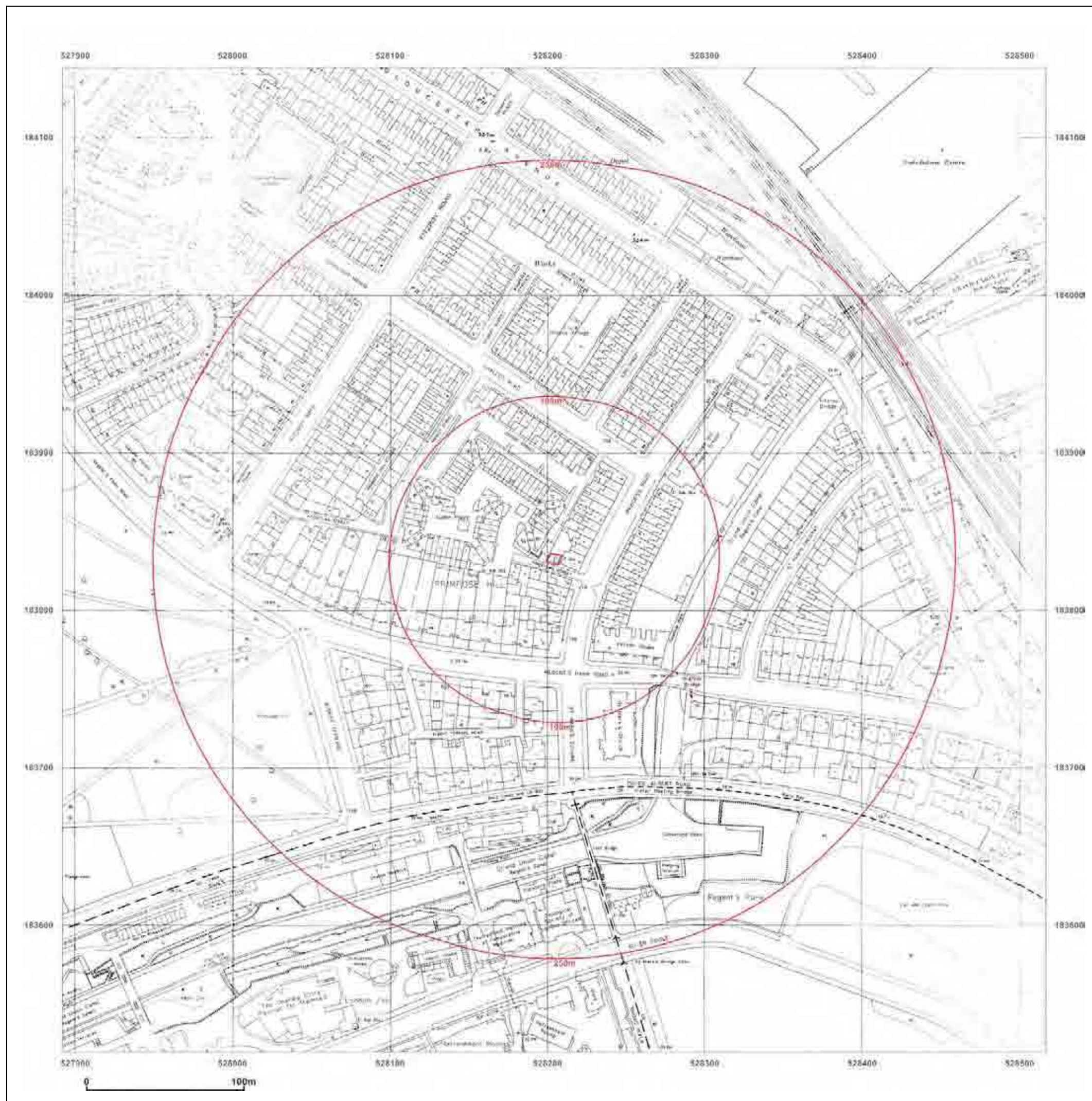




## **APPENDIX C**



**Site Details:**

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**Map Name:** National Grid

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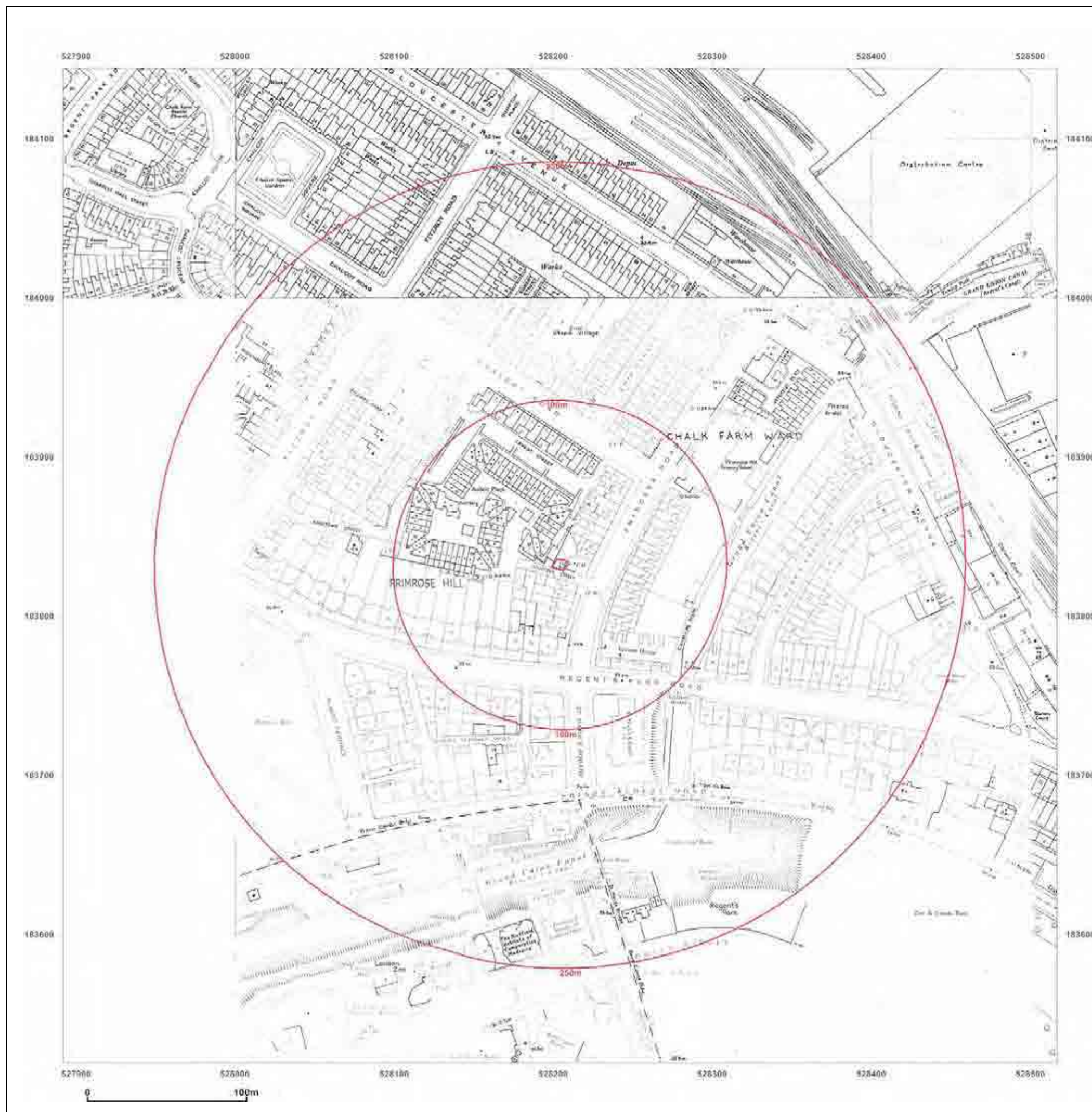


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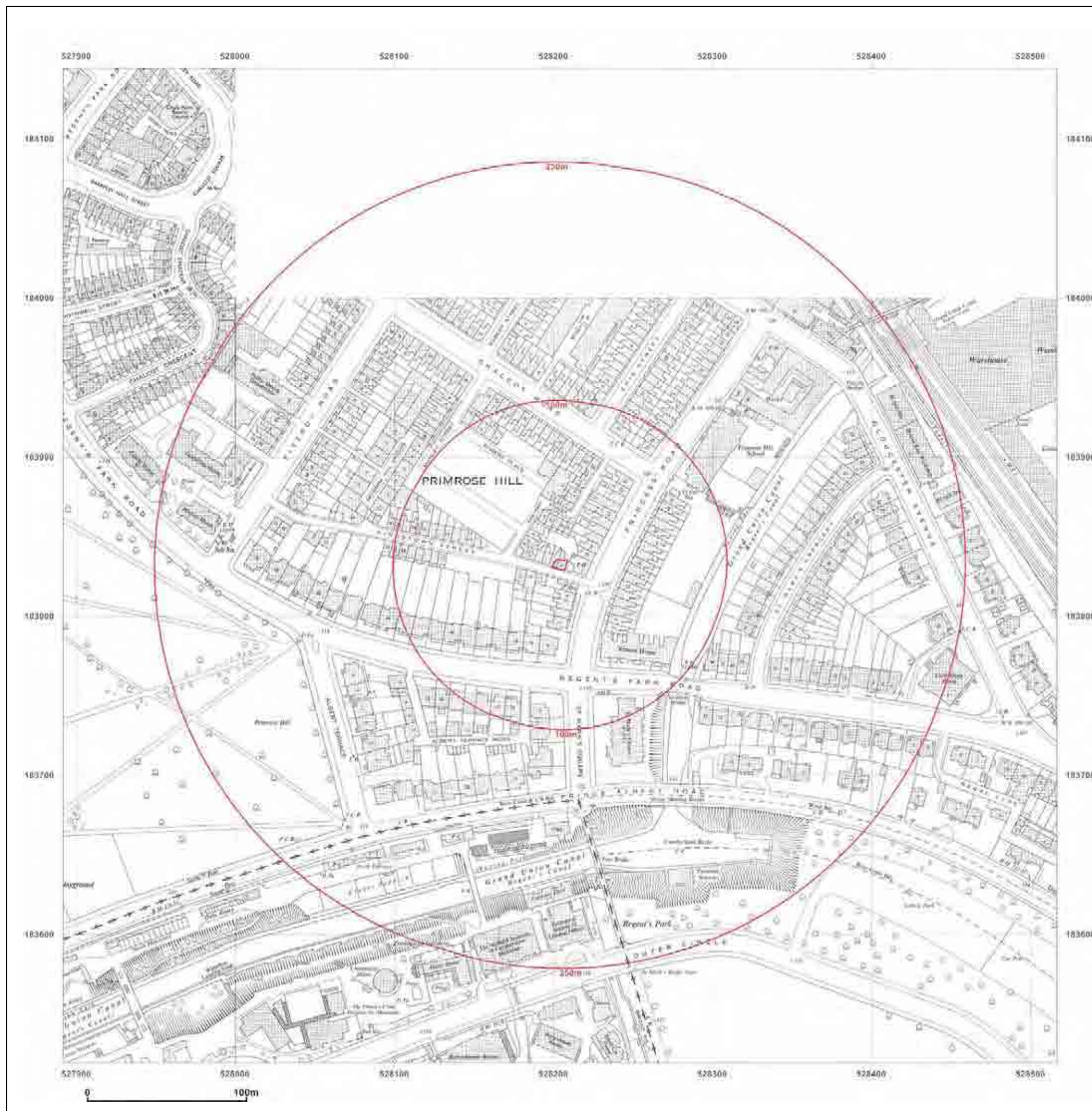


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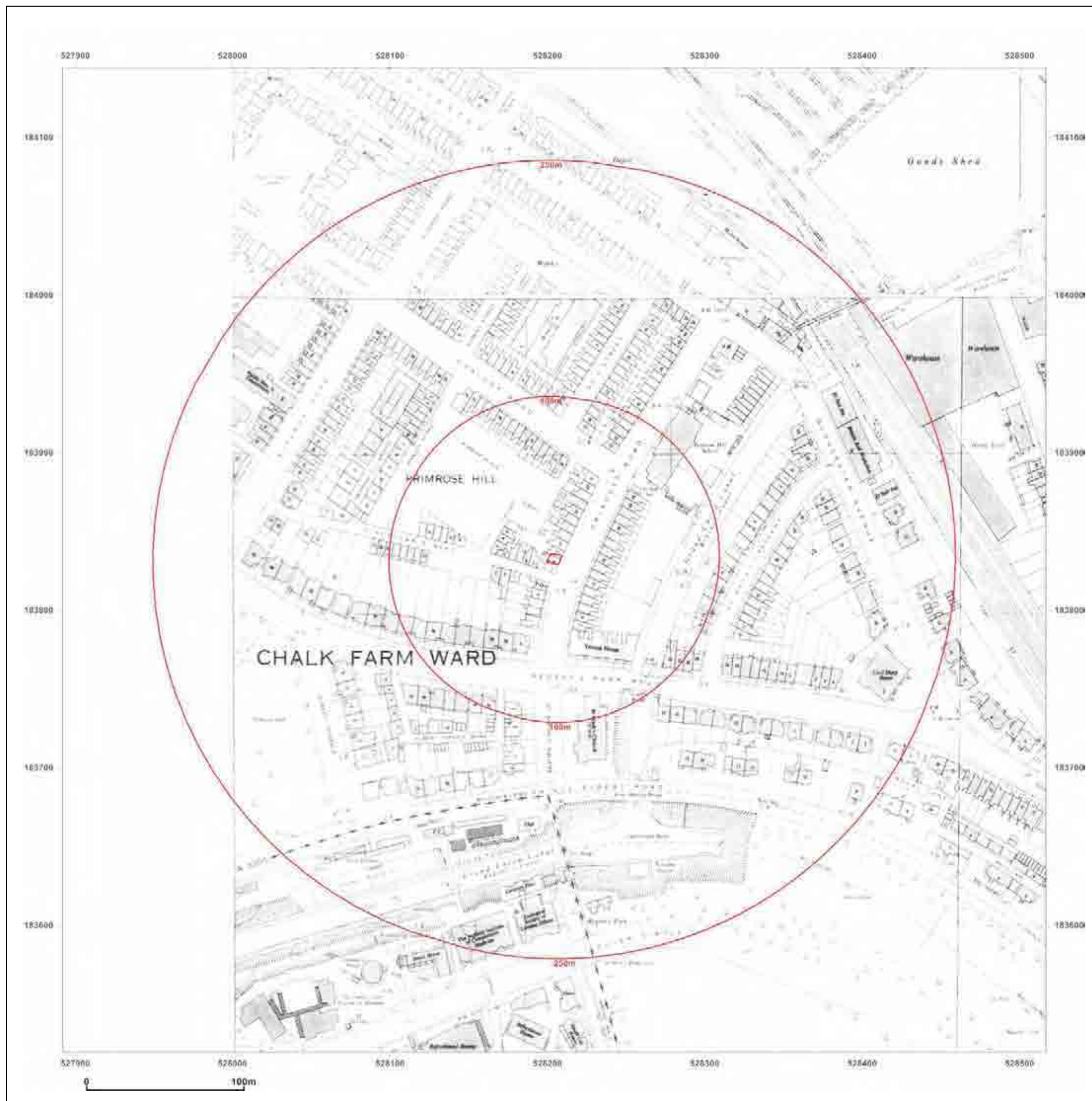
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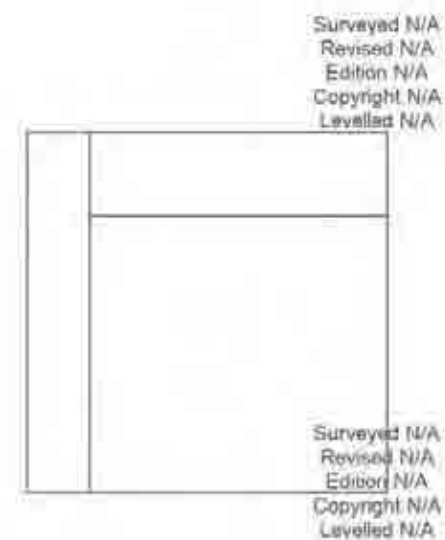
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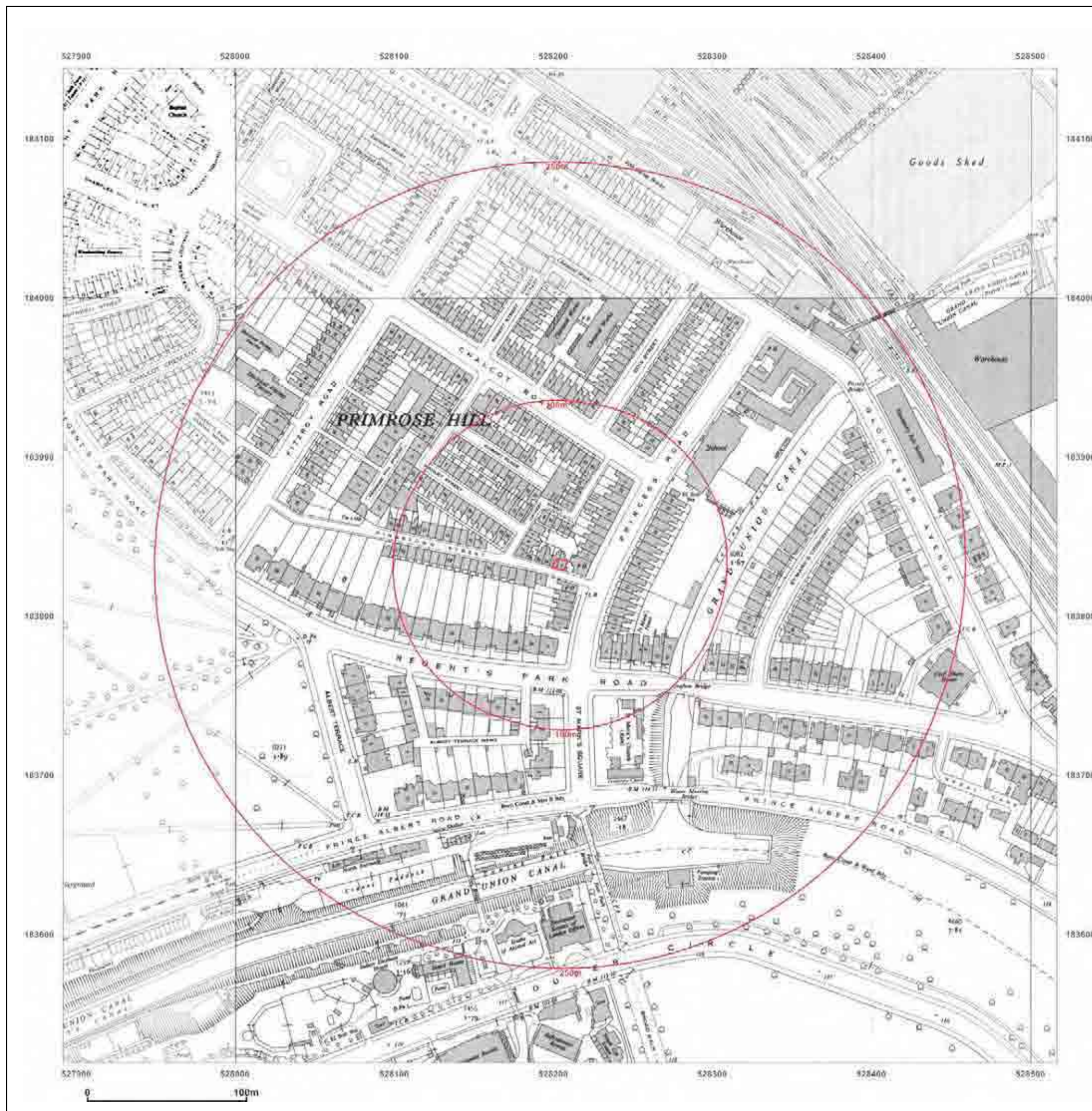


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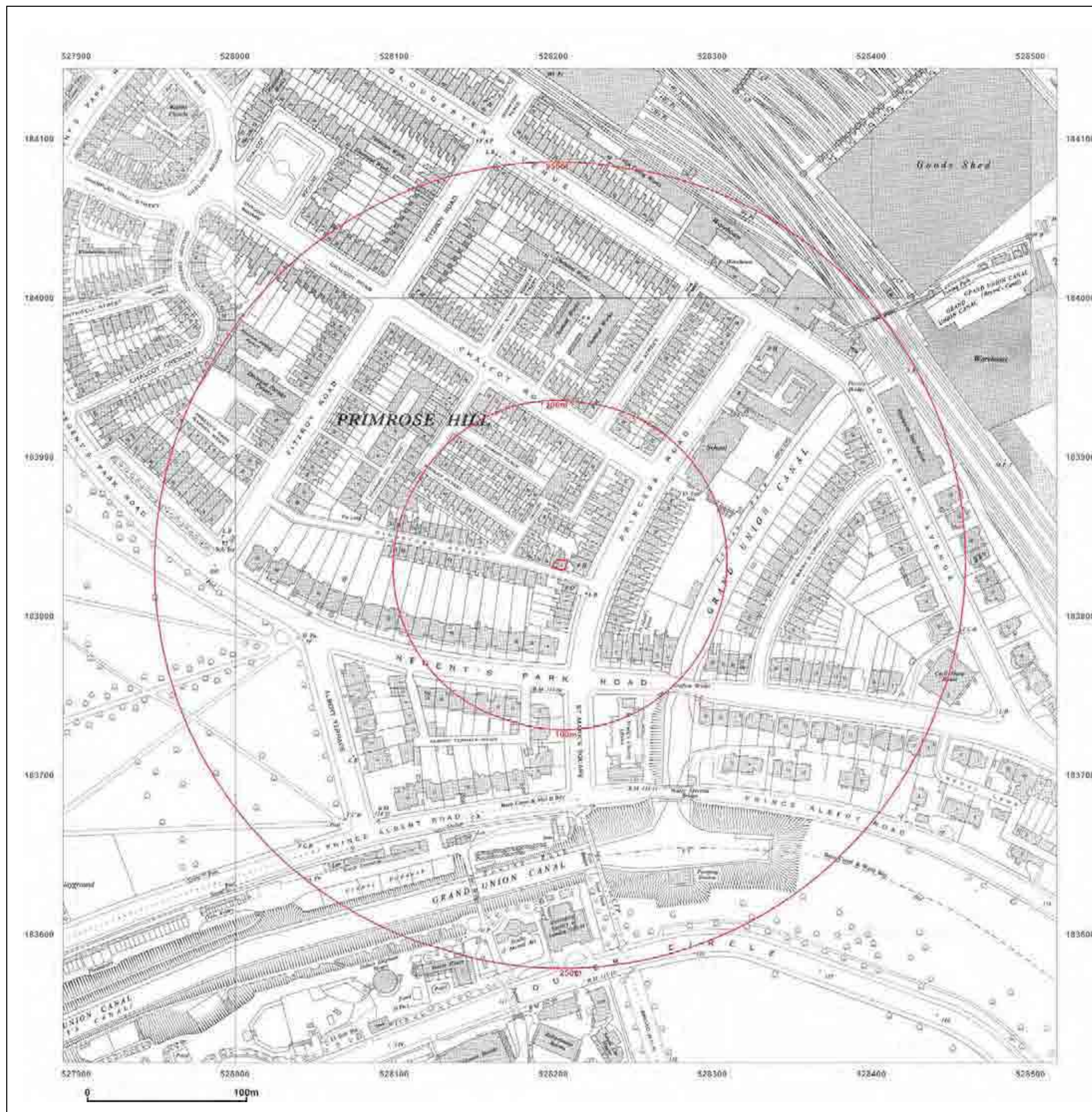
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**Map Name:** County Series

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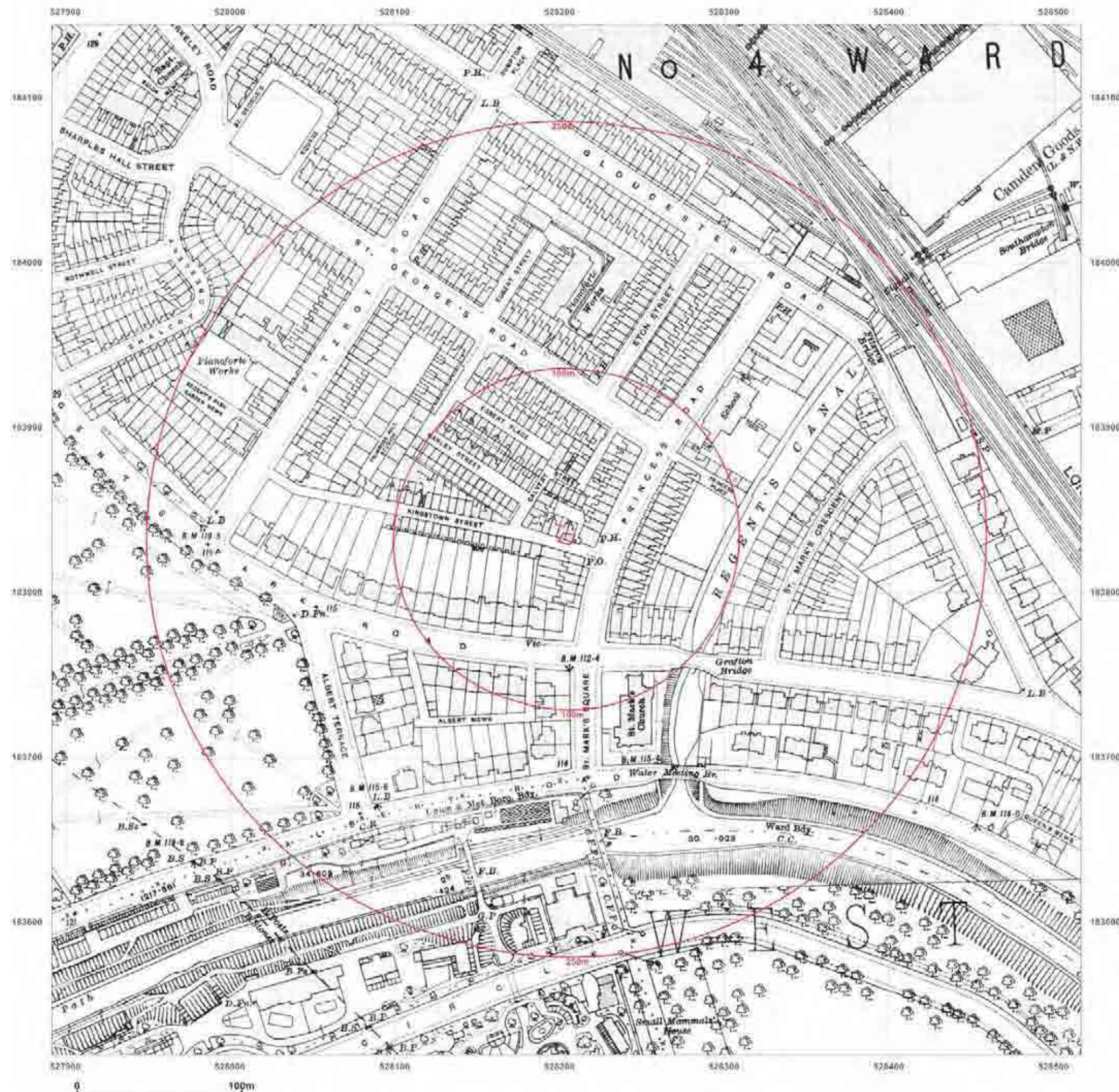


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**Map Name:** County Series

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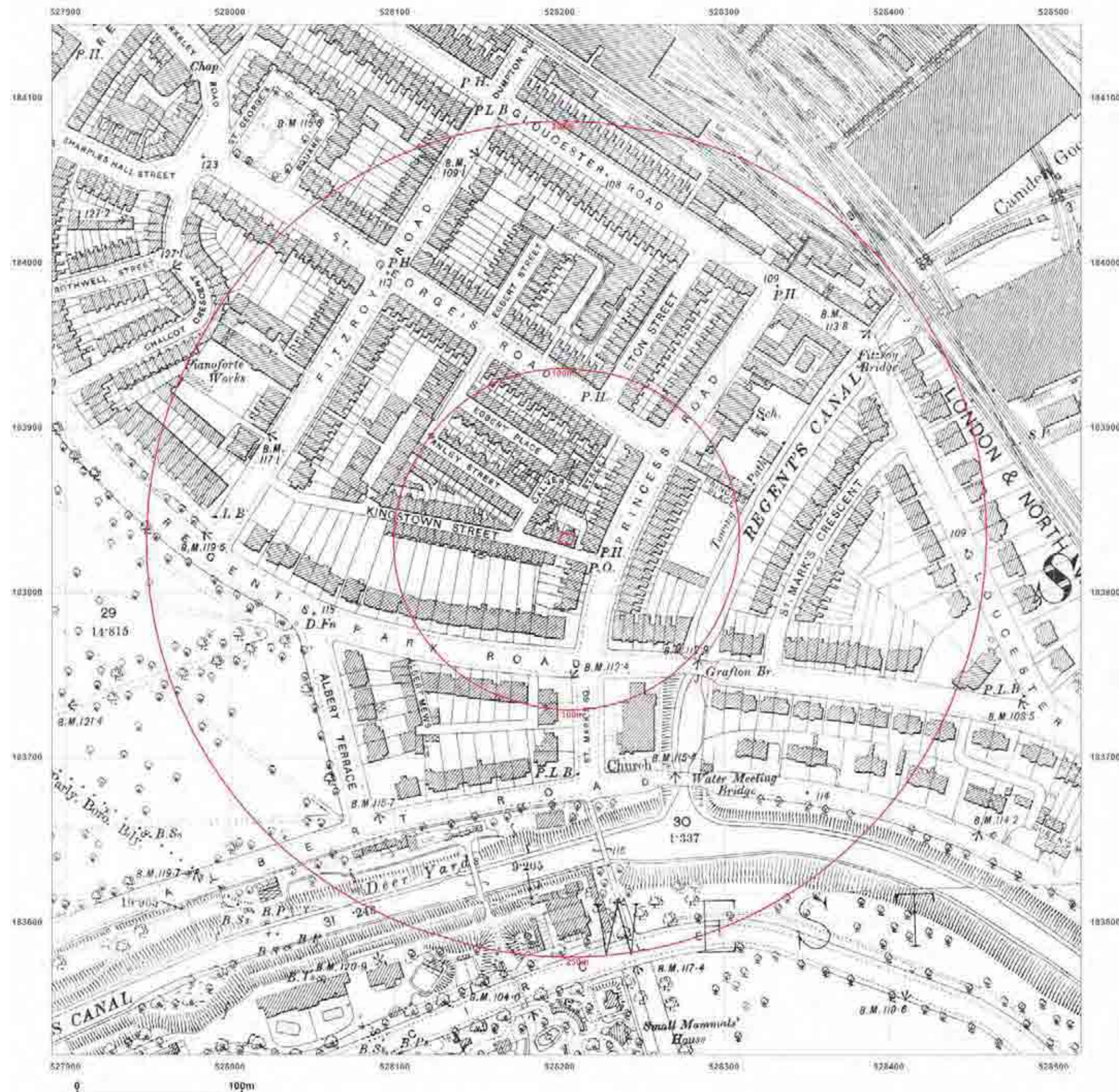


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**Site Details:**

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**Map Name:** 1056 Scale Town Plan

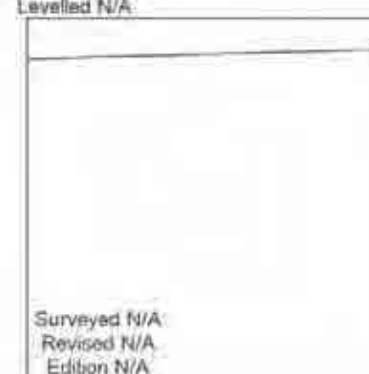
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**Map Name:** County Series

**Map date:** 1875-1876

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**Map Name:** 1056 Scale Town Plan

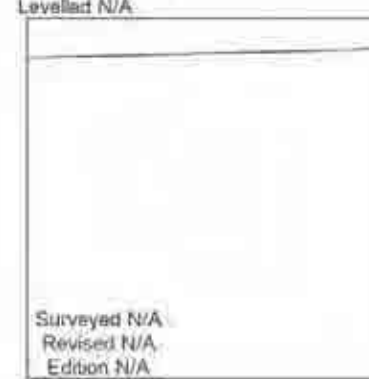
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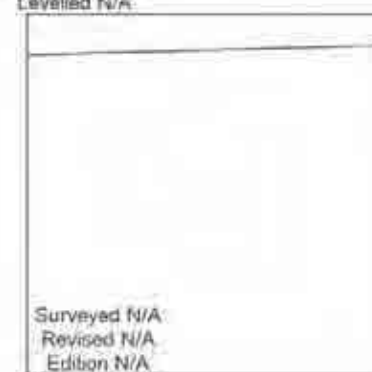
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Date: 16 Apr 2014  
Reference: FIND-43021  
Client: FIND

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 20-Apr-2013  
Grid Reference: 528204,183832  
Site Size: 0.00ha



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# Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Environmental Permits, Incidents and Registers		On-site	0-50m	51-250	251-500		
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations							
1.1.1	Records of historic IPC Authorisations	0	0	0	0		
1.1.2	Records of Part A(1) and IPPC Authorised Activities	0	0	0	0		
1.1.3	Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0		
1.1.4	Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0		
1.1.5	Records of List 1 Dangerous Substances Inventory sites	0	0	0	0		
1.1.6	Records of List 2 Dangerous Substances Inventory sites	0	0	1	0		
1.1.7	Records of Part A(2) and Part B Activities and Enforcements	0	0	0	5		
1.1.8	Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	4		
1.1.9	Records of Licensed Discharge Consents	0	0	1	2		
1.1.10	Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2	Records of COMAH and NIHHS sites	0	0	0	0		
1.3 Environment Agency Recorded Pollution Incidents							
1.3.1	National Incidents Recording System, List 2	0	0	0	0		
1.3.2	National Incidents Recording System, List 1	0	0	0	0		
1.4	Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0		
Section 2: Landfill and Other Waste Sites		On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1 Landfill Sites							
2.1.1	Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
2.1.2	Environment Agency Historic Landfill Sites	0	0	0	0	0	0
2.1.3	BGS/DoE Landfill Site Survey	0	0	0	0	0	0
2.1.4	GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings							
2.2.1	Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
2.2.2	Environment Agency Licensed Waste Sites	0	0	0	2	0	3



Section 3: Current Land Use	On-site	0-50m	51-250	251-500
3.1 Current Industrial Sites Data	0	1	10	Not searched
3.2 Records of Petrol and Fuel Sites	0	0	0	2
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0

Section 4: Geology	
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
4.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 5: Hydrogeology and Hydrology	0-500m					
5.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	No					
5.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
5.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	1	3	21
5.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	2	0	3
5.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	3	8
5.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
5.7 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	No
5.8 Detailed River Network entries within 500m of the site	0	0	3	2	Not searched	Not searched
5.9 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 6: Flooding	
6.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No
6.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	No
6.3 Are there any Flood Defences within 250m of the study site?	No
6.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.5 Are there any areas used for Flood Storage within 250m of the study site?	No
6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Not Prone
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable



## Section 7: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
7.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.5 Records of Ramsar sites	0	0	0	0	0	0
7.6 Records of Ancient Woodlands	0	0	0	0	0	0
7.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	4
7.8 Records of World Heritage Sites	0	0	0	0	0	0
7.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
7.11 Records of National Parks	0	0	0	0	0	0
7.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0

## Section 8: Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?

Moderate

## Section 9: Mining

9.1 Are there any coal mining areas within 75m of the study site?

No

9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?

Negligible

9.3 Are there any brine affected areas within 75m of the study site?

No



# Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client. The document contains the following sections:

## 1. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

## 2. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

## 3. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

## 4. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

## 5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

## 6. Flooding

Provides information on surface water flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

## 7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

## 8. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence.

## 9. Mining

Provides information on areas of coal and shallow mining.

## 10. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, GroundSure provide a free Technical Helpline (08444 159000) for further information and guidance.

### Note: Maps

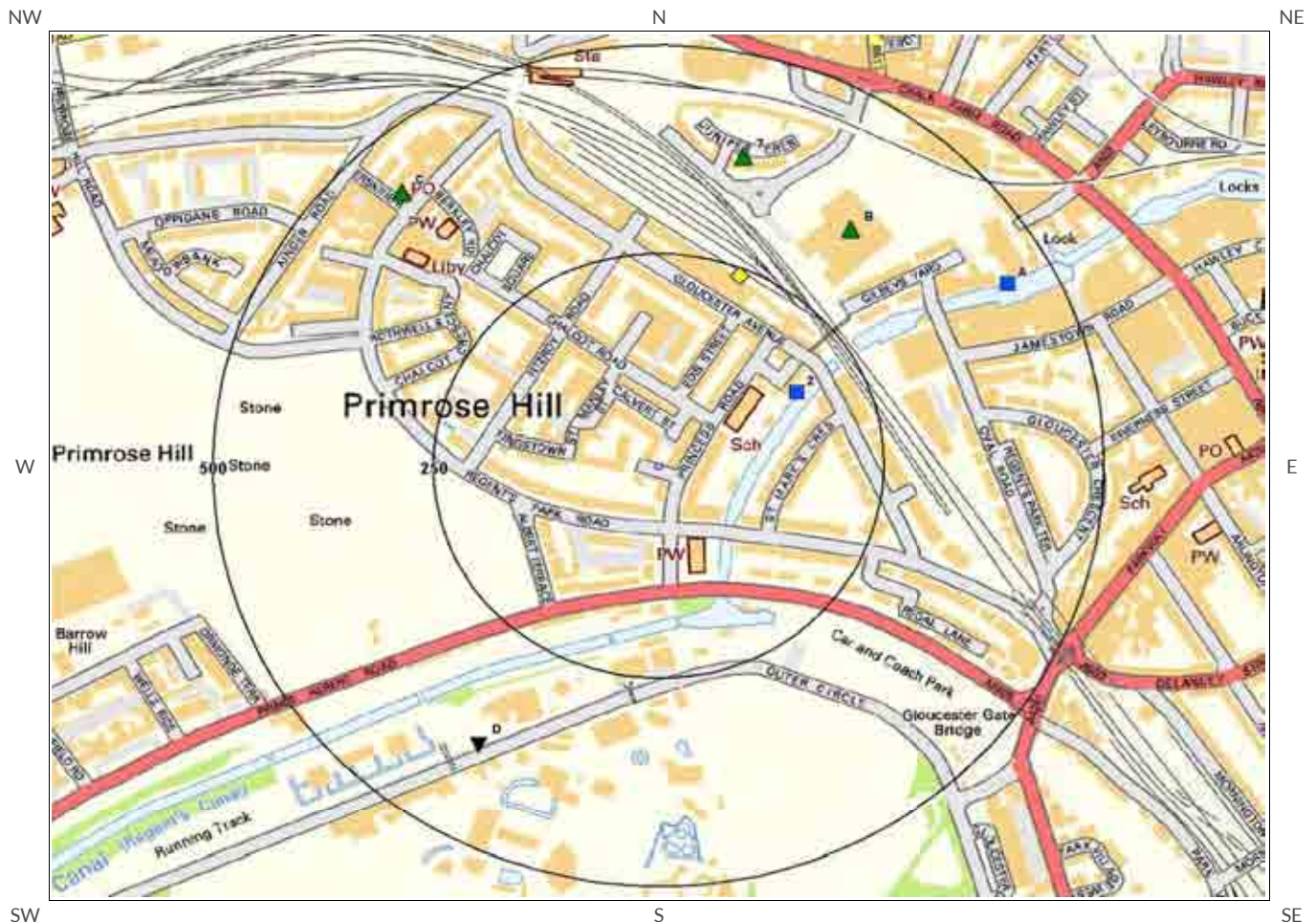
Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.



# 1. Environmental Permits, Incidents and Registers Map



Environmental Permits,  
Incidents and Registers Legend

Mapping  
sourced from

**Ordnance  
Survey**

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- |                    |                               |  |
|--------------------|-------------------------------|--|
| Site Outline       | Recorded Pollution Incident   | RAS 3 & 4 Authorisations                                       |
| Search Buffers (m) | Dangerous Substances (List 1) | Part A(1) Authorised Processes and Historic IPC Authorisations |
|                    | Dangerous Substances (List 2) | Part A(2) and Part B Authorised Processes                      |
|                    | Water Industry Referrals      | COMAH / NIHHS Sites  |
|                    | Licenced Discharge Consents   | Sites Determined as Contaminated Land                          |
|                    | Red List Discharge Consents   | Hazardous Substance Consents and Enforcements                  |





# 1. Environmental Permits, Incidents and Registers

## 1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

### 1.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

---



### 1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

1

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details
1	240.0	N	528295 184059	Name: Todd-ao Uk, 13 Hawley Crescent, London Status: Not Active Receiving Water: - Authorised Substances: Silver

### 1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

5

The following Part A(2) and Part B Activities are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details
5B	350.0	NE	528421 184113	Address: Wm Morrisons Supermarkets plc, Chalk Farm Road, NW1 8AA Process: Dry Cleaner Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
6B	350.0	NE	528421 184113	Address: Wm Morrisons Supermarkets Plc, Chalk Farm Road, NW1 8AA Process: Dry Cleaner Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	376.0	N	528300 184200	Address: Lex Volvo-regents Pk Bodyshop, Dumpton Place, Gloucester Ave, NW1 8JD Process: Vehicle Re-spray Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
8C	432.0	NW	527913 184157	Address: Primrose Valet, 91a Regents Park Road, NW1 8UR Process: Dry Cleaner Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
9C	432.0	NW	527913 184157	Address: Primrose Valet, 91a Regents Park Road, NW1 8UR Process: Dry Cleaner Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified



### 1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

4

The following RAS Licence (3 or 4) records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Address	Operator	Type	Permission Number	Dates	Status
14D	386.0	SW	528000183500	Institute Of Zoology, Zoological Society Of London, Regents Park, London, NW1 4RY	Institute Of Zoology	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AC7588	Date of Approval:1/12/2003 Effective from:1/1/2004 Last date of update:2014-01-01	Effective
15D	386.0	SW	528000183500	Institute Of Zoology, Zoological Society Of London, Regents Park, London, NW1 4RY	Institute Of Zoology	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AC7588	Date of Approval:30/8/1995 Effective from:27/9/1995 Last date of update:2014-01-01	Superseded By Variation
16D	386.0	SW	528000183500	Institute Of Zoology, Zoological Society Of London, regent s Park, London, NW1 4RY	Institute Of Zoology	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AC7596	Date of Approval:21/12/1995 Effective from:22/12/1995 Last date of update:2014-01-01	Effective
17D	386.0	SW	528000183500	Institute Of Zoology, Zoological Society Of London, Regents Park, London, NW1 4RY	Institute Of Zoology	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AC7588	Date of Approval:31/3/1991 Effective from:31/3/1991 Last date of update:2014-01-01	Superseded By Variation

### 1.1.9 Records of Licensed Discharge Consents within 500m of the study site:

3

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details
2	173.0	NE	528360183920	Address: Fitzroy Bridge Outlet, Primrose Hill, Fitzroy Bridge Outlet, Primrose, Hill, Camden, London Effluent Type: Trade Discharges - Cooling Water Permit Number: CTMR.0387 Permit Version: 1 Receiving Water: Grand Union canal Status: Transferred From R(pp)a 1951-1961 Issue date: 28/3/1980 Effective Date: 28/3/1980 Revocation Date: -



ID	Distance	Direction	NGR	Details
3A	446.0	NE	528600 184050	<p>Address: 30 Oval Road, Camden Town, London, 30 Oval Road, Camden Town, Londo, N, Nw1 7de</p> <p>Effluent Type: Trade Discharges - Cooling Water</p> <p>Permit Number: CNTM.1566</p> <p>Permit Version: 1</p> <p>Receiving Water: Guc - Paddington Arm</p> <p>Status: Lapsed Under Schedule 23 Environment Act 1995</p> <p>Issue date: 1/9/1994</p> <p>Effective Date: 1/9/1994</p> <p>Revocation Date: 1/10/1996</p>
4A	446.0	NE	528600 184050	<p>Address: 30 Oval Road, Camden Town, London, 30 Oval Road, Camden Town, Londo, N, Nw1 7de</p> <p>Effluent Type: Trade Discharges - Cooling Water</p> <p>Permit Number: CATM.2853</p> <p>Permit Version: 1</p> <p>Receiving Water: Guc - Paddington Arm</p> <p>Status: Revoked (wra 91, S88 &amp; Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: 1/4/1997</p> <p>Effective Date: 1/4/1997</p> <p>Revocation Date: 30/9/2005</p>

#### 1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

### 1.2 Dangerous or Hazardous Sites

#### Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

### 1.3 Environment Agency Recorded Pollution Incidents

#### 1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

0

Database searched and no data found.

#### 1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.



## 1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

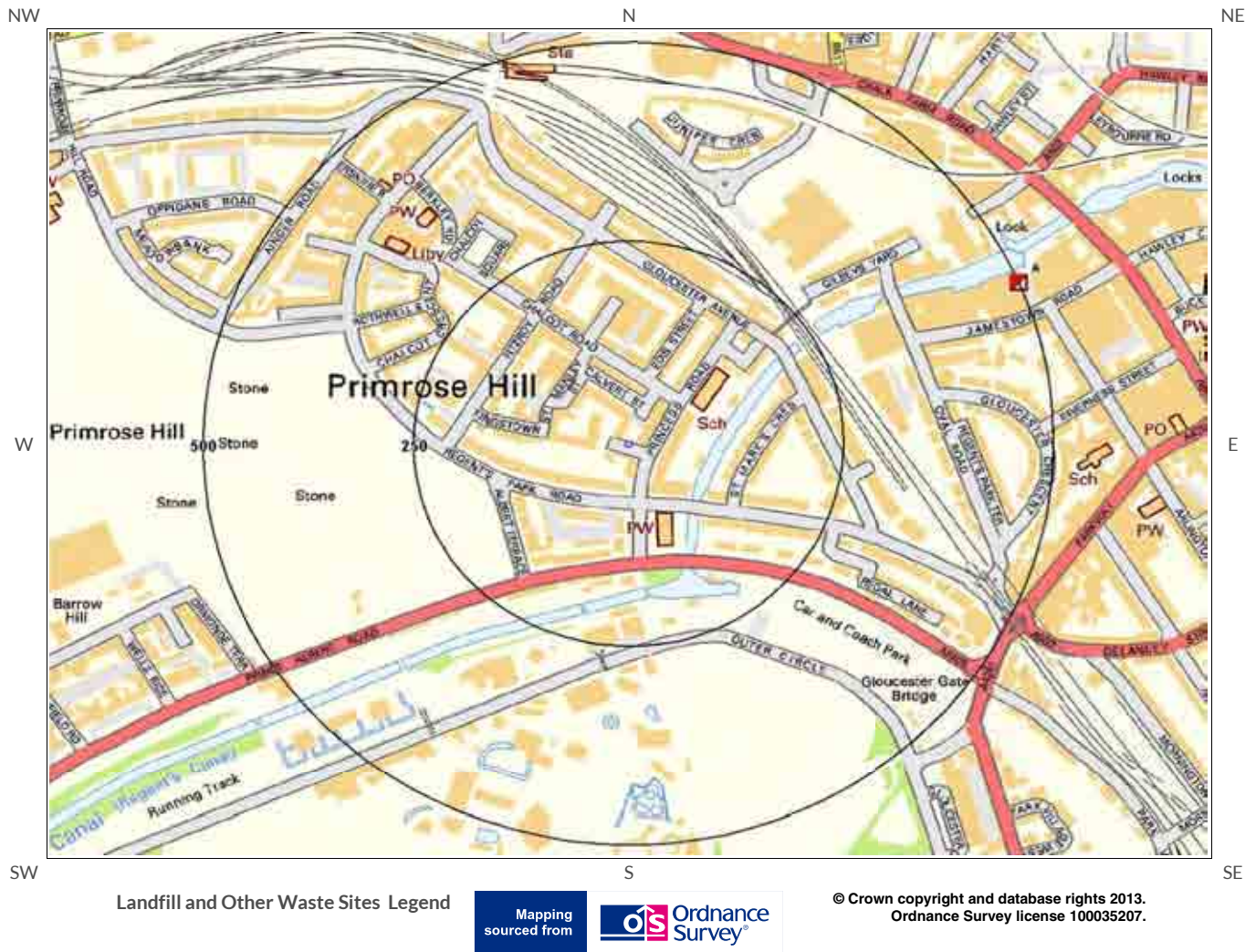
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

---

## 2. Landfill and Other Waste Sites Map







## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

2.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

---

2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

0

Database searched and no data found.

---

2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

---

2.1.4 Records of Local Authority landfill sites within 1500m of the study site:

0

Database searched and no data found.

---

### 2.2 Other Waste Sites

2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

---

## 2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

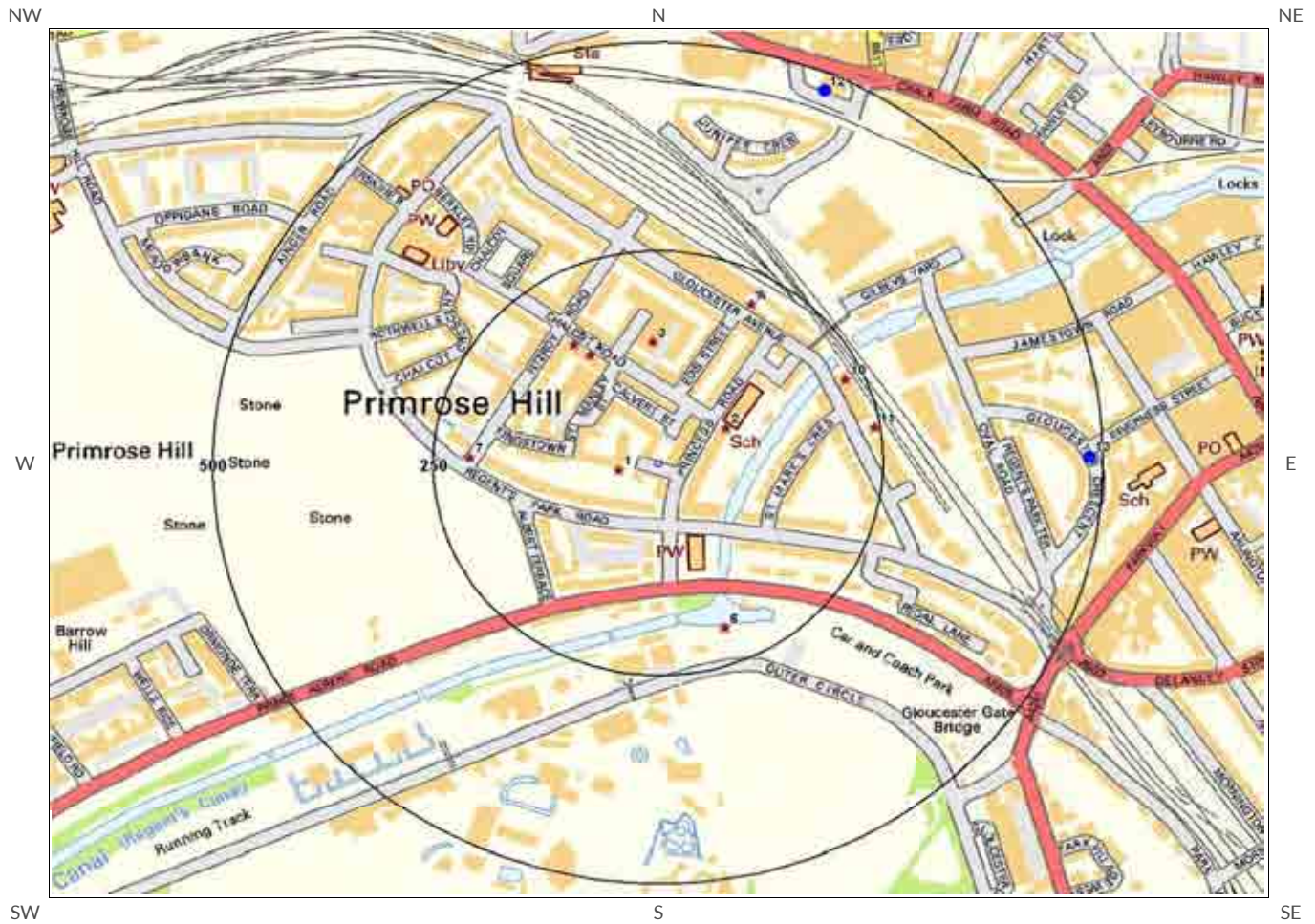
5

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
1A	500.0	NE	528667 184035	Site Address: - Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM003 EPR reference: EA/EPR/UP3697NB/S002 Operator: Camden London Borough Council Waste Management licence No: 80482 Annual Tonnage: 20000.0	Issue Date: 15/10/1994 Effective Date: - Modified: - Surrendered Date: 25/07/1997 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Jamestown Road CA Site Correspondence Address: -, -
2A	500.0	NE	528667 184035	Site Address: - Type: Household Waste Amenity Site Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: CAM003 EPR reference: - Operator: Camden London Borough Council Waste Management licence No: 80482 Annual Tonnage: 0.0	Issue Date: 15/10/1994 Effective Date: - Modified: - Surrendered Date: 25/07/1997 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Jamestown Road Ca Site Correspondence Address: Camden LB Council, Town Hall Extension, Argyle Street, London, WC1H 8EQ
Not shown	1401.0	E	529591 183605	Site Address: - Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ARB001 EPR reference: EA/EPR/EP3491NW/A001 Operator: Arbuckle William David Waste Management licence No: 80302 Annual Tonnage: 1014.0	Issue Date: 05/06/1997 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Arbuckle, St Pancras Way Correspondence Address: -, -
Not shown	1407.0	N	528740 185138	Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM001 EPR reference: EA/EPR/DP3091NK/V003 Operator: Camden London Borough Council Waste Management licence No: 80349 Annual Tonnage: 7793.0	Issue Date: 10/12/1996 Effective Date: - Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Regis Road Recycling Centre Correspondence Address: -, -
Not shown	1407.0	N	528740 185138	Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: Londonwaste Limited Waste Management licence No: 80349 Annual Tonnage: 7793.0	Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -, -



# 3. Current Land Use Map



Current Land Use Legend

Mapping  
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Site Outline



Search Buffers (m)



Current Industrial Sites



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines



## 3. Current Land Uses

### 3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

11

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	40.0	W	Electricity Sub Station	528159 183825	NW1	Electrical Features	Infrastructure and Facilities
2	81.0	NE	Electricity Sub Station	528280 183874	NW1	Electrical Features	Infrastructure and Facilities
3	141.0	N	Utopia Records Ltd	528198 183977	Utopia Village Chalcot Road, London, NW1 8LH	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
4	146.0	NW	Sew Much Fun	528126 183960	46, Chalcot Road, London, NW1 8LS	Textiles, Fabrics, Silk and Machinery	Industrial Products
5	166.0	NW	Timothy West	528108 183973	42, Chalcot Road, London, NW1 8LS	Vehicle Hire and Rental	Hire Services
6	206.0	S	Pumping Station	528279 183636	NW1	Water Pumping Stations	Industrial Features
7	209.0	W	Electricity Sub Station	527990 183840	NW1	Electrical Features	Infrastructure and Facilities
8A	212.0	NE	Warehouse	528309 184022	NW1	Container and Storage	Transport, Storage and Delivery
9A	228.0	NE	Warehouse	528319 184035	NW1	Container and Storage	Transport, Storage and Delivery
10	229.0	NE	Electricity Sub Station	528416 183932	NW1	Electrical Features	Infrastructure and Facilities
11	243.0	E	Electricity Sub Station	528449 183875	NW1	Electrical Features	Infrastructure and Facilities

### 3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
12	479.0	N	528392 184278	Morrisons	Morrisons Camden, Chalk Farm Road, Chalk Farm Road, Chalk Farm, London, Greater London, NW1 8AA	No	Open
13	484.0	E	528693 183840	Obsolete	Parkway Filling Station, 120, Parkway, Parkway, Camden Town, London, Greater London, NW1 7AN	Not Applicable	Obsolete



---

### 3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.

---



## 4. Geology

### 4.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

---

### 4.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

---

### 4.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

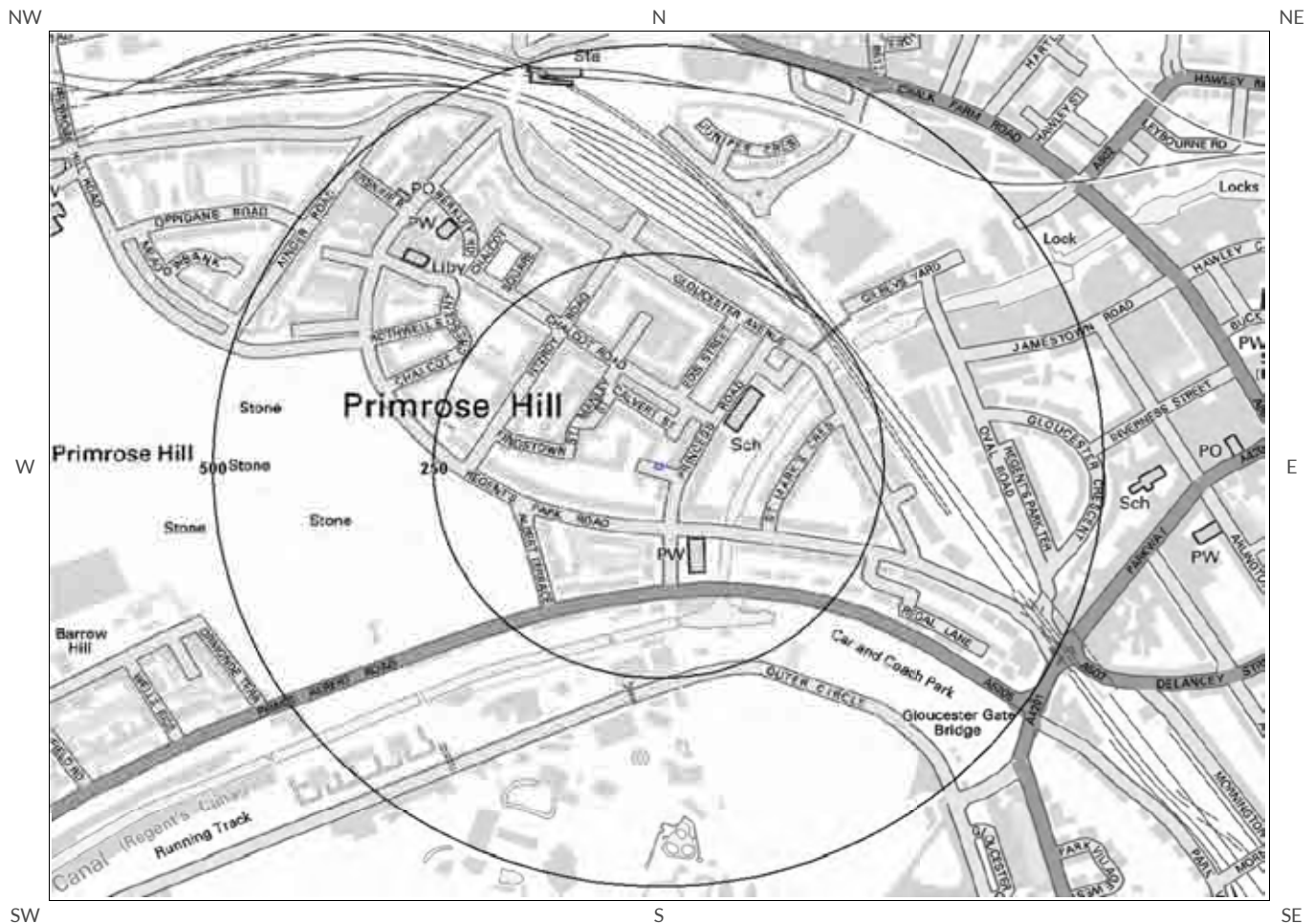
Lex Code	Description	Rock Type
LC-CLSS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)



# 5. Hydrogeology and Hydrology

## 5a. Aquifer Within Superficial Geology



Map Legend

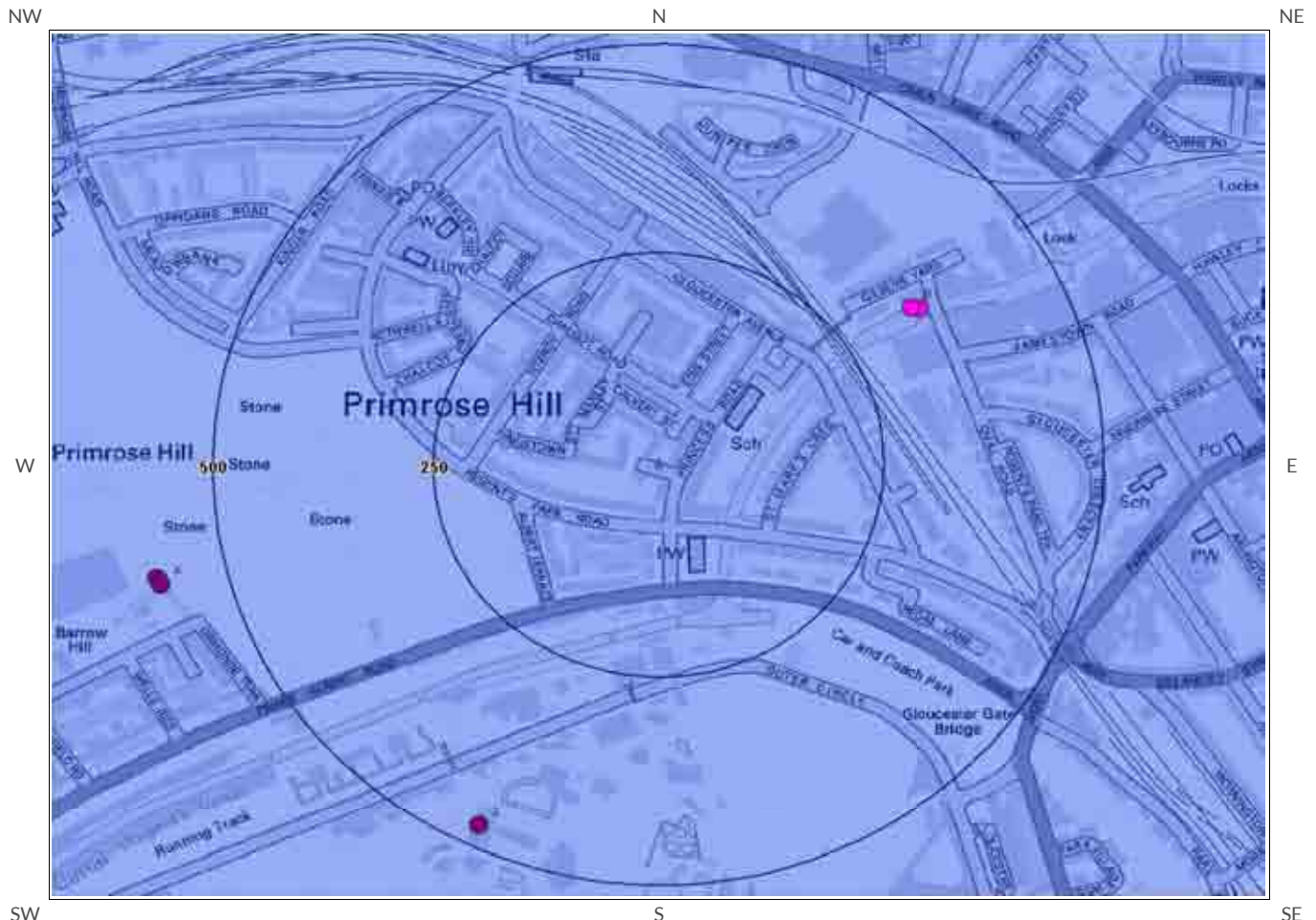
Mapping  
sourced from



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# 5b. Aquifer Within Bedrock Geology and Abstraction Licenses



Map Legend

Mapping  
sourced from

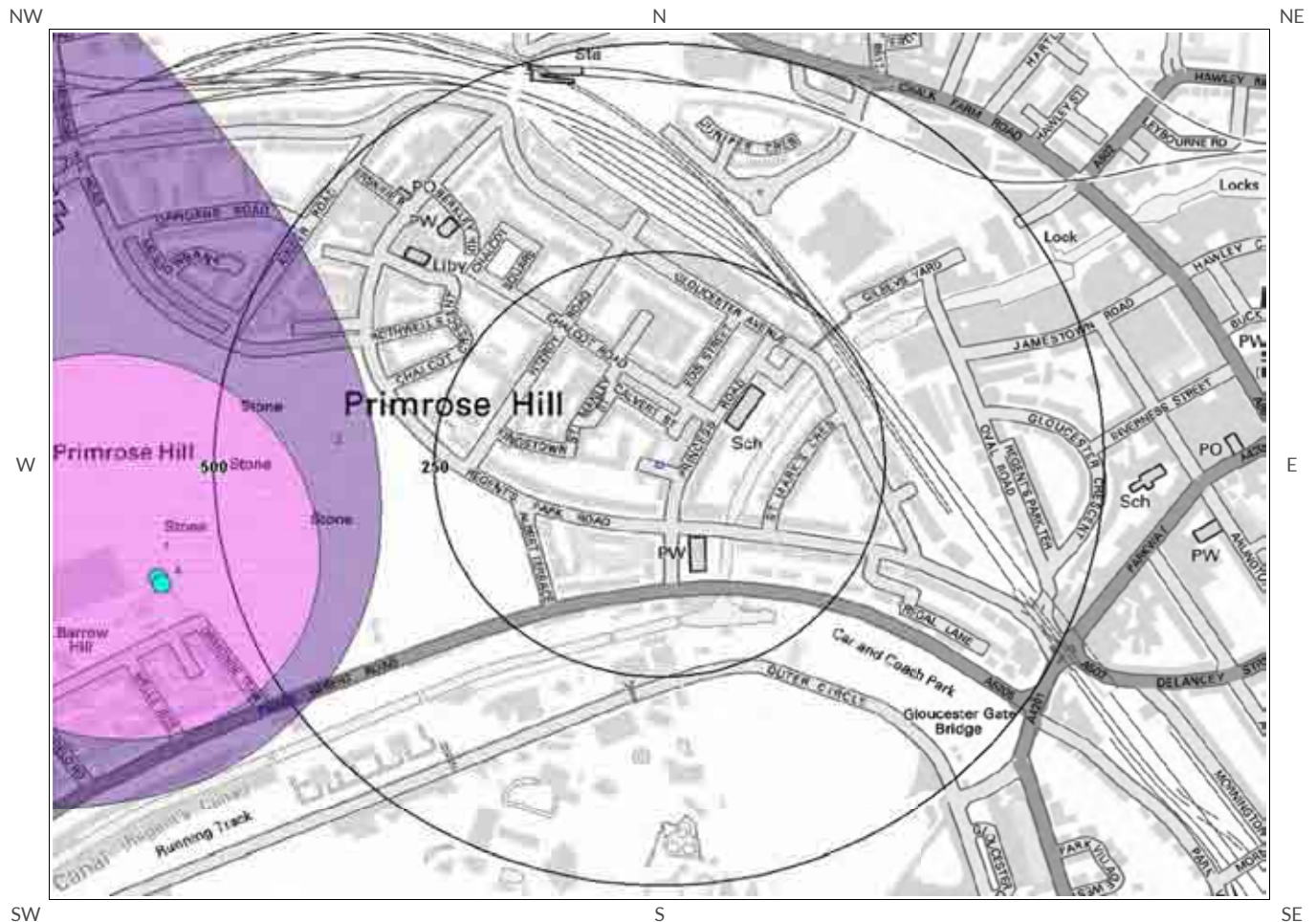
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# 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

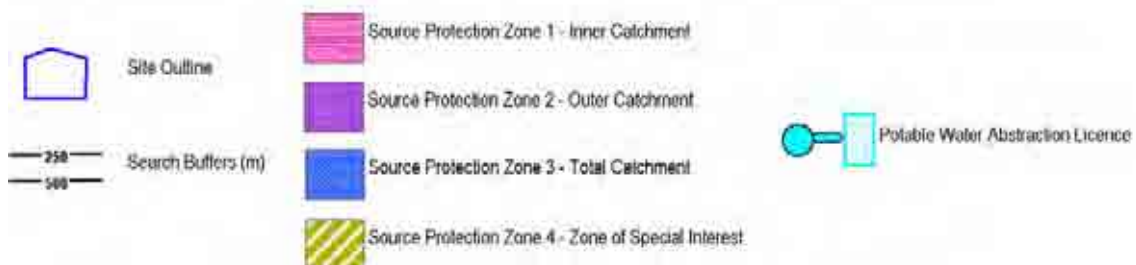


Map Legend

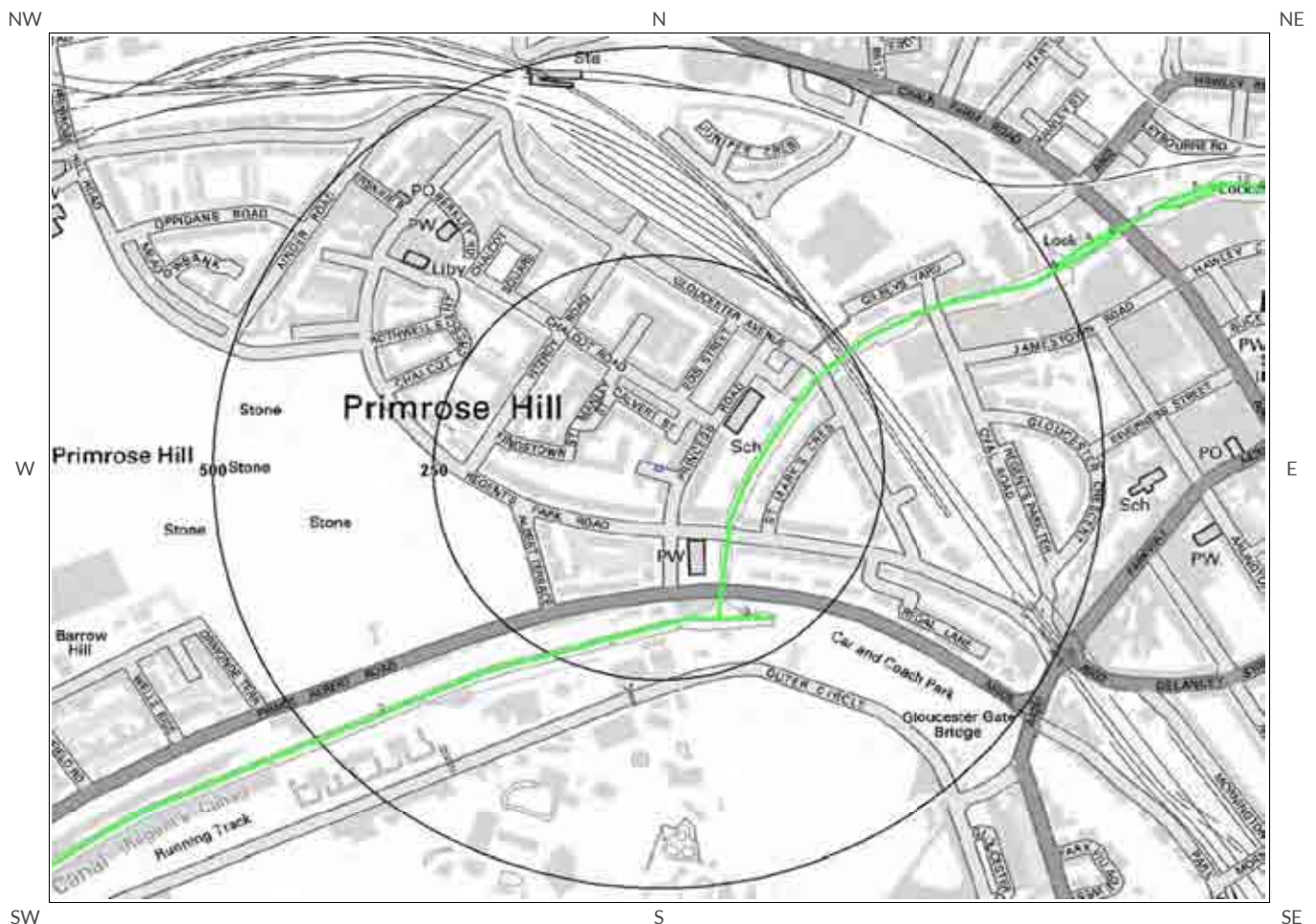
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# 5d. Hydrology – Detailed River Network and River Quality



Map Legend

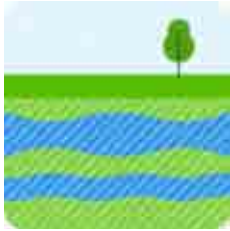
Mapping  
sourced from

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# 5. Hydrogeology and Hydrology

## 5.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? No

Database searched and no data found.

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

## 5.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

## 5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site? Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Details
2	475.0	SW	528000 183400	<p>Licence No: 28/39/39/0035  Details: Animal Watering &amp; General Use in non Farming situations  Direct Source: Thames Groundwater  Point: Borehole At Regent's Park, London Nw1  Data Type: Point</p> <p>Annual Volume (m³): 681.9  Max Daily Volume (m³): 59  Original Application No: -  Original Start Date: 4/4/1966  Expiry Date: -  Issue No: 100  Version Start Date: 4/4/1966  Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
3A	577.0	W	527640 183690	Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/R/1026 Original Start Date: 1/4/2007 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 1/4/2007 Version End Date:
4A	577.0	W	527640 183690	Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/2/2(24) Original Start Date: 26/9/2002 Expiry Date: 31/3/2007 Issue No: 1 Version Start Date: 26/9/2002 Version End Date:
5A	579.0	W	527636 183697	Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Borehole At Barrow Hill Data Type: Point Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: NPS/WR/009229 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:
Not shown	1048.0	NE	528800 184700	Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
Not shown	1048.0	NE	528800 184700	Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
Not shown	1048.0	NE	528800 184700	Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/5/2012 Version End Date:
Not shown	1048.0	NE	528800 184700	Licence No: 28/39/39/0091 Details: Laundry Use Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
Not shown	1048.0	NE	528800 184700	Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/5/2012 Version End Date:



ID	Distance (m)	Direction	NGR	Details
Not shown	1440.0	SW	527420 182620	<p>Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Abbey Lodge, Park Road, London Nw8-two Boreholes Data Type: Point</p> <p>Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/6/2006 Version End Date:</p>
Not shown	1440.0	SW	527420 182620	<p>Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Two Boreholes At Abbey Lodge, Park Road, London Nw8 Data Type: Point</p> <p>Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/11/1991 Version End Date:</p>
Not shown	1469.0	W	526800 184280	<p>Licence No: 28/39/39/0219 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point</p> <p>Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: WRA/N/1407 Original Start Date: 12/8/2005 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 1/4/2008 Version End Date:</p>
Not shown	1511.0	W	526750 184261	<p>Licence No: TH/039/0039/087 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point</p> <p>Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date:</p>
Not shown	1619.0	S	528407 182223	<p>Licence No: TH/039/0039/022 Details: Heat Pump Direct Source: Thames Groundwater Point: Doric Villa, York Terrace East, London Data Type: Point</p> <p>Annual Volume (m³): 118260 Max Daily Volume (m³): 324 Original Application No: NPS/WR/002585 Original Start Date: 26/2/2010 Expiry Date: 31/3/2019 Issue No: 1 Version Start Date: 26/2/2010 Version End Date:</p>
Not shown	1619.0	S	528407 182223	<p>Licence No: TH/039/0039/022 Details: Heat Pump Direct Source: Thames Groundwater Point: Confined Chalk, Doric Villa, York Terrace East, London Data Type: Point</p> <p>Annual Volume (m³): 118260 Max Daily Volume (m³): 324 Original Application No: NPS/WR/002585 Original Start Date: 26/2/2010 Expiry Date: 31/3/2019 Issue No: 1 Version Start Date: 26/2/2010 Version End Date:</p>
Not shown	1723.0	E	529920 184040	<p>Licence No: 28/39/39/0222 Details: General Use Relating To Secondary Category (High Loss) Direct Source: Thames Groundwater Point: Kings Cross Concrete Plant-borehole Data Type: Point</p> <p>Annual Volume (m³): 55200 Max Daily Volume (m³): 200 Original Application No: GEN/39/ Original Start Date: 31/8/2006 Expiry Date: 31/3/2010 Issue No: 1 Version Start Date: 31/8/2006 Version End Date:</p>
Not shown	1723.0	E	529920 184040	<p>Licence No: TH/039/0039/027 Details: General Use Relating To Secondary Category (High Loss) Direct Source: Thames Groundwater Point: Kings Cross Concrete Plant-borehole Data Type: Point</p> <p>Annual Volume (m³): 33400 Max Daily Volume (m³): 200 Original Application No: NPS/WR/011609 Original Start Date: 21/4/2010 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: 13/8/2012 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1765.0	S	527850 182100	<p>Licence No: 28/39/39/0070  Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services  Direct Source: Thames Groundwater  Point: Abbey House, Baker Street- Borehole  Data Type: Point</p> <p>Annual Volume (m³): -  Max Daily Volume (m³): -  Original Application No: -  Original Start Date: 13/6/1966  Expiry Date: -  Issue No: 102  Version Start Date: 19/12/2003  Version End Date:</p>
Not shown	1776.0	S	527800 182100	<p>Licence No: 28/39/39/0070  Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services  Direct Source: Thames Groundwater  Point: Borehole At Abbey House, Baker Street, London Nw1  Data Type: Point</p> <p>Annual Volume (m³): -  Max Daily Volume (m³): -  Original Application No: -  Original Start Date: 13/6/1966  Expiry Date: -  Issue No: 101  Version Start Date: 2/5/2000  Version End Date:</p>
Not shown	1874.0	S	527800 182000	<p>Licence No: 28/39/39/0021  Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household  Direct Source: Thames Groundwater  Point: Dorset House, London- 2 Boreholes  Data Type: Point</p> <p>Annual Volume (m³): 56370  Max Daily Volume (m³): 318  Original Application No: -  Original Start Date: 13/12/1965  Expiry Date: -  Issue No: 102  Version Start Date: 8/8/2005  Version End Date:</p>
Not shown	1874.0	S	527800 182000	<p>Licence No: 28/39/39/0021  Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household  Direct Source: Thames Groundwater  Point: Two Boreholes At Dorset House, Gloucester Place, London. W1  Data Type: Point</p> <p>Annual Volume (m³): 56370  Max Daily Volume (m³): 318  Original Application No: -  Original Start Date: 13/12/1965  Expiry Date: -  Issue No: 101  Version Start Date: 10/1/1994  Version End Date:</p>
Not shown	1916.0	S	528460 181930	<p>Licence No: 28/39/39/0215  Details: Non-Evaporative Cooling  Direct Source: Thames Groundwater  Point: 3-5 Devonshire Place-borehole B  Data Type: Point</p> <p>Annual Volume (m³): 122400  Max Daily Volume (m³): 511  Original Application No: WRA/N/1383  Original Start Date: 24/2/2005  Expiry Date: 31/3/2013  Issue No: 1  Version Start Date: 24/2/2005  Version End Date:</p>
Not shown	1919.0	S	528480 181930	<p>Licence No: 28/39/39/0215  Details: Non-Evaporative Cooling  Direct Source: Thames Groundwater  Point: 3-5 Devonshire Place-borehole A  Data Type: Point</p> <p>Annual Volume (m³): 122400  Max Daily Volume (m³): 511  Original Application No: WRA/N/1383  Original Start Date: 24/2/2005  Expiry Date: 31/3/2013  Issue No: 1  Version Start Date: 24/2/2005  Version End Date:</p>
Not shown	1929.0	S	528480 181920	<p>Licence No: 28/39/39/0215  Details: Non-Evaporative Cooling  Direct Source: Thames Groundwater  Point: 20 Devonshire Place, London-borehole A  Data Type: Point</p> <p>Annual Volume (m³): -  Max Daily Volume (m³): -  Original Application No: WRA/N/1383  Original Start Date: 24/2/2005  Expiry Date: 31/3/2013  Issue No: 1  Version Start Date: 24/2/2005  Version End Date:</p>
Not shown	1937.0	S	528470 181910	<p>Licence No: 28/39/39/0215  Details: Non-Evaporative Cooling  Direct Source: Thames Groundwater  Point: 20 Devonshire Place, London-borehole B  Data Type: Point</p> <p>Annual Volume (m³): -  Max Daily Volume (m³): -  Original Application No: WRA/N/1383  Original Start Date: 24/2/2005  Expiry Date: 31/3/2013  Issue No: 1  Version Start Date: 24/2/2005  Version End Date:</p>



## 5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Details
27B	336.0	NE	528490 184020	Licence No: 28/39/39/0173 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: Oval Road, Camden - Grand Union Regents Canal Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 8/12/1994 Expiry Date: - Issue No: 100 Version Start Date: 8/12/1994 Version End Date:
28B	345.0	NE	528500 184020	Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: Southampton Bridge, London, Nw8 - Regents Canal Data Type: Point Annual Volume (m³): 7010000 Max Daily Volume (m³): 19520 Application No: - Original Start Date: 18/7/1980 Expiry Date: - Issue No: 101 Version Start Date: 17/12/2007 Version End Date:
Not shown	1559.0	E	529750 183600	Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: Thames Surface Water - Non Tidal Point: Camley Street Nature Park, London Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 18/9/1991 Version End Date:
Not shown	1559.0	E	529750 183600	Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: Thames Surface Water - Non Tidal Point: Grand Union Canal At Camley Street Nature Park, London Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 18/9/1991 Expiry Date: - Issue No: 100 Version Start Date: 18/9/1991 Version End Date:
Not shown	1789.0	SW	527050 182460	Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: St John's Wood, London - Regents Canal Data Type: Point Annual Volume (m³): 7010000 Max Daily Volume (m³): 19520 Application No: - Original Start Date: 18/7/1980 Expiry Date: - Issue No: 101 Version Start Date: 17/12/2007 Version End Date:

## 5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (5c):

ID	Distance (m)	Direction	NGR	Details
3A	577.0	W	527640 183690	Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/2/2(24) Original Start Date: 26/9/2002 Expiry Date: 31/3/2007 Issue No: 1 Version Start Date: Version End Date:
4A	577.0	W	527640 183690	Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/R/1026 Original Start Date: 1/4/2007 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: Version End Date:
5A	579.0	W	527636 183697	Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Borehole At Barrow Hill Data Type: Point Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: NPS/WR/009229 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: Version End Date:
Not shown	1048.0	NE	528800 184700	Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	1048.0	NE	528800 184700	Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	1440.0	SW	527420 182620	Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Two Boreholes At Abbey Lodge, Park Road, London Nw8 Data Type: Point Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1440.0	SW	527420 182620	Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Abbey Lodge, Park Road, London Nw8-two Boreholes Data Type: Point Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:



ID	Distance (m)	Direction	NGR	Details	
Not shown	1765.0	S	527850 182100	Licence No: 28/39/39/0070 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Abbey House, Baker Street- Borehole Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 13/6/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1776.0	S	527800 182100	Licence No: 28/39/39/0070 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole At Abbey House, Baker Street, London Nw1 Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	1874.0	S	527800 182000	Licence No: 28/39/39/0021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Dorset House, London- 2 Boreholes Data Type: Point	Annual Volume (m³): 56370 Max Daily Volume (m³): 318 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1874.0	S	527800 182000	Licence No: 28/39/39/0021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Two Boreholes At Dorset House, Gloucester Place, London. W1 Data Type: Point	Annual Volume (m³): 56370 Max Daily Volume (m³): 318 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:

## 5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (5c):

ID	Distance (m)	Direction	Type	Description
2	312.0	W	2	Outer Catchment
1	389.0	W	1	Inner Catchment

## 5.7 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? Yes

### 5.7.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	978.0	E	529150 184100	River Name: Grand Union Canal (paddington Arm) Reach: Canal Feeder - Camden Road End/Start of Stretch: End of Stretch NGR	F	F	F	F	E

### 5.7.2 Chemical Quality:

Database searched and no data found.

## 5.8 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (5d):

ID	Distance (m)	Direction	Details	
1	94.0	SE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
2	179.0	S	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
3	188.0	S	River Name: Cumberland Basin Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
4	488.0	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
5	488.0	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined



## 5.9 Surface Water Features

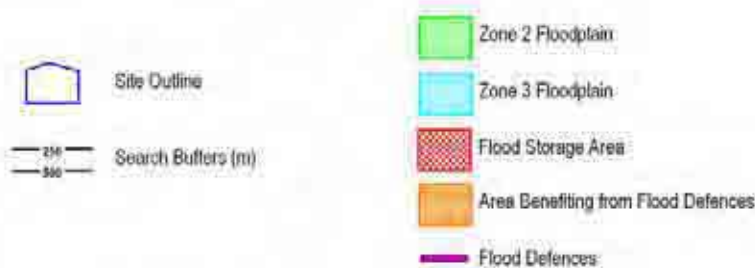
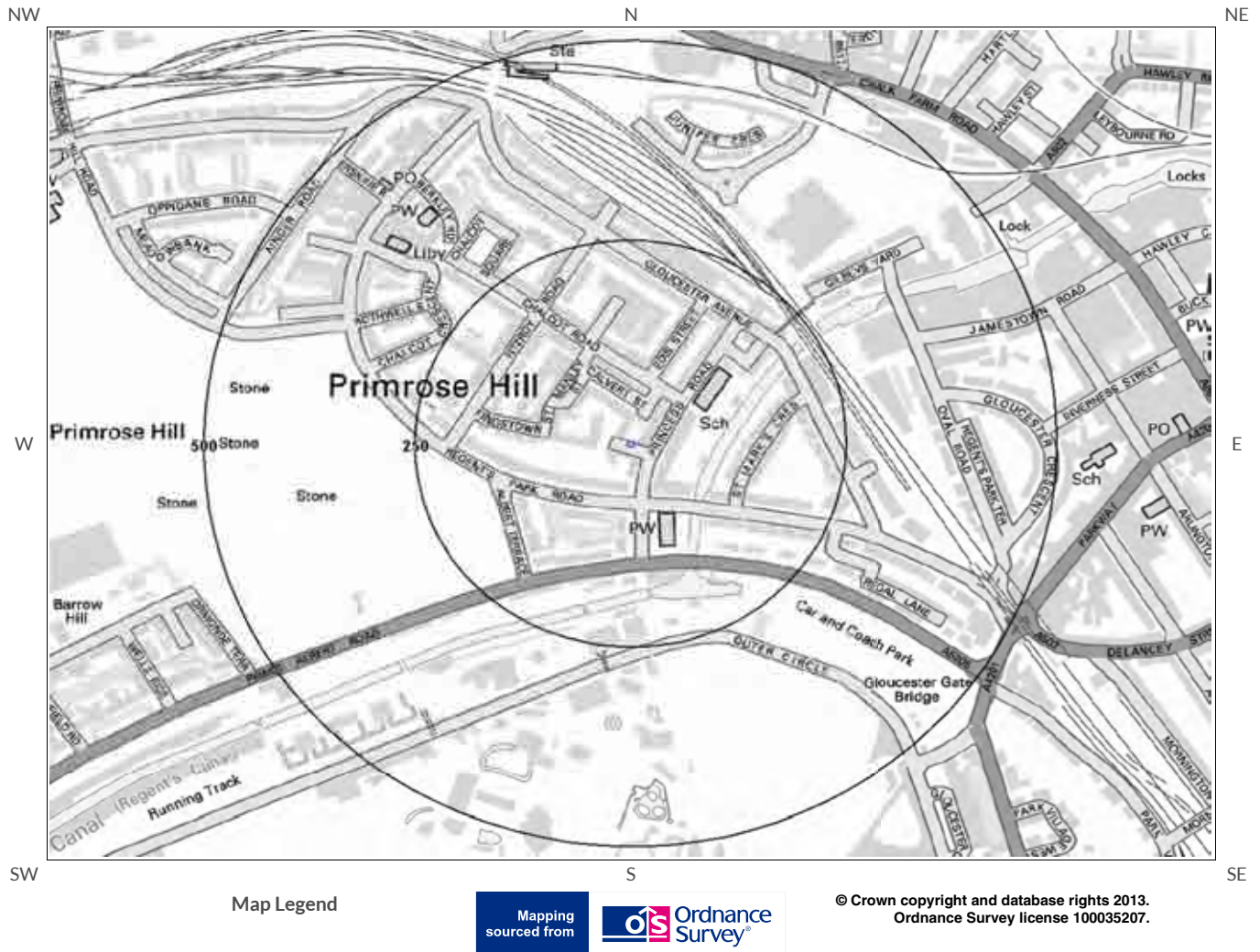
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
87.0	E
105.0	SE
161.0	SE
218.0	NE

# 6. Environment Agency Flood Map for planning (from rivers and the sea)







## 6. Flooding

### 6.1 Zone 2 Flooding

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 1 – Environment Agency Flood Map for Planning:

Is the site within 250m of an Environment Agency Zone 2 floodplain? No

Database searched and no data found.

---

### 6.2 Zone 3 Flooding

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 1 – Environment Agency Flood Map for Planning.

Is the site within 250m of an Environment Agency Zone 3 floodplain? No

Database searched and no data found.

---

### 6.3 Flood Defences

Are there any Flood Defences within 250m of the study site? No

Database searched and no data found.

---

### 6.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

---

### 6.5 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

---

## 6.6 Groundwater Flooding Susceptibility Areas

6.6.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?

No

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

---

6.6.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Not Prone

The area is not considered to be prone to groundwater flooding based on rock type.

---

## 6.7 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

Not Applicable

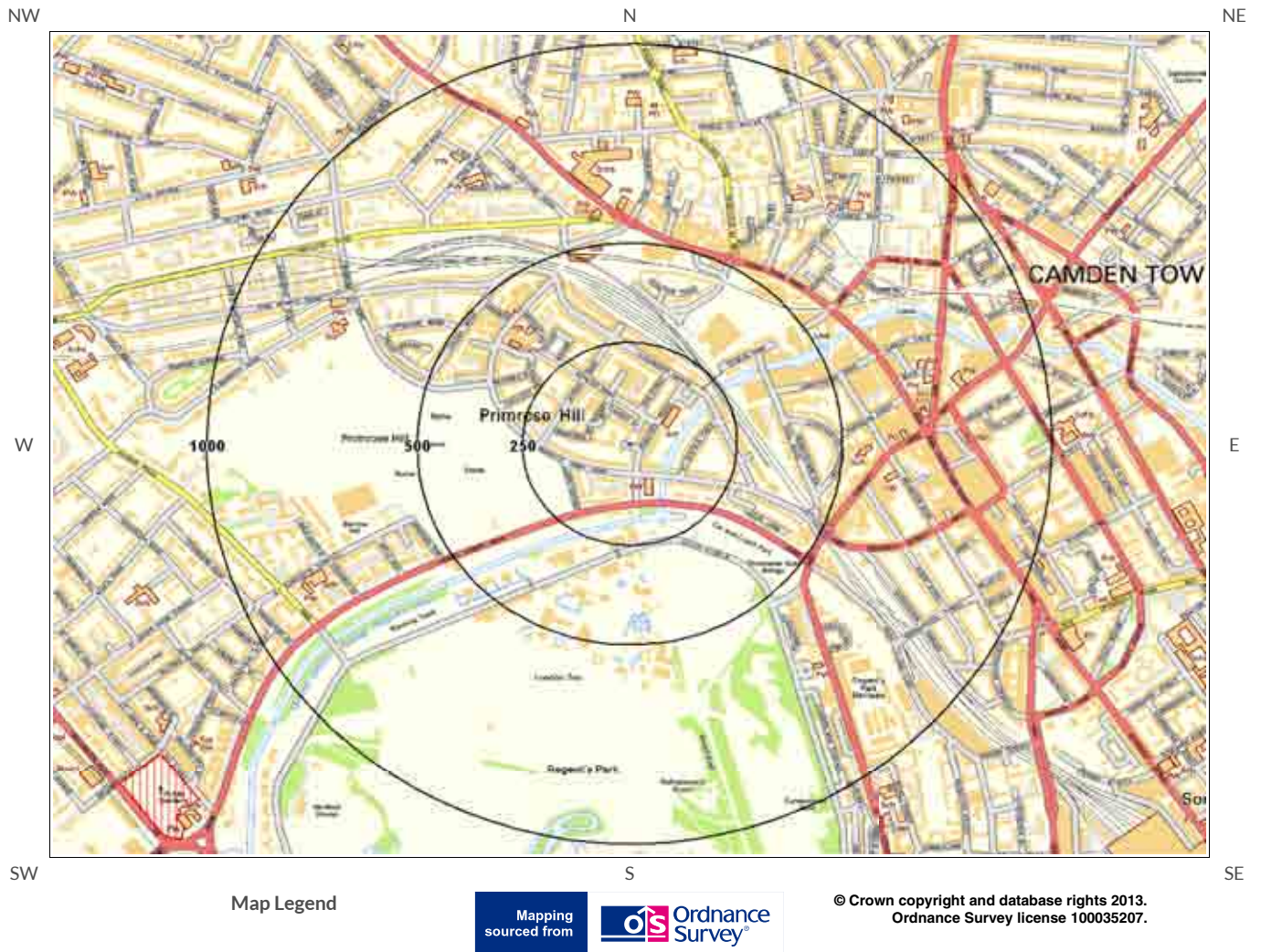
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

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# 7. Designated Environmentally Sensitive Sites Map





## 7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? No

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7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

---

7.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

---

7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

---

7.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

---

7.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

---

7.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

---



## 7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

4

The following Local Nature Reserve (LNR) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	1352.0	SW	St John's Wood Church Grounds	Natural England
Not shown	1549.0	NW	Belsize Wood	Natural England
Not shown	1723.0	E	Camley Street Nature Park	Natural England
Not shown	1831.0	E	Camley Street Nature Park	Natural England

## 7.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

## 7.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

## 7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

## 7.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

## 7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

---





## 8. Natural Hazards Findings

### 8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **GroundSure GeolInsight**, available from our [website](#). The following information has been found:

#### 8.1.1 Shrink Swell

What is the maximum Shrink-Swell\*\* hazard rating identified on the study site?

Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

##### Hazard

Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

#### 8.1.2 Landslides

What is the maximum Landslide\* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

##### Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

#### 8.1.3 Soluble Rocks

What is the maximum Soluble Rocks\* hazard rating identified on the study site?

Null - Negligible

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

\* This indicates an automatically generated 50m buffer and site.

## 8.1.4 Compressible Ground

What is the maximum Compressible Ground\* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

### Hazard

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

## 8.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks\* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

### Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

## 8.1.6 Running Sand

What is the maximum Running Sand\*\* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

### Hazard

No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

\* This indicates an automatically generated 50m buffer and site.



## 9. Mining

### 9.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

No

Database searched and no data found.

---

### 9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site\*?

Negligible

\*Please note this data is searched with a 150m buffer.

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### 9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Guidance: No Guidance Required.

---



# Contact Details

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## British Geological Survey Enquiries

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Fax: 0115 936 3276.  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)



BGS Geological Hazards Reports and general geological enquiries

## Environment Agency

National Customer Contact Centre, PO Box 544  
Rotherham, S60 1BY  
Tel: 08708 506 506  
Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)



## Public Health England

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000



## The Coal Authority

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



## Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505



## Local Authority

Authority: Camden London Borough Council  
Phone: 020 7278 4444  
Web: [www.camden.gov.uk](http://www.camden.gov.uk)  
Address: Camden Town Hall, Judd Street, Camden, London, WC1H 9JE

## Gemapping PLC

Virginia Villas, High Street, Hartley Witney,  
Hampshire RG27 8NW  
Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data. PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028]. This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**“Beneficiary”** means the person or entity for whose benefit the Client has obtained the Services.

**“Client”** means the party or parties entering into a Contract with GroundSure.

**“Commercial”** means any building or property which is not Residential.

**“Confidential Information”** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by GroundSure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

**“Support Services”** means Support Services provided by GroundSure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**“Contract”** means the contract between GroundSure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**“Third Party Data Provider”** means any third party providing Third Party Content to GroundSure.

**“Data Reports”** means reports comprising factual data with no accompanying interpretation.

**“Fees”** has the meaning set out in clause 5.1.

**“GroundSure”** means GroundSure Limited, a company registered in England and Wales under number 03421028.

**“GroundSure Materials”** means all materials prepared by GroundSure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**“Intellectual Property”** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**“Mapping”** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**“Order”** means an electronic, written or other order form submitted by the Client requesting Services from GroundSure in respect of a specified Site.

**“Ordnance Survey”** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**“Order Website”** means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

**“Report”** means a Risk Screening Report or Data Report for Commercial or Residential property.

**“Residential”** means any building or property used as or intended to be used as a single dwelling.

**“Risk Screening Report”** means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

**“Services”** means any Report, Mapping and/or Support Services which GroundSure has agreed to provide by accepting an Order pursuant to clause 2.6.

**“Site”** means the area of land in respect of which the Client has requested GroundSure to provide the Services.

**“Third Party Content”** means data, database information or other information which is provided to GroundSure by a Third Party Data Provider.

**“User Guide”** means the user guide, as amended from time to time, available upon request from GroundSure and on the website ([www.GroundSure.com](http://www.GroundSure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 GroundSure agrees to provide the Services in accordance with the Contract.

2.2 GroundSure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions

implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. In addition you acknowledge and agree that GroundSure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 GroundSure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by GroundSure. GroundSure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by GroundSure. GroundSure's acceptance of an Order shall be binding only when made in writing and signed by GroundSure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to GroundSure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to GroundSure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as GroundSure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable GroundSure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the GroundSure Materials, or use the GroundSure Materials in a manner for which they were not intended. The Client may make the GroundSure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that GroundSure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by GroundSure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by GroundSure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by GroundSure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 GroundSure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by GroundSure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together “Fees”).

5.2 The Client shall pay all outstanding Fees to GroundSure in full without deduction, counterclaim or set off within 30 days of the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of GroundSure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

## 6 Intellectual Property and Confidentiality

### 6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the GroundSure Materials.

6.2 All Intellectual Property in the GroundSure Materials are and shall remain owned by GroundSure or GroundSure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the GroundSure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the GroundSure Materials in order to advise the Beneficiary in a professional capacity. However, GroundSure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

## 7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of GroundSure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death

or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the GroundSure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of GroundSure's internet ordering service.

7.5 GroundSure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 GroundSure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of GroundSure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against GroundSure in relation to the Services or other matters arising pursuant to the Contract.

## 8 GroundSure's right to suspend or terminate

8.1 If GroundSure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, GroundSure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to GroundSure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon GroundSure's acceptance of the Order; and

- (ii) the Reports and/or Mapping provided under this Contract are
  - (a) supplied to the Client's specification(s) and in any event
  - (b) by their nature cannot be returned.

## 10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in



GroundSure's possession or control; and

(ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract.

## 11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of GroundSure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to GroundSure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

## 12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through GroundSure.

12.3 GroundSure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of GroundSure.

12.4 No failure on the part of GroundSure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond GroundSure's reasonable control.

In the event that GroundSure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then GroundSure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English

law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 GroundSure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at GroundSure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © GroundSure Limited June 2013



# GroundSure GeoInsight

Address: ,  
Date: 16 Apr 2014  
Reference: FIND-43020  
Client: FIND

NW N NE



SW S SE

Aerial Photograph Capture date: 20-Apr-2013  
Grid Reference: 528204,183832  
Site Size: 0.00ha

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# Overview of Findings

The GroundSure GeoInsight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and GroundSure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

## Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	No
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	No
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	No
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

## Section 2:Ground Workings

	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	12	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	1	9	14
2.3 Current Ground Workings	0	0	0	0	0

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	2
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

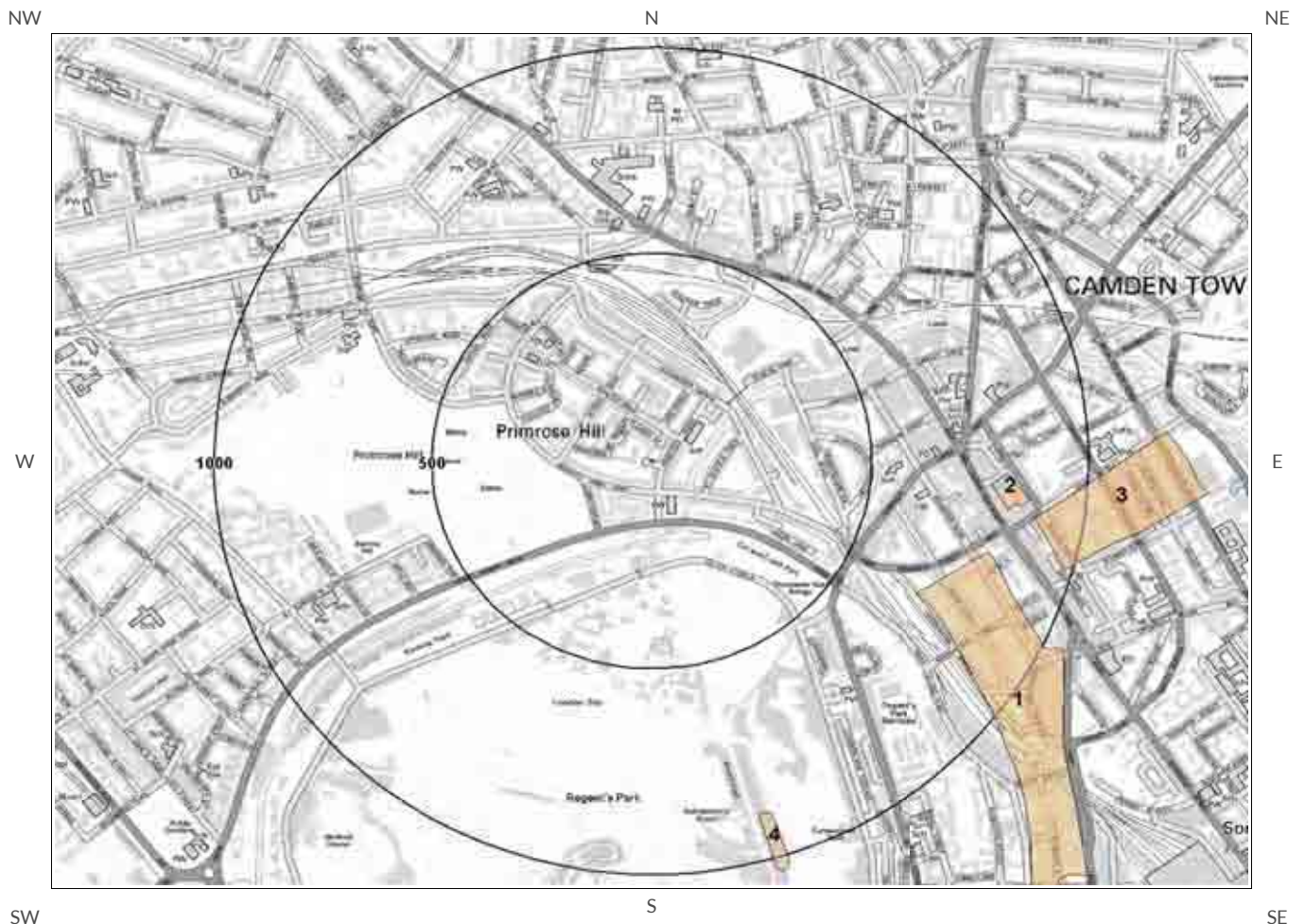
Section 4: Natural Ground Subsidence	On-site
4.1 Shrink Swell Clay	Moderate
4.2 Landslides	Very Low
4.3 Ground Dissolution of Soluble Rocks	Null
4.4 Compressible Deposits	Negligible
4.5 Collapsible Deposits	Very Low
4.6 Running Sand	Negligible

Section 5: Borehole Records	On-site	0-50m	51-250
5 BGS Recorded Boreholes	0	0	17

Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250
6 Records of Background Soil Chemistry	1	0	2

# 1 Geology

## 1.1 Artificial Ground Map

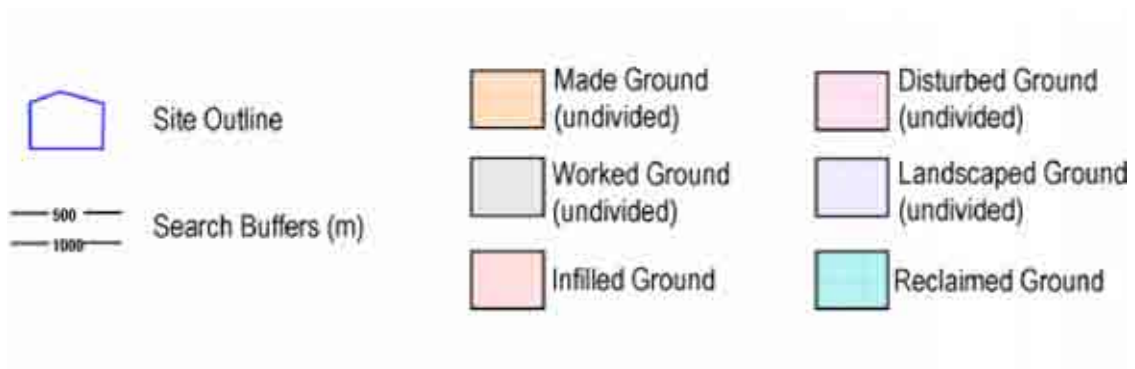


Artificial Ground Legend

Mapping  
sourced from

**Ordnance  
Survey**

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# 1 Geology

## 1.1 Artificial Ground

### 1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:256

Are there any records of Artificial/Made Ground within 500m of the study site boundary? No

Database searched and no data found.

---

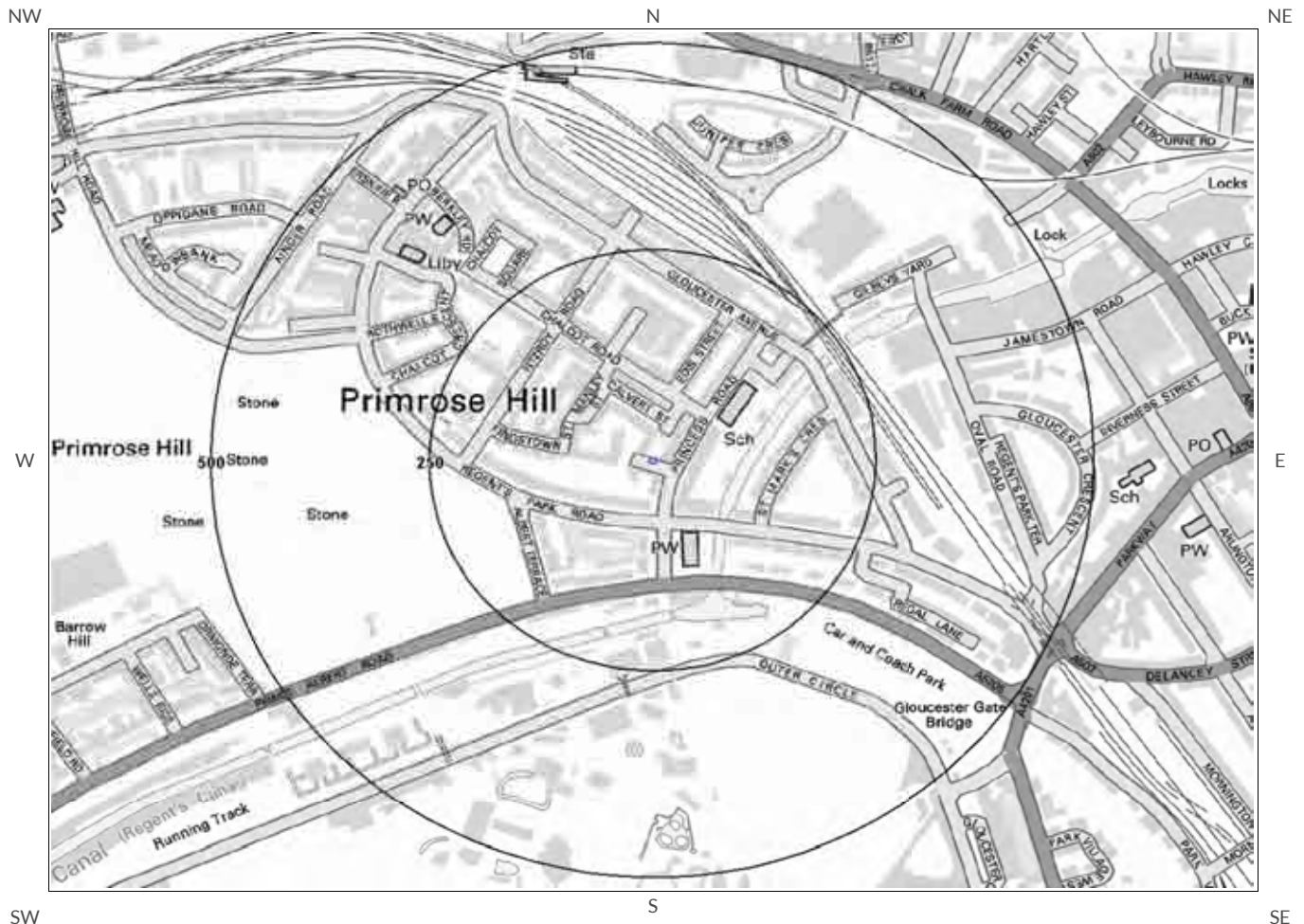
### 1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

---

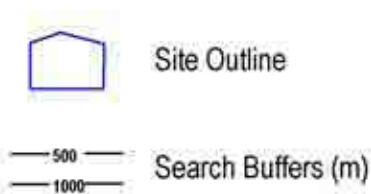
# 1.2 Superficial Deposits and Landslips Map



Superficial Deposits and Landslips  
 Legend



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# 1.2 Superficial Deposits and Landslips

## 1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? No

Database searched and no data found.

---

## 1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? No

Database searched and no data found.

---

## 1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

---

## 1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site\*\* boundary? No

Database searched and no data found.

---

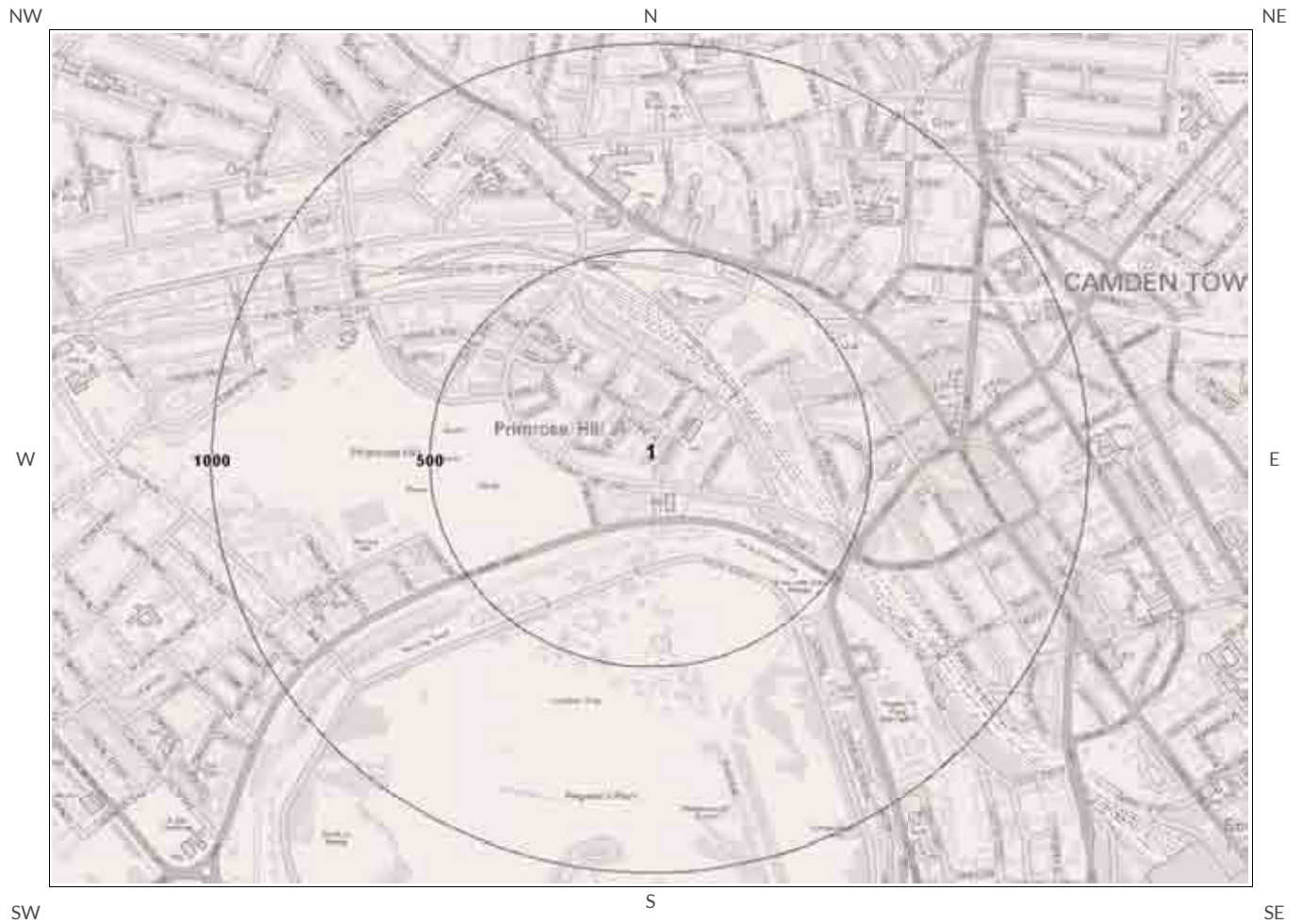


---

\* This includes an automatically generated 50m buffer zone around the site



# 1.3 Bedrock and Faults Map



Bedrock and Faults Legend

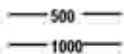
Mapping  
sourced from



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Site Outline



Search Buffers (m)

# 1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:256

## 1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	LC-CLSS	London Clay Formation - Clay, Silt And Sand	Eocene

## 1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site\* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Moderate	Very Low

## 1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

\* This includes an automatically generated 50m buffer zone around the site

# 1.4 Radon Data

## 1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

---

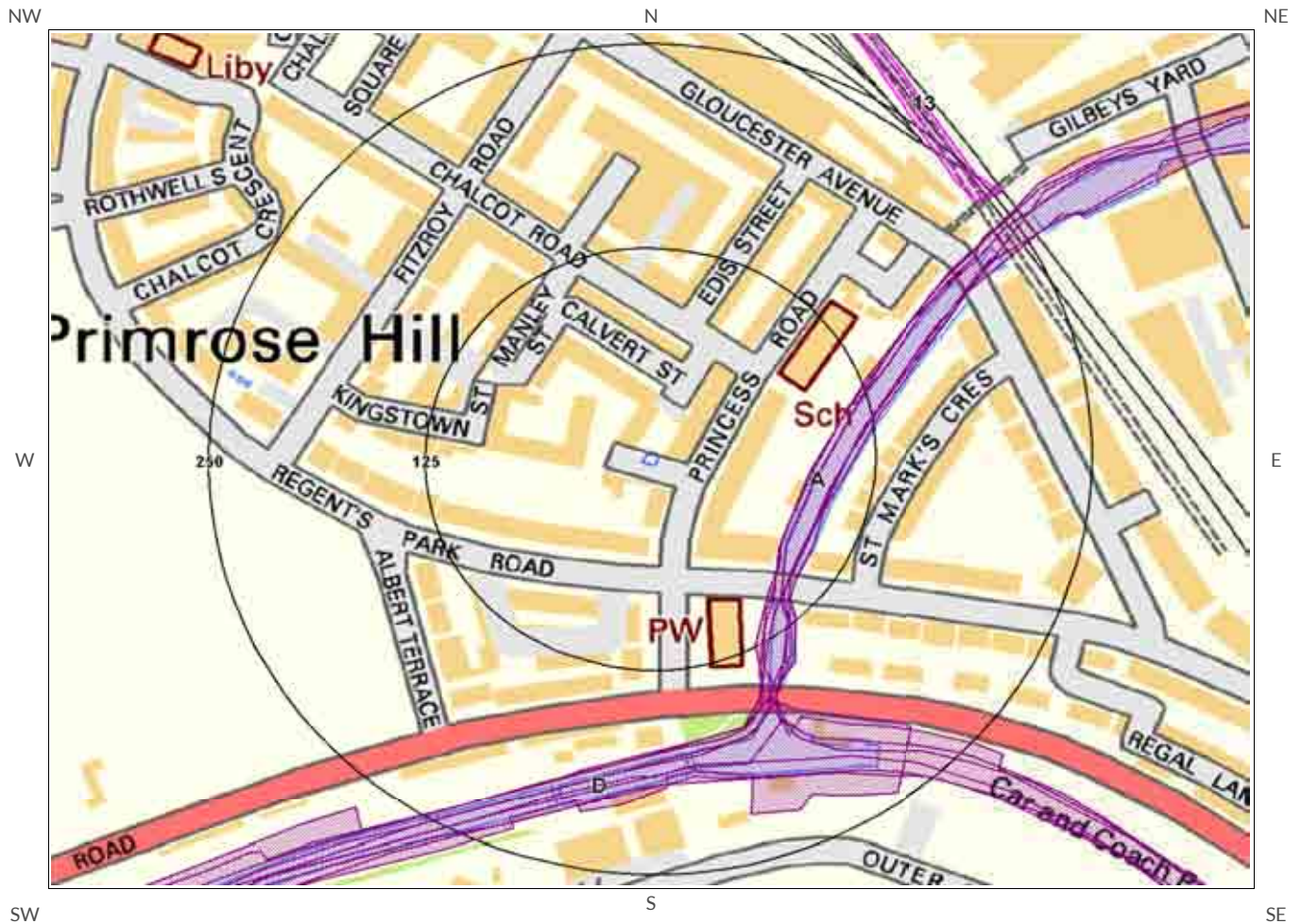
## 1.4.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

---



# 2 Ground Workings Map

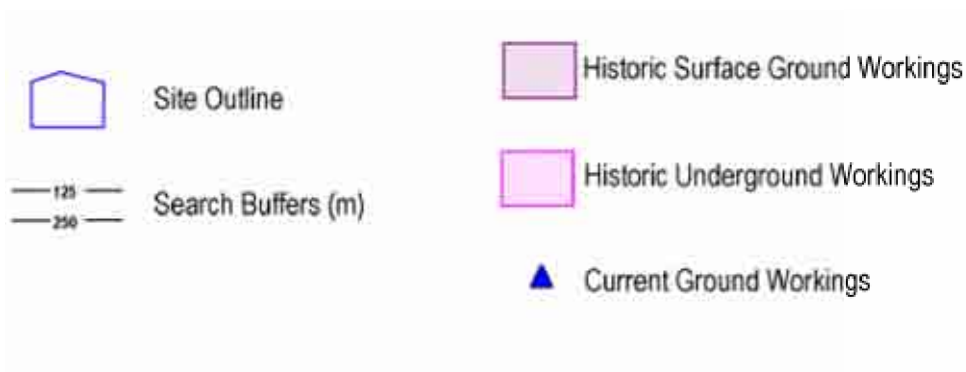


Ground Workings Legend

Mapping  
sourced from

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## 2 Ground Workings

### 2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? **Yes**

The following Historical Surface Ground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
1A	85.0	E	528292 183795	Canal	1914
2A	85.0	E	528292 183795	Canal	1938
3B	85.0	E	527422 183270	Canal	1973
4B	85.0	E	527422 183270	Canal	1968
5B	85.0	E	527422 183270	Canal	1957
6B	85.0	E	527422 183270	Canal	1989
7C	85.0	SE	528309 183832	Canal	1873
8C	85.0	SE	528309 183832	Canal	1873
9	89.0	SE	527867 183526	Canal	1894
10	157.0	SE	527387 183212	Canal	1940
11D	161.0	SE	527876 183526	Canal	1873
12D	161.0	SE	527876 183526	Canal	1873

## 2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? Yes

The following Historical Underground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
13	239.0	NE	528256 184173	Tunnel	1989
Not shown	419.0	E	528658 183631	Tunnel	1914
Not shown	419.0	E	528658 183631	Tunnel	1938
Not shown	423.0	E	528651 183636	Tunnel	1968
Not shown	423.0	E	528651 183636	Tunnel	1940
Not shown	423.0	E	528651 183636	Tunnel	1957
Not shown	425.0	E	528642 183634	Tunnel	1989
Not shown	425.0	E	528642 183634	Tunnel	1973
Not shown	446.0	E	528675 183621	Tunnel	1973
Not shown	446.0	E	528675 183621	Tunnel	1989
Not shown	585.0	NW	526978 184220	Tunnel	1968
Not shown	585.0	NW	526978 184220	Tunnel	1989
Not shown	585.0	NW	526978 184220	Tunnel	1973
Not shown	585.0	NW	526978 184220	Tunnel	1957
Not shown	698.0	NW	527650 184271	Air Shafts	1989
Not shown	755.0	NW	527362 184138	Tunnel	1989
Not shown	755.0	NW	527362 184138	Tunnel	1968
Not shown	755.0	NW	527362 184138	Tunnel	1973
Not shown	757.0	NW	527368 184142	Tunnels	1957
Not shown	757.0	NW	527589 184287	Air Shafts	1989
Not shown	784.0	NW	527028 184182	Tunnels	1957
Not shown	801.0	NW	527018 184178	Tunnel	1968
Not shown	801.0	NW	527018 184178	Tunnel	1973



ID	Distance (m)	Direction	NGR	Use	Date
Not shown	801.0	NW	527018 184178	Tunnel	1989

---

## 2.3 Current Ground Workings

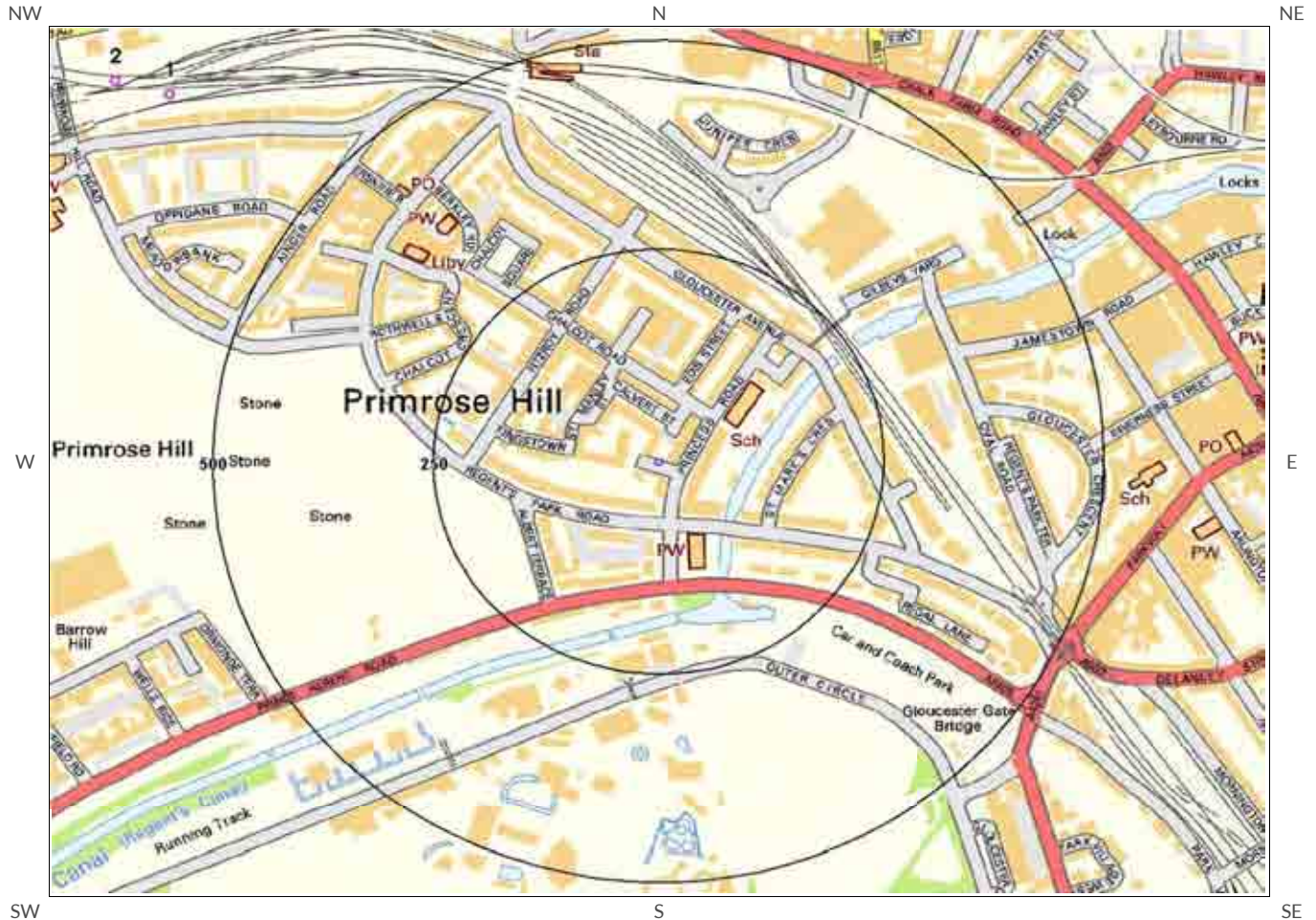
This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? No

Database searched and no data found.

---

# 3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and  
Natural Cavities Legend

Mapping  
sourced from

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Survey**

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# 3 Mining, Extraction & Natural Cavities

## 3.1 Historical Mining

This dataset is derived from GroundSure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? Yes

The following Historical Mining information is provided by GroundSure:

ID	Distance (m)	Direction	NGR	Details	Date
1	698.0	NW	527650 184271	Air Shafts	1989
2	757.0	NW	527589 184287	Air Shafts	1989

## 3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

## 3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

## 3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.



### 3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.7 Brine Extraction

This dataset provides information from the Brine Compensation Board which has been discontinued and is now covered by the Coal Authority.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

---

# 4 Natural Ground Subsidence

## 4.1 Shrink-Swell Clay Map



Shrink Swell Clay Legend

Mapping sourced from  
**Ordnance Survey**

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## 4.2 Landslides Map



Landslides Legend

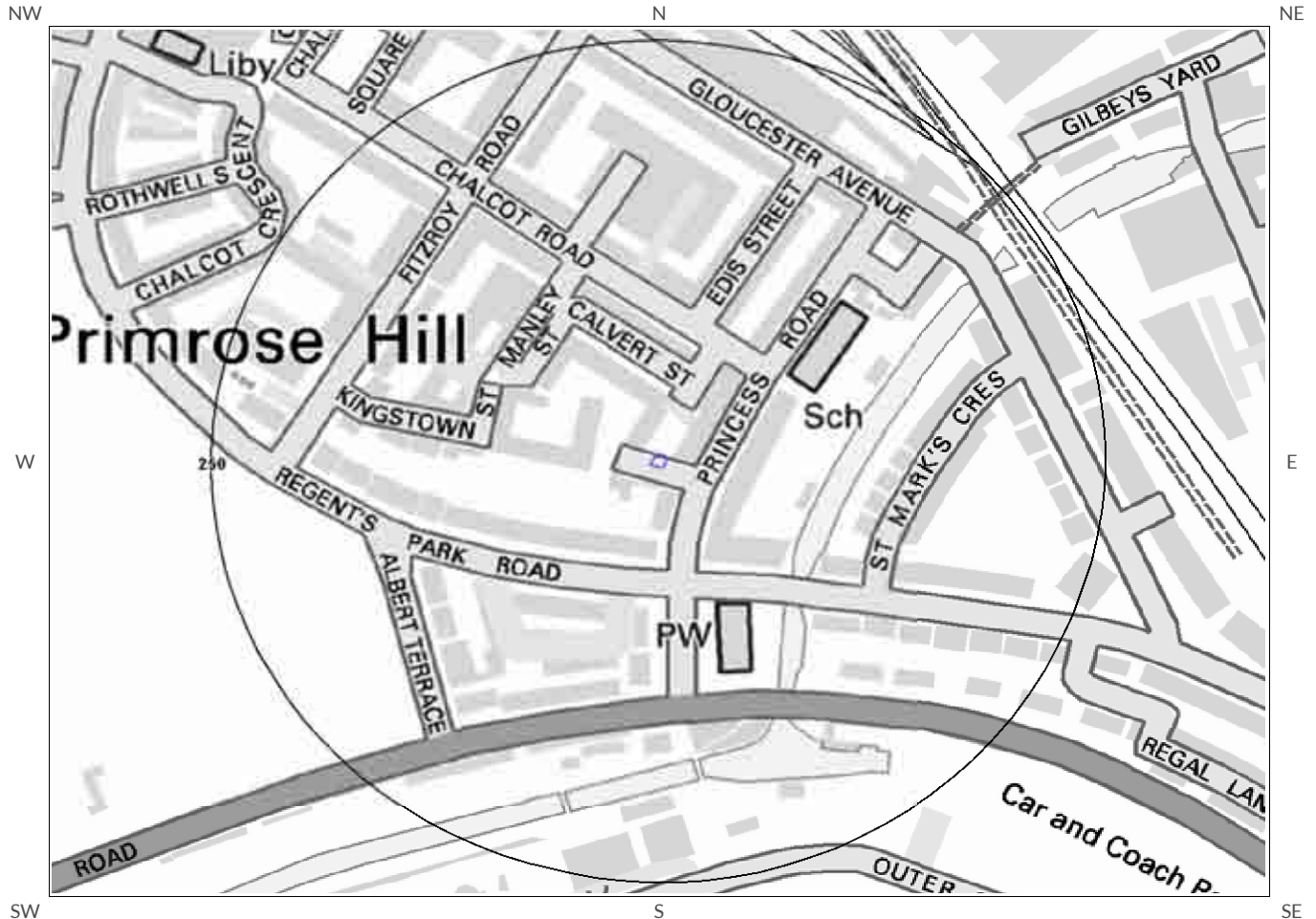
Mapping  
sourced from

**Ordnance  
Survey**

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# 4.3 Ground Dissolution Soluble Rocks Map



Ground Dissolution  
Soluble Rocks Legend



Mapping  
sourced from

**Ordnance  
Survey**

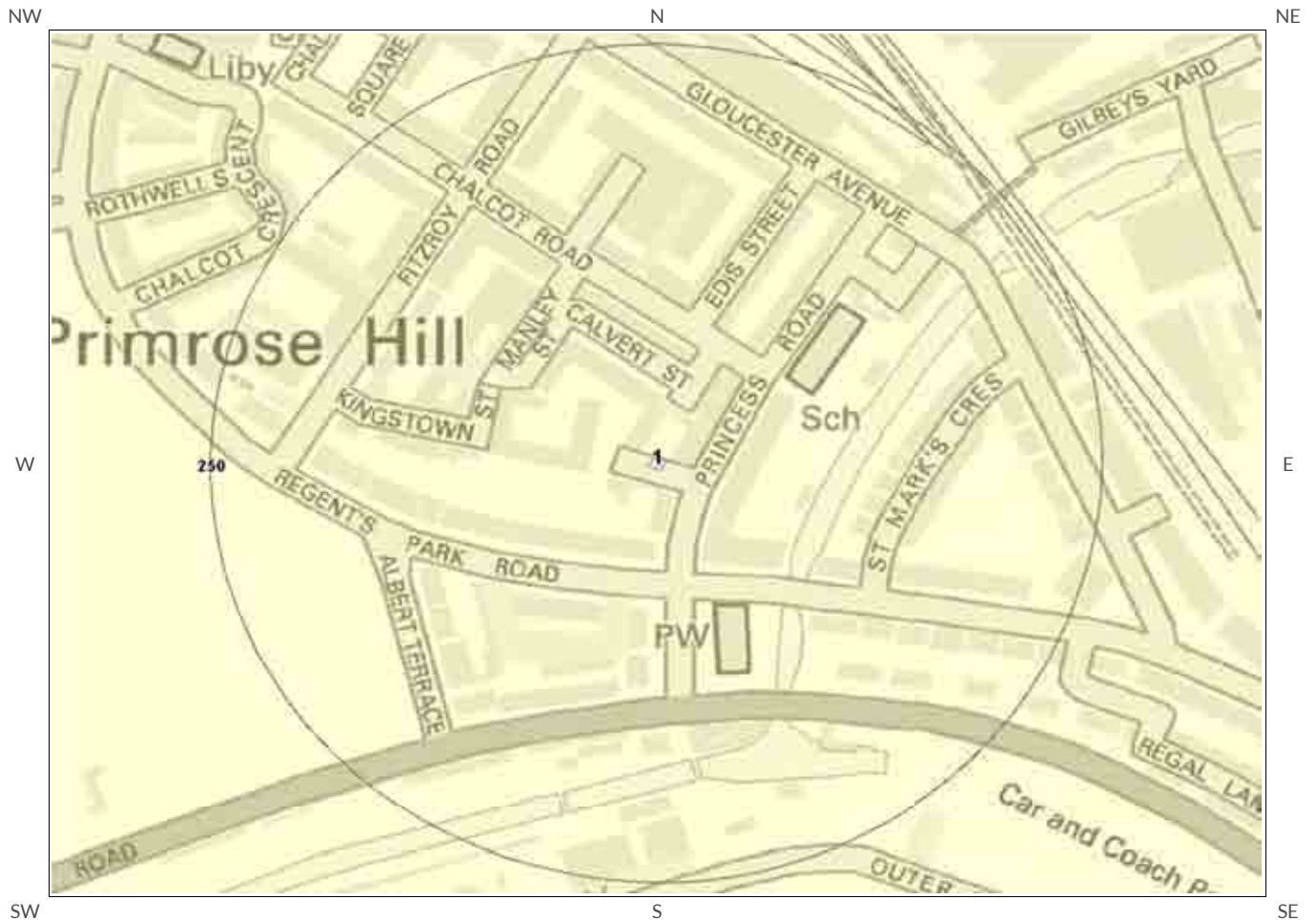
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 Site Outline  
 Search Buffers (m)  
 125  
 250

 No Data / Null  
 Negligible  
 Very Low

 Low  
 Moderate  
 High

# 4.4 Compressible Deposits Map



Compressible Deposits Legend

Mapping  
sourced from

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# 4.5 Collapsible Deposits Map



Collapsible Deposits Legend

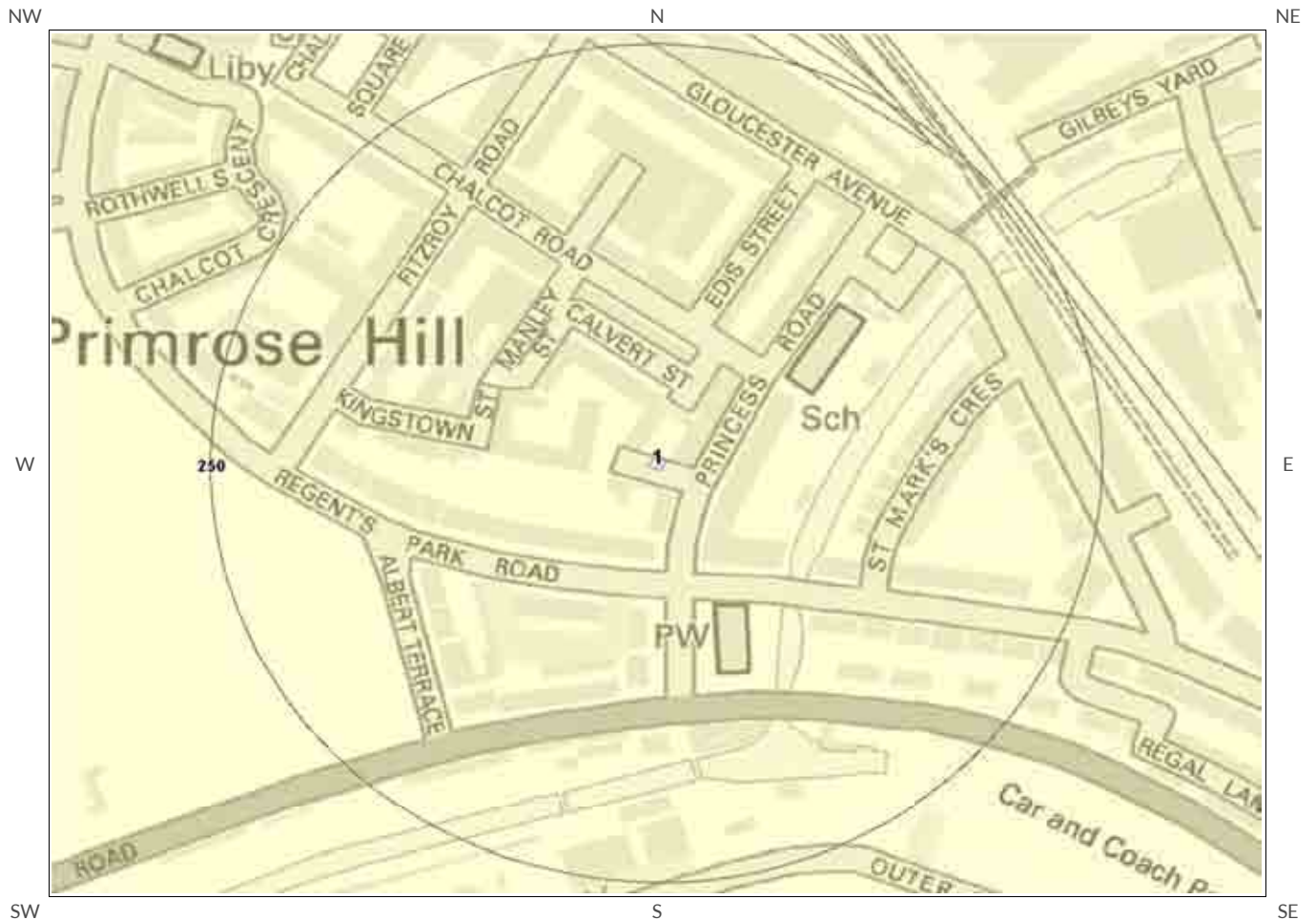
Mapping  
sourced from

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## 4.6 Running Sand Map



Running Sand Legend

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## 4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site\* boundary? **Moderate**

### 4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

### 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

\* This includes an automatically generated 50m buffer zone around the site



### 4.3 Ground Dissolution of Soluble Rocks

The following Compressible Deposits information provided by the British Geological Survey:

Distance (m)	Direction	Hazard Rating	Details
0	On site	Null-Negligible	Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

### 4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

### 4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

### 4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

# 5 Borehole Records Map

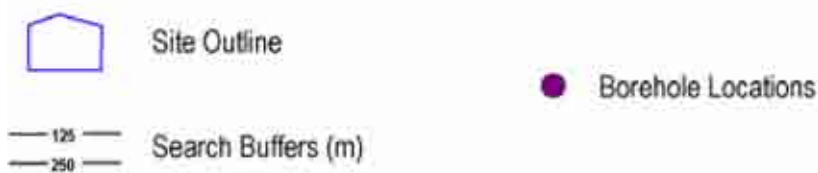


Borehole Records Legend

Mapping  
sourced from

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## 5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

17

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	61.0	NE	528250 183880	TQ28SE1216	15.0	GLOUCESTER AVE SEWER 2
2	79.0	S	528210 183750	TQ28SE1217	20.0	GLOUCESTER AVE SEWER 3
3	149.0	S	528210 183680	TQ28SE1218	20.0	GLOUCESTER AVE SEWER 4
4	180.0	SE	528320 183690	TQ28SE308	10.39	ALBERT ROAD C31 ST PANCRAS
5	182.0	S	528240 183650	TQ28SE1195	10.3	REGENTS CANAL 8
6	183.0	NE	528320 183980	TQ28SE1215	10.0	GLOUCESTER AVE SEWER 1
7	184.0	SW	528070 183700	TQ28SE307	20.57	ALBERT ROAD C30 ST PANCRAS
8	185.0	NW	528100 183990	TQ28SE1221	15.0	GLOUCESTER AVE SEWER 7
9	206.0	SW	528070 183670	TQ28SE1219	20.0	GLOUCESTER AVE SEWER 5
10	209.0	W	527990 183830	TQ28SE1220	15.0	GLOUCESTER AVE SEWER 6
11	209.0	S	528200 183620	TQ28SE1494	183.79	REGENTS PARK ZOO
12	219.0	W	527982 183857	TQ28SE2177	-1.0	OLD PEOPLES DWELLINGS REGENTS PARK 3
13	221.0	S	528203 183608	TQ28SE8	144.02	ZOOLOGICAL GDNS REGENTS PK ST MARYLEBONE
14	224.0	W	527983 183889	TQ28SE2175	-1.0	OLD PEOPLES DWELLINGS REGENTS PARK 1
15	224.0	E	528430 183800	TQ28SE637	18.29	GLOUCESTER AVENUE NW.1 1
16A	244.0	W	527960 183880	TQ28SE668/A-D	12.19	REGENTS PARK ROAD BHS1-4
17A	244.0	W	527960 183880	TQ28SE668/A	12.0	REGENTS PARK RD. 1



Additional online information is available for the following boreholes listed above:

#1: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592797](https://scans.bgs.ac.uk/sobi_scans/boreholes/592797)  
#2: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592798](https://scans.bgs.ac.uk/sobi_scans/boreholes/592798)  
#3: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592799](https://scans.bgs.ac.uk/sobi_scans/boreholes/592799)  
#4: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591827](https://scans.bgs.ac.uk/sobi_scans/boreholes/591827)  
#5: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592776](https://scans.bgs.ac.uk/sobi_scans/boreholes/592776)  
#6: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592796](https://scans.bgs.ac.uk/sobi_scans/boreholes/592796)  
#7: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591826](https://scans.bgs.ac.uk/sobi_scans/boreholes/591826)  
#8: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592802](https://scans.bgs.ac.uk/sobi_scans/boreholes/592802)  
#9: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592800](https://scans.bgs.ac.uk/sobi_scans/boreholes/592800)  
#10: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592801](https://scans.bgs.ac.uk/sobi_scans/boreholes/592801)  
#11: [scans.bgs.ac.uk/sobi\\_scans/boreholes/593075](https://scans.bgs.ac.uk/sobi_scans/boreholes/593075)  
#13: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591492](https://scans.bgs.ac.uk/sobi_scans/boreholes/591492)  
#15: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592204](https://scans.bgs.ac.uk/sobi_scans/boreholes/592204)  
#16A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592239](https://scans.bgs.ac.uk/sobi_scans/boreholes/592239)  
#17A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592238](https://scans.bgs.ac.uk/sobi_scans/boreholes/592238)

---



## 6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

3

For further information on how this data is calculated and limitations upon its use, please see the GroundSure GeoInsight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	London	No data	No data	No data	No data	No data
164.0	N	London	No data	No data	No data	No data	No data
199.0	W	London	No data	No data	No data	No data	No data

\*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

# Contact Details

**FIND**  
Telephone: 0845 521 1410  
support@findmaps.co.uk  
The Top Floor, 222 Borough High Street  
London, SE1 1JX



## British Geological Survey Enquiries

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries



## British Gypsum

British Gypsum Ltd  
East Leake  
Loughborough  
Leicestershire  
LE12 6HX



## The Coal Authority

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



## Public Health England

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000



## Johnson Poole & Bloomer Limited

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Email: [enquiries.gs@pb.co.uk](mailto:enquiries.gs@pb.co.uk)  
Website: [www.jpb.co.uk](http://www.jpb.co.uk)



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Tel: 08456 050505

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Tel: +44 (0)118 950 0761 E-mail: [reading@pba.co.uk](mailto:reading@pba.co.uk)  
Website: <http://www.peterbrett.com/home>



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Report Reference: FIND-43020

Client Reference: Albert Pub



## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**"Beneficiary"** means the person or entity for whose benefit the Client has obtained the Services.

**"Client"** means the party or parties entering into a Contract with GroundSure.

**"Commercial"** means any building or property which is not Residential.

**"Confidential Information"** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by GroundSure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

**"Support Services"** means Support Services provided by GroundSure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**"Contract"** means the contract between GroundSure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**"Third Party Data Provider"** means any third party providing Third Party Content to GroundSure.

**"Data Reports"** means reports comprising factual data with no accompanying interpretation.

**"Fees"** has the meaning set out in clause 5.1.

**"GroundSure"** means GroundSure Limited, a company registered in England and Wales under number 03421028.

**"GroundSure Materials"** means all materials prepared by GroundSure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**"Intellectual Property"** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**"Mapping"** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**"Order"** means an electronic, written or other order form submitted by the Client requesting Services from GroundSure in respect of a specified Site.

**"Ordnance Survey"** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**"Order Website"** means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

**"Report"** means a Risk Screening Report or Data Report for Commercial or Residential property.

**"Residential"** means any building or property used as or intended to be used as a single dwelling.

**"Risk Screening Report"** means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

**"Services"** means any Report, Mapping and/or Support Services which GroundSure has agreed to provide by accepting an Order pursuant to clause 2.6.

**"Site"** means the area of land in respect of which the Client has requested GroundSure to provide the Services.

**"Third Party Content"** means data, database information or other information which is provided to GroundSure by a Third Party Data Provider.

"User Guide" means the user guide, as amended from time to time, available upon request from GroundSure and on the website ([www.GroundSure.com](http://www.GroundSure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 GroundSure agrees to provide the Services in accordance with the Contract.

2.2 GroundSure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. In addition you acknowledge and agree that GroundSure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 GroundSure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by GroundSure. GroundSure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by GroundSure. GroundSure's acceptance of an Order

shall be binding only when made in writing and signed by GroundSure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to GroundSure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to GroundSure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as GroundSure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable GroundSure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the GroundSure Materials, or use the GroundSure Materials in a manner for which they were not intended. The Client may make the GroundSure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that GroundSure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by GroundSure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by GroundSure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by GroundSure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 GroundSure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by GroundSure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to GroundSure in full without deduction, counterclaim or set off within 30 days of the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of GroundSure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

### 6 Intellectual Property and Confidentiality

6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the GroundSure Materials.

6.2 All Intellectual Property in the GroundSure Materials are and shall remain owned by GroundSure or GroundSure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the GroundSure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
  - (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
  - (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
  - (iv) not combine the Services with or incorporate such Services into any other information data or service;
  - (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
  - (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
  - (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,
- 6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the GroundSure Materials in order to advise the Beneficiary in a professional capacity. However, GroundSure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

#### **7.Liability: Particular Attention Should Be Paid To This Clause**

7.1 This Clause 7 sets out the entire liability of GroundSure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the GroundSure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of GroundSure's internet ordering service.

7.5 GroundSure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 GroundSure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of GroundSure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against GroundSure in relation to the Services or other matters arising pursuant to the Contract.

#### **8 GroundSure's right to suspend or terminate**

8.1 If GroundSure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, GroundSure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure shall be entitled to terminate the Contract immediately on written notice in the event that:

- (i) the Client fails to pay any sum due to GroundSure within 30

days of the Payment Date; or

- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

#### **9. Client's Right to Terminate and Suspend**

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

- (i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon GroundSure's acceptance of the Order; and
- (ii) the Reports and/or Mapping provided under this Contract are
  - (a) supplied to the Client's specification(s) and in any event
  - (b) by their nature cannot be returned.

#### **10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination of the Contract:

- (i) GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in GroundSure's possession or control; and
- (ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract.

#### **11 Anti-Bribery**

11.1 The Client warrants that it shall:

- (i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;
- (ii) comply with such of GroundSure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and
- (iii) promptly report to GroundSure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

#### **12 General**

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through GroundSure.

12.3 GroundSure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of GroundSure.

12.4 No failure on the part of GroundSure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond GroundSure's reasonable control.

In the event that GroundSure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then GroundSure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly

given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

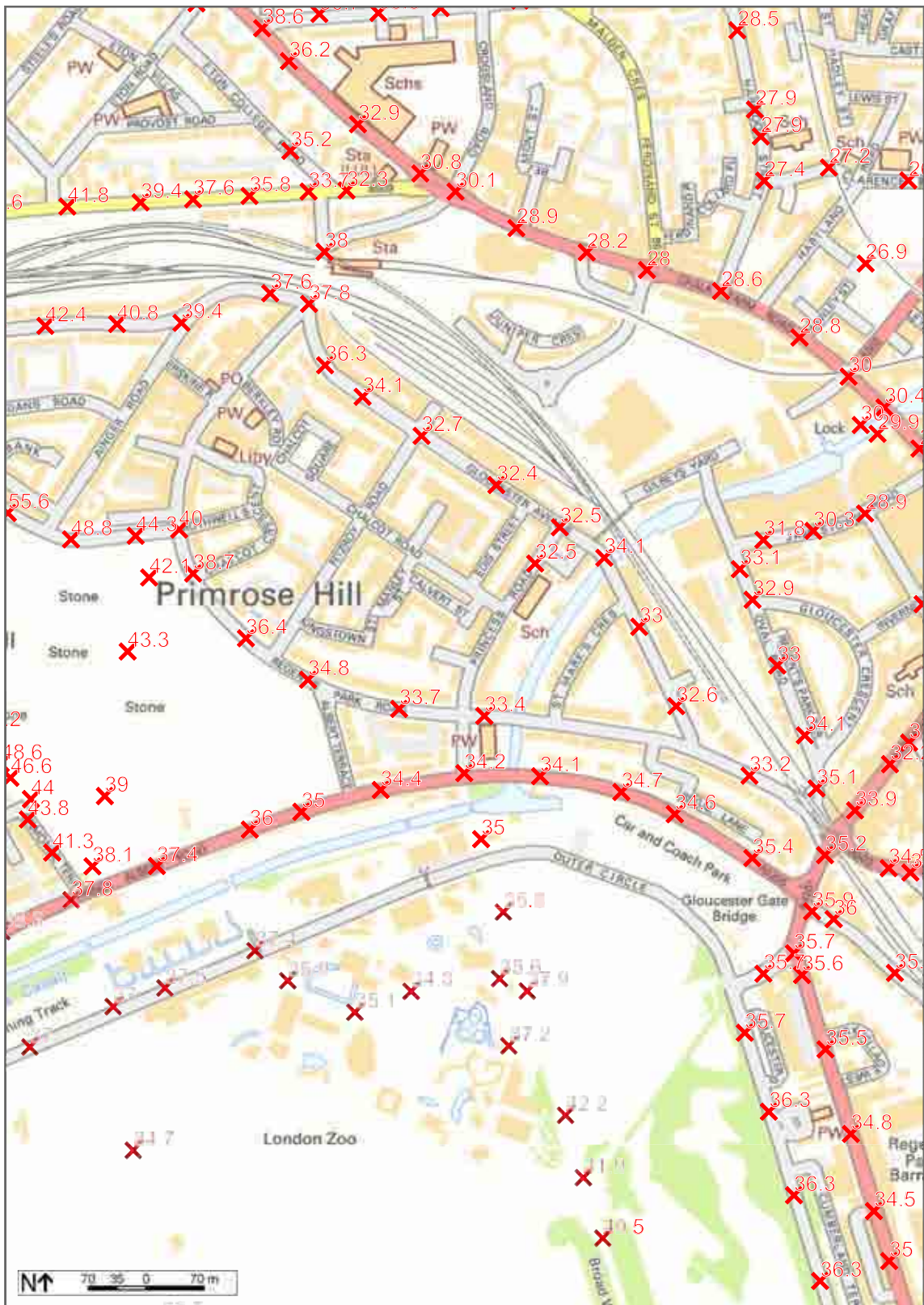
12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 GroundSure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at GroundSure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law





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PROFESSIONAL MAPS AND LOGOS

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Scale	1:7,388
Date	22/04/14

**OS** Ordnance Survey



**Site Details:**

**Client Ref:** Albert Pub  
**Report Ref:** FIND-43019  
**Grid Ref:** 528204, 183832

**Map Name:** National Grid

**Map date:** 2012

**Scale:** 1:10,000

**Printed at:** 1:10,000

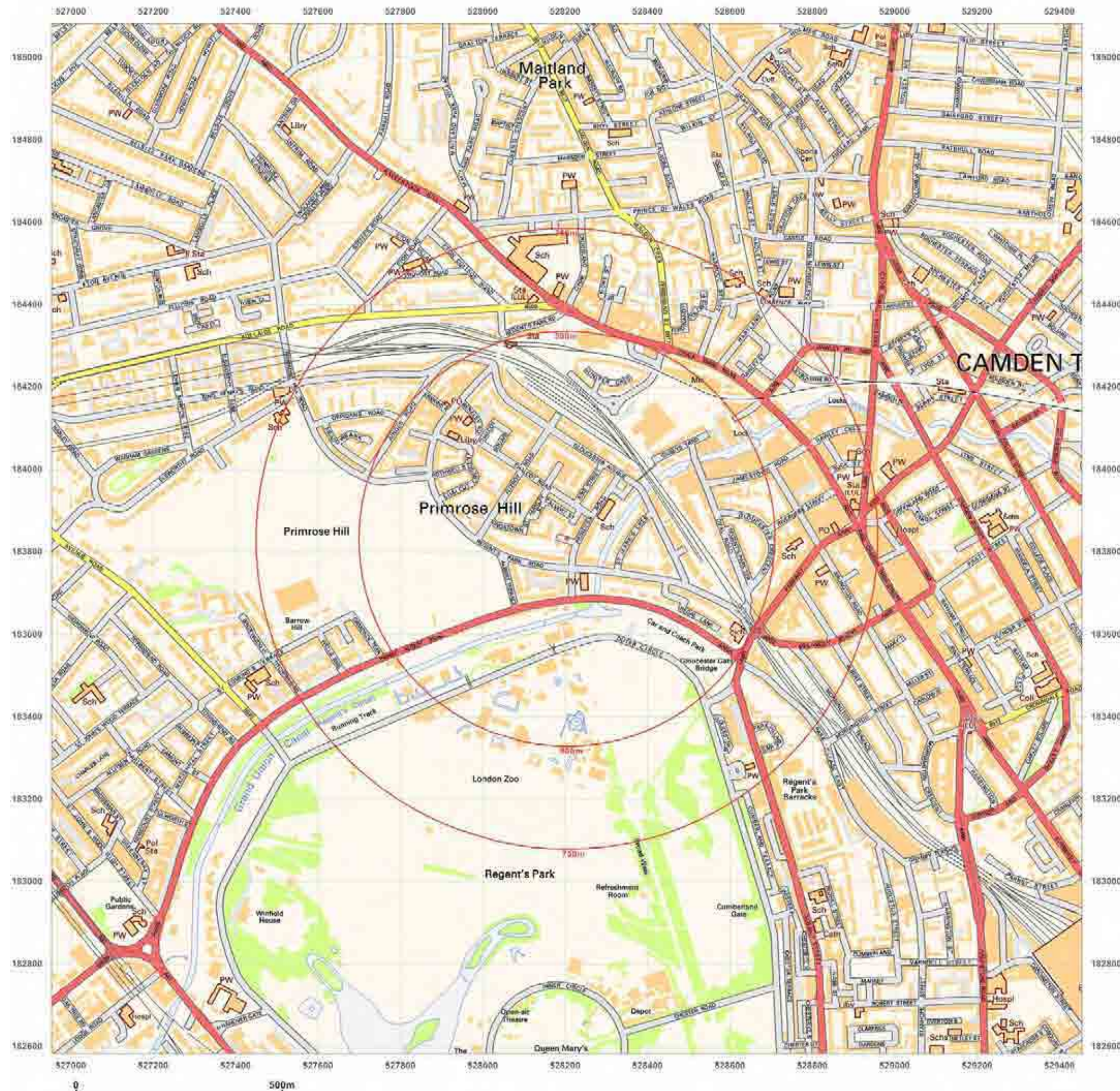


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**Site Details:**

**Client Ref:** Albert Pub  
**Report Ref:** FIND-43019  
**Grid Ref:** 528204, 183832

**Map Name:** 1:10,000 Raster

**Map date:** 2002

**Scale:** 1:10,000

**Printed at:** 1:10,000

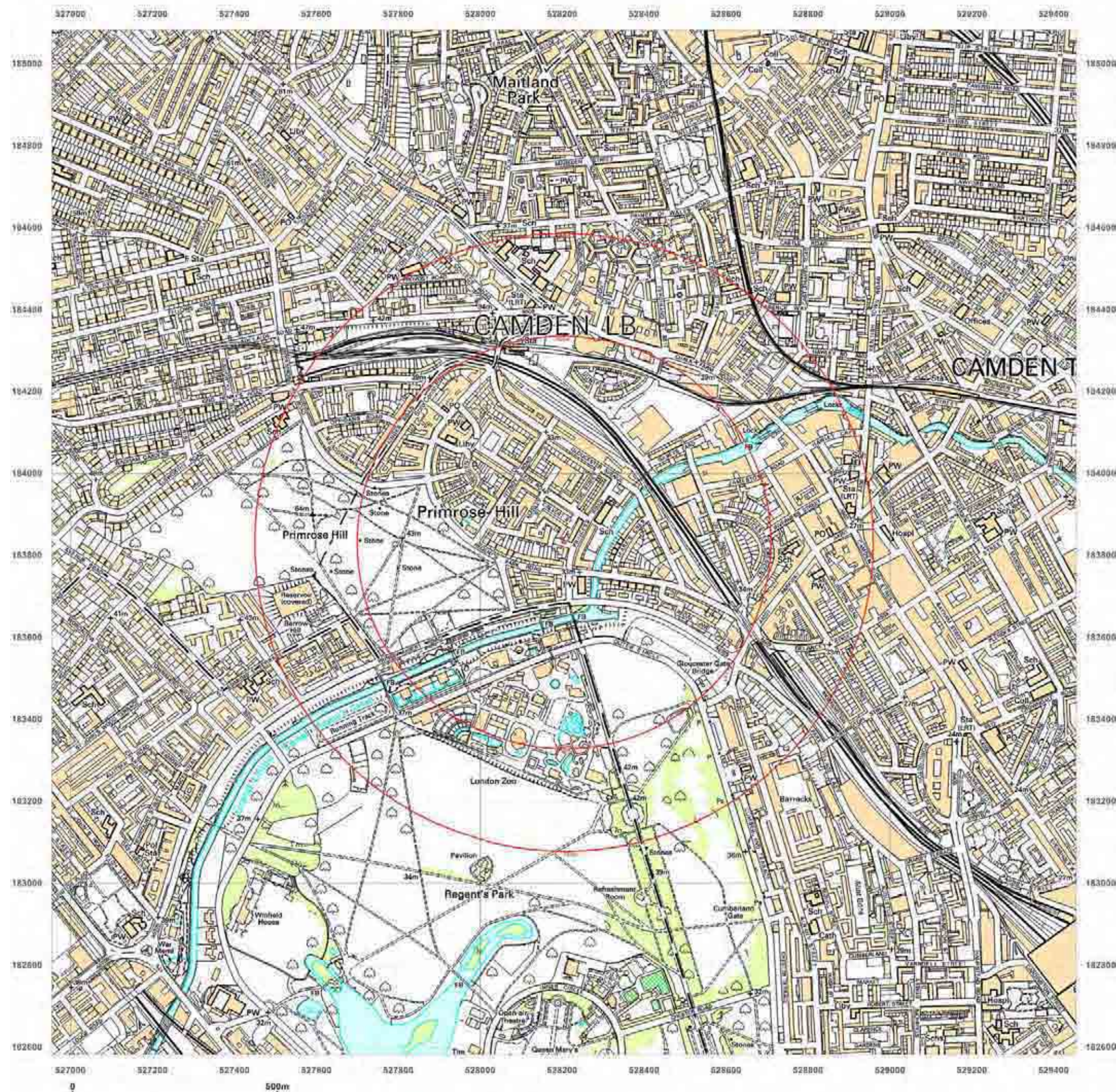


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**Client Ref:** Albert Pub  
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**Grid Ref:** 528204, 183832

**Map Name:** National Grid

**Map date:** 1991

**Scale:** 1:10,000

**Printed at:** 1:10,000



Surveyed 1987  
Revised 1989  
Edition N/A  
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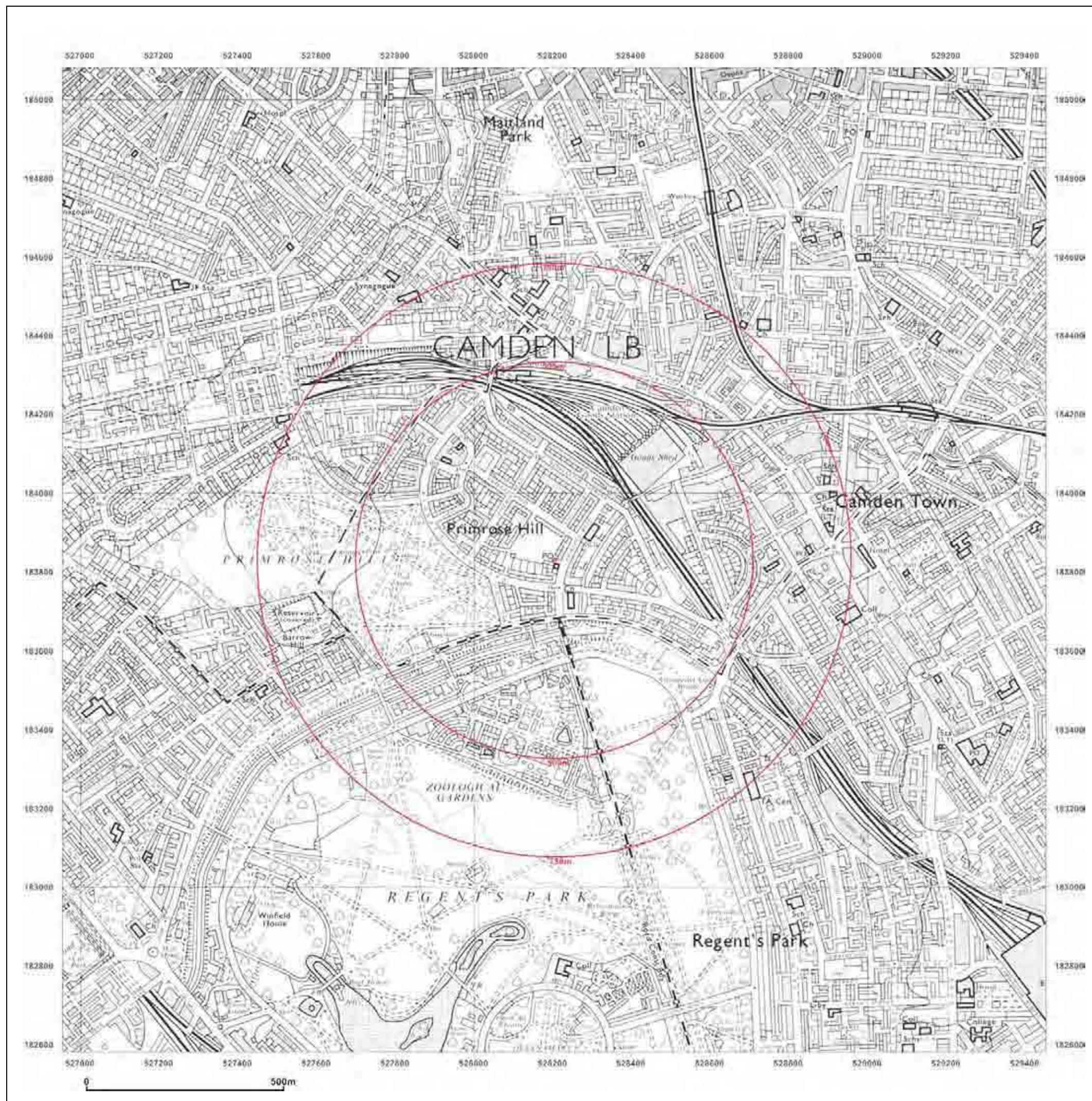


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**Report Ref:** FIND-43019  
**Grid Ref:** 528204, 183832

**Map Name:** National Grid

**Map date:** 1973-1974

**Scale:** 1:10,000

**Printed at:** 1:10,000



Surveyed 1974  
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**Site Details:**

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**Report Ref:** FIND-43019  
**Grid Ref:** 528204, 183832

**Map Name:** Provisional

**Map date:** 1965-1968

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1965  
Revised 1965  
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Surveyed 1968  
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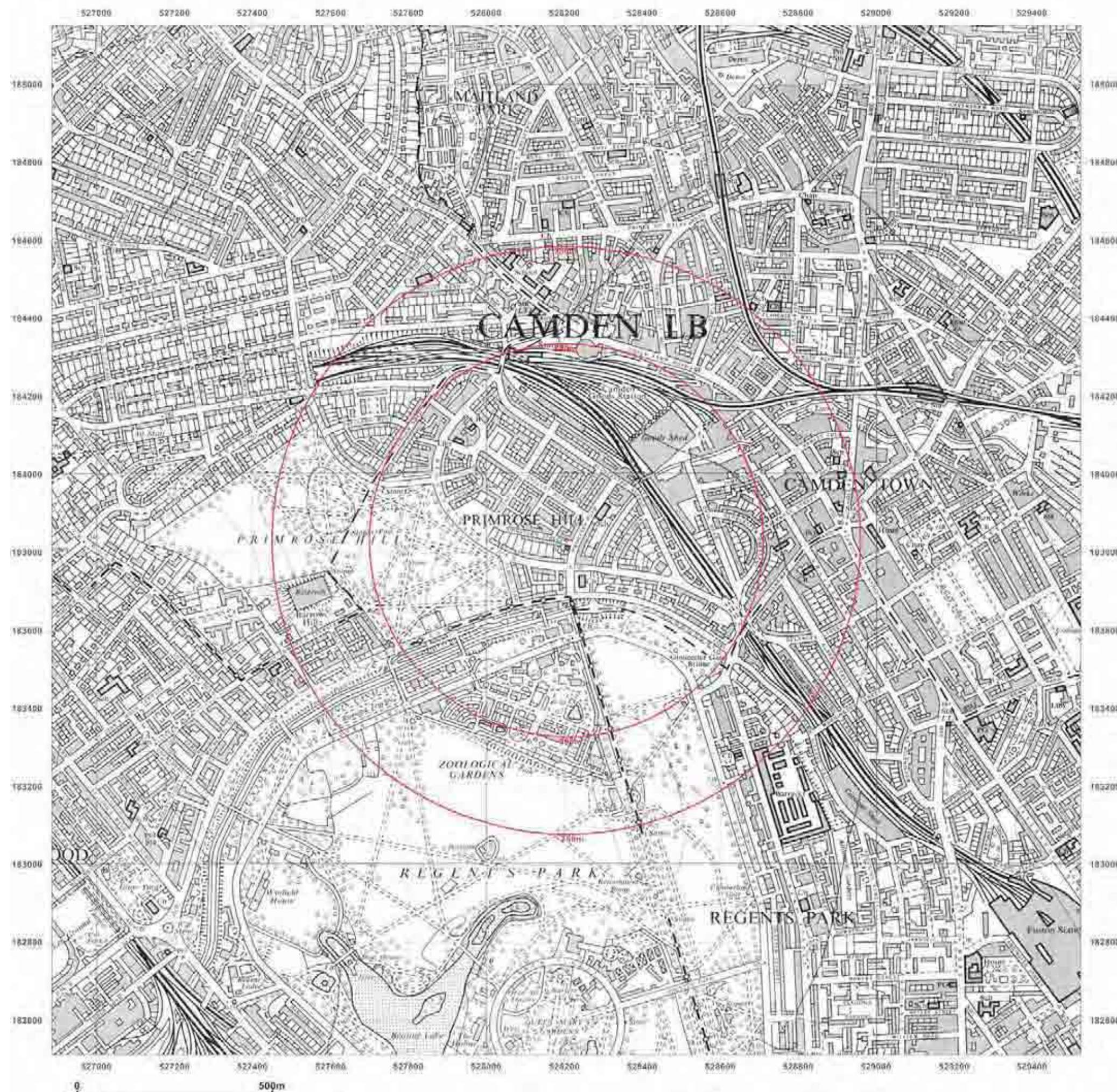


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**Site Details:**

**Client Ref:** Albert Pub  
**Report Ref:** FIND-43019  
**Grid Ref:** 528204, 183832

**Map Name:** Provisional

**Map date:** 1957-1958

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1958  
Revised 1958  
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**Grid Ref:** 528204, 183832

**Map Name:** Provisional

**Map date:** 1948-1949

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1940  
Revised 1940  
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Edition N/A  
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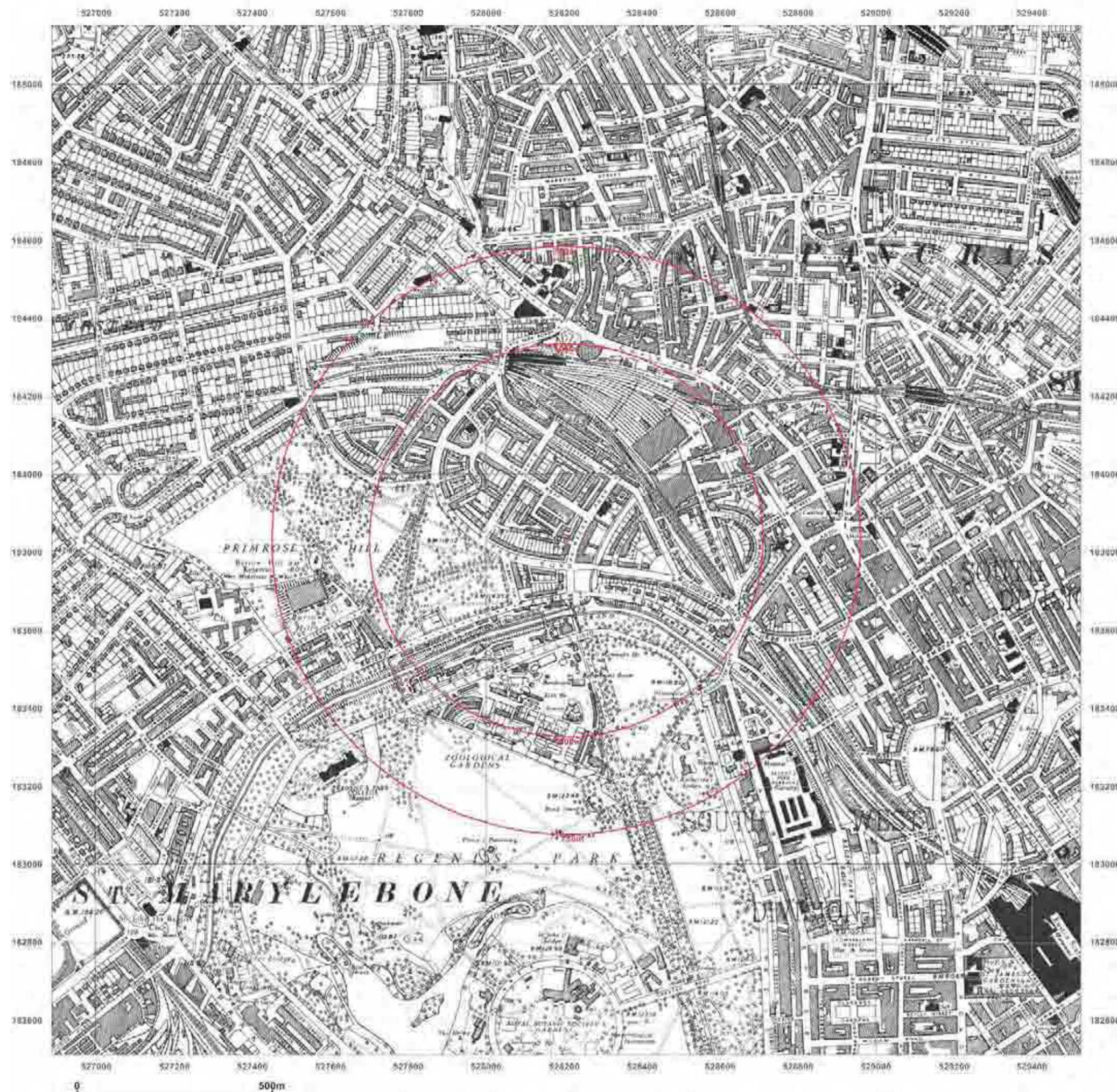


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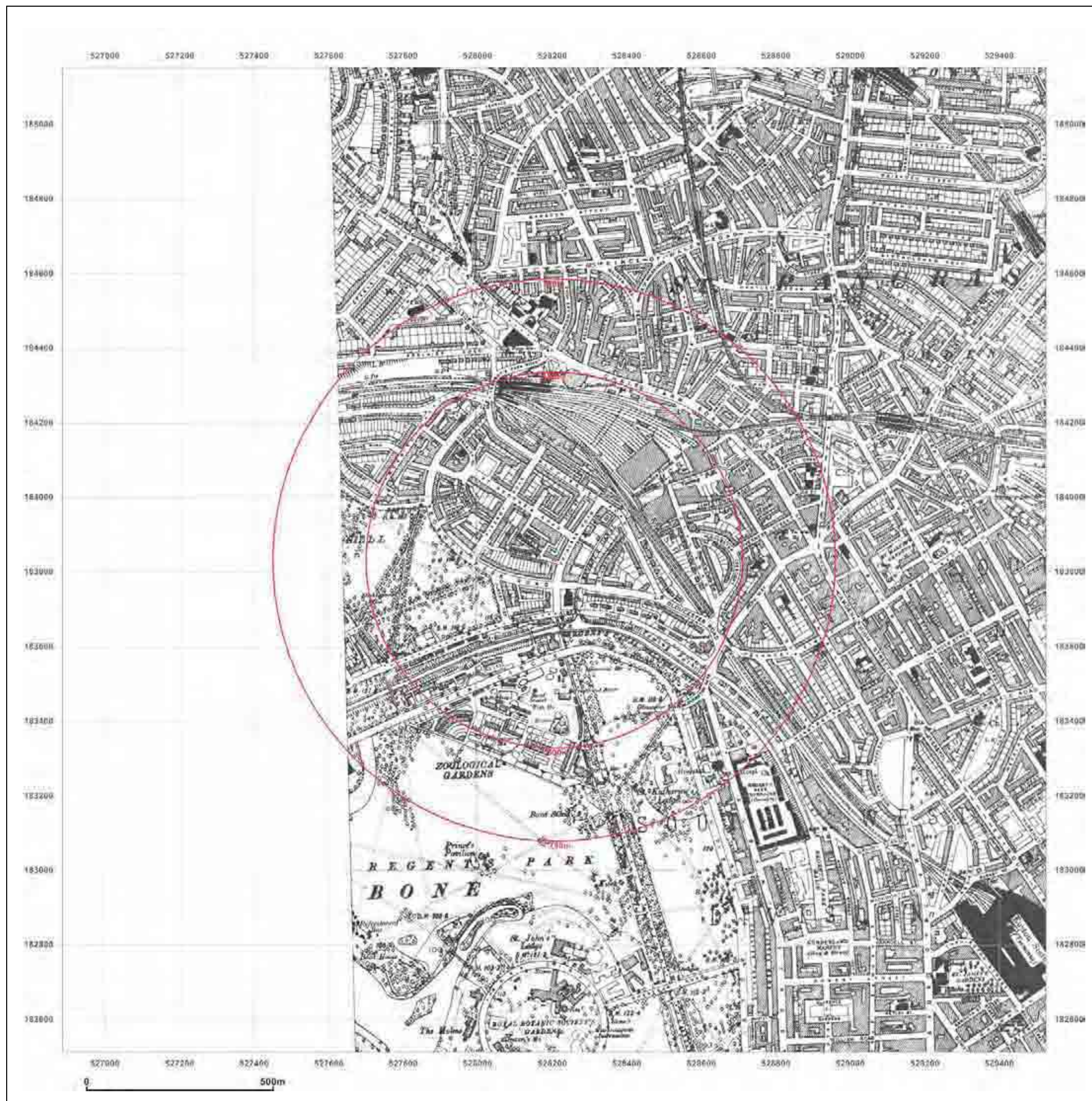
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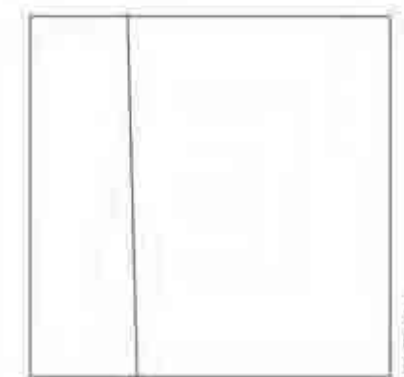
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**Printed at:** 1:10,560



Surveyed 1872  
Revised 1938  
Edition N/A  
Copyright N/A  
Levelled N/A



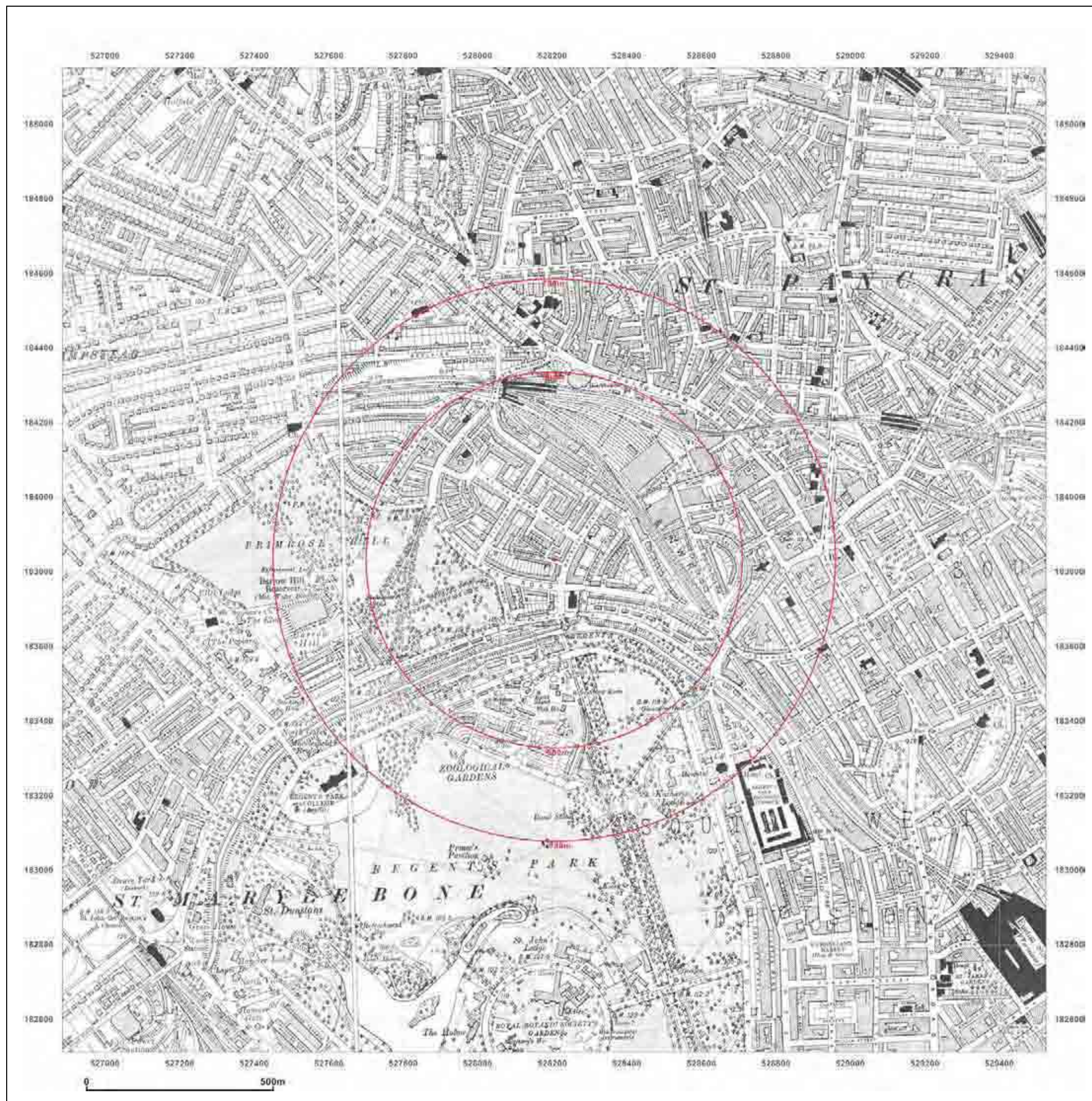
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**Site Details:**

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**Report Ref:** FIND-43019  
**Grid Ref:** 528204, 183832

**Map Name:** County Series

**Map date:** 1920

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1865  
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Levelled N/A

Surveyed 1872  
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**Site Details:**

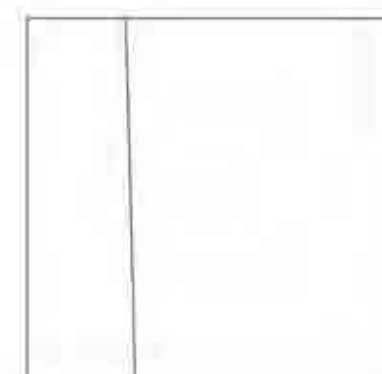
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**Report Ref:** FIND-43019  
**Grid Ref:** 528204, 183832

**Map Name:** County Series

**Map date:** 1911

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright N/A  
Levelled N/A

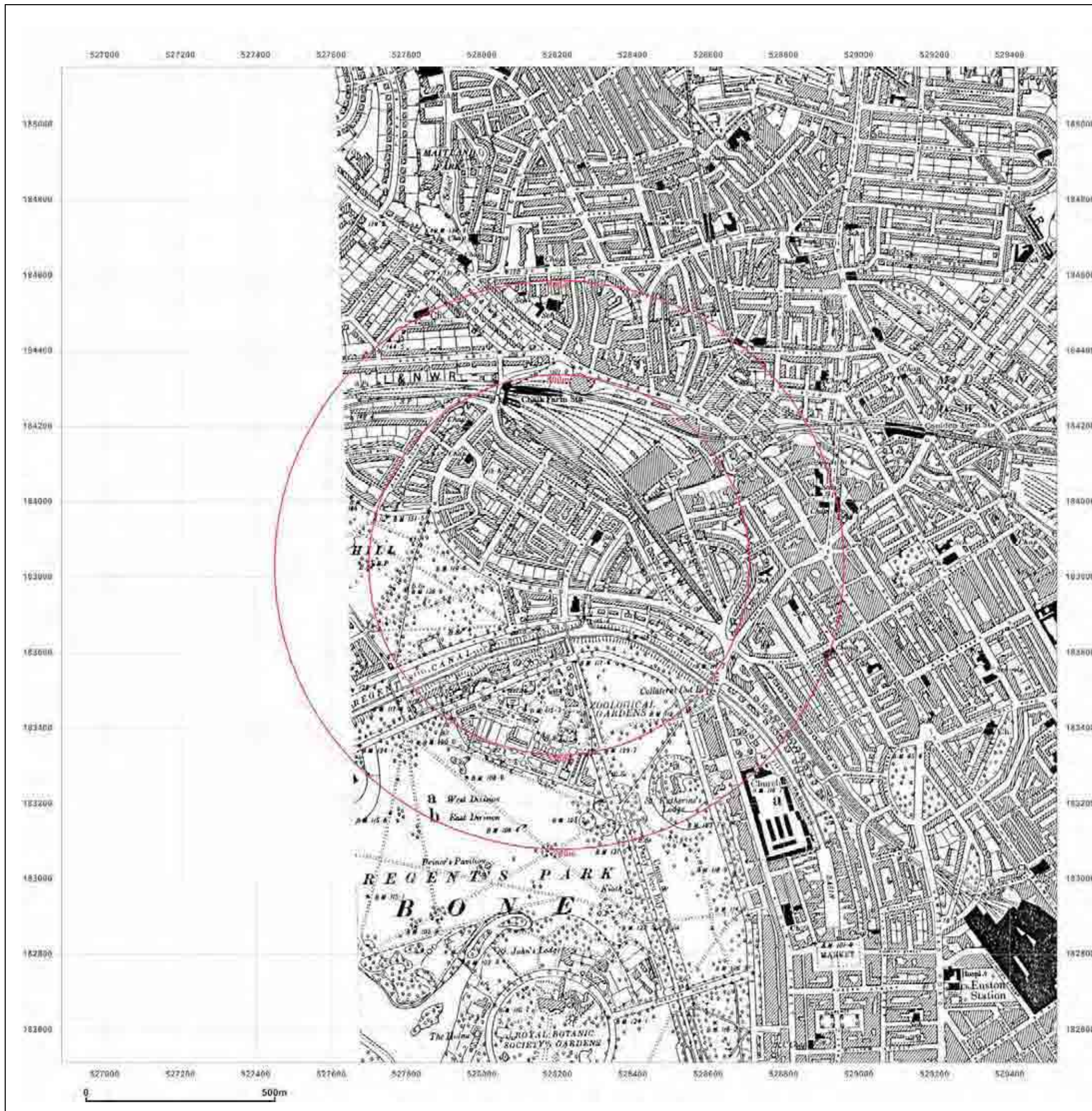


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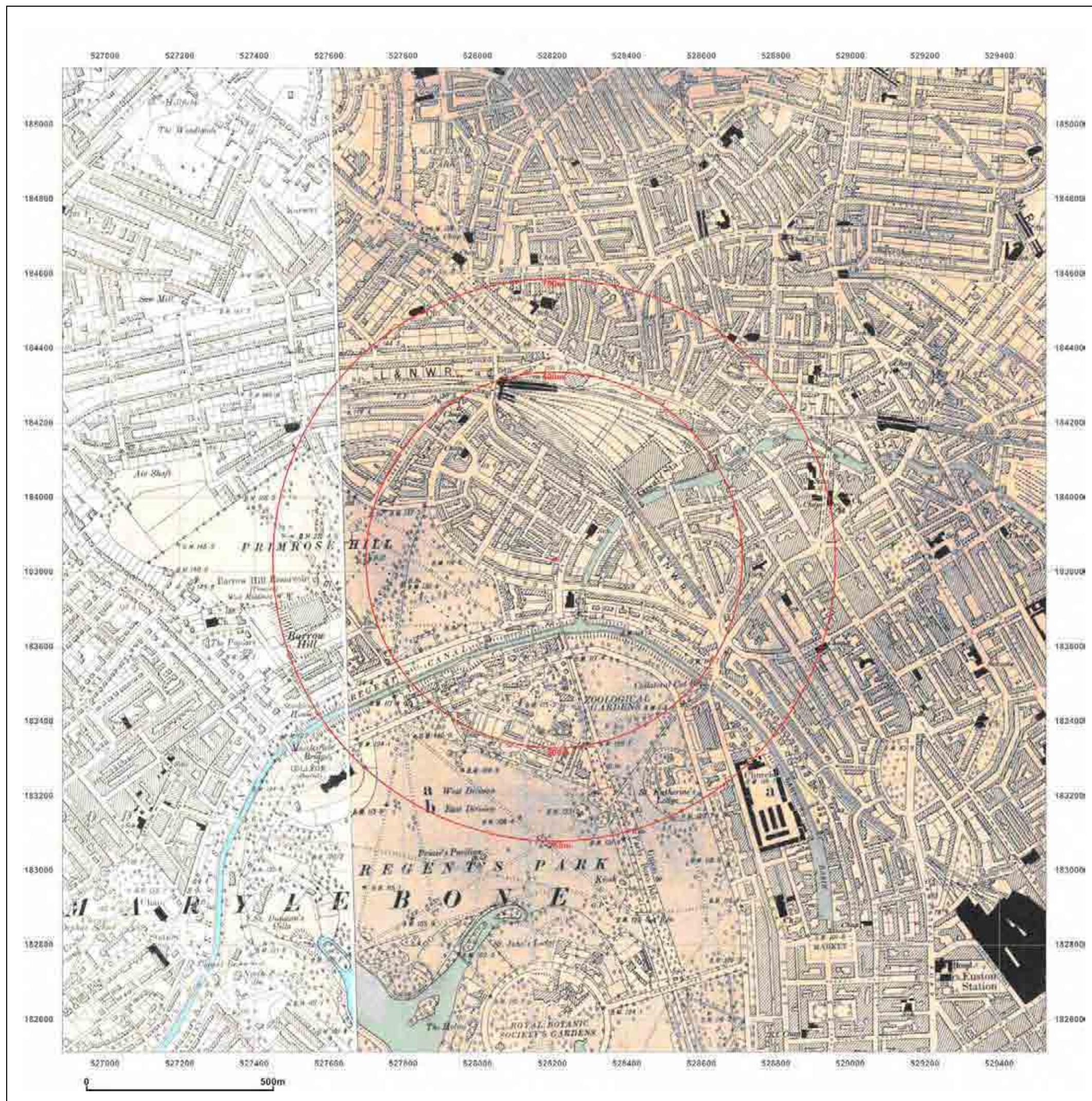
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**Site Details:**

**Client Ref:** Albert Pub  
**Report Ref:** FIND-43019  
**Grid Ref:** 528204, 183832

**Map Name:** County Series

**Map date:** 1894

**Scale:** 1:10,560

**Printed at:** 1:10,560



<p>Surveyed 1894 Revised 1894 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1894 Revised 1894 Edition N/A Copyright N/A Levelled N/A</p>
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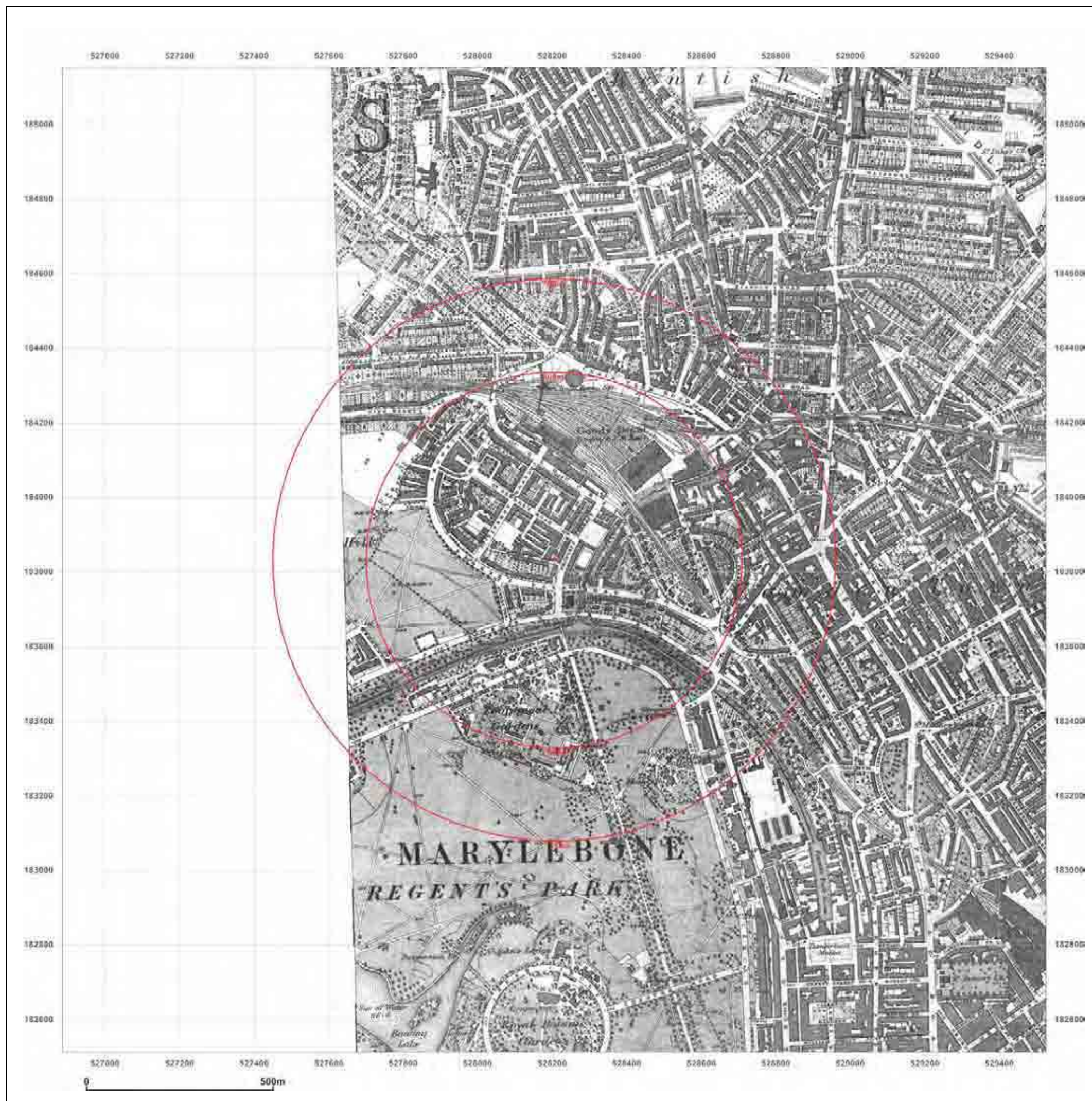
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**Site Details:**

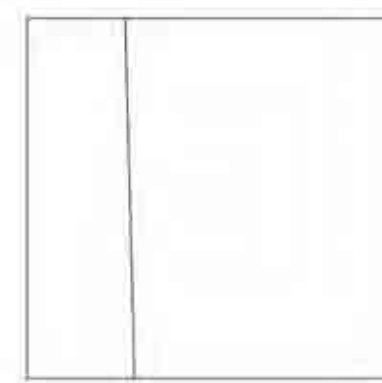
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**Report Ref:** FIND-43019  
**Grid Ref:** 528204, 183832

**Map Name:** County Series

**Map date:** 1884

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1873  
Revised 1873  
Edition 1884  
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## **APPENDIX D**

Legend

BM

Bench mark

Notes

1) Survey based on a local coordinate system, oriented on magnetic north.

2) Levels based on O.S. bench mark at Primrose Hill Primary School, level 33.24m

3) Features shown on this plan may not delineate legal boundaries.

A  
N  
N  
D

Station coordinates

Station	Easting	Northing	Elevation
3	425.89	786.75	32.79
CA1	500.00	800.00	32.46
CA2	451.80	777.46	32.72
CA4	396.34	709.92	32.70
CA5	408.83	768.69	31.05
CA6	368.33	725.75	31.87
CA7	360.02	740.10	31.66
CA8	365.38	770.07	31.51
CA9	347.19	777.92	31.55
CA10	329.90	779.20	31.71
CA11	320.90	772.90	31.81
CA12	305.56	796.00	31.49
CA13	354.66	830.54	31.74
CA14	275.85	765.84	32.45
PEG	409.20	699.41	32.92

Revisions

Date	Ref	Revisions
------	-----	-----------

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Surveyed for

CREATE CONSULTING ENGINEERS LTD

109-112 Temple Chambers

3-7 Temple Avenue

London

EC4Y 0HP

Survey at

THE ALBERT PUB

PRINCESS ROAD

LONDON

File: BRM1114

Sheet 1 of 1

Scale 1:500(A1 Sheet)

Date of survey: May 2014

CENTRE LINE SURVEYS LONDON

1 Cleve House

Brimscombe

Stroud

GL5 20W

Tel: 01453 889437

e-mail: centreline@centreline.com

DRWG. NO.

Rev 0

Manley Street

Calvert Street

Kingstown Street

Kingstown Street

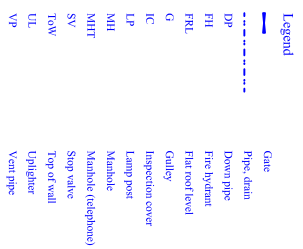
Princess Road

Calvert Street

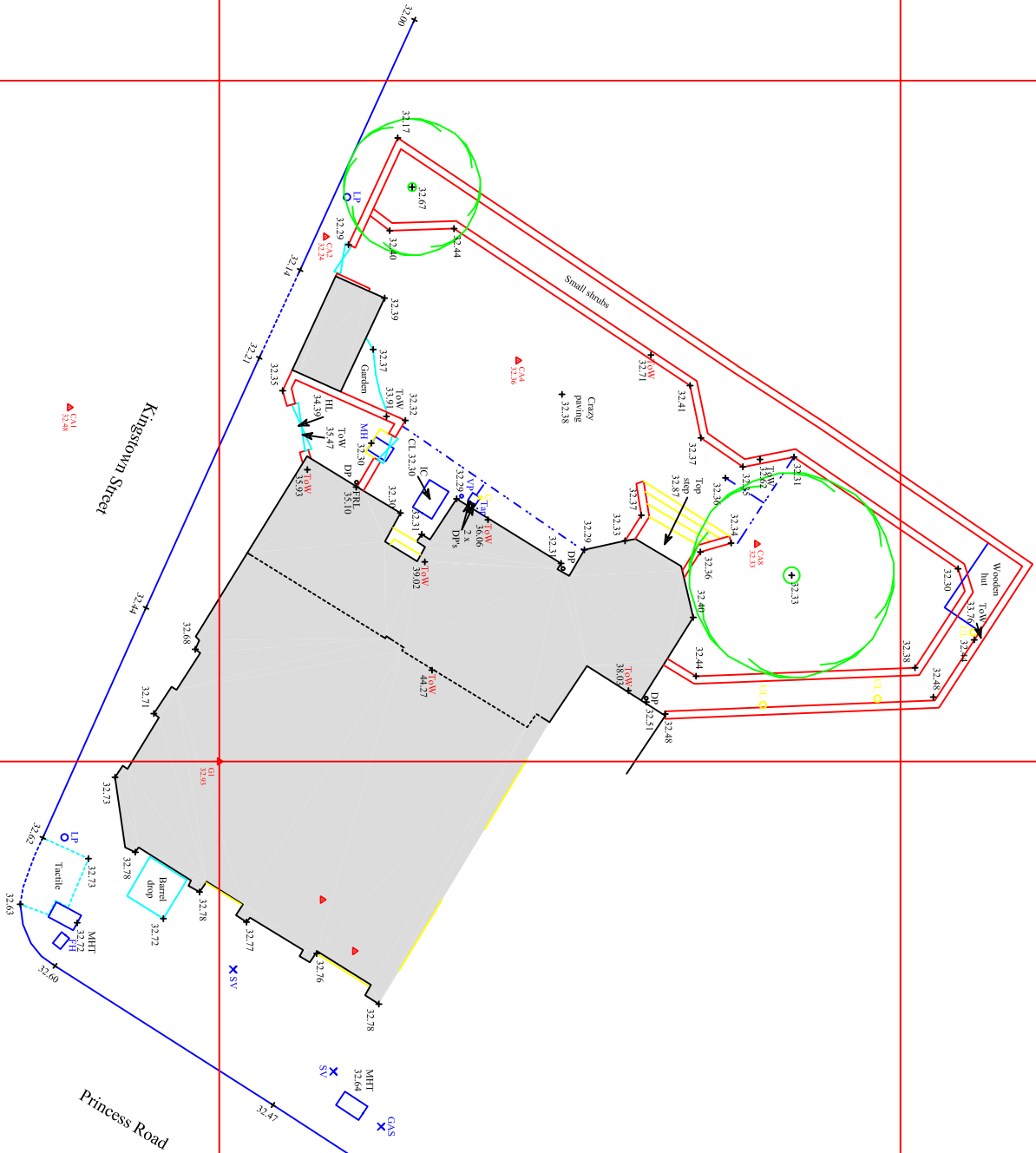
Calvert Road

Princess Road





- 1) Survey based on a local coordinate system, oriented on magnetic north.
- 2) Levels based on O.S. bench mark at Primrose Primary School level (33.24m).
- 3) Kerb levels are taken in channel.
- 4) Features shown on this plan may not delineate legal boundaries.



Station coordinates		
Station	Northing	Easting
C/A1	489.60	32.48
C/A2	484.58	32.24
C/A3	513.81	32.92
C/A4	488.22	31.88
C/A5	471.38	32.65
C/A7	520.13	32.35
C/A8	493.61	32.73
G1	500.00	32.93


07-05-2014	1	Survey levels attended to OS bench mark
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**BROOKS/MURRAY ARCHITECTS LTD**  
8-10 NEW NORTH PLACE  
LONDON  
EC2A 4JA  
Telephone: 020-77399955  
Fax: 020-77399944

Survey at  
THE ALBERT PUB  
PRINCESS ROAD  
LONDON

FILE BRM 314	Sheet 1 of 1
Scale 1:100	

Date of survey: February 2014

CENTRE LINE SURVEYS LONDON

Brimcombe

GLS 2QW

DRWG. NO.	Rev 1
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## **APPENDIX E**























Project Name  
Albert Pub, Princess Road

Project No.  
1292

Co-ords: 528203E - 183835N

Hole Type  
WLS

Location: Camden




Level: 32.28 m AOD

Scale  
1:50

Client: Create Consulting Engineers

Dates: 23/05/2014

Logged By  
Matthew Larkin

Well	Water Strikes	Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description		
		Depth (m)	Type	Results						
					0.05	32.23		Concrete paving slab.		
					0.28	32.00		Dense light brown gravelly SAND with fine to coarse angular to subangular concrete and sandstone gravel (MADE GROUND - SUB-BASE FILL).		
		0.50	D					Reddish brown occasionally stained dark grey slightly silty very gravelly SAND with fine to coarse subangular to subrounded brick, concrete, flint and clinker gravel. Cobble of red brick at 0.40 - 0.54m bgl. Band of fine yellow medium sand at 0.59m - 0.62m bgl (MADE GROUND).	1	
		1.20	U		1.08	31.20				
		1.50	D		1.36	30.92		Brown occasionally reddish orange slightly gravelly slightly sandy CLAY. Gravel is fine of brick, clinker and rare charcoal (MADE GROUND).		
		2.00	U		2.00	30.28		Firm to stiff light brown slightly gravelly CLAY with rare fine rootlets. Pocket of stained orange and black gravelly CLAY at 1.91m - 1.98m bgl (WEATHERED LONDON CLAY).	2	
		2.50	D					Firm light brown occasionally mottled grey laminated CLAY with rare fine gravel of siltstone (LONDON CLAY).		
		3.00	SPT	N=15 (2,3/ 3,3,4,5)				Becoming stiff at 3.45m bgl with fine sand partings at 3.8m bgl.	3	
		3.50	D					Medium gravel siltstone concretion at 4.85m bgl.		
		4.00	U						4	
		4.50	D							
		5.00	SPT	N=32 (5,5/ 6,8,9,9)	5.00	27.28		End of Borehole at 5.15 m		5
		5.00	D							6
										7
										8
										9
		Type	Results							

Remarks: Depth of disturbed samples represent base depth of sample. Sample typically covers 0.15m of drilling run.  
Porous piezometer tip from 4.6m to 5.0m bgl.



## Quick Undrained Triaxial Compression Test

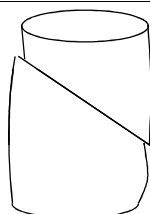
Borehole No: BH1  
 Sample No: -  
 Depth (m): 2.00

Description:  
 Firm brown and grey mottled orange silty CLAY with rare organic matter

### Single Stage Specimen

Specimen Details		Single specimen
Specimen conditions		Undisturbed
Length	(mm)	76.0
Diameter	(mm)	38.0
Moisture Content	(%)	33
Bulk Density	(Mg/m <sup>3</sup> )	1.80
Dry Density	(Mg/m <sup>3</sup> )	1.35
Test Details		Single specimen
Latex membrane thickness	(mm)	0.3
Membrane correction	(kPa)	1.7
Axial displacement rate	(%/min)	2.0
Cell pressure	(kPa)	20
Strain at failure	(%)	9.2
Maximum Deviator Stress	(kPa)	146
Shear Stress Cu	(kPa)	73

#### Mode of failure



Orientation of the sample	Vertical
---------------------------	----------

Distance from top of the tube	NA
-------------------------------	----

Sample type	U
-------------	---

Checked and Approved by

**SB**

S Burke (Snr Tech)

Date: 14/04/2014

Project Number:

**GEO / 21243**

Project Name:

**ALBERT PUB, PRINCESS ROAD, CAMDEN**

**Project Number: 1292**

**GEOLABS**®



## Quick Undrained Triaxial Compression Test

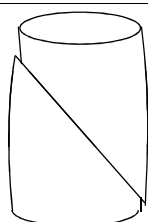
Borehole No: BH1  
 Sample No: -  
 Depth (m): 4.00

Description:  
 Stiff brown silty CLAY with rare gypsum

### Single Stage Specimen

Specimen Details		Single specimen
Specimen conditions		Undisturbed
Length	(mm)	76.0
Diameter	(mm)	38.0
Moisture Content	(%)	29
Bulk Density	(Mg/m <sup>3</sup> )	1.86
Dry Density	(Mg/m <sup>3</sup> )	1.44
Test Details		Single specimen
Latex membrane thickness	(mm)	0.3
Membrane correction	(kPa)	1.8
Axial displacement rate	(%/min)	2.0
Cell pressure	(kPa)	80
Strain at failure	(%)	9.9
Maximum Deviator Stress	(kPa)	268
Shear Stress Cu	(kPa)	134

### Mode of failure



Orientation of the sample Vertical

Distance from top of the tube NA

Sample type U

Checked and Approved by

**SB**

S Burke (Snr Tech)

Date: 14/04/2014

Project Number:

**GEO / 21243**

Project Name:



**ALBERT PUB, PRINCESS ROAD, CAMDEN**  
**Project Number: 1292**

**GEOLABS**®







# SUMMARY OF GEOTECHNICAL TESTING

Sample details					Classification Tests					Density Tests		Undrained Triaxial Compression				Chemical Tests			Other tests and comments
Borehole No	Sample No	Depth (m)	Type	Description	MC (%)	LL (%)	PL (%)	PI	<425 µm (%)	Bulk (Mg/m³)	Dry (Mg/m³)	Cell Pressure (kPa)	Deviator Stress (kPa)	Shear Stress (kPa)	Failure Sketch	pH	2:1 W/S SO4 (g/L)	W/S Mg (mg/L)	
BH1	-	1.20	U													7.7	0.17		
BH1	-	2.00	U	Firm brown and grey mottled orange silty CLAY with rare organic matter	33					1.80	1.35	20	146	73		7.7	0.28		
BH1	-	4.00	U	Stiff brown silty CLAY with rare gypsum	29					1.86	1.44	80	268	134					
BH1	-	1.50	D	Mottled light brown, purple and grey silty CLAY with rare fine gravel gypsum and rootlets	37	87	26	61	99										
BH1	-	2.50	D	Mottled light brown, purple and grey silty CLAY with rare fine gravel and gypsum	34	77	24	53	99										
BH1	-	4.50	D	Mottled light brown, purple and grey silty CLAY with rare fine gravel and gypsum	33	79	27	52	99										

Sample type: B (Bulk disturb.) BLK (Block) C (Core) D (Disturbed) LB (Large Bulk dist.) U (Undisturbed)

Checked and Approved by  S Burke (Snr Tech) Date: 05/06/2014		Project Number:  <b>GEO / 21243</b>  Project Name:  <b>ALBERT PUB, PRINCESS ROAD, CAMDEN</b> <b>Project Number: 1292</b>		
--	--	---	--	---



Matthew Larkin  
Lustre Consulting Ltd  
Admiral's Offices  
The Historic Dockyard  
Chatham  
Kent  
ME4 4TZ

**QTS Environmental Ltd**  
Unit 1  
Rose Lane Industrial Estate  
Rose Lane  
Lenham Heath  
Kent  
ME17 2JN  
t: 01622 850410  
[russell.jarvis@qtsenvironmental.com](mailto:russell.jarvis@qtsenvironmental.com)

## **QTS Environmental Report No: 14-21930**

**Site Reference:** Albert Pub, Princess Road, Camden

**Project / Job Ref:** 1292

**Order No:** 1292

**Sample Receipt Date:** 29/05/2014

**Sample Scheduled Date:** 29/05/2014

**Report Issue Number:** 1

**Reporting Date:** 04/06/2014

**Authorised by:**

Russell Jarvis  
Director

**On behalf of QTS Environmental Ltd**

**Authorised by:**

Kevin Old  
Director

**On behalf of QTS Environmental Ltd**



QTS Environmental Ltd  
Unit 1, Rose Lane Industrial Estate  
Rose Lane  
Lenham Heath  
Maidstone  
Kent ME17 2JN  
Tel : 01622 850410



Soil Analysis Certificate						
QTS Environmental Report No: 14-21930	Date Sampled	23/05/14				
Lustre Consulting Ltd	Time Sampled	None Supplied				
Site Reference: Albert Pub, Princess Road, Camden	TP / BH No	BH1				
Project / Job Ref: 1292	Additional Refs	None Supplied				
Order No: 1292	Depth (m)	3.50				
Reporting Date: 04/06/2014	QTSE Sample No	105778				

Determinand	Unit	RL	Accreditation				
pH	pH Units	N/a	MCERTS	7.1			
Total Sulphate as SO <sub>4</sub>	mg/kg	< 200	NONE	1464			
W/S Sulphate as SO <sub>4</sub> (2:1)	g/l	< 0.01	MCERTS	0.59			
Total Sulphur	mg/kg	< 200	NONE	503			
Ammonium as NH <sub>4</sub>	mg/kg	< 0.5	NONE	22.6			
W/S Chloride (2:1)	mg/kg	< 1	MCERTS	90			
Water Soluble Nitrate (2:1) as NO <sub>3</sub>	mg/kg	< 3	MCERTS	50			
W/S Magnesium	g/l	< 0.0001	NONE	0.2420			

Analytical results are expressed on a dry weight basis where samples are dried at less than 30°C  
Analysis carried out on the dried sample is corrected for the stone content  
Subcontracted analysis <sup>(S)</sup>



QTS Environmental Ltd  
Unit 1, Rose Lane Industrial Estate  
Rose Lane  
Lenham Heath  
Maidstone  
Kent ME17 2JN  
Tel : 01622 850410



Soil Analysis Certificate - Sample Descriptions	
QTS Environmental Report No: 14-21930	
Lustre Consulting Ltd	
Site Reference: Albert Pub, Princess Road, Camden	
Project / Job Ref: 1292	
Order No: 1292	
Reporting Date: 04/06/2014	

QTSE Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
105778	BH1	None Supplied	3.50	18	Light brown clay with crystalline material

Moisture content is part of procedure E003 & is not an accredited test

Insufficient Sample <sup>I/S</sup>

Unsuitable Sample <sup>U/S</sup>





**QTS Environmental Ltd**  
**Unit 1, Rose Lane Industrial Estate**  
**Rose Lane**  
**Lenham Heath**  
**Maidstone**  
**Kent ME17 2JN**  
**Tel : 01622 850410**



<b>Soil Analysis Certificate - Methodology &amp; Miscellaneous Information</b>	
<b>QTS Environmental Report No: 14-21930</b>	
<b>Lustre Consulting Ltd</b>	
<b>Site Reference: Albert Pub, Princess Road, Camden</b>	
<b>Project / Job Ref: 1292</b>	
<b>Order No: 1292</b>	
<b>Reporting Date: 04/06/2014</b>	

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 – C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	TPH LQM	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6 - C10)	Determination of hydrocarbons C6-C10 by headspace GC-MS	E001

**D Dried**  
**AR As Received**







































## **APPENDIX F**



Photo 1: Pub frontage



Photo 2: Street context



Photo 3: View down Kingstown Street



Photo 4: Rear of property from path





Photo 5: View south along Calvert St



Photo 6: Path to rear of site

Photo 7: Beer garden to rear of property



Photo 8: Steps from path to Kingstown St



## **APPENDIX G**



**From:** [Humfrey, Nick](#)  
**To:** [Graham Lewis](#)  
**Cc:** [Julian Moore](#); [Graham Sinclair](#)  
**Subject:** RE: The Albert Pub, Princess Road. NW1, 8JR.  
**Date:** 28 May 2014 16:46:08

---

Graham,

Thank-you for getting in touch and bringing this to our attention. I suspect this is a case of Chinese whispers with comments being rephrased in a way that the next person (including myself) overstates the case.

The reference in the strategy comes from a URS document which states the following about Primrose Hill in full which will give you as much information as we have on the area:

- London Borough of Camden Highways engineers confirmed that surface water does accumulate in the south-eastern corner of Primrose Hill Park, alongside Albert Terrace, but that the road itself does not flood. Drainage within the park has recently been improved by The Royal Parks as part of a park wide drainage scheme. The exact details are not known. It is considered that this low point in the park acts as an informal flood storage area.
- This area has a previous history of surface water flooding in 2002, although there are no recorded sewer flooding incidents since 1991.
- From discussions with the London Borough of Camden it was confirmed that the gullies at the intersection of Fitzroy Road and Chalcot Road have been improved and immediate concerns have been addressed. Thames Water confirmed that although there are DG5 records of sewer flooding within the area, many of these have been alleviated by a flood alleviation scheme in the Primrose Hill area which predates Thames Water's privatisation.

#### Conclusion and recommendations

The key identified issue is with the capacity of the inverted siphon under the Grand Union canal along Gloucester Avenue, which has previously resulted in flooding. The reduced capacity and functionality is as a result of the build-up of fat, grease and silt. London Borough of Camden used to clear this twice a year as part of the Thames Water maintenance agreement, although it is not known when the last clearance was undertaken. During discussions with Thames Water, the current maintenance programme for the siphon was not known.

Due to existing drainage improvements in the area, an Initial Assessment of options was not undertaken at this hotspot. However, it is recommended that the maintenance regime of the siphon under the Grand Union canal, along Gloucester Avenue be clarified with Thames Water and reviewed and improved as required. It is also recommended that it be added to London Borough of Camden's Flood Risk Asset Register developed as part of the requirements of the Flood and Water Management Act.

I'm afraid I don't have any more information available but thank-you for bringing to our attention the inaccuracy in the strategy.

Thanks

Kind regards

Nick Humfrey  
High Speed 2 Project Support Officer

Telephone: 0207 974 4027

---

**From:** Graham Lewis [mailto:[Graham.Lewis@createconsultingengineers.co.uk](mailto:Graham.Lewis@createconsultingengineers.co.uk)]  
**Sent:** 28 May 2014 16:10  
**To:** Humfrey, Nick  
**Cc:** Julian Moore; Graham Sinclair; 'P14-678 - 05.01.02 Sent (Albert Pub, Primrose Hill)'  
**Subject:** Re: The Albert Pub, Princess Road. NW1, 8JR.

Dear Nick, further to our original conversation about the risk of surface water flooding at the above address and after talking to Graham Jasper (Camden Highways) and Caroline McDonagh (Royal Parks) (Please see Email correspondence attached) I note that Camden's document, 'Managing flood risk in Camden' (

[http://www.camden.gov.uk/ccm/cms-service/download/asset?asset\\_id=3088989](http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=3088989) - section 6.5) appears to provide refuted information.

I would be grateful for any clarification or further guidance you could provide me with in terms of assessing flood risk from surface water and any remedial works undertaken in this respect at the above location.

Many thanks for your assistance in this matter

Kind regards

Graham

Graham Lewis  
Consultant (Water)  
Create Consulting Engineers Ltd



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**From:** [Jasper, Graham](#)  
**To:** [Graham Lewis](#)  
**Subject:** RE: The Albert Pub, Princess Road, NW1 8JR  
**Date:** 02 May 2014 10:02:08

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Good Morning Graham

With regards to your two enquiries if you notice on the maps all areas situated at the bottom of a steep incline(which in this case is Primrose Hill) are graded as High Risk and special attention is given to the drainage maintenance. The works at the junction of Chalcot/Fitzroy was a traffic calming scheme and was not part of the flood alleviation works.

I don't have access to the works carried out by the parks as they worked independently from the Highways section and would have kept their own records.

I hope this helps.

Best regards

Graham Jasper  
Senior Highways Drainage Engineer-Environment and Transport-Lighting and Drainage Team

Telephone: 020 7974 2144

---

**From:** Graham Lewis [mailto:[Graham.Lewis@createconsultingengineers.co.uk](mailto:Graham.Lewis@createconsultingengineers.co.uk)]  
**Sent:** 01 May 2014 18:26  
**To:** Jasper, Graham  
**Cc:** Julian Moore; 'P14-678 - 05.01.03 Internal (Albert Pub, Primrose Hill)'  
**Subject:** RE: The Albert Pub, Princess Road, NW1 8JR

Graham, Thank you very much for your very quick response. To clarify we are looking at a site located at the junction of Princess Road and Kingstown Street in the Primrose Hill area and need to address flood risk as required for a Basement Impact Assessment. As previously stated, we noted from the Camden Surface Water Management plan that the Primrose Hill area is highlighted as a Local flood Risk Zone within a Critical Drainage Area. The same report seems to indicate that surface water flooding occurred in Princess Street in both 1975 and 2002 (2002 Pg 36 and both 2002 & 1975, Fig 1.3 Pg 6 of the report). In addition, the Camden Geological, hydrogeological and hydrological Study shows Princess street as flooding in 1975 (Figure 15).

After reviewing the Camden Flood Risk Management Strategy as advised we note that section 6.5 (Flood alleviation schemes in Camden South) makes reference to:

- Actions taken by Royal Parks in Primrose Hill park to alleviate surface water flooding in primrose Hill area (Do you know what these works were and when these works were undertaken?)
- Improvement of highways drainage by Camden Highways at the intersection of Fitzroy Rd and Chalcot Rd (2011/2012) – Do you have any further details on this?

I cannot find a reference to the Thames Water network improvements post 2002 that we discussed. Please could you confirm the location of these works and that there have been no further flood incidents reported at this location since these works were undertaken.

Once again many thanks for your help in this matter.

Kind regards

Graham

Graham Lewis  
Consultant (Water)  
Create Consulting Engineers Ltd

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**From:** Jasper, Graham [mailto:Graham.Jasper@camden.gov.uk]  
**Sent:** 01 May 2014 09:41  
**To:** Graham Lewis  
**Subject:**

Graham

I hope this will help.

Graham

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**From:** [Caroline McDonagh](#)  
**To:** [Graham Lewis](#)  
**Subject:** RE: Primrose Hill Park flood alleviation  
**Date:** 23 May 2014 17:28:18  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image005.png](#)

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Graham,

Apologies for the delay, which I hope does not cause you to much inconvenience.

I have checked and we have no records of carrying out any flood alleviation measures and any need to carry them out at Primrose Hill.

Regards

Caroline

**Caroline McDonagh | Works Project Manager | 0300 061 2017 | Fax: 0207 298 2005 | [CMcDonagh@royalparks.gsi.gov.uk](mailto:CMcDonagh@royalparks.gsi.gov.uk)**  
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**From:** Graham Lewis [<mailto:Graham.Lewis@createconsultingengineers.co.uk>]  
**Sent:** 15 May 2014 15:43  
**To:** Caroline McDonagh  
**Subject:** Primrose Hill Park flood alleviation

Dear Carolyn, Further to our telephone conversation of today. Please see the excerpt from the Camden flood risk management strategy as attached. As you can see, in section 6.5 reference is made to the royal parks implementing actions to alleviate flood risk at Primrose Hill Park.

As discussed I would be grateful if you could confirm that no flood alleviation measures have been implemented at Primrose Hill Park. The link to the above document is as follows:

[http://www.camden.gov.uk/ccm/cms-service/download/asset?asset\\_id=3088989](http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=3088989)

Many thanks for your help in this matter

Kind regards

Graham

Graham Lewis  
Consultant (Water)  
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