

**120, Flat, Fortune Green Road, LONDON, NW6 1DN**

**Prepared for:**

**Mr R Plan  
Rolfe Judd  
Old Church Court  
Claylands Road  
The Oval  
London  
SW8 1NZ**

**Report Reference: SAS\_57148871\_1\_1**

**Report Date: 10-JUN-2014**

**Customer Reference: P5504**

**National Grid Reference: 525150 185670**

**Site Area: 187 m<sup>2</sup>**



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

**Telephone: 0844 844 9966**  
**Fax: 0844 844 9980**  
**Email: [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)**  
**Website: [www.sitecheck.co.uk](http://www.sitecheck.co.uk)**

# PASSED

The Sitecheck report dated 10-JUN-2014 and reference SAS\_57148871\_1\_1 for 120, Flat, Fortune Green Road, LONDON, NW6 1DN has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

## INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the government approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part 2A of the Environmental Protection Act 1990.

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

## CONCLUSIONS

In the professional opinion of Argyll Environmental, the level of risk associated with the information disclosed in the associated Sitecheck report:

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

## OTHER ENVIRONMENTAL FACTORS

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

An area of Subsidence Hazard Potential

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

Approved by



Christopher S. Taylor BSc (Hons), MSc, AIEMA  
Chartered Water and Environmental Manager  
Technical Director, Argyll Environmental Limited



#### **SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:**

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients' published April 2010. This guidance note is referred to in UKGN1.1 paragraph 2.2 of the RICS Valuation Standards (6th Edition) (The "Red Book").

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

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-6th Edition" provides valuable assistance.

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

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

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

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

Report Sections and Details	Page
<b>Summary of Site</b>	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
<b>Aerial Photo</b>	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
<b>Location Map</b>	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
<b>Summary Table</b>	3
This section comprises of a summary table of the information found on site and in its vicinity.	
<b>Current Land Use</b>	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
<b>Historical Land Use</b>	11
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
<b>Sensitivity</b>	15
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
<b>Other Factors</b>	18
This section contains information on other factors which may affect the site and its vicinity.	
<b>Useful Information</b>	20
This section contains information which may be of use when interpreting the report.	
<b>Useful Contacts</b>	21
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	



Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
<b>Groundwater Vulnerability</b>		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 4	17	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level. Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	18	-
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	18	-
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	18	-
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Moderate, Contact Ref: 3	18	-
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	18	-



**Site**  
120, Flat, Fortune Green Road, LONDON, NW6 1DN

**Grid Reference**  
525150, 185670

**Report Reference**  
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**Customer Reference**  
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**Size of Site**  
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<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Contaminants</b>	<b>0</b>	<b>13</b>	<b>17</b>
<b>Waste / Landfill Sites</b>			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
<b>Statutory Authorisations</b>			
Local Authority Pollution Prevention and Controls	0	2	6
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
<b>Discharge Consents</b>			
Discharge Consents	0	0	2
Water Industry Act Referrals	0	0	0
<b>Industrial Processes</b>			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Environmental Permitting Regulations - Industry	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
<b>Storage of Hazardous Substances</b>			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
<b>Contraventions</b>			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0



<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Contaminants</b>	0	13	17
<b>Potentially Contaminative Uses</b>			
Contemporary Trade Directory Entries	0	10	8
Fuel Station Entries	0	1	1
<b>Miscellaneous</b>			
BGS Recorded Mineral Sites	0	0	0

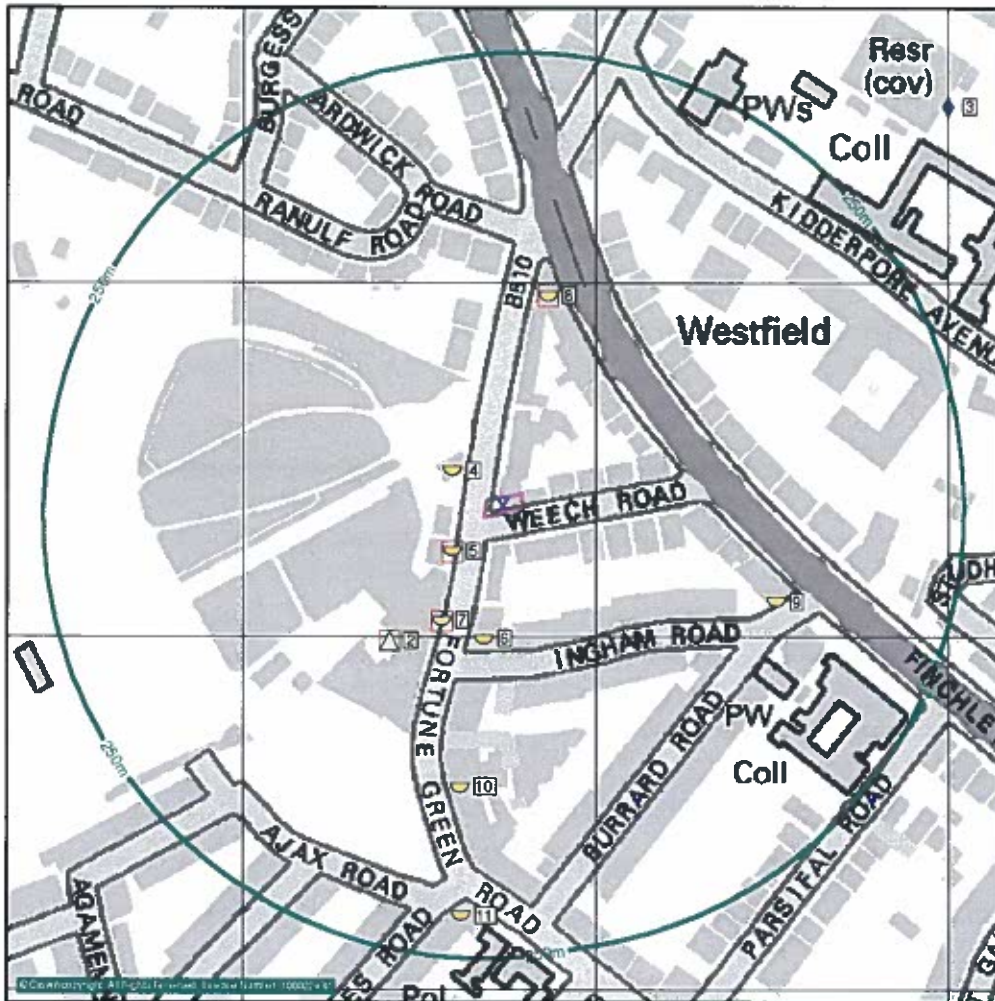
<b>Historical Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Contaminants</b>	0	13	11
<b>Potentially Contaminative Uses</b>			
Historical Tanks And Energy Facilities	0	10	11
Potentially Contaminative Industrial Uses (Past Land Use)	0	2	0
<b>Potentially Infilled Land</b>			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	0
Potentially Infilled Land (Water)	0	0	0

<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Pathways and Receptors</b>	1	0	0
<b>Pathways</b>			
Groundwater Vulnerability	1	n/a	n/a
Drift Deposits	0	n/a	n/a
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	n/a
Flooding from Rivers or Sea without Defences	0	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	0	n/a

<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Pathways and Receptors</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>Environmentally Sensitive Receptors</b>			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
<b>Protected Countryside Areas</b>			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0



Other Factors	On Site	0-250m	250-500m
<b>Geological</b>	<b>7</b>	<b>5</b>	<b>0</b>
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	0	n/a	n/a
Mining Instability	0	0	n/a
Man-Made Mining Cavities	0	0	0
Natural Cavities	0	0	0
Non Coal Mining Areas of Great Britain	0	0	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	1	n/a
Potential for Compressible Ground Stability Hazards	1	1	n/a
Potential for Ground Dissolution Stability Hazards	0	0	n/a
Potential for Landslide Ground Stability Hazards	1	1	n/a
Potential for Running Sand Ground Stability Hazards	1	1	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1	n/a



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations	
<ul style="list-style-type: none"> <li>Site Boundary</li> <li>Search Buffer</li> <li>Bearing Reference Point</li> <li>Reference Number</li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site</li> <li>Licensed Waste Management Facilities (Landfill)</li> <li>Local Authority Recorded Landfill Site</li> <li>Registered Waste Transfer Site</li> <li>Registered Waste Treatment or Disposal Site</li> <li>Registered Landfill Site</li> <li>Point Location of Registered Landfill Site</li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site (Point)</li> <li>Licensed Waste Management Facilities (Location)</li> <li>Local Authority Recorded Landfill Site (Point)</li> <li>Registered Waste Transfer Site (Point)</li> <li>Registered Waste Treatment or Disposal Site (Point)</li> <li>Registered Landfill Site Potential Landfill Buffer</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control Enforcement</li> <li>Planning Hazardous Substance Enforcement</li> <li>Prosecution Relating to Authorised Processes</li> <li>Enforcement and Prohibition Notice</li> <li>Substantiated Pollution Incident Register</li> <li>Prosecution Relating to Controlled Waters</li> </ul>	<ul style="list-style-type: none"> <li>COMAH</li> <li>Planning Hazardous Substance Consent</li> <li>Explosive Site</li> <li>NHHS</li> <li>Integrated Pollution Control</li> <li>Integrated Pollution Prevention Control</li> <li>Integrated Pollution Control Registered Waste Site</li> <li>Local Authority Integrated Pollution Prevention and Control</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control</li> <li>Contaminated Land Register Entry or Notice (Point)</li> <li>Contaminated Land Register Entry or Notice</li> <li>Registered Radioactive Substance</li> <li>Discharge Consents</li> <li>Discharge Consent</li> <li>Water Industry Act Referral</li> </ul>
<ul style="list-style-type: none"> <li>Miscellaneous</li> <li>BGS Recorded Mineral Site</li> <li>Potentially Contaminative Use</li> <li>Potentially Contaminative Use (High Risk)</li> </ul>	<ul style="list-style-type: none"> <li>Registered Waste Transfer Site</li> <li>Registered Waste Treatment or Disposal Site</li> <li>Registered Landfill Site</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control Enforcement</li> <li>Planning Hazardous Substance Enforcement</li> <li>Prosecution Relating to Authorised Processes</li> <li>Enforcement and Prohibition Notice</li> <li>Substantiated Pollution Incident Register</li> <li>Prosecution Relating to Controlled Waters</li> </ul>	<ul style="list-style-type: none"> <li>COMAH</li> <li>Planning Hazardous Substance Consent</li> <li>Explosive Site</li> <li>NHHS</li> <li>Integrated Pollution Control</li> <li>Integrated Pollution Prevention Control</li> <li>Integrated Pollution Control Registered Waste Site</li> <li>Local Authority Integrated Pollution Prevention and Control</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control</li> <li>Contaminated Land Register Entry or Notice (Point)</li> <li>Contaminated Land Register Entry or Notice</li> <li>Registered Radioactive Substance</li> <li>Discharge Consents</li> <li>Discharge Consent</li> <li>Water Industry Act Referral</li> </ul>	



Contaminants	Ref No.	Search Buffer	Direction
<b>Waste / Landfill Sites</b>			
<b>Local Authority Landfill Coverage</b>			
Name: London Borough of Camden, - Has no landfill data to supply, Contact Ref: 5	-	On Site	NW
Name: London Borough of Barnet, - Has supplied landfill data, Contact Ref: 6	-	0-250m	W

Statutory Authorisations	Ref No.	Search Buffer	Direction
<b>Local Authority Pollution Prevention and Controls</b>			
Fortune Green Filling Station (Texaco), 63 Fortune Green Road, LONDON, NW6 1DR, Part B - Fuel and Power Industry Sector, Reference: Not Given, Status: Authorised, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	2	0-250m	SW
Texaco, 63 Fortune Green, LONDON, NW6 1DR, Part B - Fuel and Power Industry Sector, Reference: Not Given, Status: Authorisation revoked, Revoked, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	2	0-250m	SW
The London Dry Cleaning Company, 519a Finchley Road, London, Nw3 7bb, Part B - Other Industries, Reference: PPC/DC51, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	-	250-500m	SE
Cottontail Cleaners, 509 Finchley Road, London, Nw3 7bb, Part B - Other Industries, Reference: PPC/DC48, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	-	250-500m	SE
Cottontail Cleaners, 509 Finchley Road, London, Nw3 7bb, Part B - Other Industries, Reference: PPC/DC19, Status: Permitted, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	-	250-500m	SE
Tower Service Station, Roc Uk Ltd, 617 Finchley Road, Fortune Green, London, NW3 7BS, Part B - Fuel and Power Industry Sector, Reference: PPC53, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 2	-	250-500m	N
Esso, Tower Service Station, 617 Finchley Road, LONDON, NW3 7BS, Part B - Fuel and Power Industry Sector, Reference: Not Given, Status: Authorised, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	-	250-500m	N
Cotton Club Dry Cleaners, 57 Mill Lane, London, Nw6 1nb, Part B - Other Industries, Reference: PPC/DC19, Status: Permitted, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	-	250-500m	S

Discharge Consents	Ref No.	Search Buffer	Direction
<b>Discharge Consents</b>			
Thames Water Utilities Ltd, Kidderpore, Trade Discharge, Reference: Temp.0165, Version: 1, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 4	3	250-500m	NE



Contaminants	Ref No.	Search Buffer	Direction
<b>Discharge Consents</b>			
<b>Discharge Consents</b>			
Thames Water Utilities Ltd, Shoot Up Hill, Trade Discharge, Reference: Temp.0234, Version: 1, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 4	-	250-500m	SW

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
<b>Contemporary Trade Directory Entries</b>			
Plastic Sandwich, 69 Fortune Green Rd, London, NW6 1DR, Photographic Processors, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	4	0-250m	NW
Texaco, 63-65, Fortune Green Road, London, NW6 1DR, Petrol Filling Stations - 24 Hour, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address	5	0-250m	SW
Star Service Stations, 63-65, Fortune Green Road, London, NW6 1DR, Petrol Filling Stations, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address	5	0-250m	SW
Green & White Ltd, 112, Fortune Green Road, London, NW6 1DH, Vacuum Cleaners, Industrial & Commercial - Repairs & Servicing, Status: Active, Positional Accuracy: Automatically positioned to the address	6	0-250m	S
Hampstead Dry Cleaners, 57, Fortune Green Road, London, NW6 1DR, Dry Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	SW
24 Hour Euro Windscreen Ltd, 571, Finchley Road, London, NW3 7BN, Garage Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	8	0-250m	N
Buzy Cleaning, 571, Finchley Road, London, NW3 7BN, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	0-250m	N
Cleaning Services Hampstead, 529, Finchley Road, London, NW3 7BG, Cleaning Services - Domestic, Status: Active, Positional Accuracy: Automatically positioned to the address	9	0-250m	E
Max Furnishing & Appliances Ltd, 86, Fortune Green Road, London, NW6 1DS, Domestic Appliances - Servicing, Repairs & Parts, Status: Active, Positional Accuracy: Automatically positioned to the address	10	0-250m	S
Auto Stop Hampstead Tyres, 31-33, Fortune Green Road, London, NW6 1DU, Tyre Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11	0-250m	S
London Dry Cleaning, 519a, Finchley Road, London, NW3 7BB, Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SE
Plumbright Services, 47, Studholme Court, Finchley Road, London, NW3 7AE, Boilers - Servicing, Replacements & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	E
Cottontail Cleaners Ltd, 509, Finchley Road, London, NW3 7BB, Dry Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SE
Tower Service Station, 617, Finchley Road, London, NW3 7BS, Petrol Filling Stations - 24 Hour, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N

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Contaminants	Ref No.	Search Buffer	Direction
<b>Potentially Contaminative Uses</b>			
<b>Contemporary Trade Directory Entries</b>			
Hampstead Cleaning Services, Flat 15, Durrisdeer House, Lyndale, London, NW2 2PA, Cleaning Services - Domestic, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Cotton Club, 57, Mill Lane, London, NW6 1NB, Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Finchley Road Audi, 278 Finchley Road, London, NW3 6LT, Car Dealers, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	SE
Grand Products Ltd, A, 20, Hollycroft Avenue, London, NW3 7QL, Furniture Manufacturers - Home & Office, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
<b>Fuel Station Entries</b>			
Fortune Green Service Station, 63-65 Fortune Green Road, Fortune Green, LONDON, NW6 1DR, Fuel Station, Status: Obsolete, Positional Accuracy: Manually positioned to the road within the address or location,	7	0-250m	SW
The Tower Service Station, 617, Finchley Road, London, NW3 7BS, Fuel Station, Status: Open, Positional Accuracy: Automatically positioned to the address,	-	250-500m	N



General	Potentially Contaminative Use	Potentially Infilled Land
○ Site Boundary	○ Point Feature	▼ Point Feature
○ Search Buffer	■ Area Feature	▲ Point Feature (High Risk)
× Bearing Reference Point	■ Area Feature (High Risk)	■ Area Feature
□ Reference Number	◆ Line Feature	◆ Line Feature
	◆ Line Feature (High Risk)	◆ Line Feature (High Risk)
		◆ Line Feature (High Risk)



<b>Contaminants</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Contaminative Uses</b>			
<b>Historical Tanks And Energy Facilities</b>			
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971 - 1981	12	0-250m	NW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1954 - 1981	13	0-250m	SW
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1955	13	0-250m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971 - 1981	14	0-250m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971	15	0-250m	SE
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1955	16	0-250m	S
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1954	16	0-250m	S
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1955	17	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973	18	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1981	19	0-250m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1954 - 1974	20	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1955	20	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1981	-	250-500m	N
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1954 - 1981	-	250-500m	N
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1955 - 1969	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973	-	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971 - 1981	-	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973	-	250-500m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1954 - 1973	-	250-500m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1955	-	250-500m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973	-	250-500m	S
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>			
Cemetery or Graveyard, Date of Mapping: 1896 - 1993	1	0-250m	W
Clay bricks & tiles [manufacture], Date of Mapping: 1873	21	0-250m	N

Contaminants	Ref No.	Search Buffer	Direction
Potentially Infilled Land			
<b>Potentially Infilled Land (Non-Water)</b>			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1996	22	0-250m	N



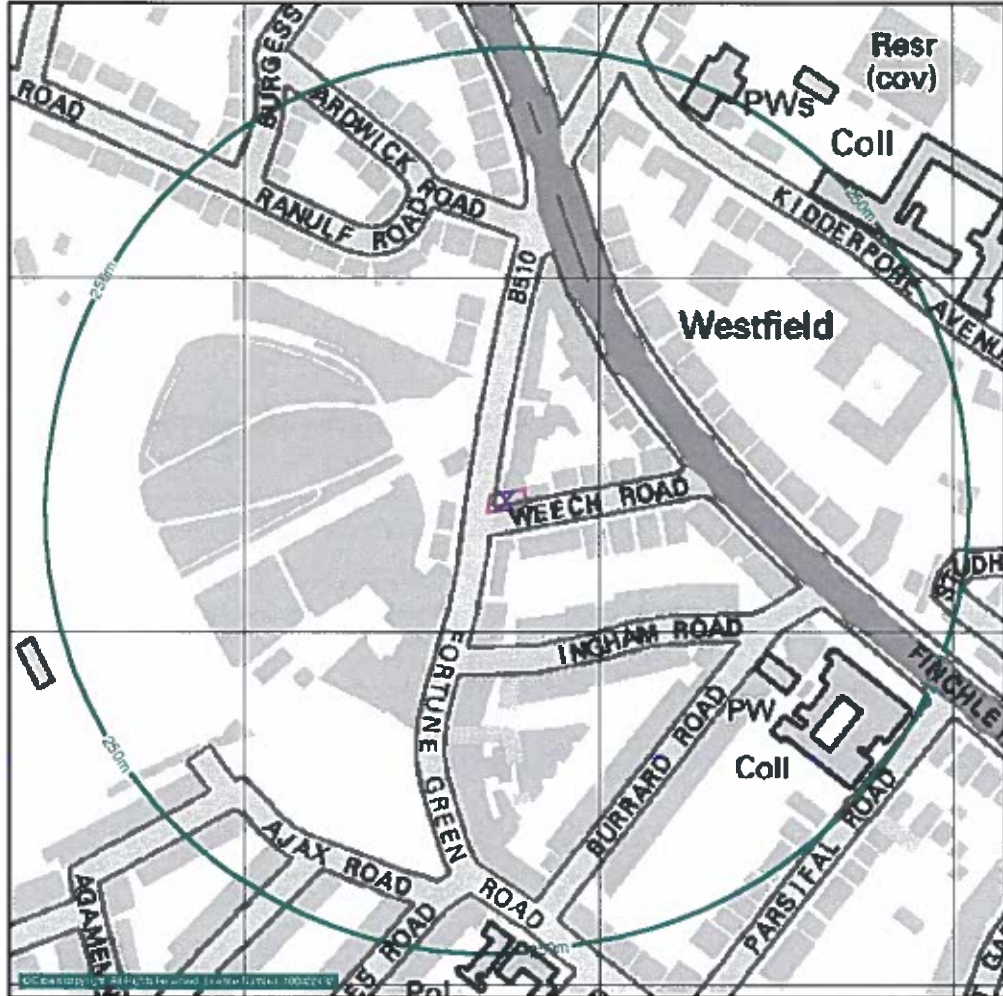
**Map Details**
**The following maps have been analysed for Historical Tanks and Energy Facilities**

<b>1:1,250</b>	<b>Mapsheet</b>	<b>Published</b>
Ordnance Survey Plan	TQ2585NW	1954
Ordnance Survey Plan	TQ2585NW	1962
Ordnance Survey Plan	TQ2585NW	1971
Ordnance Survey Plan	TQ2585NW	1981
<b>1:2,500</b>	<b>Mapsheet</b>	<b>Published</b>
Ordnance Survey Plan	TQ2585	1955

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

<b>1:10,000</b>	<b>Mapsheet</b>	<b>Published</b>
Ordnance Survey Plan	TQ28NE	1996
<b>1:10,560</b>	<b>Mapsheet</b>	<b>Published</b>
Middlesex	011_00	1873
London	002_SE	1896
Middlesex	011_SE	1896
London	001_00	1920
Middlesex	011_SE	1938
Ordnance Survey Plan	TQ28NE	1951

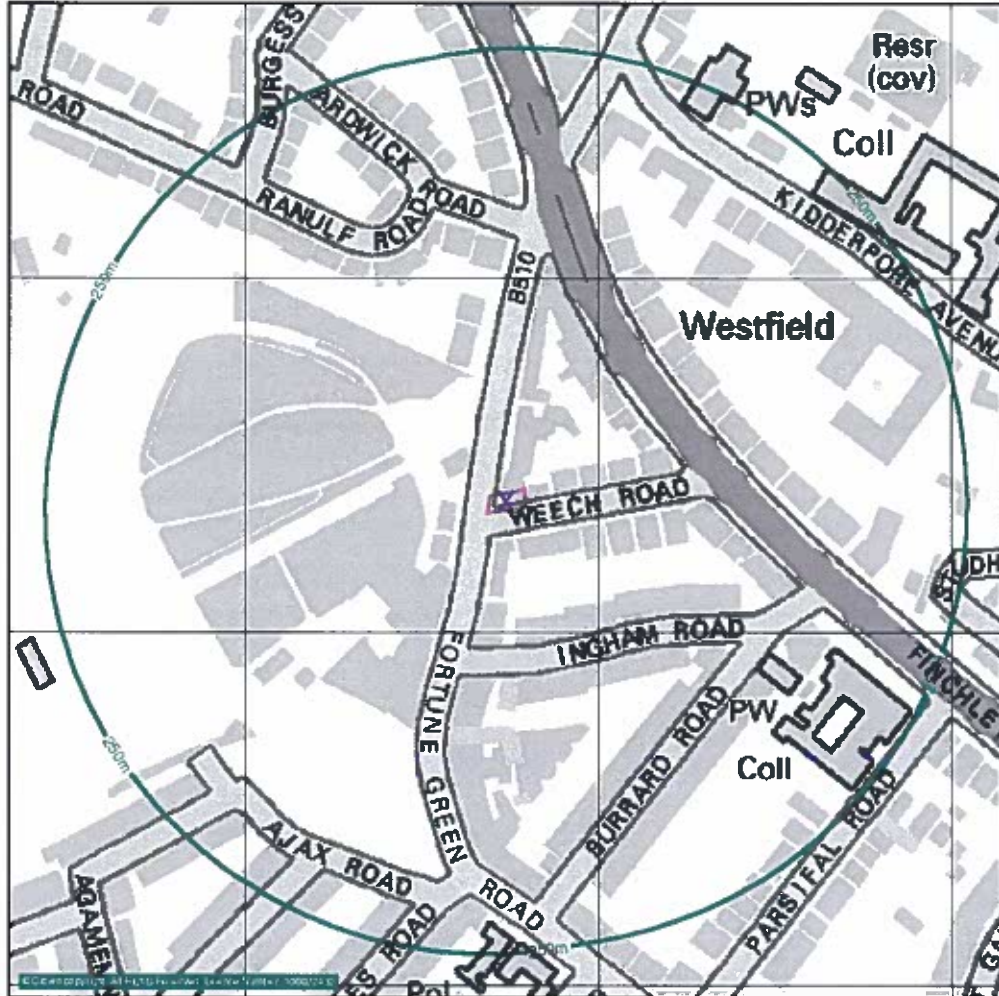
**Flood Map**



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Search Buffer	Flood Water Storage Areas	Flooding from Rivers or Sea without Defences (Zone 3)	
Bearing Reference Point	Flood Defences		
Reference Number			



**Sensitivity Map**



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

Pathways and Receptors	Ref No.	Search Buffer	Direction
<b>Pathways</b>			
<b>Groundwater Vulnerability</b>			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 4	-	On Site	NW
<b>Drift Deposits</b>			
None	-		-
<b>Extreme Flooding from Rivers or Sea without Defences</b>			
None	-		-
<b>Flooding from Rivers or Sea without Defences</b>			
None	-		-
<b>Areas Benefiting from Flood Defences</b>			
None	-		-
<b>Flood Water Storage Areas</b>			
None	-		-
<b>Flood Defences</b>			
None	-		-



Other Factors	Search Buffer	Direction
<b>Geological</b>		
<b>Brine Compensation Area</b>		
No		-
<b>Coal Mining Affected Areas</b>		
In an area which may not be affected by Coal Mining		-
<b>Non Coal Mining Areas of Great Britain</b>		
No Hazard		-
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NW
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NW
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NW
Hazard Potential: Very Low, Contact Ref: 3	0-250m	W
<b>Potential for Compressible Ground Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NW
Hazard Potential: No Hazard, Contact Ref: 3	0-250m	W
<b>Potential for Ground Dissolution Stability Hazards</b>		
No Hazard		-
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NW
Hazard Potential: Low, Contact Ref: 3	0-250m	NE
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NW
Hazard Potential: Very Low, Contact Ref: 3	0-250m	NE
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Moderate, Contact Ref: 3	On Site	NW

Other Factors	Search Buffer	Direction
<b>Geological</b>  <b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>  Hazard Potential: Moderate, Contact Ref: 3	0-250m	W



### Registered Landfill Sites

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

### Local Authority Recorded Landfill Sites

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

### Flooding

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

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The Sitecheck Assess User guide is available free of charge from our website [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

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**4 Environment Agency National Customer Contact Centre (NCCC)**

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

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**6 London Borough of Barnet Land Charges**

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[www.ags.org.uk/](http://www.ags.org.uk/)

**The Environmental Auditors Registration Association**

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Lincoln  
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[www.greenchannel.com/iea/earahome.htm](http://www.greenchannel.com/iea/earahome.htm)

**The Environmental Industries Commission**

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**The Institution of Civil Engineers**

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[www.rics.org.uk/](http://www.rics.org.uk/)

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## Search Code

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

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- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

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#### **TPOs Contact Details:**

The Property Ombudsman Scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: admin@tpos.co.uk

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**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**



## Search Code

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If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

#### **Complaints should be sent to:**

Head of Customer Relations  
Landmark Information Group Ltd  
Landmark UK Property  
Imperium  
Imperial Way  
Reading  
RG2 0TD

Telephone: 0844 844 9966

E-mail: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

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