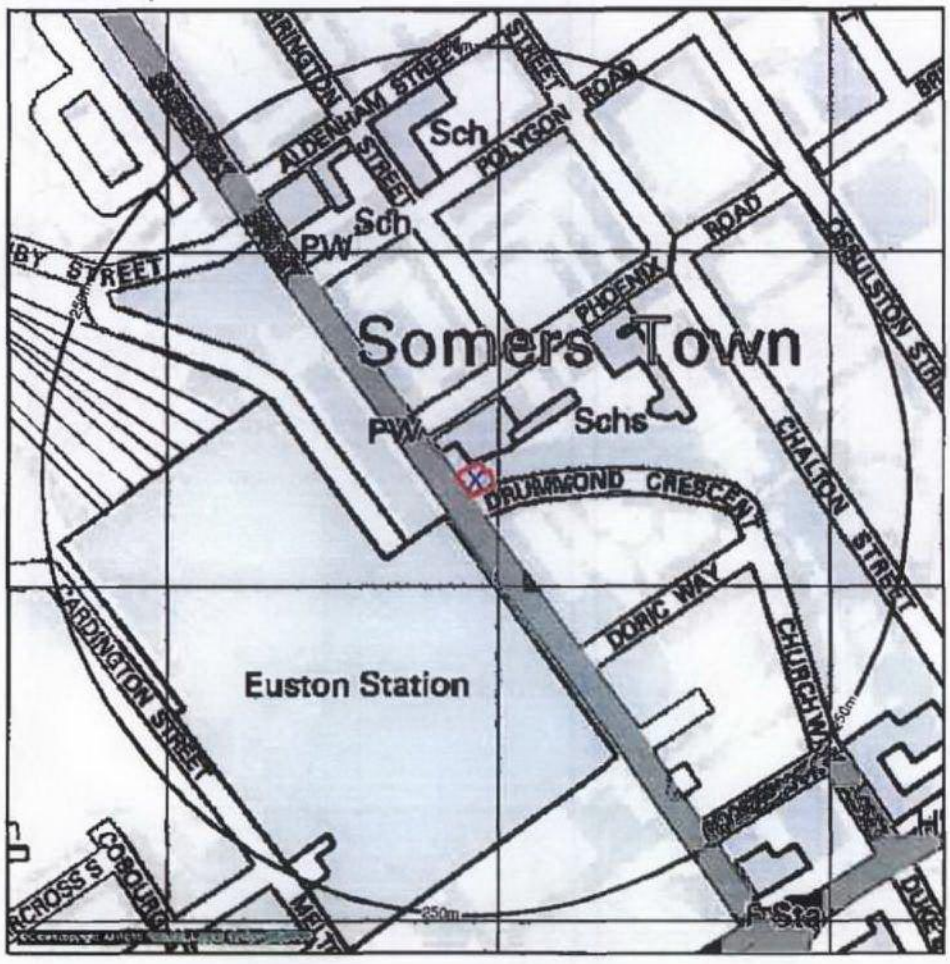
## Flood Map




**General**

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

**Area of Floodplain**

- Areas Benefiting from Flood Defences
- Flood Water Storage Areas
- Flood Defences
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)



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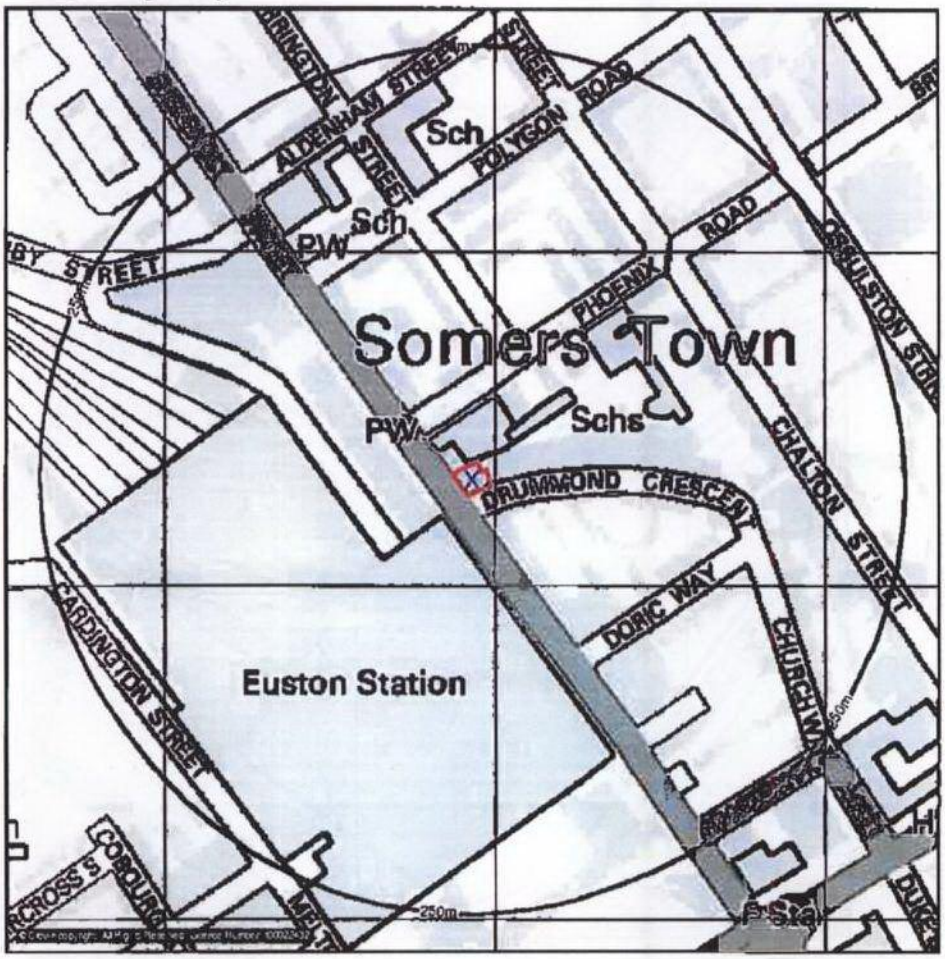
## Sensitivity Map




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



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

| Other Factors<br>Geological | Search Buffer | Direction |
|---|---|---|
| **Brine Compensation Area** | | |
| No | | - |
| **Coal Mining Affected Areas** | | |
| In an area which may not be affected by Coal Mining | | - |
| **Radon Potential - Radon Affected Areas** | | |
| Affected Areas: 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: 3 | On Site | E |
| **Radon Potential - Radon Protection Measures** | | |
| Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3 | On Site | E |
| **Potential for Collapsible Ground Stability Hazards** | | |
| No Hazard | | - |
| **Potential for Compressible Ground Stability Hazards** | | |
| Hazard Potential: No Hazard, Contact Ref: 3 | On Site | E |
| **Potential for Ground Dissolution Stability Hazards** | | |
| No Hazard | | - |
| **Potential for Landslide Ground Stability Hazards** | | |
| Hazard Potential: Very Low, Contact Ref: 3 | On Site | W |
| Hazard Potential: Low, Contact Ref: 3 | 0-250m | W |
| **Potential for Running Sand Ground Stability Hazards** | | |
| Hazard Potential: No Hazard Contact Ref: 3 | On Site | SW |
| **Potential for Shrinking or Swelling Clay Ground Stability Hazards** | | |
| Hazard Potential: Moderate Contact Ref: 3 | On Site | SE |
| Hazard Potential: Low Contact Ref: 3 | 0-250m | SE |
| **Shallow Mining Hazards** | | |
| No Hazard | | - |

### Registered Landfill Sites

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

### Local Authority Recorded Landfill Sites

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

### Flooding

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

### Mining Instability Data

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

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

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



Ordnance Survey Licensed Partner

Environment Agency

SEPA Scottish Environment Protection Agency

Landmark Information

THE COAL AUTHORITY

British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL



If you would like any further assistance regarding this report then please contact Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: info@landmarkinfo.co.uk

## Contact Names and Addresses

### 1 London Borough of Camden Pollution Projects Team

Seventh Floor
Town Hall Extension
Argyle Street
London
WC1H 8EQ

Telephone 020 7278 4444
Fax 020 7860 5713

www.camden.gov.uk

### 2 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

enquiries@environment-agency.gov.uk

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

### 3 British Geological Survey Enquiry Service

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

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

### 4 London Borough of Camden

Town Hall
Judd Street
London
WC1H 9JE

Telephone 020 7974 4444
Fax 020 7974 6866

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

## Other Contacts

### Landmark Information Group Limited

Legal and Financial
The Smith Centre
Fairmile
Henley-on-Thames
Oxon
RG9 6AB

Telephone 0844 844 9966
Fax 0844 844 9980

info@landmarkinfo.co.uk
www.landmarkinfo.co.uk

## APPENDIX 3

## MONITORING RESULTS

**Groundwater/Gas Monitoring Record** **GROUND ENGINEERING LIMITED**

**Site:** **72-76 Eversholt Street, London NW1**

**Report Ref:** **C11881**

| Date | Borehole No. | Methane (% v/v) | | Carbon Dioxide (% v/v) | | Oxygen (% v/v) | | Flow Rate (l/hr) | Atmosph. Pressure (mb) | Depth of Well (m bgl) | Depth to Groundwater (m bgl) | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Peak | Steady | Peak | Steady | Min. | Max. | | | | | |
| 02/10/09 | WS 1 | <0.1 | <0.1 | <0.1 | <0 1 | 20 4 | 20.4 | <0.1 | 1018 | 7.00 | 1.70 | |
| | | | | | | | | | | | | |
| 06/10/09 | WS 1 | <0.1 | <0.1 | <0.1 | <0 1 | 19.9 | 19.9 | <0.1 | 1005 | 7.00 | 1 63 | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |

Notes: Equipment GasLog GFM 430 – Serial No. 10075, 30m tape dipmeter

# APPENDIX 4 – CHEMICAL TEST RESULTS

Chemtest
The right chemistry to deliver results

Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070

Ground Engineering
Newark Road
Peterborough

PE1 5UA

FAO Steve Fleming
15 September 2009

Dear Steve Fleming

**Test Report Number** **78466**
**Your Project Reference** **72-76 Eversholt Street, London NW1**

Please find enclosed the results of analysis for the samples received 7 September 2009.

All soil samples will be retained for a period of one month and all water samples will be retained for 7 days following the date of the test report. Should you require an extended retention period then please detail your requirements in an email to customerservices@chemtest.co.uk. Please be aware that charges may be applicable for extended sample storage.

If you require any further assistance, please do not hesitate to contact the Customer Services team.

Yours sincerely

KT Jones

Authorised Signatory

- Darrell Hall — Laboratory Manager
- Phil Hellier — Operations Director
- Keith Jones — Technical Development Manager
- John Crawford — Quality Manager
- Malcolm Avis — Technical Director

UKAS TESTING
2183

*Notes to accompany report:*

- *The sign < means 'less than'*
- *Tests marked 'U' hold UKAS accreditation*
- *Tests marked 'M' hold MCertS (and UKAS) accreditation*
- *Tests marked 'N' do not currently hold UKAS accreditation*
- *Tests marked 'S' were subcontracted to an approved laboratory*
- *n/e means 'not evaluated'*
- *i/s means 'insufficient sample'*
- *u/s means 'unsuitable sample'*
- *Comments or interpretations are beyond the scope of UKAS accreditation*
- *The results relate only to the items tested*

Ground Engineering
Newark Road
Peterborough

PE1 5UA

FAO Steve Fleming

# LABORATORY TEST REPORT

**Results of analysis of 5 samples received 07 September 2009**

**72-76 Eversholt Street, London NW1**

Chemtest
The right chemistry to deliver results

**Report Date**
**15 September 2009**

| Login Batch No | | | | | 78466 | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Chemtest LIMS ID | | | | | AE29099 | AE29100 | AE29101 | AE29102 | AE29103 |
| Sample ID | | | | | TP1 | TP2 | TP2 | TP3 | TP1 |
| Sample No | | | | | D2 | D1 | D2 | D2 | D3 |
| Depth | | | | | 0.8m | 0.6m | 0.8m | 0.6m | 1.3m |
| *Matrix* | | | | | *SOIL* | *SOIL* | *SOIL* | *SOIL* | *SOIL* |
| SOP↓ | Determinand↓ | CAS No↓ | Units↓ | * | | | | | |
| 2120 | Boron (hot water soluble) | 7440428 | mg kg-1 | U | 1.7 | 0.9 | 1.1 | 0.9 | |
| | Sulfate (2:1 water soluble) as SO4 | 14808798 | g l-1 | M | 0.23 | 0.71 | 0.15 | 0.35 | |
| 2300 | Cyanide (free) | 57125 | mg kg-1 | M | < 0.5 | < 0.5 | < 0.5 | < 0.5 | |
| | Cyanide (total) | 57125 | mg kg-1 | M | < 0.5 | < 0.5 | < 0.5 | < 0.5 | |
| 2325 | Sulfide | 18496258 | mg kg-1 | M | 3.0 | 1.9 | 2.8 | 1.7 | |
| 2450 | Arsenic | 7440382 | mg kg-1 | M | 18 | 16 | 11 | 16 | |
| | Cadmium | 7440439 | mg kg-1 | M | 0.22 | 0.16 | 0.10 | 0.34 | |
| | Chromium | 7440473 | mg kg-1 | M | 45 | 24 | 43 | 38 | |
| | Copper | 7440508 | mg kg-1 | M | 60 | 39 | 23 | 45 | |
| | Mercury | 7439976 | mg kg-1 | M | 3.0 | 6.1 | 0.13 | 0.95 | |
| | Nickel | 7440020 | mg kg-1 | M | 34 | 22 | 42 | 36 | |
| | Lead | 7439921 | mg kg-1 | M | 640 | 250 | 51 | 180 | |
| | Selenium | 7782492 | mg kg-1 | M | 0.34 | <0.2 | 0.28 | 0.54 | |
| | Zinc | 7440666 | mg kg-1 | M | 260 | 64 | 58 | 120 | |
| 2490 | Chromium (hexavalent) | 18540299 | mg kg-1 | N | < 0.5 | < 0.5 | < 0.5 | < 0.5 | |
| 2625 | Organic matter | | % | M | 1.6 | 1.2 | 1.7 | 2.9 | |
| 2670 | Total Petroleum Hydrocarbons | | mg kg-1 | M | | | | | < 10 |
| 2700 | Naphthalene | 91203 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Acenaphthylene | 208968 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Acenaphthene | 83329 | mg kg-1 | M | 0.17 | < 0.1 | < 0.1 | 0.21 | |
| | Fluorene | 86737 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Phenanthrene | 85018 | mg kg-1 | M | 0.26 | 0.22 | 0.31 | 0.65 | |
| | Anthracene | 120127 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Fluoranthene | 206440 | mg kg-1 | M | 0.18 | < 0.1 | < 0.1 | 0.38 | |
| | Pyrene | 129000 | mg kg-1 | M | 0.13 | < 0.1 | < 0.1 | 0.24 | |
| | Benzo[a]anthracene | 56553 | mg kg-1 | M | 0.18 | < 0.1 | < 0.1 | < 0.1 | |
| | Chrysene | 218019 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Benzo[b]fluoranthene | 205992 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Benzo[k]fluoranthene | 207089 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Benzo[a]pyrene | 50328 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Dibenzo[a,h]anthracene | 53703 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |

All tests undertaken between 07-Sep-2009 and 14-Sep-2009

* Accreditation status

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

Ground Engineering
Newark Road
Peterborough

PE1 5UA

FAO Steve Fleming

# LABORATORY TEST REPORT

**Results of analysis of 5 samples received 07 September 2009**

**72-76 Eversholt Street, London NW1**

Chemtest
The right chemistry to deliver results

**Report Date**
**15 September 2009**

78466

| | | | | | AE29099 | AE29100 | AE29101 | AE29102 | AE29103 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | TP1 | TP2 | TP2 | TP3 | TP1 |
| | | | | | D2 | D1 | D2 | D2 | D3 |
| | | | | | 0.8m | 0.6m | 0.8m | 0.6m | 1.3m |
| | | | | | SOIL | SOIL | SOIL | SOIL | SOIL |
| 2700 | Indeno[1,2,3-cd]pyrene | 193395 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Benzo[g,h,i]perylene | 191242 | mg kg-1 | M | < 0.1 | < 0.1 | < 0.1 | < 0.1 | |
| | Total (of 16) PAHs | | mg kg-1 | M | < 2 | < 2 | < 2 | < 2 | |
| 2920 | Phenols (total) | | mg kg-1 | N | <0.3 | <0.3 | <0.3 | <0.3 | |
| 2010 | pH | | - | M | 8.8 | 11.4 | 8.3 | 10.9 | |

All tests undertaken between 07-Sep-2009 and 14-Sep-2009

* Accreditation status

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

## APPENDIX 5

## CLASSIFICATION OF AGGRESSIVE CHEMICAL ENVIRONMENT FOR BURIED CONCRETE

# TABLE C2 – AGGRESSIVE CHEMICAL ENVIRONMENT FOR CONCRETE

# (ACEC) CLASSIFICATION FOR BROWNFIELD LOCATIONS[a]

Table C2 Aggressive Chemical Environment for Concrete (ACEC) classification for brownfield locations[a]

| Sulfate and magnesium | | | | | | Groundwater | | ACEC |
|---|---|---|---|---|---|---|---|---|
| Design Sulfate Class for location | 2:1 water/soil extract[b] | | Groundwater | | Total potential sulfate[c] | Static water | Mobile water | Class for location |
| 1 | 2 ($SO_4$ mg/l) | 3 (Mg mg/l) | 4 ($SO_4$ mg/l) | 5 (Mg mg/l) | 6 ($SO_4$ %) | 7 (pH)[d] | 8 (pH)[d] | 9 |
| DS-1 | < 500 | | < 400 | | < 0.24 | ≥ 2.5 | | AC-1s |
| | | | | | | | > 6.5[d] | AC-1 |
| | | | | | | | 5.5–6.5 | AC-2z |
| | | | | | | | 4.5–5.5 | AC-3z |
| | | | | | | | 2.5–4.5 | AC-4z |
| DS-2 | 500–1500 | | 400–1400 | | 0.24–0.6 | > 5.5 | | AC-1s |
| | | | | | | | > 6.5 | AC-2 |
| | | | | | | 2.5–5.5 | | AC-2s |
| | | | | | | | 5.5–6.5 | AC-3z |
| | | | | | | | 4.5–5.5 | AC-4z |
| | | | | | | | 2.5–5.5 | AC-5z |
| DS-3 | 1600–3000 | | 1500–3000 | | 0.7–1.2 | > 5.5 | | AC-2s |
| | | | | | | | > 6.5 | AC-3 |
| | | | | | | 2.5–5.5 | | AC-3s |
| | | | | | | | 5.5–6.5 | AC-4 |
| | | | | | | | 2.5–5.5 | AC-5 |
| DS-4 | 3100–6000 | ≤ 1200 | 3100–6000 | ≤ 1000 | 1.3–2.4 | > 5.5 | | AC-3s |
| | | | | | | | > 6.5 | AC-4 |
| | | | | | | 2.5–5.5 | | AC-4s |
| | | | | | | | 2.5–6.5 | AC-5 |
| DS-4m | 3100–6000 | > 1200[e] | 3100–6000 | > 1000[e] | 1.3–2.4 | > 5.5 | | AC-3s |
| | | | | | | | > 6.5 | AC-4m |
| | | | | | | 2.5–5.5 | | AC-4ms |
| | | | | | | | 2.5–6.5 | AC-5m |
| DS-5 | > 6000 | ≤ 1200 | > 6000 | ≤ 1000 | > 2.4 | > 5.5 | | AC-4s |
| | | | | | | 2.5–5.5 | ≥ 2.5 | AC-5 |
| DS-5m | > 6000 | > 1200[e] | > 6000 | > 1000[e] | > 2.4 | > 5.5 | | AC-4ms |
| | | | | | | 2.5–5.5 | ≥ 2.5 | AC-5m |

**Notes**

a Brownfield locations are those sites, or parts of sites, that might contain chemical residues produced by or associated with industrial production (Section C5.1.3).

b The limits of Design Sulfate Classes based on 2:1 water/soil extracts have been lowered from previous Digests (Box C7).

c Applies only to locations where concrete will be exposed to sulfate ions ($SO_4$), which may result from the oxidation of sulfides such as pyrite, following ground disturbance (Appendix A1 and Box C8).

d An additional account is taken of hydrochloric and nitric acids by adjustment to sulfate content (Section C5.1.3).

e The limit on water-soluble magnesium does not apply to brackish groundwater (chloride content between 12 000 mg/l and 17 000 mg/l). This allows 'm' to be omitted from the relevant ACEC classification. Seawater (chloride content about 18 000 mg/l) and stronger brines are not covered by this table.

**Explanation of suffix symbols to ACEC Class**

- Suffix 's' indicates that the water has been classified as static.
- Concrete placed in ACEC Classes that include the suffix 'z' have primarily to resist acid conditions and may be made with any of the cements in Table D2 on page 42.
- Suffix 'm' relates to the higher levels of magnesium in Design Sulfate Classes 4 and 5.