WYG Environment

75 Bayham Street
Camden Town
London
NW1 0AA

Contaminated Land Desk Based Assessment

November 2014

WYG Environment

REPORT CONTROL

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0.0 EXECUTIVE SUMMARY

Introduction	WYG Environment were commissioned by the YPP to undertake a desk based assessment of the site at 75 Bayham Street.
Current Site Location & Description	The site comprises the existing building and extension at 75 Bayham Street, Camden Town, London and is centred National Grid reference 529114, 183655.
Site History	The site has been in use for piano sales service, repairs and manufacture / assembly since the late 1800s and until recently (April 2014). The original building was extended over the rear garden and the extension partially occupies a portion of the adjacent properties garden to form an L shape.
Geology	The site is underlain by the London Clay Formation. Owing to the sites development history it is likely that Made Ground will also be present.
Hydrogeology	The London clay Formation is classified by the Environmental Agency as Unproductive Strata (formerly known as a Non-Aquifer).
Hydrology	The nearest surface water feature is the Regents Canal approximately 400m north of the site.
Conceptual Site Model & Preliminary Risk Ratings	A summary of the potential environmental and human health risks associated with the identified receptors at the site is summarised below: • Surface Water: Low to moderate • Future Site Users: Low to moderate • Construction Workers: Moderate • Off Site Users: Low to Moderate • Adjacent Land Quality: Low • Land Quality of the site: Low to Moderate
Conclusions & Recommendations	It is concluded that the overall risk rating for the site is currently assessed to be **Low to Moderate**. No significant pollutant pathways have been identified for the site in its current layout and structure. However, should refurbishment/redevelopment plans include the provision of any soft cover areas (e.g. landscaping, garden) then the risks to human health are increased due to the potential exposure of site users to underlying soils. In this instance, it is recommended that ground investigation be undertaken to identify the quality and nature of underlying ground with remedial/mitigation measures incorporated into development plans where necessary
This sheet is intended as a summary of the factual assessment of the site in relation to ground contamination. It does not provide a definitive engineering analysis. Further works have been recommended.	

1.0 INTRODUCTION

WYG Environment (WYG) were commissioned by WYG Planning on behalf of their client, YPP, to carry out a desk based contaminated land assessment of the site at 75 Bayham Street in Camden Town, London (referred to herein as 'the site').

1.1 Objective & Scope

The objective of this desk top assessment is to summarise the associated environmental implications and sensitivity of the site with an initial qualitative assessment of the potential risks with regard to contaminated land. The risk assessment will be considered in the context of the expected ground conditions and the latest environmental legislation.

The scope of services commissioned as part of this desk top study includes the following:

- A record of the site visit and visual inspection walkover (of readily accessible areas where access was made available to us) including reference to readily available information issued to us prior to such;
- A discussion of the current site status and key associated environmental influences observable by general visual inspection around the site;
- A historical site and area review, primarily referring to past issues of Ordnance Survey Maps but utilising other sources such as published database records as appropriate and readily available;
- A discussion of the general expected ground and groundwater conditions within the topographical and area context referring to online geological and hydrogeological databases;
- A Conceptual Site Model and qualitative ground contamination risk assessment;
- An executive summary outlining the assessment findings.

The site boundary has been defined using the boundary indicated on the unreferenced plan provided by WYG Planning on the 23rd October 2014 (Figure SK02).

1.2 Current and Proposed End Use

The site comprises the three storey building located at 75 Bayham Street, Camden Town, London. The building was vacant during WYGs site visit on the 20th November 2014, however it is understood that the building has recently and historically been used to sell, assemble, service and repair Pianos and Organs.

Details of the proposed development are yet to be finalised however it is understood that the existing buildings are to be refurbished and converted into residential accommodation.

1.3 Terms and Conditions

This report is prepared in line with the agreed emailed brief detailed within our proposal dated 23 October 2014 and the terms and subject to the report conditions provided in Appendix A.

The recommendations and opinions expressed in this report are based on the information provided and other sources of readily available information. Where use has been made to other reports or information provided by the client, or from other third party sources, such data has been reviewed in good faith and it has been assumed that their contents are correct, as it is impractical to fully validate this data. WYG is unable to guarantee any third party information.

2.0 SITE DETAILS

2.1 Site Location

The location of the site is shown in drawing SK01 and key location details summarised in Table 2.1 below.

Table 2.1: Site Location Details

Site Address	75 Bayham Street, Camden Town, London NW1 0AA
Site Area	Approximately 0.02 Hectares
National Grid Reference	529114, 183655

2.2 Site Description

A site walkover was undertaken by WYG on 20th November 2014. The site occupies an 'L' shaped area as shown on the layout drawing SK02. The selected site photographs identified in the text below are provided in Appendix C.

The exterior of the building can be observed directly from Bayham Street with the east face of the building forming the east boundary of the site (Photo 1 and 2). The building is part of a flat fronted Georgian terrace extending to the north and south along Bayham Street. The eastern portion of the building comprises an approximately 8m high three storey brick wall with a pitched tiled roof.

The building was entered directly from the pavement on the west side of Bayham Street. The front facade of the building is of wood construction with incorporated double doors for vehicle access and the main pedestrian access door into the building on the north side of the vehicle doors.

On entering the building a wooden staircase leading up to the first and second floors is situated immediately to the north of the entrance hall. The ground floor area of the original building is open plan and has been extended via a 5 to 6m high flat roofed extension of brick construction (Photo 3). A mezzanine level has been constructed internally along the west and east side of the building using riveted RSJs with ply flooring and is accessible via steel staircases (Photo 4).

A kiosk and various tools and parts associated with pianos and keyboards were stacked against the walls.

The first and second floors comprised carpeted timber floors with office space divided by internal brick walls (Photo 5). A kitchenette, toilet and shower were located on the first floor. Office furniture was present on both floors including a cast iron safe on the second floor.

Both the original building and the extension appeared in general to be structurally sound, however some small cracks in the rendering of the staircase walls was noted. This, however, has not been confirmed by a structural engineer which is beyond the remit of this assessment.

2.3 Surrounding Land Uses

The surrounding area is generally residential with retail outlets opening onto Bayham Street at ground level, as outlined within Table 2.2 below.

Table 2.1: Summary of Surrounding Land Uses

Direction	Description of Surrounding Land Use
North	A continuation of the three storey Georgian Terrace with a building of similar construction sharing the party wall.
East	Bayham Street (single carriageway way with pavements on both sides and six storey residential blocks lying beyond).
South	A continuation of the three storey Georgian Terrace, the adjacent residential building shares the party wall and has a basement level. This property's garden forms the boundary to the extension further west.
West	The west boundary comprises the party wall with the two storey Georgian Terrace backing onto the site on the east side of Pratt Mews.

3.0 ENVIRONMENTAL SITE CHARACTERISTICS

3.1 General

The following information sources have been reviewed to obtain generic and site specific information on geological, hydrological, hydrogeological and other characteristics of the site which includes:

- British Geological Survey (BGS) online Geographic Information System (GIS) (www.bgs.ac.uk)
- Groundwater Vulnerability Map, Environment Agency website (www.environment-agency.gov.uk)
- Information provided by London Borough of Camden's (LBC) Environmental Health Officer summarising information from LBCs Contaminated Land Database (refer to emailed Summary Report in Section 5.1)
- Site reconnaissance notes

3.2 Geology

Reference to the BGS GIS Database indicates that the site is underlain by the London Clay Formation. There are no superficial deposits indicated at this location, however, owing to the site's development history and urban setting, it is anticipated that shallow soils are likely to be highly disturbed and may have been impacted by imported materials.

The London Clay Formation typically comprises pyritic clay with some sandy and gravelly horizons near the base.

The BGS, National Geoscience Information Service has assigned risk ratings to ground stability hazards located on site as detailed in Table 3.1.

Table 3.1 Summary of Ground Stability Hazards

Ground Stability Hazard	Hazard Potential
Potential for Compressible Ground	Significant
Potential for Shrinking or Swelling Clay	Significant
Potential for Landslide	Low to nil

3.3 Hydrogeology

3.3.1 Aquifer Classification

According to the EA Groundwater Vulnerability Maps, the London Clay Formation is classified as Unproductive Strata (formerly classified as a non-aquifer under the previous terminology). There are no groundwater source protection zones within 500m of the site.

3.3.2 Groundwater Flow Characteristics

No groundwater data was available for the site at the time of writing this report. Any groundwater is likely to be perched above the London Clay and flow is likely to be interrupted by the presence of in ground obstructions and channelled via preferential flow pathways and localised drainage.

3.3.3 Licensed Groundwater Abstractions

There are no licensed groundwater abstraction points within 500m of the site.

3.4 Hydrology

3.4.1 Watercourses

The nearest surface water feature is the Regents Canal situated approximately 400m north of the site.

3.4.2 Surface Water Drainage

The site is wholly occupied by the existing development, and surface water runoff is expected to flow into the surface water drains or drain overland off site towards the local surface water drainage system on Bayham Street.

3.4.3 Licensed Surface Water Abstractions

There are no licensed surface water abstractions reported within 500m of the site.

3.4.4 Discharges

LBC have not provided any records of discharge consents located within 500m of the site.

3.4.5 Flood Potential

According to the flood maps published on the EA website (November 2014), the site does not lie within an area at risk of flooding from local watercourses. LBC have confirmed that there are no records of flooding in the area.

3.4.6 Recorded Pollution Incidents

The EA database holds records of sixteen pollution incidents within 500m of the site; however none were recorded as being notifiable releases above the EA threshold values. LBC have confirmed that they hold no information on pollution incidents in the area.

3.5 Waste

There are no historic landfills indicated within 500m of the site. LBC have confirmed that they have no records of historic landfills within 250m of the site.

3.6 Sensitive Land Uses

There are no other areas holding sensitive land use designations are reported within 500m of the site.

4.0 SITE HISTORY

4.1 Overview

It is understood that the site has been in use as a piano manufacturer, repair and retail centre since the late 1800s (Camden New Journal, June 2014).

Extracts from available historical Ordnance Survey (OS) maps were reviewed for the period between 1875 and 2011 to establish the recorded sequence of development on the site and surrounding areas (up to approximately 500m from the site).

In general the 1:10,000 Scale maps dating from 1892 show undefined blocks of development along Bayham Street and the surrounding as completely developed. Further detail of the sites development history is provided by the 1:1,056 and 1:2,500 Scale maps and these are discussed in Section 4.2. The historic Ordnance Survey Maps are provided in Appendix B.

4.2 Historical Maps

1873 Scale 1:1056 and 1875 – 1876 Scale 1:2500

Site

The development on the site shows a reduced footprint from the present day footprint and comprises an end of terrace building on the northeast side with a rear garden to the south west. This layout is in continuation with the adjacent terrace properties to the north and south along Bayham Street. The southern most portion of the site comprises the rear garden of the adjacent terraced property to the south (later occupied by the extension).

Surrounds

The surrounding area is fully developed and Bayham Street, is shown in its present day location comprising terraced housing on both the east and west site. Rectangular developments along Pratt Mews are shown along the southwest boundary and it is possible that developments are not residential.

1895 Scale: 1:1056

Site

The site is now occupied by the original terrace development and shows and an extension which extends beyond the site and encompasses the rectangular developments indicated to the southwest in the previous epoch. The site is labelled as 'Organ Manufactory'.

Surrounds

A rectangular development to the south east of the site is labelled as 'Glass Works'. There are no significant changes to the surrounding area apart from minor alterations and expansions to existing developments, this includes an amalgamation of developments into a single larger development to

the south of Pratt Mews. A Printing Works is shown on the north side of Pratt Street approximately 100m northwest of the site.

1896 Scale 1:2500

Site

No significant changes from the 1895:1056 Scale map.

Surrounds

No significant changes from the 1895:1056 Scale map.

1916 Scale 1:2,500

Site

No changes from the previous map. The site remains fully occupied by a single development which extends beyond the site boundary to the southwest.

Surrounds

No significant changes from the previous epoch, only minor alterations to terraced houses, and the amalgamated development identified previously to the south of Pratt Mews is labelled as 'Drill Hall'.

1946 Scale 1:2,500 Aerial Photograph

Site

The photograph is not correctly geo-rectified as the site boundary is shown dislocated from the development occupying the site. A Pitched roof is visible on the east side of the site with a flat roof extending across the southwest portion of the site partially extending over areas previously occupied by the gardens which adjoin the two terrace house to the south. This configuration corresponds to the present day layout.

Surrounds

A higher rectangular building is shown along the southwest boundary of the site, and again this resembles the present day layout. The 'Drill Hall' is visible as a single pitched roofed development. Another pitched roof development is shown on the northwest boundary of the site occupying areas formerly indicated as gardens to the rear of terraced developments which remain. There are no other significant changes to the mainly terraced developments surrounding the site.

1953 – 1954 Scale 1:2,500

Site

No change from the previous epoch.

Surrounds

The development to the northwest has been expanded and incorporated one of the rectangular developments along Pratt Mews. A Car Body Works is shown at the southern end of the Bayham Street terrace.

1953 – 1984 Scale 1:1,250

Site

The site remains unchanged from the previous map and is labelled as 'Works'.

Surrounds

The development to the north and west of the site is labelled as 'Scrap Metal Depot'. An electricity substation is indicated approximately 40m south of the site.

1968-1977 Scale 1:1,250

Site

The site remains unchanged from the previous map and is again labelled as 'Works'.

Surrounds

The development to the north and west of the site remains unchanged and is again labelled as 'Scrap Metal Depot'.

1970-1971 Scale 1:2,500

The site and surrounds remain unchanged from the previous epoch.

1973 - 1975 Scale 1:1,250

The site is not mapped on this tile.

1982 - 1990 Scale 1:1,250

Site

The site remains unchanged from the previous map and is again labelled as 'Works'.

Surrounds

The development to the north and west of the site has been subdivided into three developments.

1991 and 1991 – 1995 Scale 1:1,250

The site and surrounds remain unchanged from the previous epoch.

1991 – 1994, 1992 - 1995 and 1996 Scale 1:1,250

The site is not mapped on these tiles.

4.3 Additional Historical Information

LBC have also identified industrial uses of plausible concern with respect to ground pollution from their historical records. These are summarised below.

- Unspecified Works between 1965-1971
- Motor Garage/Engineers at 10 Pratt Mews between 1926-1927
- Coach and Motor Body Builders at 93 Pratt Street 1864

The LBC Summary Report is provided in Section 5.1.

5.0 CONSULTATIONS

5.1 London Borough of Camden (LBC) – Environmental Health Officer

The Environmental Protection Group was contacted requesting any council held information regarding ground conditions at the site. The following response was received:

The site has not been determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

With regards to details under the Council's Part IIA Strategy, Camden has a Contaminated Land Database to identify and prioritise sites within the Borough with a former potentially contaminative land use. Sites recorded on the database are not contaminated land (as defined by Part IIA of the Environmental Protection Act 1990); rather they are considered as having the potential to be contaminated land through their previous use. The Council is in the process of inspecting prioritised sites, confirming current land use and the existence of pollutant linkages. The site at 75 Bayham Street has not been identified as a priority for inspection, as the Council considers it to be suitable for current use, however the Council cannot guarantee that the land will not be investigated in the future (for example if subject to redevelopment which involves excavations).

The site has been categorised with a high risk rating in line with the new statutory guidance. There are no records of any intrusive ground works confirming ground conditions.

Further to your enquiry, a historical record search was performed to determine historical land uses and it appears that the following past industrial uses of plausible concern were carried out on or within 50 metres of the site (full list is attached):

- *Unspecified Works between 1965-1971*
- *Motor Garage/Engineers at 10 Pratt Mews between 1926-1927*
- *Coach and Motor Body Builders at 93 Pratt Street 1864*

According to our contaminated land risk characterisation, land on which the above processes/activities were carried out is inherently considered to present a high risk of contamination. It is conservatively considered likely that such land would exhibit areas of significantly elevated contamination levels with high magnitude to cause harm. However as explained above the site is not being investigated under the Part IIA Contaminated Land Regime neither it is on our contaminated land register. The Council has no present evidence that confirms that there are contamination issues affecting the site other than the potentially contaminative past uses of the land.

If the land was to be redeveloped in the future and the works would involve excavations, a planning condition would be imposed with a requirement to carry out a detailed site investigation (desk top, walkover and intrusive investigation) and if necessary remediation works. However, if the site remains in the current state (established development/hard-standing) and there are no extensive soft landscaped areas or gardens the site would not be considered for investigation under the

contaminated land regime.

Additional Information:

- *The Council holds no information on pollution incidents in the area.*
- *No historical landfills identified within 250 metres of the site.*
- *Currently, the Council holds no information about water abstraction points or private water supplies.*
- *The Council holds no information relating to materials extraction, mine gasses, or animal burial grounds.*
- *There are no IPPC (Environment Agency) industrial processes within 50 metres of the site.*
- *There are no LAPPC (Local Authority) industrial process within 50 metres of the site.*
- *The Council holds no records relating to flooding.*
- *The Council has no information about the extent of made ground on subject site, however Camden soil profile tends to exhibit high levels of Lead (BGS data)*
- *The Council holds no information relating to radon levels (this can be enquired with the Environment Agency)*
- *Details of any records of complaints, notices etc. about nuisance relating to the current or previous site uses and its environs may be obtained from Council's Land Charges Department (0207 974 4444 – Contact Camden) but those will be limited to actual entries relating to outstanding matters i.e.: fees for works in default etc. Details with regards to complaints relating to noise issues may be obtained from Council's Noise & Licensing Team, odour issues from our Private Sector Housing Team. Both can be contact via the main line: 0207 974 4444.*

Disclaimer:

The above response is provided from such information that is readily available to the Council and in its possession. It is believed to be correct but the Council expressly gives no warranty in this respect nor will the Council accept any liability whatsoever for any error, omission or loss occasioned thereby to any person (whether or not the person requested the information) and in particular the Council gives no warranty that it has researched all its relevant archives in order to respond to the request for information.

5.2 London Borough of Camden (LBC) – Planning Department

Records of recent planning applications relating to the site as found on the online LBC Planning pages were checked on LBC online planning pages to ascertain any developments which may have impacted upon ground conditions on site. No planning applications relevant to current ground conditions were identified.

6.0 CONCEPTUAL SITE MODEL

6.1 General

Under the current UK environmental legislation (Environment Act 1995, Water Resources Act 1994, Environmental Protection Act 1990, Health and Safety at Work Act 1994, Town and Country Planning Act 1990 and Building Regulations 1985), land is defined as contaminated if there is a significant 'pollutant linkage'. This requires evidence of the presence of a contaminant (the Source), a pathway (or Pathways) through which contaminants could travel, and a Receptor that could be harmed by the contaminant. In addition the type of receptor and any harm must meet the descriptions of significant harm given in the statutory guidance. A site where a contaminant is causing, or is likely to cause, pollution of Controlled Waters also constitutes contaminated land.

This section of the report presents a preliminary Conceptual Site Model (CSM), which includes a qualitative assessment of environmental risks associated with each of the pollutant linkages identified.

The qualitative risk assessment is achieved by classifying the likely significance or severity of the risk and the probability of the risk actually occurring, to determine an overall risk for that particular pollutant linkage. The assessment has been undertaken with cognisance of:

- The nature, volume and extent of any identified contamination Source (this may include for duration and frequency),
- The Potential Pathways and identified primary Receptors, and
- Due regard to the current site status

6.2 Summary of Potential Ground Contamination Risk Sources

Based on the review of available ground condition information the following potential ground contamination risk sources have been identified:

On site

- Made ground might be present below the site, which has potential to contain a range of metal and organic materials and can also present risks for landgas generation. Demolition rubble from previous developments on and around the site may have been included within fill on site and there is the potential that these may include asbestos materials.
- Light industrial activity has occurred at the site, which is likely to have involved painting, stripping, and dust generation and possibly fuel storage.
- Services appear to provided by local statutory undertakers, and a gas boiler was identified on the first floor, however owing to the sites development history, fuel may have been stored on site for the heating systems in the past.

Adjacent to site

- A historic Glass Works situated on the sites south east boundary (circa 1895)

- A historic Scrap Meal Depot situated on the sites north and west boundary (Circa 1953 - 1984)
- A historic Printing Works approximately 100m northwest of the site (circa 1895)

6.3 Risk Pathways

The key environmental pathways and exposure routes by which potentially contaminative substances can reach environmental and human health receptors are considered to be:

- Leaching of contaminants through the unsaturated soils
- Lateral and vertical transport of contaminants within perched water underlying the site
- Lateral and vertical migration of gases/vapours
- Contaminant migration through preferential pathways (e.g. underground services, historic drains, soakaways etc.)
- Atmospheric transport and inhalation of airborne dusts, vapours and fibres (indoors and outdoors)
- Dermal contact with soil and water
- Ingestion of soil particles and water.

6.4 Receptors

The environmental and human health receptors on or surrounding the site includes:

- Surface water including the Regents Canal to the north of the site
- Future Site users: residents, and workers during the sites refurbishment, particularly if any excavations or disturbance to the ground is required as part of the redevelopment
- Off site users: local residents
- Land quality adjoining the site
- Land quality of the site

6.5 Qualitative Risk Assessment: Approach

The risk assessment has been carried out by assessing the severity of the potential consequence, taking into account both the potential severity of the hazard and the sensitivity of the target, based on the categories given in Table 6.1 below.

Table 6.1: Definition of Magnitude of Consequence

Category	Definition
Severe	Acute risks to human health, catastrophic damage to buildings/property, major pollution of controlled waters
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, significant damage to buildings or structures

Category	Definition
Mild	Pollution of non sensitive waters, minor damage to buildings or structures
Minor	Requirement for protective equipment during site works to mitigate health effects, damage to non sensitive ecosystems or species

The likelihood of an event (probability) takes into account both the presence of the hazard and target and the integrity of the pathway and has been assessed based on the categories given in Table 6.2 below.

Table 6.2: Definition of Probability of Exposure

Category	Definition
High Likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term
Low Likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the matrix presented in Table 6.3 below, in order to give a level of risk for each potential hazard.

Table 6.3: Risk Assessment Matrix

		Potential Severity			
		Severe	**Medium**	**Mild**	**Minor**
Probability of Risk	**High Likelihood**	Very High	High	Moderate	Low/Moderate
	Likely	High	Moderate	Low/Moderate	Low
	Low Likelihood	Moderate	Low/Moderate	Low	Very low
	Unlikely	Low/Moderate	Low	Very low	Very low

6.6 Qualitative Risk Assessment: Discussion

The following discussion of risks is summarised on the Conceptual Site Model shown in Section 6.7. The source–pathway–receptor linkages are developed around the information presented above.

Surface Water

The Regents Canal is enclosed with limited scope for pathways between any potentially impacted soils on site and the water within the canal.

The nature and depth of any Made ground or imported soils on site are not known, however, this material may incorporate poor quality materials sourced from historic activities in the area. Light industrial activities and possible fuel storage present the most plausible potential sources of contamination although impact from such was not visible during the walkover. The potential risk to surface water receptors from ground conditions onsite is currently assessed to be **Very Low.**

Future Site Users

Assuming that hard cover is retained there is limited potential for future site users to come into contact with potentially deleterious materials below the surface. However, should landscaped areas form part of the proposed redevelopment, the risk is considered to be higher due to the potential for contact by site occupants with soils, particularly if asbestos containing materials have been incorporated into fill materials. These potential risks are assessed to be overall **Low** although the magnitude of these risks would be higher in areas of soft cover.

There is no recorded presence of landfilled materials and the natural soils (London Clay Formation) are low risk with respect to gas generation. On this basis, the potential risk associated with land gas is assessed to be **Low**.

Construction Workers

Should the proposed redevelopment require excavations for new foundations or basements, the potential exposure pathways for ground workers are considered to be predominantly via dermal

contact and ingestion of soils and dusts/fibres, as well as inhalation of vapours associated with any shallow soil contamination. The likelihood of coming into contact with perched groundwater is considered to be high given the potential for impermeable fine grained soils, although in the absence of groundwater level data this cannot be confirmed.

At this stage, the potential risk to ground workers is assessed to be **Moderate**. Such risks could be reduced where appropriate level of health, safety and welfare precautions are adopted and appropriately managed.

Off Site Users

The local area is residential and therefore sensitive and it is considered that the most likely pathway for off-site migration of any contamination originating onsite would be via surface water runoff or windblown dust.

The probability of these primary pathway occurring is considered to be limited as a result of the hard standing and existing drainage network in the public roads which is expected to inhibit runoff entering adjoining properties. Emissions of dust/fibres from the site have the potential to pose adverse risks to offsite users, particularly if excavations are required and construction works are carried out during dry periods. On this basis, and given the potential for areas of ground contamination on site, the risk of contamination associated with site migrating to off site users is considered to be **Low to Moderate.**

Adjacent Land Quality

Potential risks to surrounding land from ground conditions onsite derives from the surface water runoff and migration of groundwater. Considering the limited potential for sources of ground contamination to be present onsite, the risks from the site to adjacent land quality are assessed to be **Low**.

Land Quality on Site

It is noted that there is a legacy of industrial activity having occurred near to the site, in particular the glassworks and scrap metal yard located on the sites boundary. The lateral migration of contaminants through the soil via surface water run off and wind blown dust/fibres represent viable pathways and have the potential to impact the site

In summary, the potential for contaminant migration onto the site from adjacent land is currently assessed as **Low to Moderate**.

6.7 Conceptual Site Model

The table overleaf presents a Conceptual Site Model, summarising the primary pollutant linkages associated with ground conditions recorded on site in the context of the use of the site.

Table 6.4: Conceptual Site Model - Summary of Primary Pollutant Linkages

	Source	Identified Pathways	Receptors	Risk Magnitude	Risk Probability	Risk Classification
Environmental	Dissolved phase contamination in the shallow groundwater Sorbed phase contamination in the unsaturated soil deposits	Lateral groundwater migration	Surface water	Medium	Low Likelihood	Low to moderate
		Soil leachate				
		Lateral groundwater migration				
Human Health	Made Ground potentially containing asbestos and other chemical substances	Inhalation of dust	Site Users (Current and Future)	Medium	Low Likelihood	Low to Moderate
			Offsite Users	Medium	Low Likelihood	Low to Moderate
			Ground Workers	Medium	Likely	Moderate
		Ingestion of Soil (also considers ingestion of vegetables grown on site)	Site Users (Current and Future)	Medium	Low likelihood	Low to Moderate
			Offsite Users	Medium	Low likelihood	Low to Moderate
			Ground Workers	Medium	Low likelihood	Low to Moderate
		Dermal Contact	Site Users (Current and Future)	Medium	Low likelihood	Low to Moderate
			Offsite Users	Medium	Unlikely	Low
			Ground Workers	Medium	Likely	Moderate
	Land Gas	Inhalation of Land Gases & Vapours	Site Users (Current and Future)	Medium	Unlikely	Low
			Offsite Users	Medium	Unlikely	Low
			Ground Workers	Medium	Low likelihood	Low to Moderate
	Dissolved phase contamination in the groundwater	Dermal Contact and Ingestion	Site Users (Current and Future)	Medium	Unlikely	Low
			Offsite Users	Medium	Unlikely	Low
			Ground Workers	Medium	Likely	Moderate

7.0 CONCLUSIONS & RECOMMENDATIONS

7.1 Summary of Findings

The site comprises a three storey building with single storey extension which fully occupies the site footprint and is surrounded by residential properties. The site has until recently been used as a Piano / Organ repairers and retail outlet and it is understood that the existing buildings are being considered for refurbishment to allow the conversion of the building to residential use.

Potential sources of contamination relate to the potential for Made Ground to be present owing to the sites development history and to historic light industrial activities identified both on site and local to the site (glass works, printers and scrap metal yard) as identified on the historic OS maps.

Considering the low presence of potential risk sources at the site and the limited significant pollutant pathways, the overall risk rating for the site is currently assessed to be **Low**. Should the site redevelopment/refurbishment include the excavation of any hard cover on the site and replacement with soft cover (e.g. soils, landscaping, garden etc), the risk to human health in those areas would be increased due to the increased potential for direct contact with underlying soils/fill materials.

7.2 Recommendations

Under LBCs recommendations, provided incognisance of Part IIA of the Environmental Protection Act 1990, if the site remains in the current state (established development/hard-standing) and there are no soft landscaped areas or gardens the site would not be considered for investigation under the contaminated land regime, and ground investigation would not form part of planning consent.

However, if the redevelopment / refurbishment of the site requires excavations for new foundations or substructures or areas of landscaping then to eliminate the uncertainties regarding potential contamination sources onsite it is recommended that a phase of intrusive ground investigation is undertaken. The ground investigation would need to sample and analyse groundwater and soils for a broad range of chemicals. Based on the historical use of the site and surrounds the testing suite should cover the following determinants.

- Heavy metals and metalloids
- Inorganic compounds including Ammonia, Sulphate and Cyanide
- A broad range of organic compounds including PAH and TPH
- Asbestos

The investigation locations should be positioned as to be representative of the site as a whole, and to target areas to be excavated or landscaped

The ground investigation should also allow for the installation of monitoring standpipes to establish the ground water regime, check water samples for contamination and monitor for land gases / vapours to appraise the requirements for gas protection measures in the proposed buildings. The ground investigation could also be used to obtain geotechnical information for the proposed development.

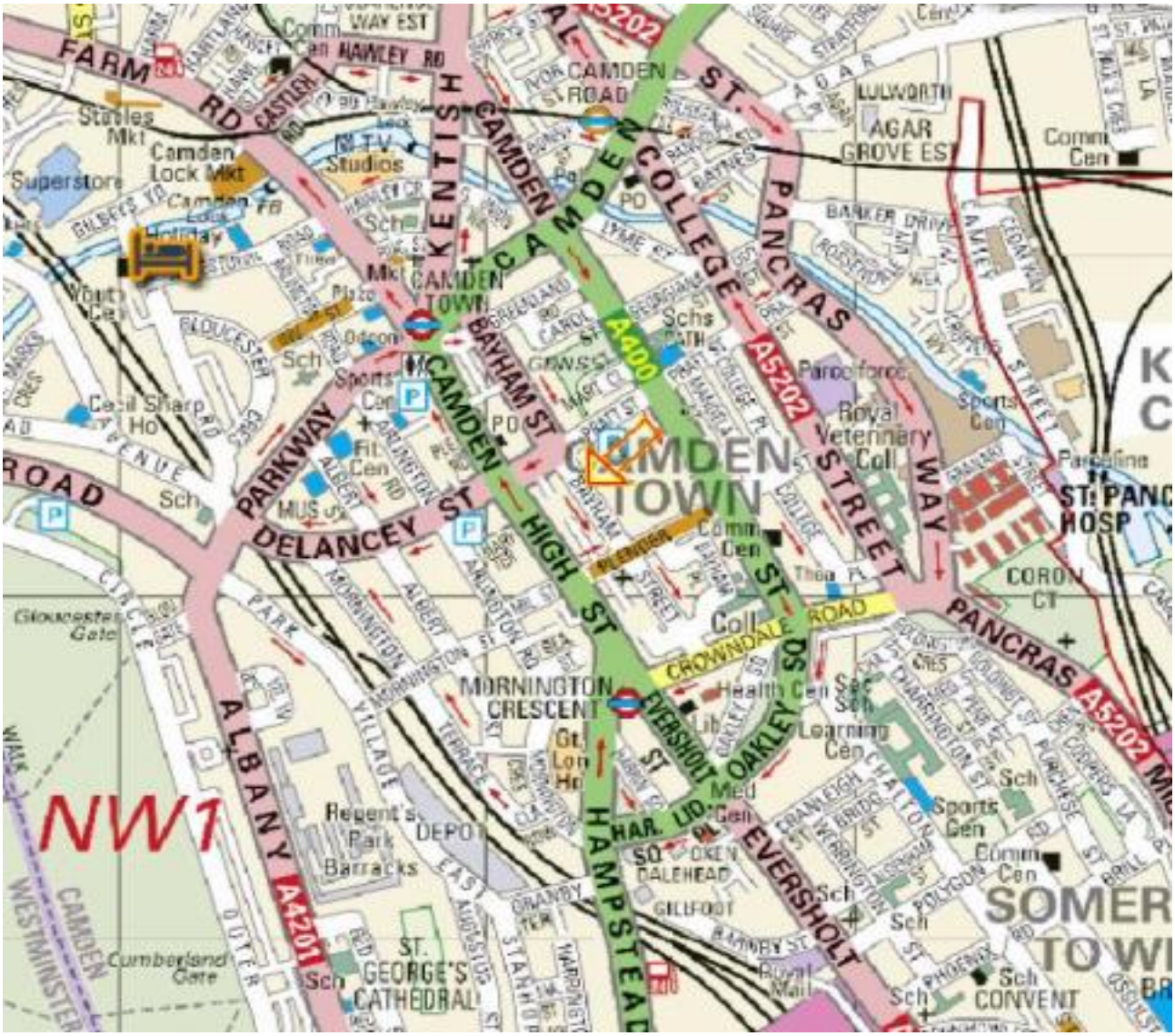
Once the data from the ground investigation on the site has been reviewed and analysed, further quantitative risk assessment may be required to more accurately ascertain the degree of risk from any identified contaminants to human health receptors, particularly those in the proposed development. This may lead to a requirement for remediation of areas of impacted soils and/or shallow groundwater to afford an appropriate degree of protection to the identified receptors although this would be critically subject to discussions and agreement with the statutory authorities (namely the Environment Agency and Contaminated Land Officer at the Council). In the event that remediation works are agreed to be required, sustainable techniques should be considered where the redevelopment programme and site constraints allow.

In addition, mitigation measures may be required as part of development design to 'break' the pathway between site users and ground conditions. This may include, for example, landgas protection, hard cover across the site, additional protection to landscaped areas (e.g. capillary break layer and import of clean topsoils) and upgraded building materials (e.g. sulphate resistant concrete class and resistant water supply pipe materials) to reduce risks of future chemical impact to structures and services.

Should site activities vary considerably from the assumptions stated in this report and/or the site be redeveloped for a more sensitive end use, the requirement for further assessment should be re-evaluated.

Any future intrusive ground works on the site, including maintenance of underground services etc., shall be carried out under an appropriately detailed health and safety plan. The plan should be pursuant to guidance such as Health & Safety Executive document HSG66, and should be cognisant of the potential for contaminated ground conditions to be present and would also need to consider the risk of unexploded ordnance to be present.

DRAWINGS



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100 St John Street, London, EC1M 4EH
Tel: +44 (0)2072 507 500
Fax: +44 (0)2072 507 501
Environmental Consultancy
Ground Engineering Services

Project	Drawing Title	
Bayham Street Camden	Site Location Plan	
Client: YPP	Checked by: RT	Drawing No.: SK01

WYG Environment
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Tel: +44 (0)2072 507 500
Fax: +44 (0)2072 507 501
Environmental Consultancy
Ground Engineering Services

Project	Drawing	
Bayham Street	Site Plan	
Client: YPP	Checked	Drawing: SK02

APPENDIX A

REPORT CONDITIONS

WYG ENVIRONMENT PLANNING TRANSPORT LTD

DESK BASED ASSESSMENT

This report is produced solely for the benefit of YPP and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

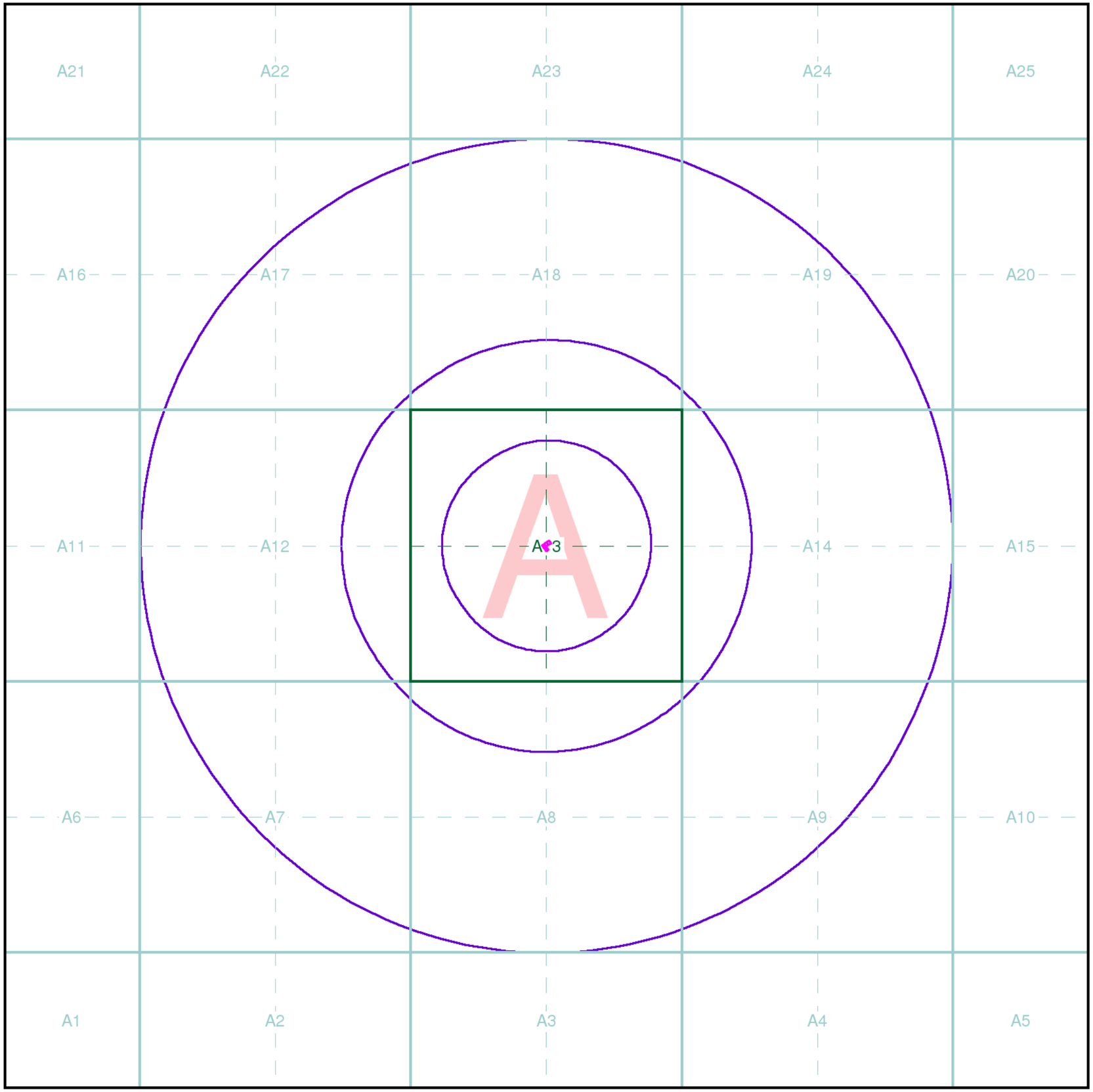
This report is based on referenced site inspections, study of readily accessible referenced records, the physical investigation as detailed, information supplied by those parties noted in the text, the evaluation presented, stated consultations with regulators and with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. The test results that are available can only be regarded as characterisation but likely representative sample assessed against current UK and other text referenced guidelines. The impact of our assessment on other aspects of the development requires evaluation by other involved parties. The possibility of the presence of contaminants not revealed by this research and works, perhaps in higher concentrations, elsewhere on the site cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies have unpublished, often more stringent objectives. This report is prepared and written for the purpose stated in the report and should not be used in a different context without reference to WYG. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the site and adjacent sites. The report concentrates on the site as defined in the report and provides an opinion on surrounding sites. If surrounding migrating pollution or contamination (past or present) exists, this can only practically be better assessed following extensive off site intrusive investigations and monitoring.

APPENDIX B

HISTORIC ORDNANCE SURVEY MAPS



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:

Licensed Partner

Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr J Friend-Thomas, WYG Environment Planning Transport Ltd, 100 St John Street, London, EC1M 4EH

Order Details

Order Number:	62355366_1_1
Customer Ref:	Bayham Street - A090167
National Grid Reference:	529100, 183660
Site Area (Ha):	0.02
Search Buffer (m):	1000

Site Details

Heckscher & Co Ltd, 75 Bayham Street, LONDON, NW1 0AA

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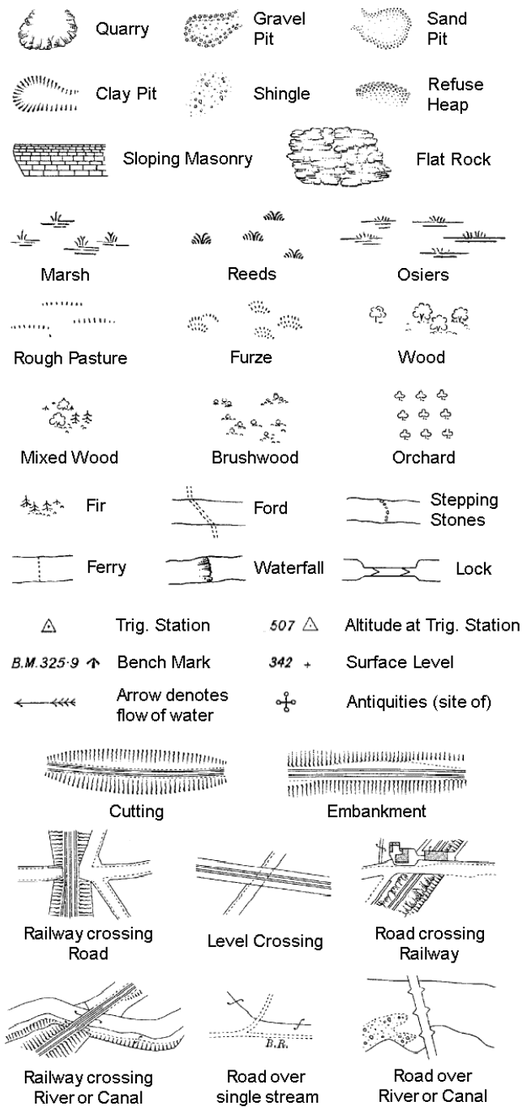
Historical Mapping Legends

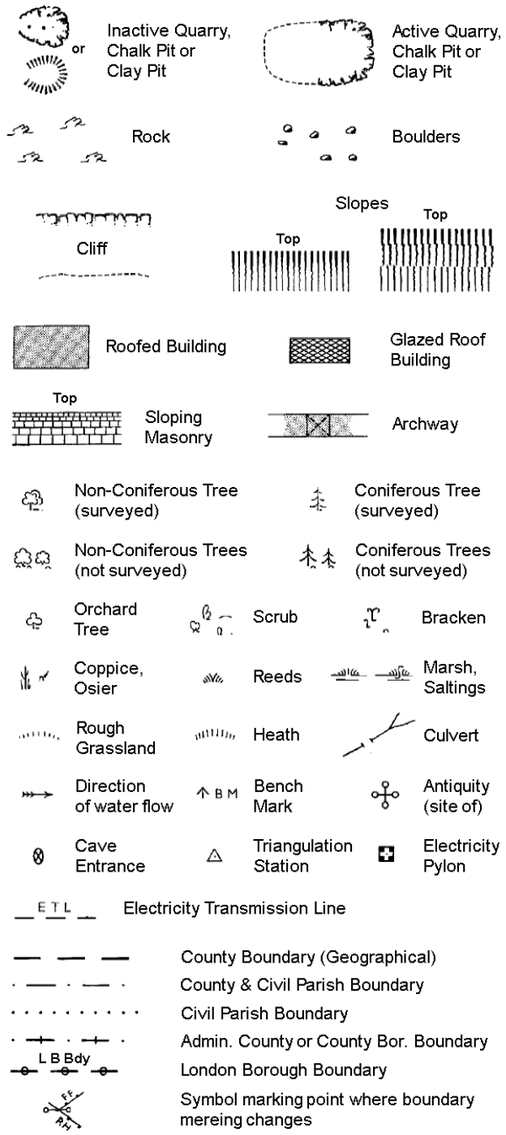
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

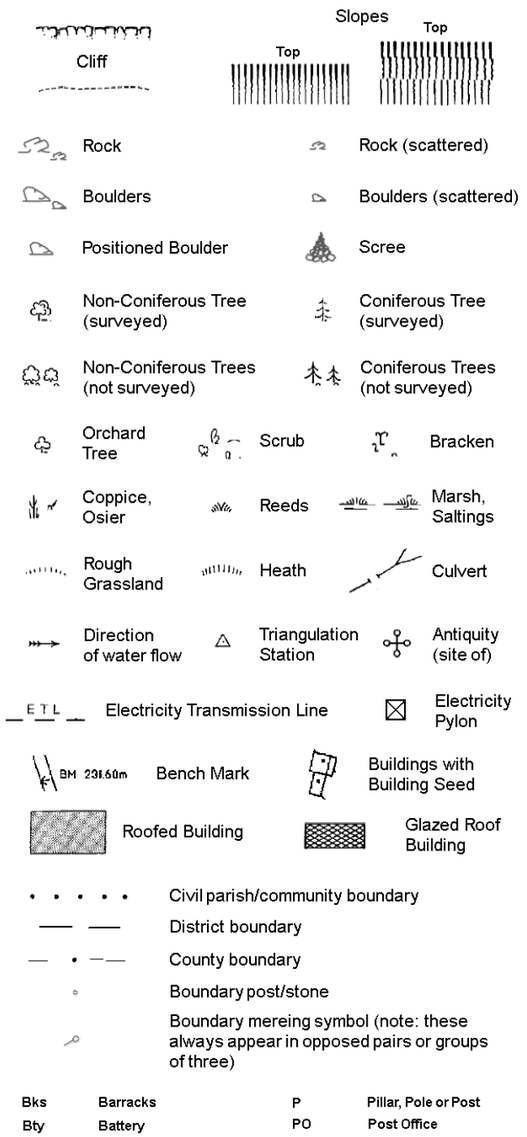
Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
L B Bdy London Borough Boundary
Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

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



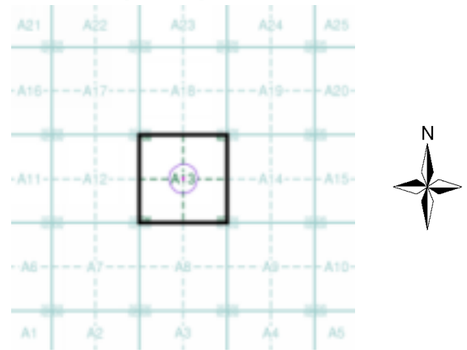
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
London	1:2,500	1875 - 1876	2
London	1:2,500	1896	3
London	1:2,500	1916	4
Historical Aerial Photography	1:1,250	1946	5
Ordnance Survey Plan	1:1,250	1953 - 1954	6
Additional SIMs	1:1,250	1953 - 1986	7
Ordnance Survey Plan	1:2,500	1954 - 1955	8
Additional SIMs	1:2,500	1955	9
Ordnance Survey Plan	1:1,250	1962 - 1969	10
Ordnance Survey Plan	1:1,250	1968 - 1977	11
Ordnance Survey Plan	1:2,500	1970 - 1971	12
Supply of Unpublished Survey Information	1:1,250	1973 - 1975	13
Supply of Unpublished Survey Information	1:1,250	1976	14
Additional SIMs	1:1,250	1982 - 1990	15
Large-Scale National Grid Data	1:1,250	1991	16
Large-Scale National Grid Data	1:1,250	1991 - 1995	17
Large-Scale National Grid Data	1:1,250	1991 - 1994	18
Large-Scale National Grid Data	1:1,250	1992 - 1995	19
Large-Scale National Grid Data	1:1,250	1996	20

Historical Map - Segment A13



Order Details

Order Number: 62355366_1_1
Customer Ref: Bayham Street - A090167
National Grid Reference: 529100, 183660
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

Heckscher & Co Ltd, 75 Bayham Street, LONDON, NW1 0AA

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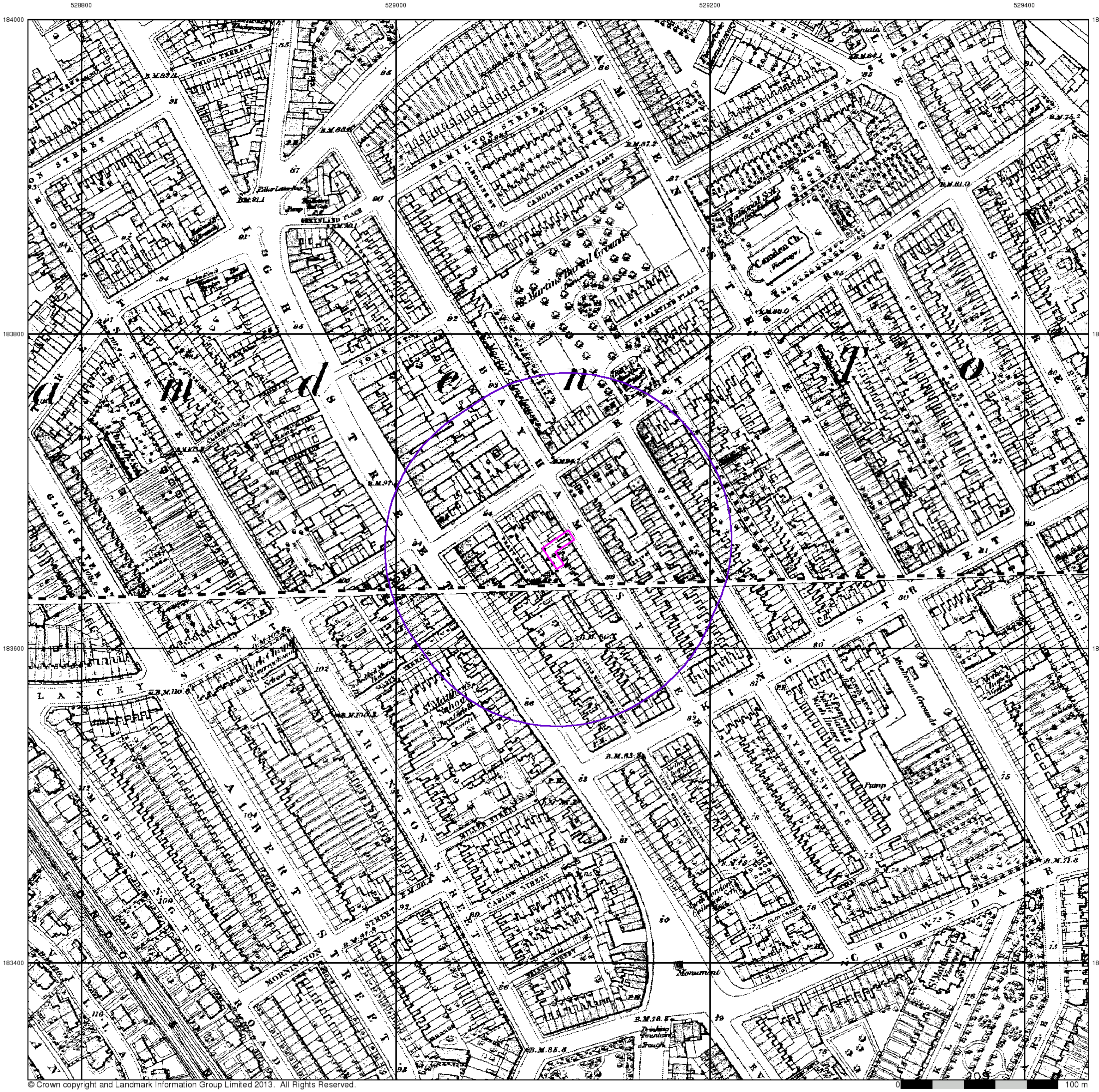

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London

Published 1875 - 1876

Source map scale - 1:2,500

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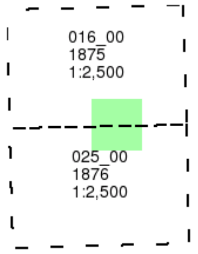
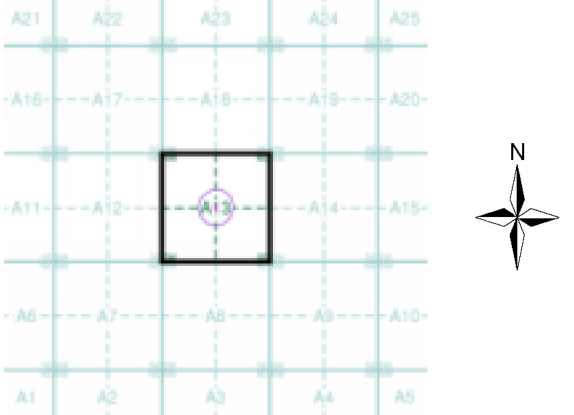
Map Name(s) and Date(s)



Historical Map - Segment A13



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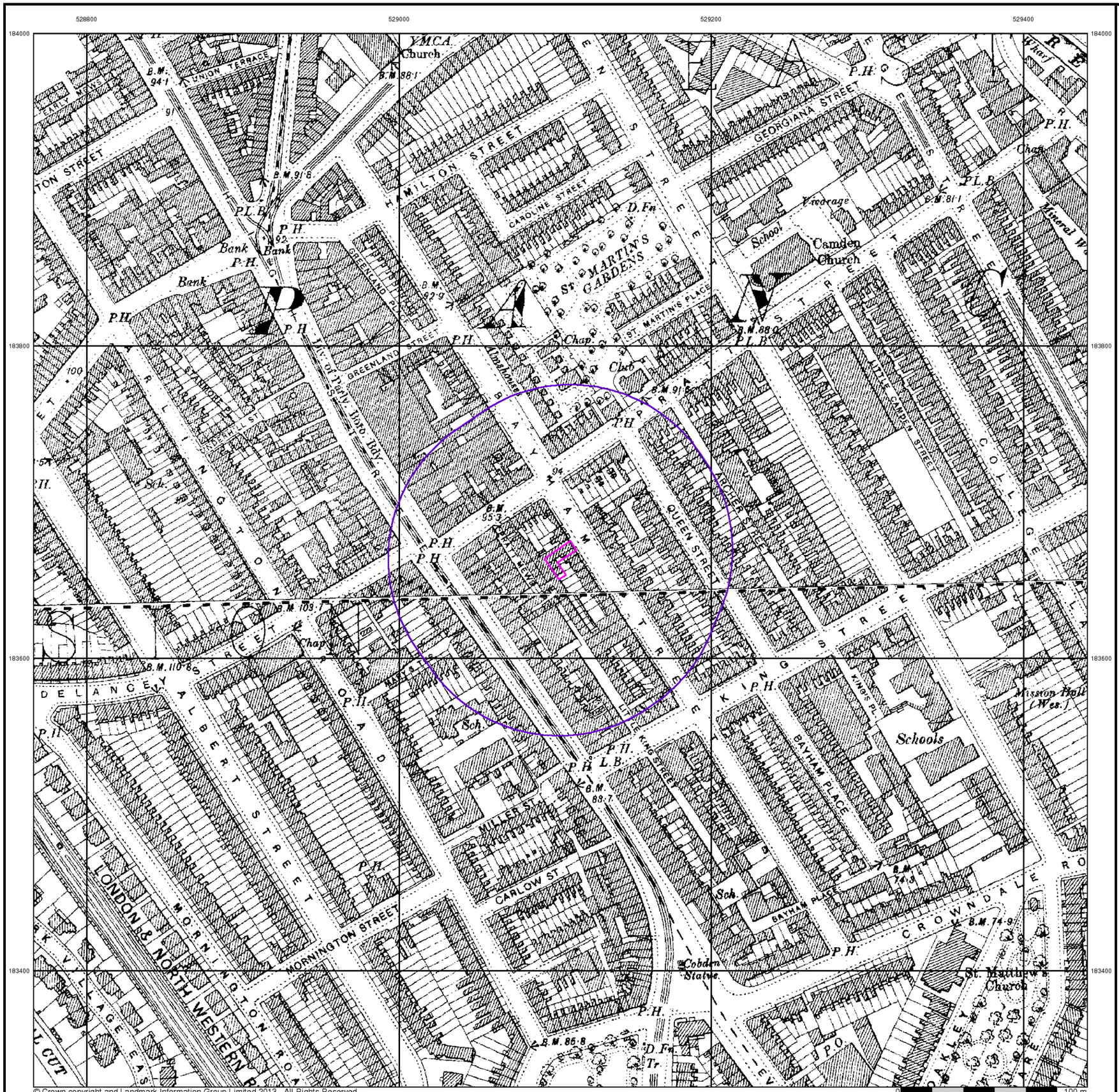

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London

Published 1896

Source map scale - 1:2,500

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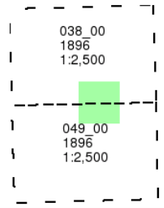
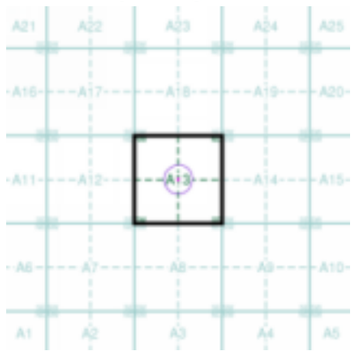
Map Name(s) and Date(s)



Historical Map - Segment A13



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Customer Ref:	Bayham Street - A090167
National Grid Reference:	529100, 183660
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	100

Site Details

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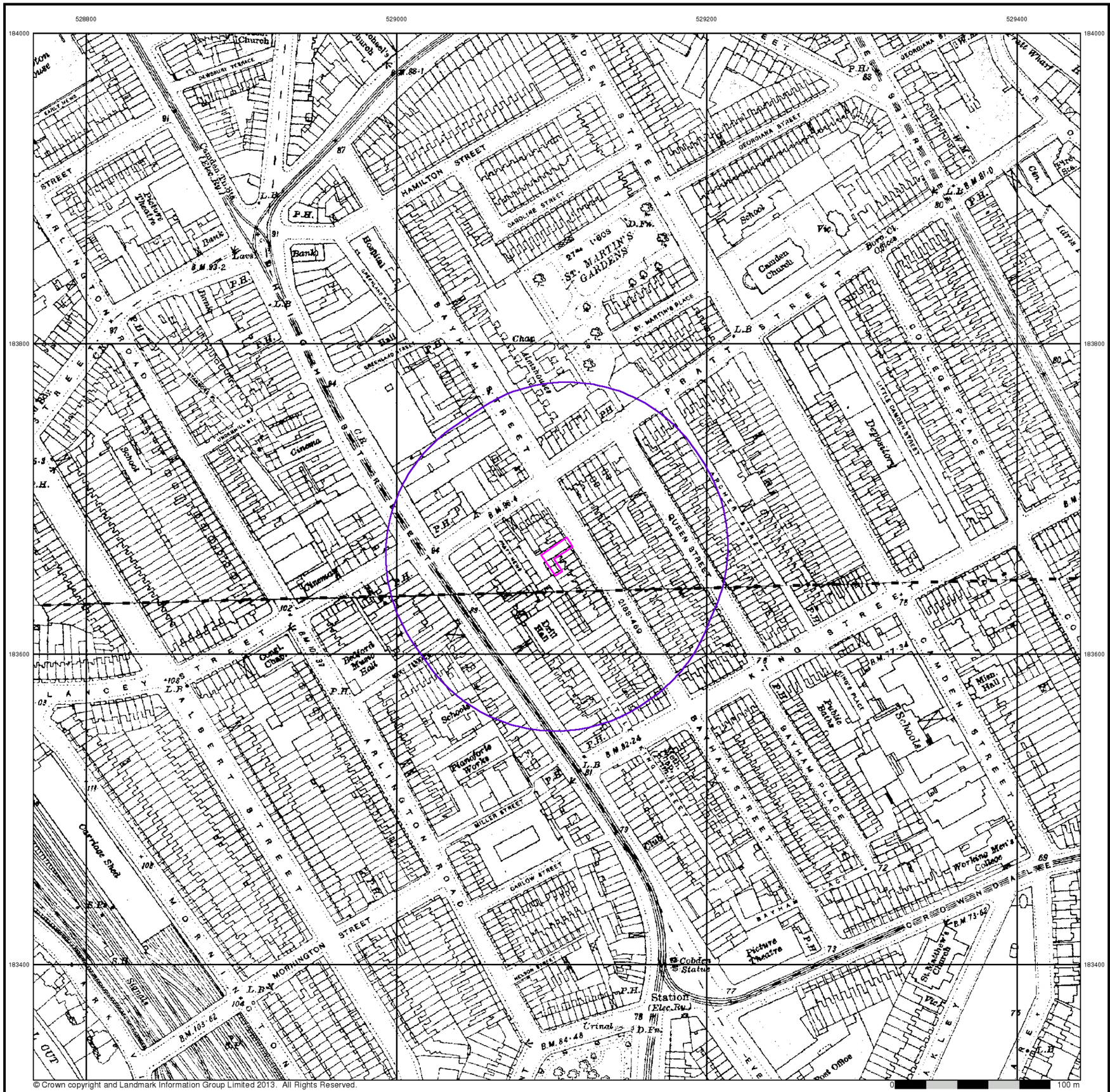

London

Published 1916

Source map scale - 1:2,500

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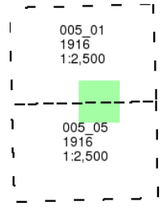
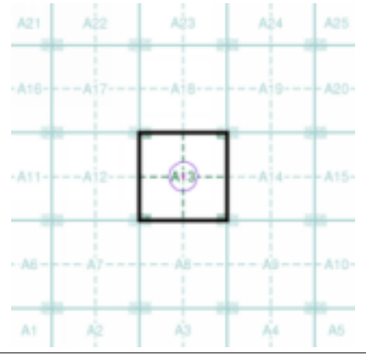
Map Name(s) and Date(s)



Historical Map - Segment A13



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Customer Ref:	Bayham Street - A090167
National Grid Reference:	529100, 183660
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	100

Site Details

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Historical Aerial Photography

Published 1946

Source map scale - 1:1,250

The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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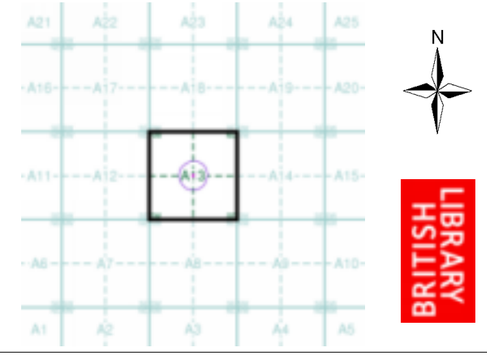
Map Name(s) and Date(s)

Historical Aerial Photography - Segment A13



Order Details

Order Number:	62355366_1_1
Customer Ref:	Bayham Street - A090167
National Grid Reference:	529100, 183660
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	100

Site Details

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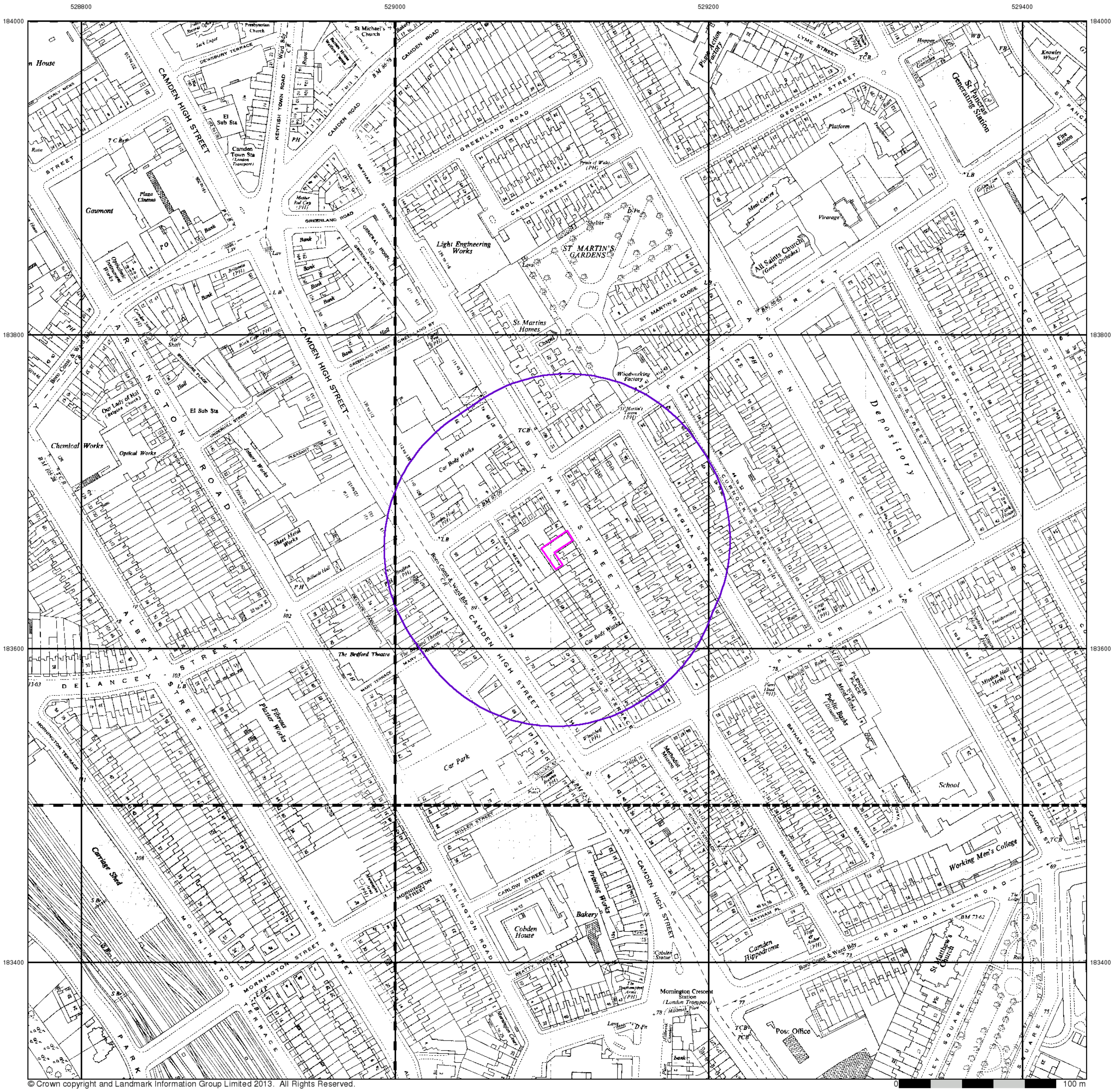

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Ordnance Survey Plan

Published 1953 - 1954

Source map scale - 1:1,250

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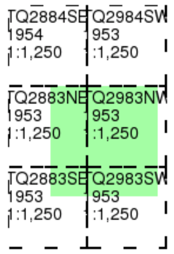
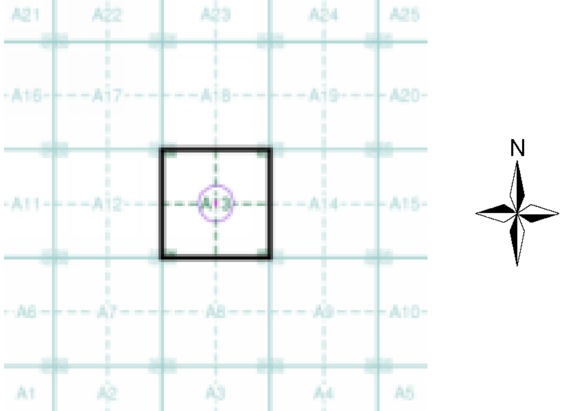
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Customer Ref:	Bayham Street - A090167
National Grid Reference:	529100, 183660
Slice:	A
Site Area (Ha):	0.02
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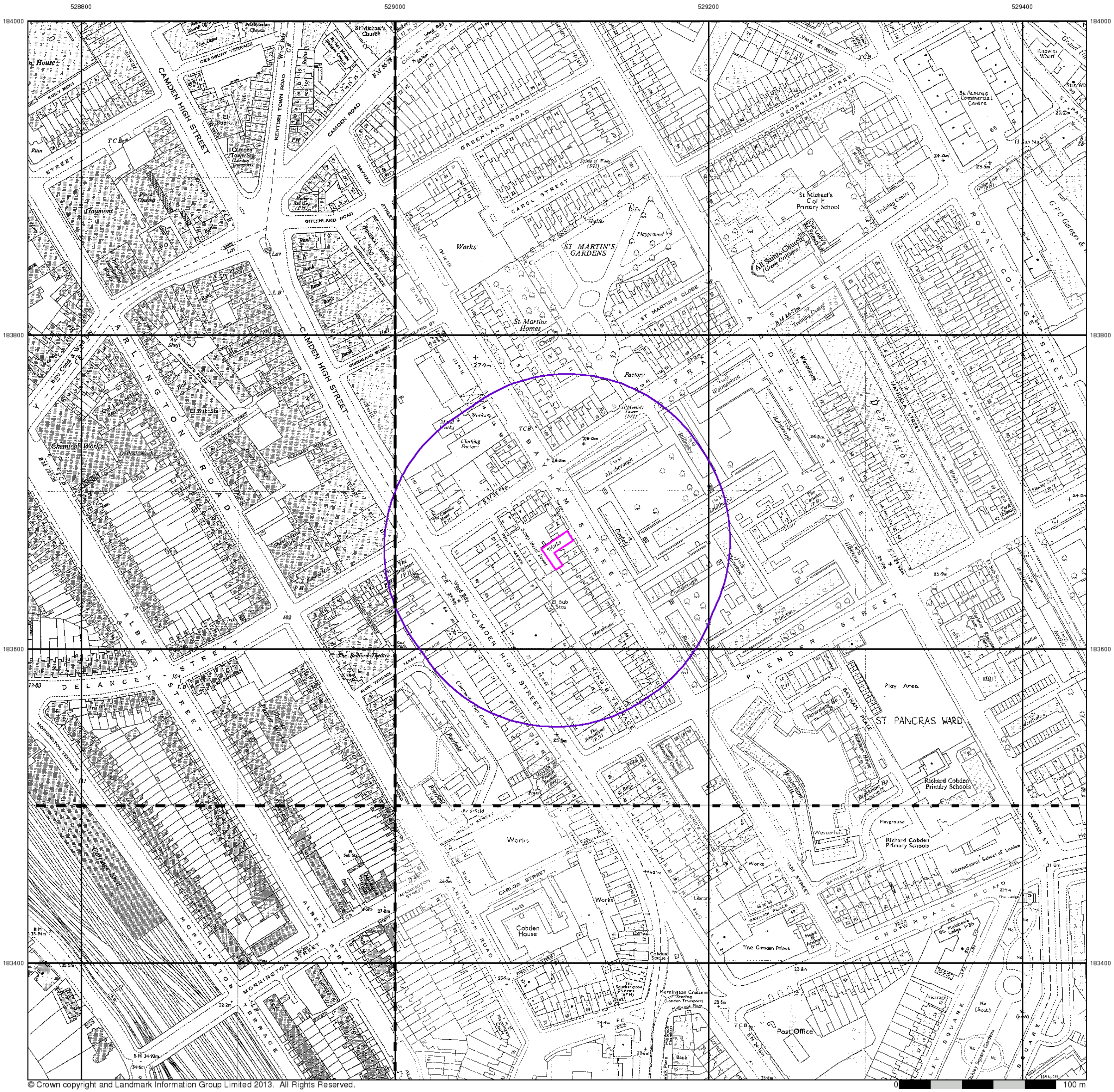

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0 100 m

Additional SIMs

Published 1953 - 1986

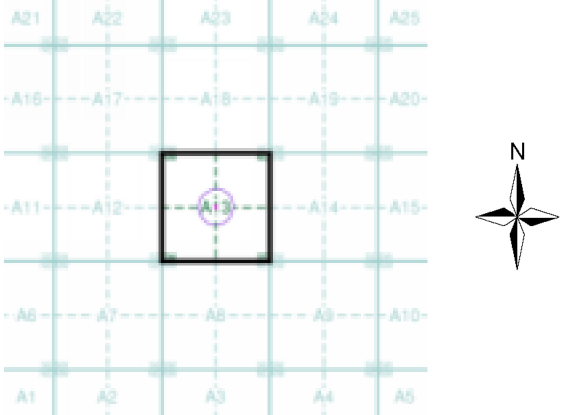
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

TQ2884SE 1986 1:1,250	TQ2984SW 1982 1:1,250
TQ2883NE 1953 1:1,250	TQ2983NW 1984 1:1,250
TQ2883SE 1977 1:1,250	TQ2983SW 1986 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 62355366_1_1
Customer Ref: Bayham Street - A090167
National Grid Reference: 529100, 183660
Slice: A
Site Area (Ha): 0.02
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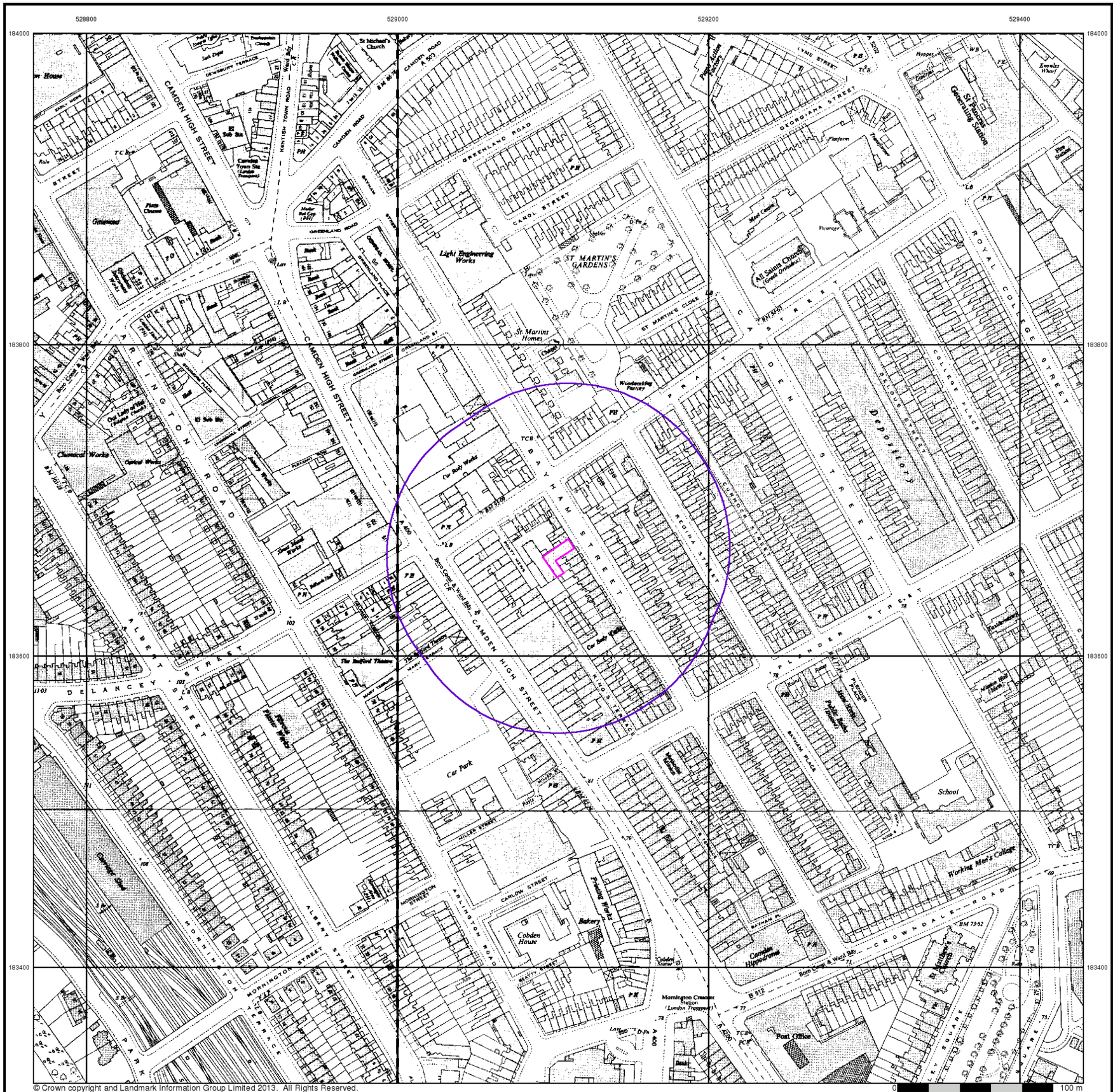

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Ordnance Survey Plan

Published 1954 - 1955

Source map scale - 1:2,500

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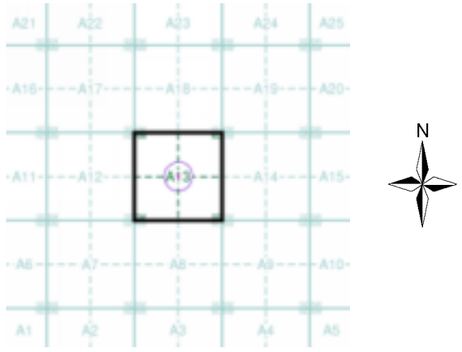
Map Name(s) and Date(s)

TQ2884 1955 1:2,500	TQ2984 1954 1:2,500
TQ2883 1954 1:2,500	TQ2983 1954 1:2,500

Historical Map - Segment A13



Order Details

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Customer Ref:	Bayham Street - A090167
National Grid Reference:	529100, 183660
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	100

Site Details

Heckscher & Co Ltd, 75 Bayham Street, LONDON, NW1 0AA

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Tel: 0844 844 9952
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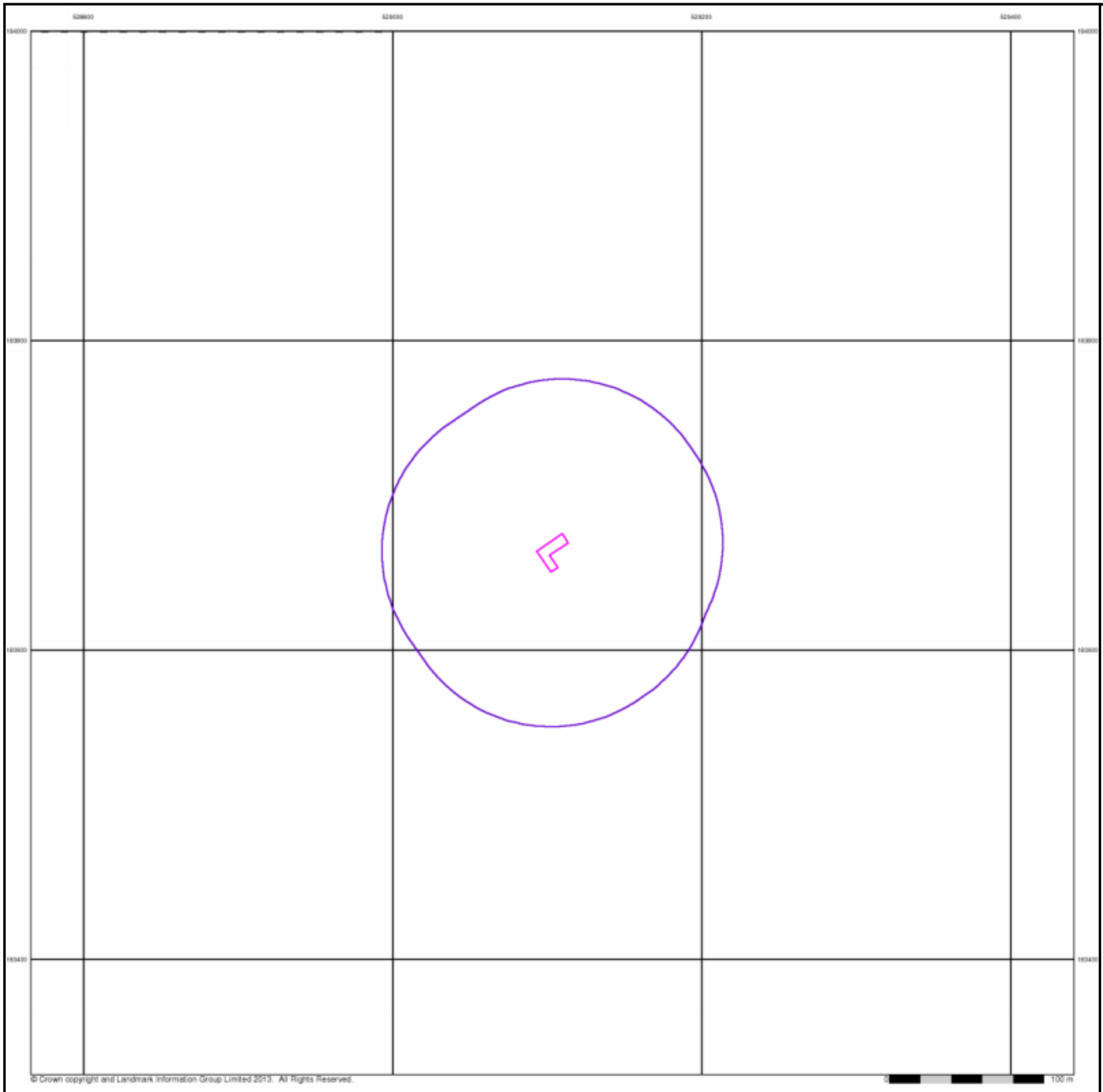
Web: www.envirocheck.co.uk



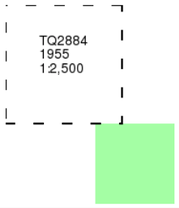
Additional SIMs

Published 1955

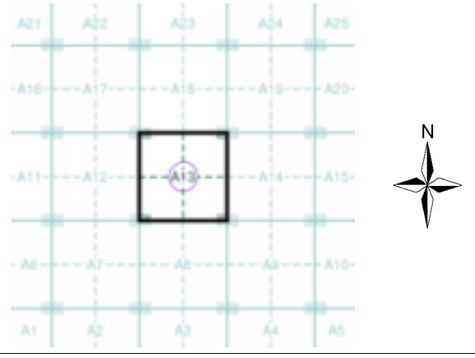
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



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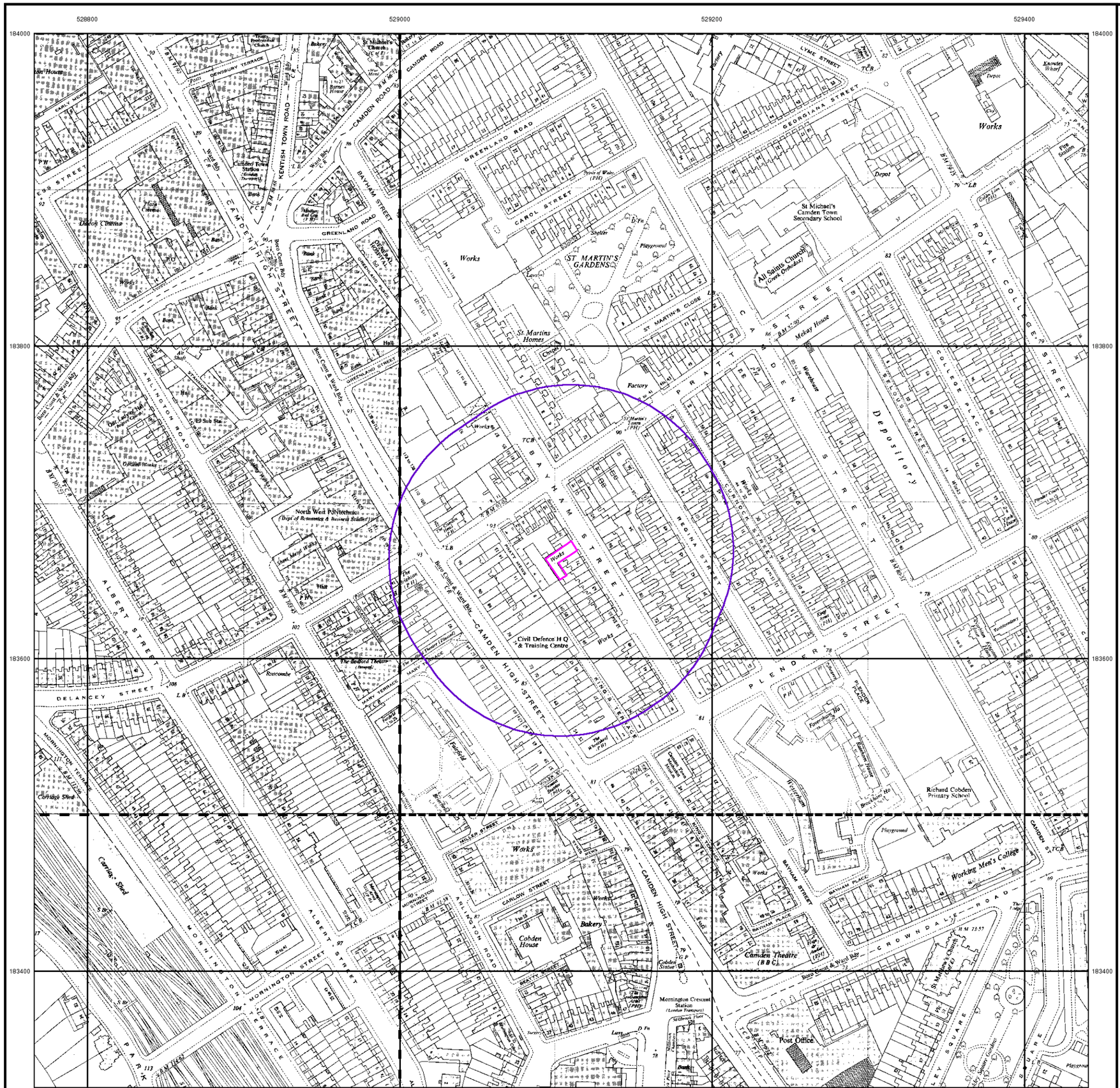

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Ordnance Survey Plan

Published 1962 - 1969

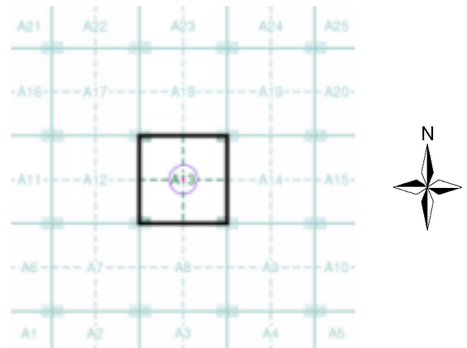
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ2884SE 1963 1:1,250	TQ2984SW 969 1:1,250
TQ2883NE 969 1:1,250	TQ2983NW 962 1:1,250
TQ2883SE 962 1:1,250	TQ2983SW 964 1:1,250

Historical Map - Segment A13



Order Details

Order Number:	62355366_1_1
Customer Ref:	Bayham Street - A090167
National Grid Reference:	529100, 183660
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Site Area (Ha):	0.02
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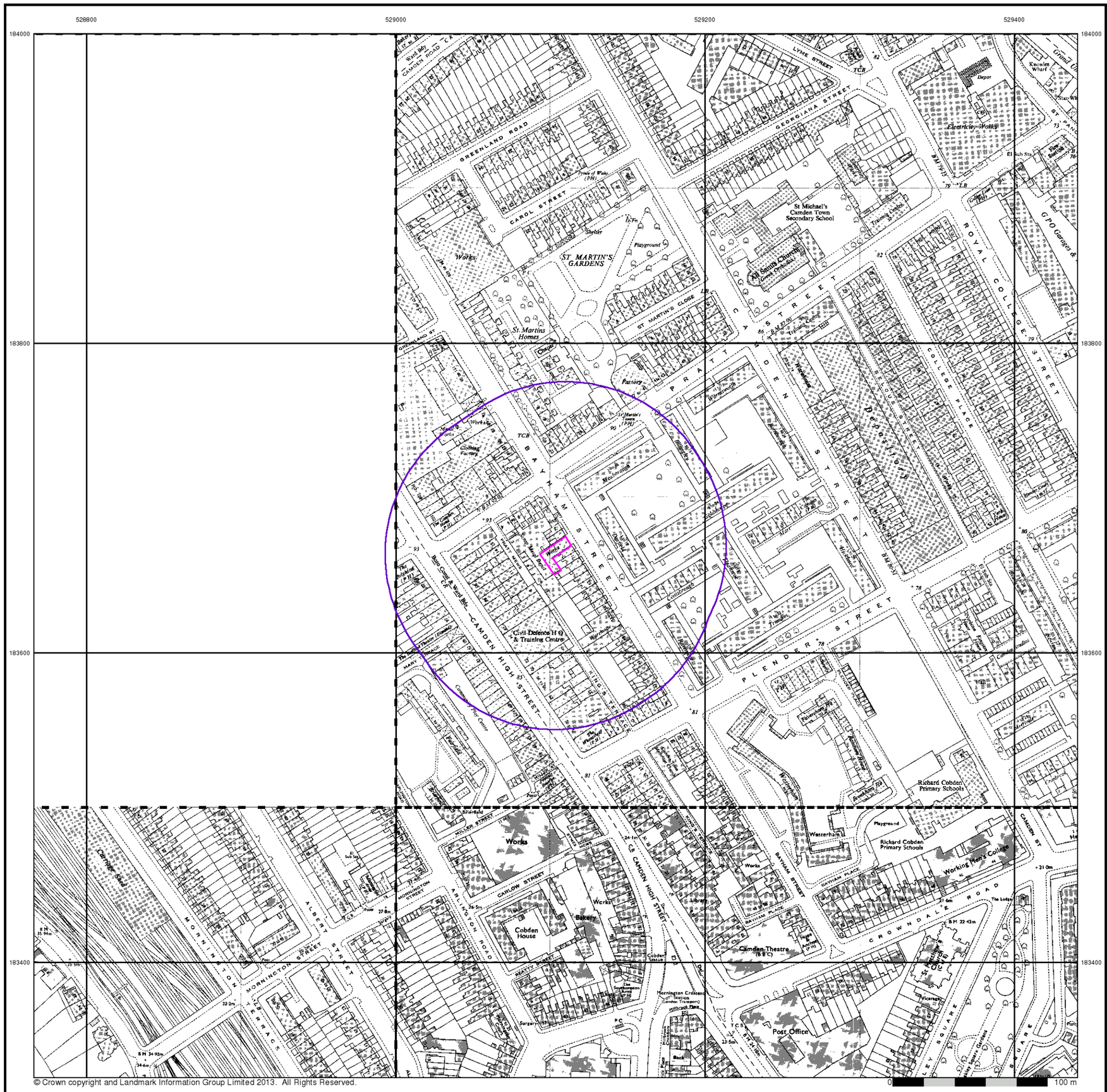


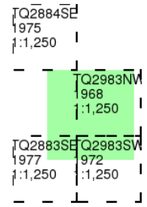
Ordnance Survey Plan

Published 1968 - 1977

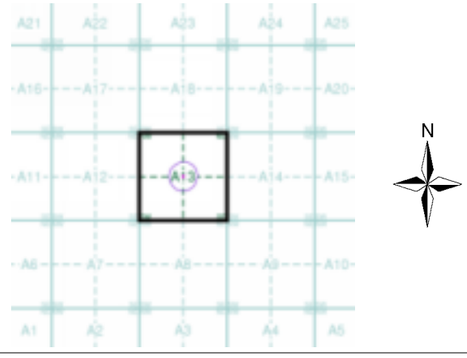
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	62355366_1_1
Customer Ref:	Bayham Street - A090167
National Grid Reference:	529100, 183660
Slice:	A
Site Area (Ha):	0.02
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Site Details

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