

DESIGN AND ACCESS STATEMENT

**FOR THE PRIOR APPROVAL OF THE
CONVERSION OF BUILDINGS AT THE REAR
OF:**

**110 GLOUCESTER AVENUE,
LONDON NW1 8HX**

**FROM OFFICES (B1a)
TO RESIDENTIAL (C3)**

**FORM LONDON LIMITED
ARCHITECTS AND ENGINEERS**

11.5.2015

INTRODUCTION

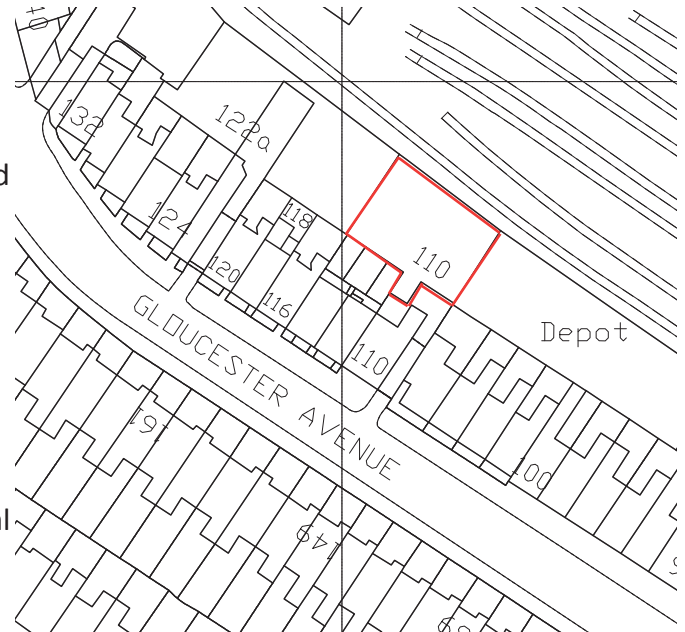
This document is a series of statements that seek to explain the proposed design strategy. It includes a written description of the proposal and statements on design, access, sustainability, transportation, contamination and flood risks.

PROJECT SUMMARY

The owners of 110 Gloucester Avenue wish to convert their property at the rear of the site at 110 Gloucester Avenue from offices B1a to residential use.

LOCAL CONTEXT

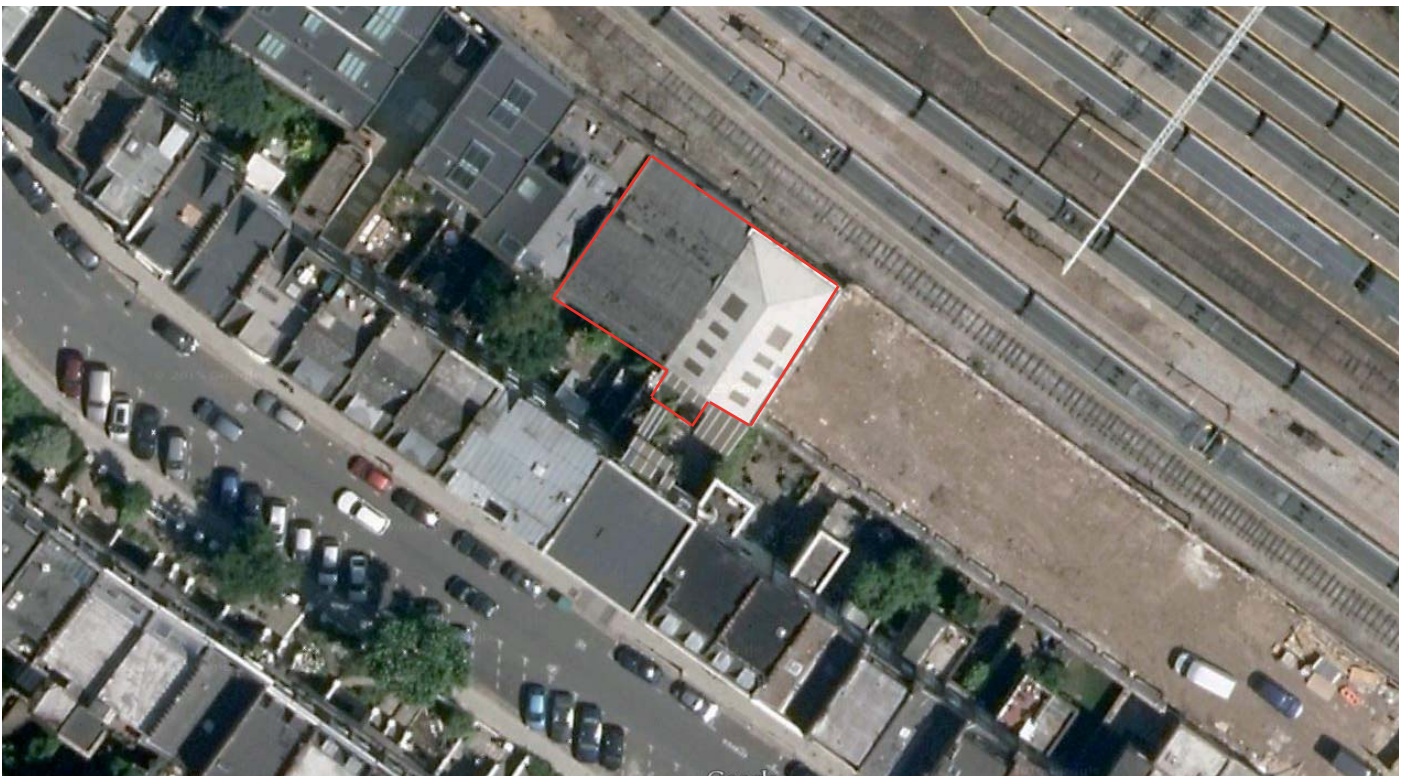
The immediate surroundings are a mixture of residential and commercial uses with railway tracks at the rear of the site.



1. Location plan

The site is currently used as office space with the neighbouring properties on Gloucester Avenue residential in use class between three and four storeys high. The local buildings vary from early Victorian to twentieth century developments. The site forms the edge of the Conservation Area Primrose Hill, sub-area 2: Central Area, designated in 1971.

The building is located in a courtyard accessible from street through a porch under the building at 110 Gloucester Avenue. The property at the front of the site is thought to have been original residential use and forms part of a terrace of properties along Gloucester Avenue.



2. Aerial view of the locale

The building at the rear of the site is a three storey building which was converted by the owners as business centre, providing office space for small to medium sized companies. The site includes also a two storey industrial infill development. There is a courtyard between the front and rear of the site that serves as circulation space for the development.

The two buildings at the rear of the site described above face the rear facades of the existing terraced houses running along Gloucester Avenue. The rear of these buildings faces existing railway tracks.

The gross internal area of the existing building is approximately 605m².

PROPOSED CHANGE OF USE

The proposed plan subject to prior approval regards the conversion of a business centre at the rear site of 110 Gloucester Avenue from class B1 (business) to class C3 (residential).

The development consists of twelve dwellings with a total residential gross internal area of the flats of approximately 507m².

The total gross internal area of the building (including communal spaces between flats) is approximately 605m². The proposal does not include external modifications or extensions.

A summary of the proposed units is provided in table 1.

Unit	Dwelling	Dwelling type (bedroom/ persons)	Gross Internal Area (GIA)	Cycle storage
Flat 109.1	1	1p	43	1
Flat 109.2	2	1p	39	1
Flat 109.3	3	1p	39	1
Flat 109.4	4	1p	41	1
Flat 109.5	5	1b2p	57	1
Flat 110.1	6	1p	38	1
Flat 110.2	7	1p	39	1
Flat 110.3	8	1p	38	1
Flat 110.4	9	1p	42	1
Flat 110.5	10	1p	47	1
Flat 110.6	11	1p	38	1
Flat 111.1	12	1p	46	1
Total	12	13p	507	12

Table 1. Summary of proposed dwelling units

SUSTAINABILITY

It is proposed for the new building works to be low carbon impact forms of construction, traditional to our cultural heritage. In real terms this means using soft-wood timber framed construction internally obtained from sustainable sources and recycled, London stock brickwork where possible.

New joinery and internal finishes where appropriate, will be specified as European softwoods obtained from sustainable sources and not hardwoods.

Currently the existing rear buildings are not insulated and it is proposed to upgrade the existing fabric's thermal performance by insulating the external fabric of the new extension from the inside.

The new works are designed so that all its building elements will exceed current standards set out in the building regulations for thermal performance. Works will be carried out to reduce cold bridging in the units and new thermal elements will use a high performance thermal insulation to greater depth than required by current regulations.

ACCESS STATEMENT

The reception spaces door threshold will be made level to allow for wheelchair based people to freely access the lower ground floor level. The ground floor space will be reorganised increasing a greater amount of accessible space.

Snib turn locks and DDA approved handles will be fitted to the new joinery to allow new doors to be operated by people who do not have grip strength.

TRANSPORTATION AND HIGHWAY IMPACTS

The site is close to major public transport links being at a walking distance from Chalk Farm Underground station and numerous bus routes. The site is located in an area with public transport accessibility level 4 by TfL. Accordingly, the area can be classified as a 'Highly accessible area' according to Camden Planning Guidance on Transportation, and is thus suitable for car free development.

The PTAL has been calculated using transport for London Planning Information Database at <http://www.webptals.org.uk/>. The detail of the report is enclosed separately.

The proposed development will not have negative impacts on the local highways and transport networks as the proposed development will be car free. No parking space is to be provided. It is proposed to enter in an agreement with Camden borough to restrict local residential parking permit for the new residents if required.

The owners of the site encourage sustainable transport by providing cycle storage space in the proposed converted building. The amount of cycle parking required is based on the standards of the London Housing Supplementary Planning guidance, which specifies 1 cycle space per 1 or 2 bedroom dwelling or 2 cycle spaces per 3 or more bedroom dwellings. The details of the cycle spaces provided are given in table 1.

In total, space will be allocated for storing 12 cycles. A sheltered area within the building will be used to provide a secure, lighted and accessible space for the cycle storage. The area is located on the lower ground floor as indicated in drawing number R339 109.

The area is well served with local shops, supermarkets and amenities areas, thanks to the proximity of Camden Town and Regent's Park. This will provide future residents with an easy access to local services.

The entrance to the residential building will be maintained in the same location.

FLOODING RISKS

The site is not located within a flood risk area and the flood risk is considered low. Further information is provided in the enclosed Homecheck Flood Risk Assessment obtained from Thames Water, which conclude that “the site is not considered to be at a significant risk of flooding”.

CONTAMINATION RISKS

Contamination risks are believed to be low as no contaminants are known to be present on site from previous uses and only internal alterations are considered. Further information is provided in the enclosed Landmark Envirosearch Contamination Risk Assessment obtained from Thames Water, which consider “to be no significant risk of contaminated land at or within the vicinity of the property”.

Flood Report



Flood Risk Assessment PASSED

Professional Opinion

The Site is not considered to be at a significant risk of flooding.
 No further action is considered necessary, however a prudent purchaser may wish to consider the measures outlined on page 2.

This report is issued for the property described as:

**110 Gloucester Avenue,
 London,
 NW1 8HX**

Report Reference:
67308543_2

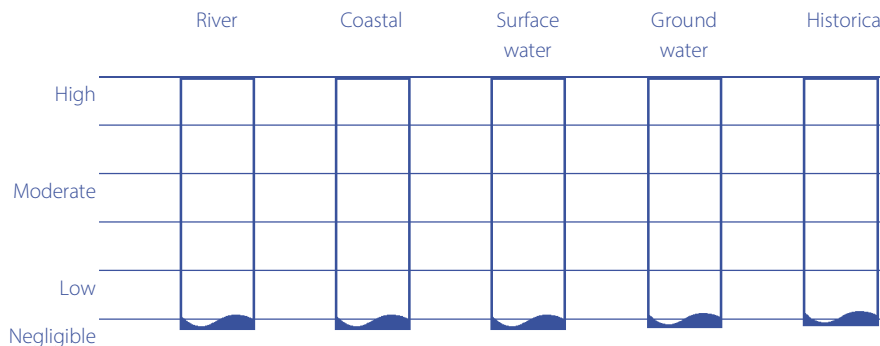
National Grid Reference:
528106E, 184156N

Client Reference:
56950501_HCF

Report Date:
8 May 2015



Overall Flood Risk



Insurance: Yes

The flood risk identified is unlikely to affect obtaining insurance at standard terms

Contact Details

If you require any assistance please contact our customer services team on **0844 844 9966**

or email **helpdesk@landmark.co.uk**

www.landmark.co.uk
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Save on your insurance*

We guarantee to beat the price of your lenders buildings and contents insurance.

* Subject to certain standard underwriting conditions including the number, type and value of previous losses.

Further information can be seen inside of the report.

**Just call
 08455 199 060**



Flood Risk Assessment

Professional Opinion



Passed

The property is considered to be at a negligible risk of flooding following an assessment of all the data contained in this report. No further assessment or investigation should be necessary however we would draw your attention to the prudent measures suggested below.

RECOMMENDATIONS

1. It would be prudent to ask the vendor to confirm whether or not they are aware of any previous flooding at the property. In addition, we would draw your attention to the additional advice on page 4.
2. You may wish to obtain insurance terms prior to exchange of contracts and completion of this transaction.

Approved by



Christopher S. Taylor BSc (Hons), MSc, AIEMA

Chartered Water and Environmental Manager

Technical Director, Argyll Environmental Ltd

Summary of Findings

A '-' indicates no data found. Those factors with a 'Yes' will offer further explanation in Sections A-D.

Section A.1 – River, Coastal, and Surface Water Flood Risk: 1 in 75 Year – From JBA

	On-site	1-250m
River	-	-
Coastal	-	-
Surface Water	-	YES

Section A.2 – River, Coastal, and Surface Water Flood Risk: 1 in 200 Year – From JBA

	On-site	1-250m
River	-	-
Coastal	-	-
Surface Water	-	YES

Section A.3 – River, Coastal and Surface Water Flood Risk: 1 in 1000 Year – From JBA

	On-site	1-250m
River	-	-
Coastal	-	-
Surface Water	YES	YES

Section B – Floodplains, Flood Defences, and Flood Risk – From regulatory body

	On-site	1-250m
Rivers and coastal (zone 2)	-	-
Rivers and coastal (zone 3)	-	-
Flood defended area	-	-
Flood defences	-	-
Risk of Flooding from Rivers and Sea	-	-

Section C – Groundwater

	On-site	1-250m
Risk of groundwater flooding	-	-

Section D – Historical

	On-site	1-250m
Historical flooding	-	-
Flood insurance claim rating	YES	YES

Flood Resistance and Resilience Measures

Flooding can usually be managed by the installation of flood protection measures either on or within the building(s) or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures aim to prevent flood water from entering a property (i.e. barriers and baffles) while flood resilience measures aim to reduce the impact of flood water once it enters a property. Both flood resistance and flood resilience solutions can be integrated into design proposals for new developments or be retro-fitted to existing properties. A total solution may often include both resistance and resilience measures and will depend on a number of factors including flood source, likely flood depths, property design and age.

Most properties can be protected against shallow flash flooding from between £2000 and £6000, although significantly more may be required for high risk properties. Details of providers are available from the Flood Protection Association (contact details can be found at the end of this report). For further information about flood resistance measures or to be put in touch with one of our partners in this field please contact customer services on 0844 844 9966 or email helpdesk@landmark.co.uk

Guideline Costs for Resistance Measures

Building feature	Cost estimate including installation (excluding VAT)
Standard single door	£500-£995
Standard garage door	£700-£1500
Standard window	£350-£600
Single air brick	£40-£100
Patio doors	£500-£1500
Simple non-return valve	£20-£50
Large non-return valve	£300-£800
Tanking a basement, walls, or floors	£25 per metre ²

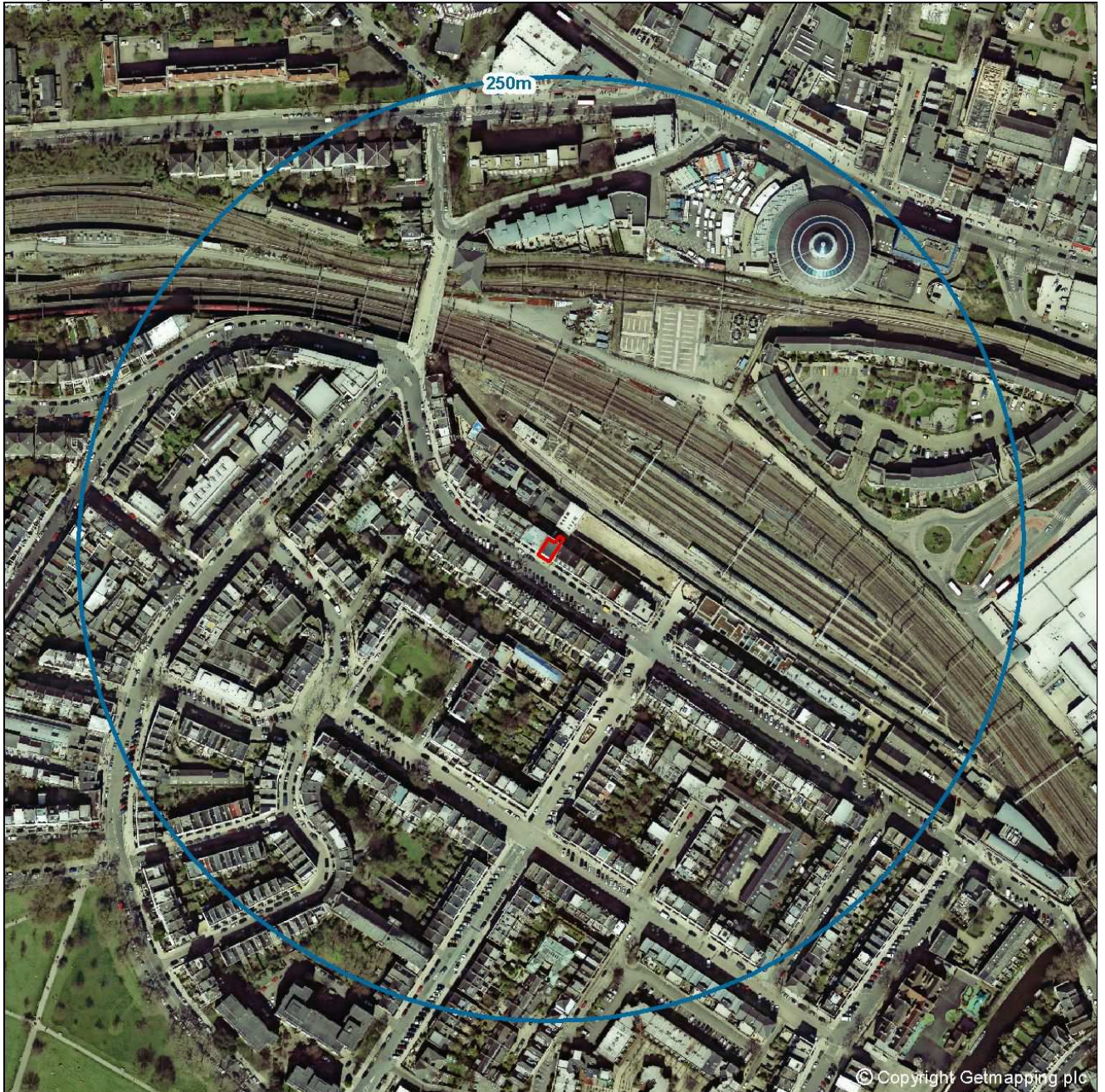
Additional Advice

In purchasing this report you have taken the first step in understanding the risk of flooding at your property. In addition to the installation of flood protection measures, such as those outlined above, there are a number of further practical steps you may wish to consider in order to ensure you are fully prepared in the event of a flood:

- **Understand your flood risk:** Take time to understand the sources of flooding affecting your property. Additional information on flooding in your area may be available from the Local Authority if they have completed a Strategic Flood Risk Assessment examining flood risk in the wider area. Alternatively, you may wish to consider a further strategic appraisal of flooding at your property to more closely examine available data and provide a more accurate estimate of anticipated flood depths. Further assessment can be undertaken starting from £500 plus VAT please contact customer services on 0844 844 9966 or email helpdesk@landmark.co.uk for more details.
- **Sign up to flood warnings:** The Environment Agency operates a free flood warning service providing alerts by phone, text or email when flooding is anticipated providing an opportunity for home owners to take necessary precautions.
- **Make a flood plan:** Prepare a flood plan outlining the precautions and actions you should take when a flood event is anticipated to help reduce the impact and damage flooding may cause. Sensible precautions would include raising electrical items, irreplaceable items and sentimental items off the ground or where possible moving them to a higher floor, rolling up carpets and rugs and turning off utilities. In addition, consider what actions you would take should the property need to be evacuated including access and egress routes and preparing a flood kit in advance containing warm clothing, medication, a torch, food and wellingtons.

Further information is available from The Environment Agency on how to prepare and what to do in the event of a flood at their website or by calling their Floodline on 0845 988 1188.

Property Location



Section A.1 – River, Coastal and Surface Water Flood Risk: 1 in 75 Year – From JBA

Enquiry	Distance	Result	Note
River What is the risk of river water flooding?	On-site 1-250m	Negligible Negligible	Information regarding the risk of river (fluvial) flooding has been modelled by JBA Consulting in this instance using the anticipated water volumes expected during a 1 in 75 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
Coastal What is the risk of coastal flooding?	On-site 1-250m	Negligible Negligible	Information regarding the risk of coastal (tidal) flooding has been modelled by JBA Consulting in this instance using the anticipated water volumes expected during a 1 in 75 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
Surface Water What is the risk of surface water flooding?	On-site 1-250m	Negligible High	Information regarding the risk of natural surface water or pluvial flooding has been modelled by JBA Consulting in this instance using the anticipated water volumes expected during a 1 in 75 return period. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding.

Comment

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Section A.2 – River, Coastal, and Surface Water Flood Risk: 1 in 200 Year – From JBA

Enquiry	Distance	Result	Note
River	On-site	Negligible	Information regarding the risk of river flooding has been modelled by JBA Consulting in this instance using the anticipated water volumes expected during a 1 in 200 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
What is the risk of river water flooding?	1-250m	Negligible	
Coastal	On-site	Negligible	Information regarding the risk of coastal flooding has been modelled by JBA Consulting in this instance using the anticipated water volumes expected during a 1 in 200 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
What is the risk of coastal flooding?	1-250m	Negligible	
Surface Water	On-site	Negligible	Information regarding the risk of natural surface water flooding has been modelled by JBA Consulting in this instance using the anticipated water volumes expected during a 1 in 200 return period. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding.
What is the risk of surface water flooding?	1-250m	High	

Comment

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Section A.3 – River, Coastal and Surface Water Flood Risk: 1 in 1000 Year – From JBA

Enquiry	Distance	Result	Note
River	On-site	Negligible	Information regarding the risk of river (fluvial) flooding has been modelled by JBA Consulting in this instance using the anticipated water volumes expected during a 1 in 1000 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
What is the risk of river water flooding?	1-250m	Negligible	
Coastal	On-site	Negligible	Information regarding the risk of coastal (tidal) flooding has been modelled by JBA Consulting in this instance using the anticipated water volumes expected during a 1 in 1000 return period. This data has been modelled assuming an 'undefended' scenario where no defences are present. However, where flood defences are identified in this report this will be reflected in our overall risk assessment. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of river flooding.
What is the risk of coastal flooding?	1-250m	Negligible	
Surface Water	On-site	Medium	Information regarding the risk of natural surface water or pluvial flooding has been modelled by JBA Consulting in this instance using the anticipated water volumes expected during a 1 in 1000 return period. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding.
What is the risk of surface water flooding?	1-250m	High	

Comment

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Section B – Floodplains, Flood Defences, and Flood Risk – From regulatory body

Enquiry	Distance	Result	Note
Rivers and coastal Is the property in an area affected by flooding (Flood Zone 3) or extreme flooding (Flood Zone 2)?	On-site 1-250m	NO NO	<p>The site has been identified as being at a low risk of flooding from the rivers and sea according to the regulatory body Flood Map. If the site is greater than one hectare, any proposed development will need to be accompanied by Flood Risk Assessment, in accordance with the National Planning Policy Framework.</p>
Flood defended area Is the property in an area benefiting from flood defences ?	On-site	NO	<p>The site is not situated within 250m of an area benefiting from flood defences according to the regulatory body Flood Map.</p> <p>The Environment Agency defines areas benefiting from flood defences which should be afforded protection by existing flood defences during flood events with an annual probability of 1% from rivers and 0.5% from the sea. However, not all areas have been mapped and the property may still benefit from some flood defences.</p>
Flood defences Are there any flood defences within 250m?	On-site 1-250m	NO NO	<p>No flood defences were identified within 250m of the site according to data provided by the regulatory body.</p> <p>The Environment Agency data regarding the presence and location of flood defences includes linear flood defences (such as walls and embankments). Not all flood defences may yet be registered and as a result not all flood defences may be shown.</p>
Risk of Flooding from Rivers and Sea What is the flood likelihood category for the property?	On-site	-	<p>There is no known risk at the site. Some areas may be classified as having no result when there is no output data from the analysis used to produce Risk of Flooding from Rivers and Sea, but the area falls within the extreme flood outline. However, where a further risk does exist this should be identified by one of the other datasets contained within this report.</p> <p>The data in the Risk of Flooding from Rivers and Sea dataset is sourced from The Environment Agency's National Property Dataset (NPD2). The information provided includes the flood likelihood category low, moderate, or significant according to the flood risk analysis. Some areas may be classified as having no result. This occurs where there is no output data from the analysis, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).</p>

Section B – Floodplains, Flood Defences, and Flood Risk – From regulatory body



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Flood Zones, Defended Areas and Flood Defences



0 50 100 200
meters

* - Not all features in legend
may be present in above map

Nominal scale at A4 paper size - 1:7,000

Section C – Groundwater

Enquiry	Result	Note
Groundwater Flood Risk What is the risk of groundwater flooding based on the underlying geological conditions?	Negligible	<p>ESI provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for The Environment Agency and other clients in the UK, ESI has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting map is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). ESI's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.</p> <p>The map is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.</p>

What is groundwater flooding?

Groundwater flooding occurs when groundwater levels are sufficiently raised to exceed ground level. This can occur in two main ways:

1. Clearwater Flooding. This type of groundwater flooding occurs when the water table within a bedrock aquifer rises above ground level. This is dependent upon local geology.
2. Permeable Superficial Deposits (PSD) Flooding. This type of groundwater flooding is often associated with river flooding. It occurs when river levels are swollen and the water table rises in response, within the superficial deposits associated with the watercourse, and rises above ground level.

How is groundwater flood risk identified?

ESI are a consultancy specialising in groundwater flood risk. ESI have produced a national groundwater flood risk map, which considers a number of factors to determine the likelihood and severity of groundwater flooding in a 1 in 200 year return period (i.e. an extreme event). The key components considered are:

1. Bedrock geology
2. Superficial permeable deposits
3. Topography
4. Proximity to nearby watercourses

How accurate is the groundwater data?

Although it is the most comprehensive groundwater dataset available, the ESI groundwater risk map has a 50m resolution. Therefore, it should not be considered a property-specific flood risk assessment, but rather a risk screening tool of the potential for groundwater flooding based on local factors identified.

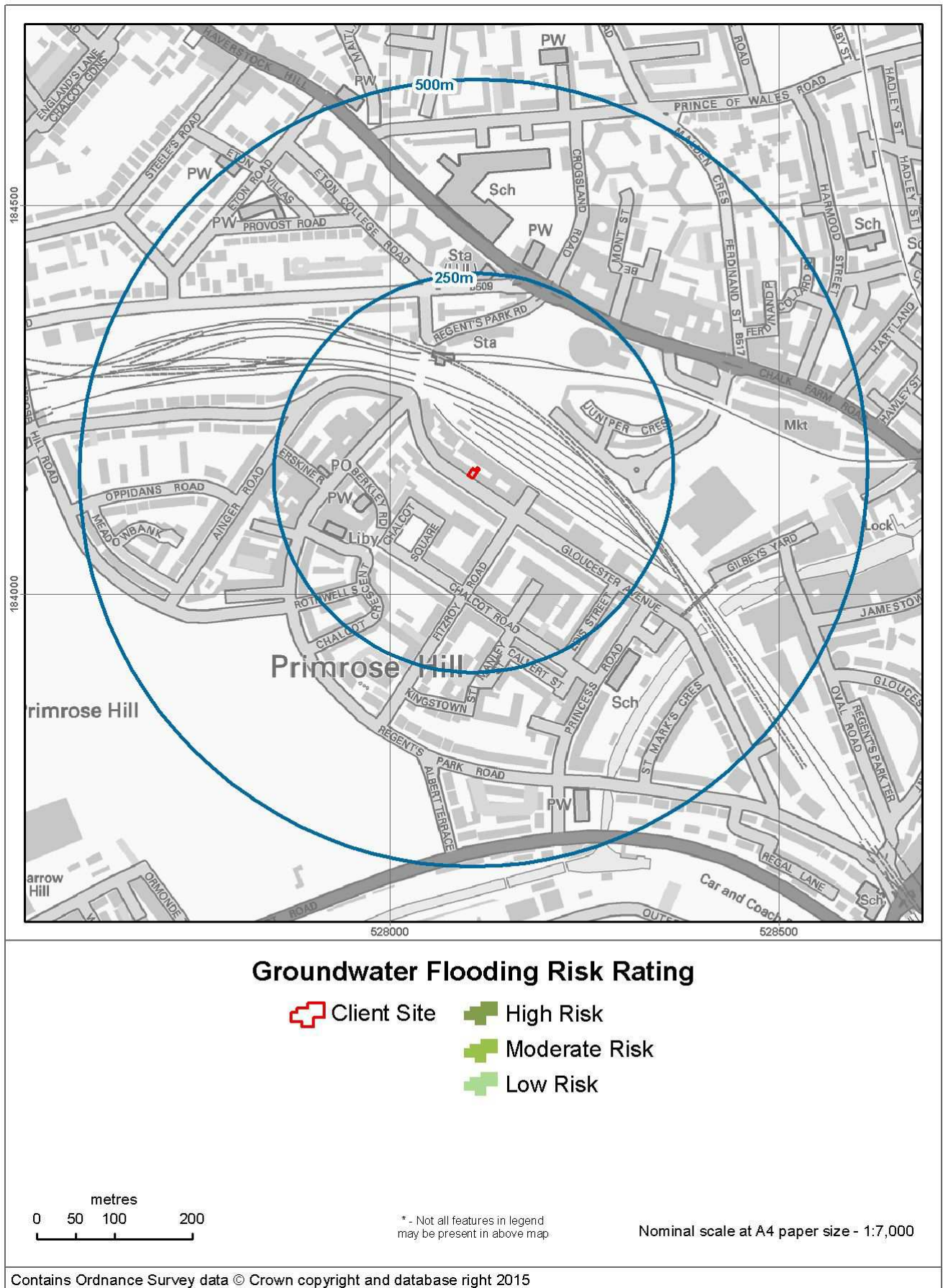
My property has been identified as being at risk of groundwater flooding, what should I do now?

There are some factors you can identify to establish if groundwater flooding is likely to be an issue. A property will be more susceptible to groundwater flooding if:

1. It has a basement or cellar
2. It is in a depression
3. It is located on a floodplain (i.e. within a Flood Zone 2 or Flood Zone 3)
4. It is located on a spring line or within an intermittent river valley such as a winterbourne (a stream that is dry through the summer months).

If any of the above apply to your property, you may wish to have a more detailed and property specific groundwater assessment report undertaken, to clarify if groundwater flooding is likely to be an issue. Please contact us for a quote.

Section C – Groundwater



Section D – Historical

Enquiry	Result	Note
Historical Flooding Have any historical flood events occurred at the site or within 250m?	NO	<p>The regulatory body's records have no indication of past flooding within 250m of the site. As these records are not comprehensive, it may still be prudent to ask the property owner whether they are aware of any previous flooding at the property or in the surrounding area.</p> <p>The Environment Agency has collated extensive records (including outlines) of flooding from rivers, the sea, or groundwater which have occurred since c.1950 in order to map the outlines of recorded historical flood events. This information comes from various sources including maps, aerial photographs and private records. It is not necessarily comprehensive.</p>
Flood Insurance Claim Rating How do Crawford's rate the area for insurance claims?	Very Low	<p>No Claims</p> <p>Crawford & Co is the world's largest independent provider of claims management solutions to the risk management and insurance industries. Crawford have compiled information in over 9,000 postcode sectors regarding the number of insurance claims made as a result of flooding. The risk has been classified by Crawford into five categories, too few, very low (no claims), low (less than 2 claims per 1000 households), moderate (between 2 and 5 claims per 1000 households) and high (more than 5 claims per 1000 households). This information is not necessarily comprehensive and excludes flood claims arising as a result of burst pipes and domestic appliances.</p>

Flood Risk Screening Methodology

The Homecheck Professional® report is a desktop flood risk screening report, designed to enable home buyers and property professionals to assess the risk of flooding at residential sites. It examines two key areas; the overall risk of flooding at a site taking into account any flood defences present (where these are identified) and how flood risk affects the availability of insurance for a site. The report considers current Government guidance including the National Planning Policy Framework (NPPF) and the current agreement between insurance companies and central Government. The report has been designed and produced by qualified flood risk specialists using the data available in this report.

Flood Risk Rating

An overall flood risk rating is provided based on an assessment of the data provided within this report. The overall risk rating in the report takes into account the effect of flood defences, where these are identified, based on the presence of flood defences registered by The Environment Agency within the vicinity of the property. It should be noted that a residual risk of flooding may remain if such defences were to fail owing to extreme weather conditions, over-topping or poor maintenance. In addition, it should be noted that flood defences do not generally offer protection against groundwater or surface water flooding.

Where no flood defences are present in the vicinity of the property the overall risk rating provides a worst case scenario which may be alleviated by smaller scale local flood defences or recently constructed flood defences not currently registered by The Environment Agency. Replies in Scotland will always present the worst case scenario where there are no flood defences in the area benefiting the site or assuming any flood defences will fail or be over-topped. This is because data regarding flood defences in Scotland is currently unavailable from the Scottish Environment Protection Agency and Local Lead Flood Authorities.

The overall risk of flooding will be answered by one of four standard responses:

Response	Meaning
Negligible	The overall flood risk rating for the property is assessed to be 'Negligible'. Existing datasets do not indicate any risk at the property itself, or any feature within the locality of the property, which would be expected to pose a threat of flooding. It is not considered that any further investigations are necessary in regard to flood risk.
Low	The overall flood risk rating for the property is assessed to be 'Low'. Although large sites (over 1 ha) would require a Flood Risk Assessment examining the impact the development would have on local drainage to accompany any planning application, it is not considered necessary to undertake any other further investigations into the flood risk at the property.
Moderate	The overall flood risk rating for the property is assessed to be 'Moderate'. Information from existing datasets suggests that there are certain features which may present a risk to the property and its occupants. Further assessment would normally be suggested as a prudent measure to clarify the risk of flooding at the property.
High	The overall flood risk rating for property is assessed to be 'High', with a consequent risk to life and property. This means that existing datasets reveal significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to clarify the risk of flooding at the property.

Flood Risk Gauges

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – river, coastal, groundwater and surface water. In addition, a fifth gauge provides an analysis of other factors (i.e. historic flood events) that may affect the overall flood risk. For undefended fluvial and tidal flood risk and surface water flood risk data provided by JBA, only the risk rating generated during the modelled the 1:200 year return event is considered in the overall risk assessment. The data on 1:75 year and 1:1000 year return events are provided for information only. For further information on each of these types of flooding, please refer to the Homecheck Professional® User Guide.

This analysis takes into account any existing flood defences, where these are identified, that are intended to protect the property and assumes that these work as designed. The analysis also takes into account the other information contained in those data sections of the report which are relevant to that particular type of flooding. The assessment of the risk as shown in the flood gauges should therefore take priority over the information in the individual data sections of the report.

Insurance Availability

An indication of whether the property is likely to be insurable for flood risk at standard terms is provided by this report. Replies in England and Wales are based on consideration of the Risk of Flooding from Rivers and Sea dataset supplied by The Environment Agency, surface water flooding data supplied by JBA Consulting and Groundwater Flooding risk data supplied by ESI. Replies in Scotland are based on the consideration of the river flood (undefended fluvial) data and surface water flooding data supplied by JBA Consulting. This data is commonly used by insurance companies to determine the suitability of a property for insurance, although they may access additional information which could affect their assessment.

Under the Association of British Insurers' Revised Statement of Principles on the Provision of Flooding Insurance (July 2008), the general policy of member companies is that flood insurance for domestic properties and small businesses should continue to be available for as many customers as possible until 1 July 2013, by which time a longer term solution should be implemented. The premiums charged and other terms will reflect the risk of flooding but insurance will be available:

- 1) for properties where the flood risk is not significant (generally defined as no worse than 1.33% or 1-in-75 years annual probability of flooding); and
- 2) to existing domestic property and small business customers at significant risk, providing The Environment Agency has announced plans to reduce that risk within five years, such as improving flood defences. (The commitment to offer cover will extend to the new owner of any applicable property subject to satisfactory information about the new owner).

However, for significant risk areas where no improvements in flood defences are planned, and in all cases other than domestic properties and small businesses, insurers cannot guarantee to provide cover, but will examine the risks on a case-by-case basis. The implementation of the revised Statement of Principles depends on action from the Government and is continually reviewed by insurers. In addition, the revised Statement of Principles does not apply to properties built after 1st January 2009. Different guidance applies to these (see Climate Change – Guidance on Insurance Issues for New Developments from www.abi.org.uk).

The responses to the question 'Is the property likely to be insurable at standard terms?' assumes the property is an existing domestic property or small business and makes no allowance for previous claims arising from any type of flooding, nor for non-flood related risks such as subsidence.

Response	Meaning
Yes	The property is likely to be considered acceptable by insurance companies at standard terms and flood insurance should not be difficult to obtain. No further action required.
No	The property may not be considered acceptable by insurance companies at standard terms, on the basis of current information. Further work may be required in order to obtain acceptable insurance terms for the flood risk. This could include a more detailed risk assessment or the use of accredited products, flood resilient materials and temporary defences to defend the property.

Limitations of the Report

The Homecheck Professional® report has been designed to satisfy basic flood-related environmental due-diligence enquiries for residential properties. It is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. The assessment within the report has been undertaken on a point location provided by the client and a 25m buffer placed around that point in order to assess the most likely areas associated with the property of interest. Landmark cannot be responsible for incidents where the 25m buffer does not encompass the entirety of the property demise.

This report includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the property. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the property or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines.

The Environment Agency and JBA fluvial and coastal flood data does not include flood risk from very small catchments as models of such small scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the property would require further study.

Replies in Scotland are based on the best available data in that locality. The overall risk assessment and insurability assessment will still provide a response based on the best available information within this report. Where information is unavailable or has not been provided for a region the relevant data section will report No Data.

When answering any questions within this report, current applicable legislation is taken into account.

The data used in this report may have inherent limitations and qualifications. Further details are set out in the Homecheck Professional® User Guide which is available by calling one of our customer services team on 0844 844 9966 or emailing helpdesk@landmark.co.uk.

Homecheck Professional® is provided by Sitescope Limited, part of Landmark Information Group. Sitescope is a leading UK provider of spatially-enabled property and environmental risk information to lawyers, banks, insurance companies, home inspectors and other property professionals.

Sitescope Conveyancing Terms & Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/515>

If you experience difficulties accessing our Terms & Conditions, if you copy and paste the link directly into your browser, you will be able to access our Terms & Conditions from there.

Should you still experience difficulties, then please telephone our Customer Service Team on 0844 844 9966

Contacts

Landmark Information Group Limited

Imperium
Imperial Way
Reading
RG2 0TD

Telephone 0844 844 9966
Fax 0844 844 9980

For advice on the report

Email info@landmark.co.uk

Website www.landmark.co.uk

The Environment Agency

PO Box 544
Templeborough
Rotherham
S60 1BY

General enquiries 08708 506 506
Floodline 0845 988 1188

For advice on regulatory information

Email enquiries@environment-agency.gov.uk

Flood Protection Association

10 Cavalry Ride
Norwich
NR3 1U

Telephone 01603 633 440
Fax 01603 763256

For advice on Flood Protection Measures

Website www.floodprotectionassoc.co.uk

Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, RG2 0TD. Telephone 0844 844 9966, Fax No. 0844 844 9980 email helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- 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.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- 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 products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

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

You can get more information about the PCCB from www.propertycodes.org.uk.

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

Complaints procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of 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

Email: 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.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Save on your insurance*

as a thank you for purchasing this report

- ✓ This report already confirms your property is an **acceptable flood risk**
- ✓ **Price Guarantee** - we will quote cheaper**
than your mortgage lender on the same basis of standard cover
- ✓ Quotes available for both buildings and contents
- ✓ £1,000,000 automatic buildings cover
- ✓ Policy underwritten at Lloyd's
- ✓ Monthly payment options available

* Subject to certain standard underwriting conditions including the number, type and value of previous losses

Just call 08455 199 060

to speak to our experienced team who look forward to tailoring a product for your new property that will give you the necessary coverage required by your Mortgage Lender.



** Subject to terms, please contact us for further information 1. Your quote must provide cover on an equivalent basis to the one offered by INSURE My IIGLU 2. The offer applies to new policyholders only 3. Qualifying criteria apply 4. You must send us proof of your lenders quote documentation detailing cover and premium to: INSURE MY IIGLU Three Whiting Street Bury St Edmunds Suffolk IP33 1NX. 5. INSURE MY IIGLU will not return any documentation received in conjunction with this offer 6. This offer is not available in Northern Ireland 7. The proof of lenders offer is required before guarantee can be applied 8. If you accept our standard quotation price before you send us valid proof, depending on your payment method, we will either refund you the difference between the price you paid and the price you should have paid had the guarantee applied or we will reduce your future payments 9. Refunds will be given by the same method and to the same card/account as the original payment

NOTICE TO LAWYERS

Your CML insurance responsibilities:

Have you informed the lender if the insurance policy excess exceeds £1000?

The majority of lenders require notification of large policy excesses***.

Do you know what your client's lenders limits are?

Do you have regular contact with your client post sale?

59%*** of lenders require notification of future non renewal of policy.

Not all insurers or brokers agree to make this notification. Insure My IIGLU does.

In most cases, we even provide an indemnity cover for you should this fail to happen.

Just call 08455 199 060

to speak to our specialist team who look forward to tailoring a product for a property and provide you with the necessary coverage required by your mortgage lender



*** Based on data available from CML October 2013.

Risk Summary



Section 1: Contaminated Land

PASSED

We consider there to be no significant risk of contaminated land at or within the vicinity of the property. Please **refer to section 1** for further information.



Section 2: Flood

IDENTIFIED

We consider there to be a significant risk of flooding at or within the vicinity of the property. Please **refer to section 2** for further information.



Section 3: Energy & Infrastructure

IDENTIFIED

We have identified one or more factors such as HS2, energy exploration, wind or solar farms within the vicinity of the property. Please **refer to section 3** for further information and next steps.



Section 4: Ground Stability

IDENTIFIED

We have identified a factor that may affect the ground stability of the property. Please **refer to section 4** for further information and next steps.



Section 5: Radon

NONE IDENTIFIED

The property is not considered to be within 25 metres of a radon affected site. Please **refer to section 5** for more information.



Section 6: Other Influential Factors

IDENTIFIED

We have identified one or more instances of overhead power lines, environmental or other influential factors within the vicinity of the property. Please **refer to section 6** for more information.

This report is issued for the property described as
110 Gloucester Avenue
London
NW1 8HX

Report Reference
67308543_1_1

National Grid Reference
528110 184160

Customer Reference
56950501_ESR

Report Date
8 May 2015

Landmark Contribution

By purchasing this report, the report recipient may be eligible for remediation contribution of **up to £100,000** if served with a Remediation Notice by the local authority. Such a notice forces the homeowner to contribute to the costs of remediating the site. For more information see Landmark's Terms and Conditions.

CONTACT DETAILS

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk



Professional Opinion

Contamination Risk: **PASSED CERTIFICATE**

In the professional opinion of Argyll Environmental Ltd. the level of contamination risk associated with the information disclosed in the Envirosearch Residential report dated 8th May 2015 and reference 67308543_1_1, 56950501_ESR for

**110 Gloucester Avenue
London
NW1 8HX**

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by:

Argyll Environmental Ltd





Section 1: Contaminated Land

Contamination Risk	0-25m	25-250m	250-500m	See Section
Designated Contaminated Land	No	No	No	1a
Landfill and Waste	No	No	No	1b
Potentially Contaminative Activities	No	Yes	Yes	1c
Known Contamination Incidents	No	No	Yes	1d
Other Potential Contaminative Land Uses	Yes	Yes	n/a	1e



Section 2: Flood

Flood Risk	0-25m	25-250m	See Section
River Flooding	No	No	2a
Coastal Flooding	No	No	2b
Surface Water Flooding	Yes	Yes	2c
Risk of Flooding from Rivers and Sea (RoFRS)	No	No	2d
Historic Flood Events	No	No	2e
Groundwater Flooding	No	n/a	2f



Section 3: Energy & Infrastructure

Energy & Infrastructure	Result	See Section
High Speed Rail 2 (HS2)	Yes	3a
Energy Exploration and Production	No	3b
Existing or Proposed Wind Farms and Wind Turbines	No	3c
Existing or Proposed Solar Farms	No	3d



Section 4: Ground Stability

Ground Stability Risk	Result	See Section
Man-Made Factors	No	4a
Natural Factors	Yes	4b



Section 5: Radon

Radon Risk	Result	See Section
Radon Affected Property	No	5



Section 6: Other Influential Factors

Other Factors	Result	See Section
Overhead Power Lines and Mobile Phone Masts	Yes	6a
Environmental Constraints	No	6b



Understanding This Report

The purpose of this report is to highlight any risk of contaminated land and identify other environmental factors at or around the property. It is necessary for your solicitor to consider these risks as part of their due diligence.

For Contaminated Land, we will state '**Passed**' on the front page if our expert consultants have considered there to be no current significant risk. If a significant risk of contamination is found, the report will state '**Further Action**'. In this case, we include a 'Next Steps' section to help you to decide what to do next.

For all other environmental factors, we will state '**None Identified**' on the front page if we consider there is little or no significant risk to the property. If a risk is found, we will state '**Identified**' and detail the Next Steps within the relevant section of the report.

Section 1: Contaminated Land

In this section, we highlight on a map, and within our findings pages, if there are any contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

Section 2: Flood

In this section, we detail any risks of flooding at or around the property. We consider a number of factors such as river, coastal, groundwater and surface water.

Section 3: Energy & Infrastructure

In this section, we provide information on a variety of factors which may influence the property and surrounding area, such as High Speed Rail (HS2), Solar Farms, etc.

Section 4: Ground Stability

In this section, we identify if there are any factors present which could affect the ground stability of the property, such as coal mining activities, man-made or natural cavities.

Section 5: Radon

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health.

Section 6: Other Influential Factors

In this section, we identify factors that may have an influence on the property or surrounding area, such as overhead power lines, mobile phone masts or any environmental constraints such as national parks or conservation areas.

Next Steps:

If you require any assistance, please contact our customer service team on: **0844 844 9966** or **helpdesk@landmark.co.uk**

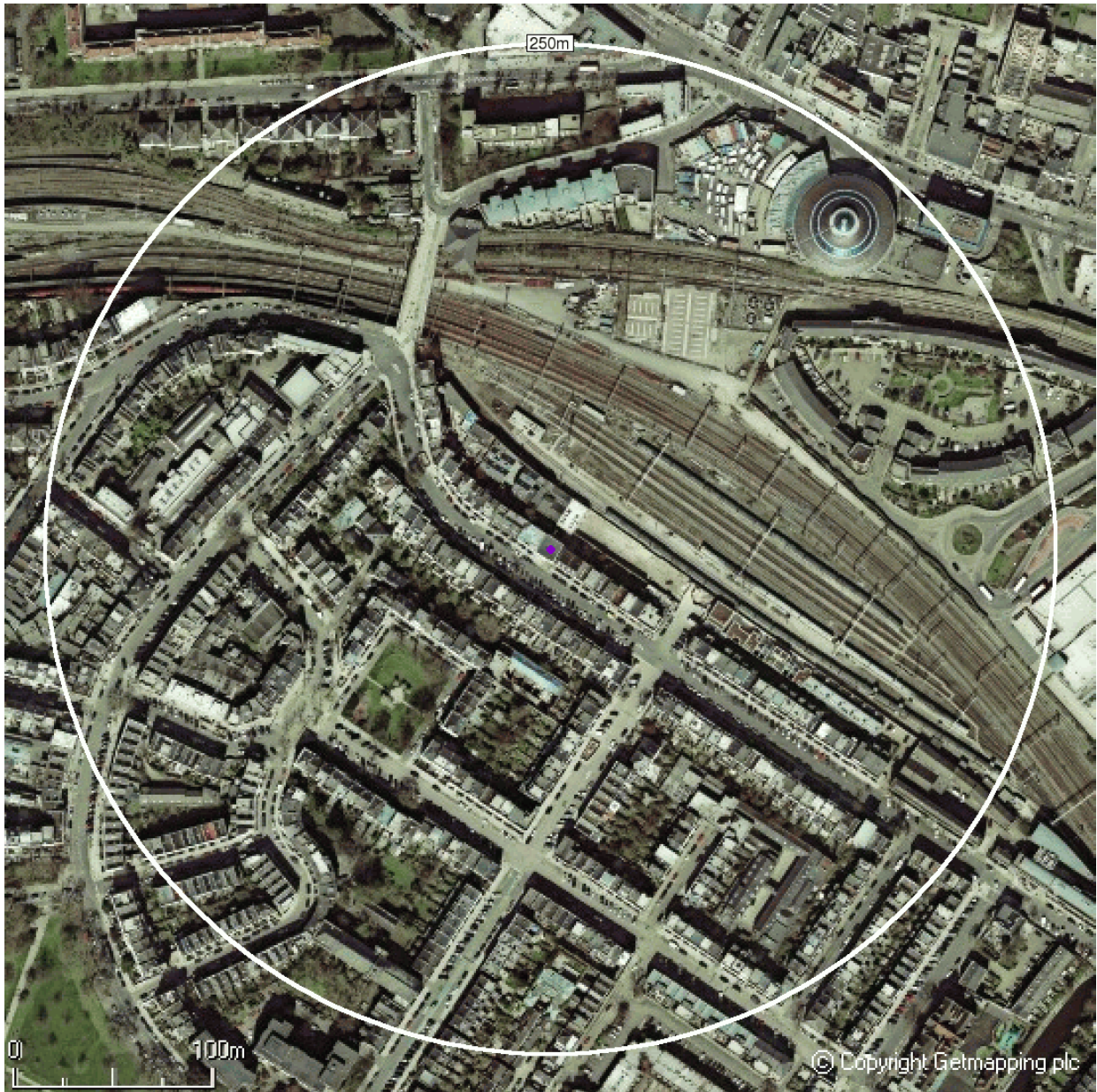


Site Location



Aerial Photograph

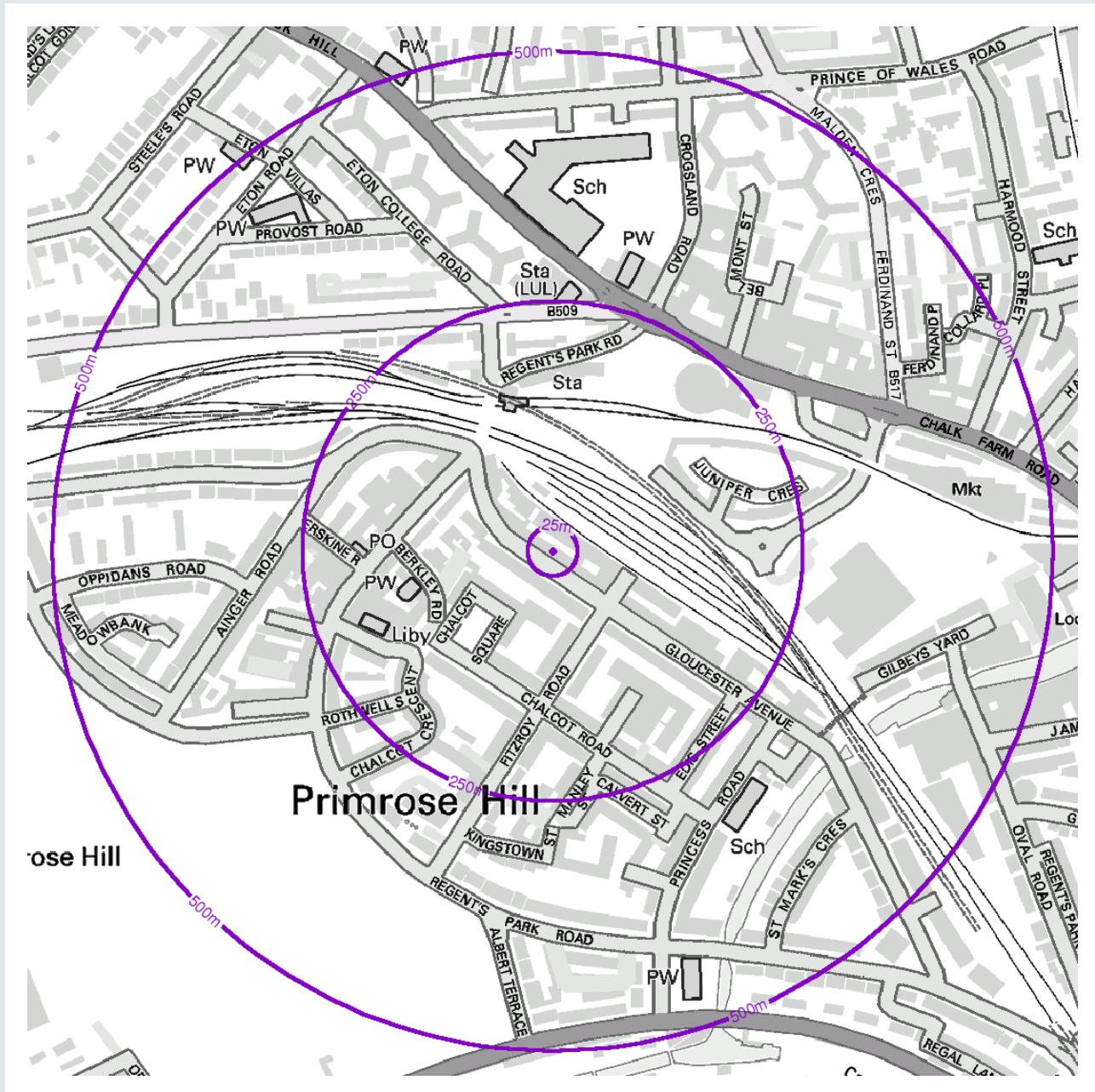
The photograph below shows the location of the property.





Section 1a and 1b: Contaminated Land, Landfill and Waste

The map below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report. Further details are shown on the following pages.



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Section 1a

Contaminated Land Registry Entries and Notices

Section 1b

- Registered Landfill Sites
- Registered Landfills (Potential Buffer)
- BGS Recorded Landfill Sites
- Local Authority Recorded Landfill Sites
- Historical Landfill Sites

- Permitted Waste Sites - Authorised Landfill Site Boundaries
- Environmental Permitting Regulations - Waste
- Integrated Pollution Control Registered Waste Sites
- Registered Waste Treatment or Disposal Sites
- Registered Waste Transfer Sites



Section 1a: Designated Contaminated Land

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under the Environmental Protection Act 1990. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Enquiry	Result
Has any contaminated land been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
Contaminated Land Register Entries and Notices					
No factors identified for this property					



Section 1b: Landfill and Waste

The information in this section is telling you about active and historic landfill and waste sites within 500 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, house value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
Registered Landfill Sites					
No factors identified for this property					
BGS Recorded Landfill Sites					
No factors identified for this property					
Local Authority Recorded Landfill Sites					
No factors identified for this property					
Local Authority Recorded Landfill Coverage					
The following list details the Local Authorities that cover the search area who have made landfill data available					
London Borough of Camden		- Has no landfill data to supply			6
Westminster City Council		- Has supplied landfill data			7
For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.					

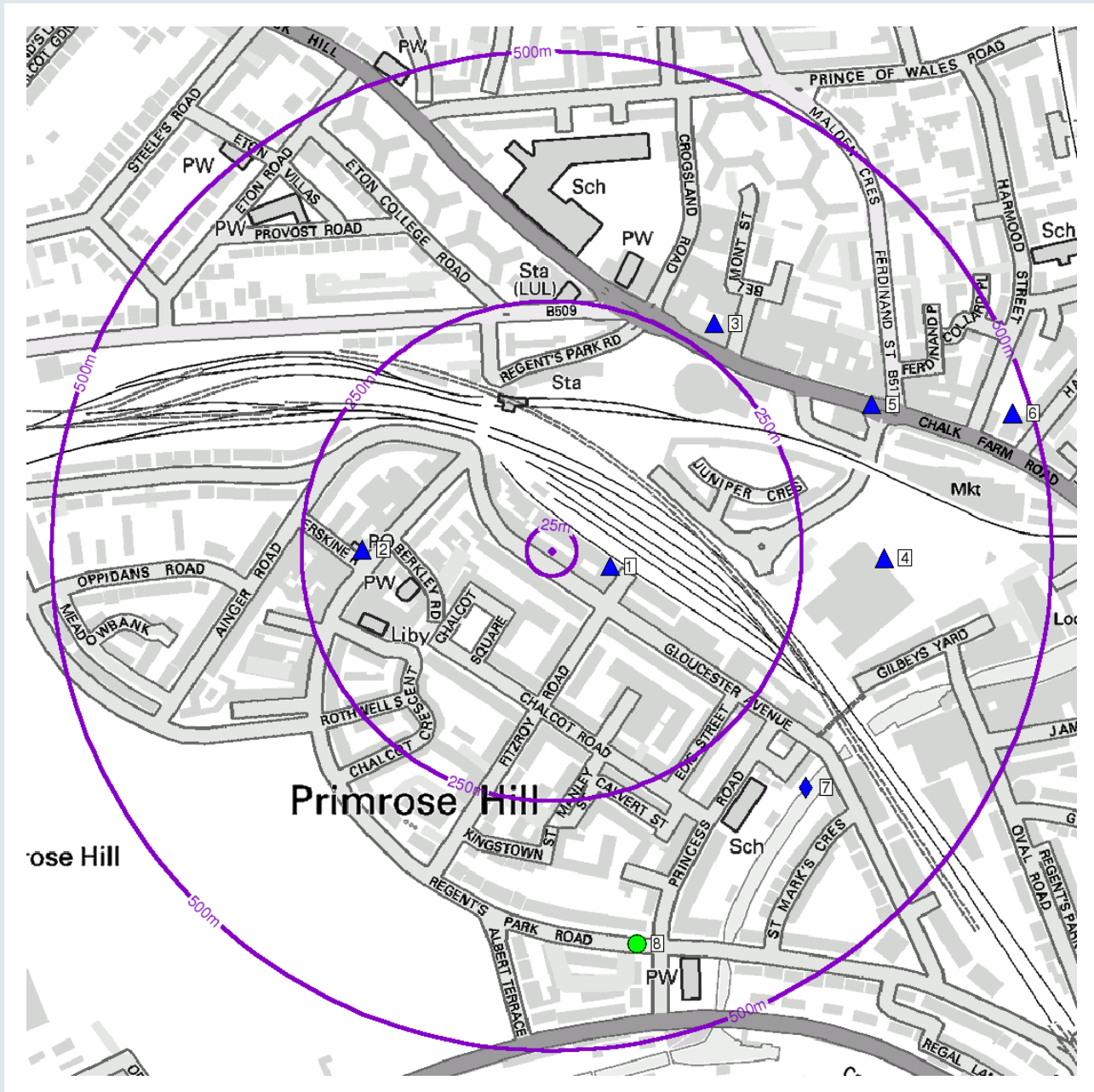


Map ID	Reference	Location	Details	Distance	Contact
Historical Landfill Sites					
No factors identified for this property					
Permitted Waste Sites - Authorised Landfill Site Boundaries					
No factors identified for this property					
Environmental Permitting Regulations - Waste					
No factors identified for this property					
Integrated Pollution Control Registered Waste Sites					
No factors identified for this property					
Registered Waste Treatment or Disposal Sites					
No factors identified for this property					
Registered Waste Transfer Sites					
No factors identified for this property					



Section 1c and 1d: Potential and Known Contamination

The map below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents in sections 1c and 1d of this report. Further details are shown on the following pages.



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Section 1c

- ▲ Local Authority Pollution Prevention and Controls
- ▼ Local Authority Integrated Pollution Prevention and Control
- ◀ Integrated Pollution Controls
- ▶ Environmental Permitting Regulations - Industry
- ◆ Consent to Discharge to Controlled Waters

- ✕ Radioactive Substances Register
- ✕ Planning Hazardous Substance Consents
- ✕ Control of Major Accident Hazards Sites (COMAH)
- ✕ Notification of Installations Handling Hazardous Substances (NIHHS)
- ★ Explosive Sites

Section 1d

- ✚ Local Authority Pollution Prevention and Control Enforcements
- ✚ Enforcement and Prohibition Notices
- ✚ Planning Hazardous Substance Enforcements
- Prosecutions Relating to Authorised Processes
- Environmental Pollution Incidents
- Prosecutions Relating to Controlled Waters



Section 1c: Potentially Contaminative Activities

This section describes current and historic licensed activities within 500 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; storage or disposal of radioactive substances; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Enquiry	Result
Have any potentially contaminative activities been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
Local Authority Pollution Prevention and Controls					
1	Name: Lex Volvo Reference: Not Given	1 Dumpton Place Gloucester Avenue Chalk Farm LONDON NW1 8JB	Description: PG6/34 Respraying of road vehicles Status: Authorised Date of Issue: 7th January 1994 Positional Accuracy: Manually positioned to the address or location	61m	1
2	Name: Primrose Valet Reference: PPC/DC53	91 Regent'S Park Road London Nw1 8ur	Description: PG6/46 Dry cleaning Status: Permitted Date of Issue: 28th January 2009 Positional Accuracy: Manually positioned to the address or location	191m	1
3	Name: Texaco Reference: NOT GIVEN	81-85 Chalk Farm Road LONDON NW1 8AR	Description: PG1/14 Petrol filling station Status: Site Closed Date of Issue: 24th December 1998 Positional Accuracy: Manually positioned to the address or location	278m	1
4	Name: Wm Morrisons Supermarkets Plc Reference: PPC/DC1	Chalk Farm Road London Nw1 8aa	Description: PG6/46 Dry cleaning Status: Permitted Date of Issue: 26th January 2007 Positional Accuracy: Located by supplier to within 10m	333m	1
5	Name: Wm Morrisons Supermarkets Plc Reference: PPC19	Chalk Farm Road LONDON NW1 8AA	Description: PG1/14 Petrol filling station Status: Permitted Date of Issue: 22nd December 1998 Positional Accuracy: Located by supplier to within 10m	350m	1



Map ID	Reference	Location	Details	Distance	Contact
6	Name: Esso Reference: PPC15	29 Chalk Farm Road LONDON NW1 8AG	Description: PG1/14 Petrol filling station Status: Permitted Date of Issue: 24th December 1998 Positional Accuracy: Manually positioned to the address or location	480m	1

Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

Integrated Pollution Controls

No factors identified for this property

Environmental Permitting Regulations - Industry

No factors identified for this property

Consent to Discharge to Controlled Waters

7	Name: National Grid Company Plc. Reference: CTMR.0387	Fitzroy Bridge Outlet, Primrosehill, Camden, London	Type: Trade Discharge Discharge Type: Trade Discharges - Cooling Water Property Type: Production & Distribution Of Electricity Discharge Environment Type: Canal Receiving Water: Grand Union canal Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961 Date of Issue: 28th March 1980 Positional Accuracy: Located by supplier to within 100m	346m	2
---	--	---	---	------	---

Radioactive Substances Register

No factors identified for this property

Planning Hazardous Substance Consents

No factors identified for this property

Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property



Next Steps

If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales. Contact details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



Section 1d: Known Contamination Incidents

The data within this section describes unpermitted activity in your area (e.g. polluting incidents, or exceedance of permitted allowance) where the activity led to a prosecution or enforcement of regulations. Whilst all of these records are historic, the nature of the incident may have long term effects.

Enquiry					Result
Have any known contamination incidents been identified within 500m of the property?					Yes

Map ID	Reference	Location	Details	Distance	Contact
Local Authority Pollution Prevention and Control Enforcements					
No factors identified for this property					
Enforcement and Prohibition Notices					
No factors identified for this property					
Planning Hazardous Substance Enforcements					
No factors identified for this property					
Prosecutions Relating to Authorised Processes					
8	Reference: Not Supplied	Regents Park Road London NW1	Details: Failure to comply with packaging waste regulations Hearing Date: 6th September 2007 Prosecution Verdict: Guilty Positional Accuracy: Manually positioned to the road within the address or location	403m	2
Environmental Pollution Incidents					
No factors identified for this property					
Prosecutions Relating to Controlled Waters					
No factors identified for this property					

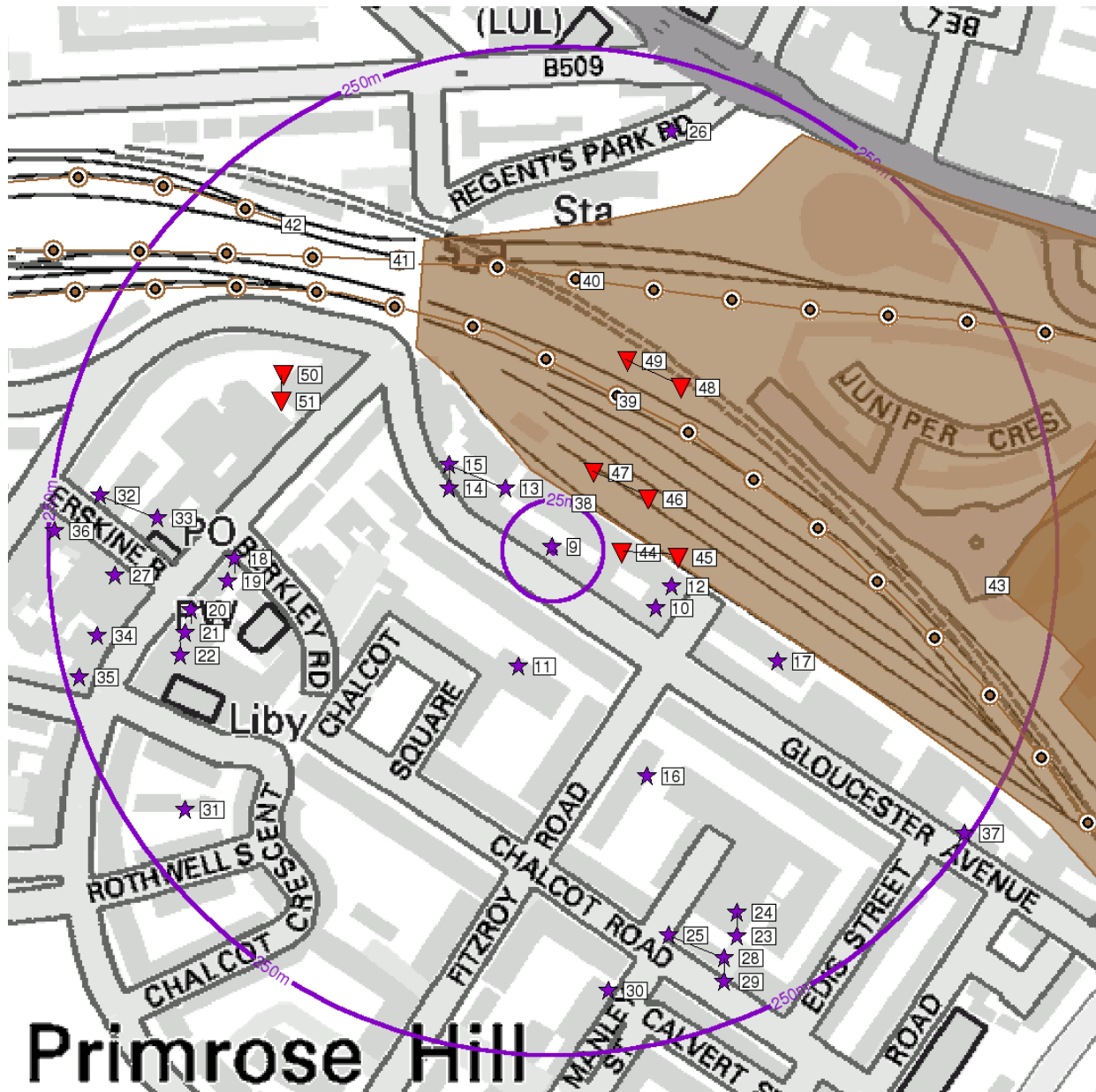
Next Steps

If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales. Contact details can be found in the "Useful Contacts" section of this report. Further information is also available in the "Useful Information" section.



Section 1e: Other Potential Contaminative Land Uses

The map below shows the location of the Other Potential Contaminative Land Uses highlighted within section 1e of this report. Further details are shown on the following pages.



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- | | |
|--|---|
| ✕ Fuel Station Entries | ☐ ▲ -▲- Potentially Infilled Land (Non-Water) |
| ★ Contemporary Trade Directories | ☐ ▲ -▲- Potentially Infilled Land (Water) |
| + Former Marshes | ☐ ● -○- Potentially Contaminative Industrial Uses (Past Land Use) |
| ▼ Historical Tanks and Energy Facilities | |



Section 1e: Other Potential Contaminative Land Uses

This section describes either current or historic activity, which could be considered to be contaminative. This section makes no statement about whether the activity requires a licence; however our environmental experts deem that the activities described in this section could lead to potential contamination. The information is taken from a variety of sources including trade directories, Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Enquiry	Result
Have any other potential sources of contamination been identified within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
Fuel Station Entries					
No factors identified for this property					
Contemporary Trade Directory Entries					
9	Name: Ireson Associates	110 Gloucester Avenue London NW1 8HX	Classification: Stained Glass Designers & Producers Status: Inactive Positional Accuracy: Automatically positioned to the address	2m	-
10	Name: Oven Cleaning Primrose Hill	90 Gloucester Avenue London NW1 8HX	Classification: Oven cleaning Status: Inactive Positional Accuracy: Automatically positioned to the address	59m	-
11	Name: Butcher Ltd	8 Fitzroy Road London NW1 8TX	Classification: Plaster Manufacturers & Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	60m	-
12	Name: Volvo Cars Regents Park	1 Dumpton Place London NW1 8JB	Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	62m	-
13	Name: Mercantile Radio Services Ltd	134a Gloucester Avenue London NW1 8JA	Classification: Telecommunications Equipment & Systems Status: Active Positional Accuracy: Automatically positioned to the address	67m	-



Map ID	Reference	Location	Details	Distance	Contact
14	Name: London Communications Plc	134-136 Gloucester Avenue London NW1 8JA	Classification: Radio Communication Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	67m	-
15	Name: London Communications Plc	134-136 Gloucester Avenue London NW1 8JA	Classification: Radio Communication Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	67m	-
16	Name: Primrose Scaffolders	3 Fitzroy Road London NW1 8TU	Classification: Scaffolding & Work Platforms Status: Active Positional Accuracy: Automatically positioned to the address	122m	-
17	Name: H R Owen	46-50 Gloucester Avenue London NW1 8JD	Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	125m	-
18	Name: P H Factor	172 Regents Park Road London NW1 8XN	Classification: Toiletries Status: Inactive Positional Accuracy: Automatically positioned to the address	159m	-
19	Name: The Studio	170 Regents Park Road London NW1 8XN	Classification: Perfume Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	162m	-
20	Name: Blossom & Browne Ltd	160 Regents Park Road London NW1 8XN	Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	183m	-
21	Name: Mel-Art Graphics	158 Regents Park Road London NW1 8XN	Classification: Printers Status: Inactive Positional Accuracy: Automatically positioned to the address	187m	-



Map ID	Reference	Location	Details	Distance	Contact
22	Name: R J Welsh	156 Regents Park Road London NW1 8XN	Classification: Hardware Status: Inactive Positional Accuracy: Automatically positioned to the address	191m	-
23	Name: Saf (Uk) Ltd	Studio 1 Utopia Village 7 Chalcot Road London NW1 8LH	Classification: T-Shirts Status: Inactive Positional Accuracy: Manually positioned to the address or location	201m	-
24	Name: 78 International	Studio 1 Utopia Village 7 Chalcot Road London NW1 8LH	Classification: Printers Status: Inactive Positional Accuracy: Manually positioned to the address or location	201m	-
25	Name: Movers & Shapers	9 Chalcot Road London NW1 8LH	Classification: Leisure & Sportswear Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	216m	-
26	Name: 1 A Pest Control	Call Centre,Regents Pk Rd London NW1 8BB	Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	217m	-
27	Name: D & Mc Automobiles	A 89 Regents Park Road London NW1 8UY	Classification: Car Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	218m	-
28	Name: H & I	Unit 1,Chalcot Rd London NW1 8LH	Classification: Toiletries Status: Active Positional Accuracy: Manually positioned within the geographical locality	220m	-
29	Name: H & I Toiletries	Unit 1c,Utopia Village,Chalcot Rd London NW1 8LH	Classification: Toiletries Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	220m	-

Map ID	Reference	Location	Details	Distance	Contact
30	Name: Primrose Carpet Cleaners Ltd	4a Manley Street London NW1 8LT	Classification: Carpet, Curtain & Upholstery Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	221m	-
31	Name: Spellbound Entertainment Ltd	6 Primrose Mews Sharpleshall Street London NW1 8YW	Classification: Television & Video Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	223m	-
32	Name: Clothing Co	6 Erskine Road London NW3 3AJ	Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the address or location	226m	-
33	Name: Somerville Amy	Leeder House 6 Erskine Road London NW3 3AJ	Classification: Furniture Manufacturers - Home & Office Status: Active Positional Accuracy: Automatically positioned to the address	226m	-
34	Name: Fara Kids Charity Shop	Park Road, Primrose Hill London NW1 8UY	Classification: Mechanical Engineers Status: Active Positional Accuracy: Manually positioned within the geographical locality	230m	-
35	Name: Bearoak Ltd	73 Regents Park Road London NW1 8UY	Classification: Cleaning Services - Commercial Status: Inactive Positional Accuracy: Automatically positioned to the address	243m	-
36	Name: Northern Extremes Ltd	4 Erskine Road London NW3 3AJ	Classification: Footwear Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	248m	-
37	Name: Overland Shoes	Unit 6/A The Courtyard 44 Gloucester Avenue London NW1 8JD	Classification: Footwear Manufacturers & Wholesale Status: Active Positional Accuracy: Manually positioned to the address or location	248m	-

Map ID	Reference	Location	Details	Distance	Contact
Former Marshes					
No factors identified for this property					
Potentially Infilled Land (Non-Water)					
No factors identified for this property					
Potentially Infilled Land (Water)					
No factors identified for this property					
Potentially Contaminative Industrial Uses (Past Land Use)					
38	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1882 - 1991	29m	-
39	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1896 - 1991	83m	-
40	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1882 - 1991	136m	-
41	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1874 - 1991	163m	-
42	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1991	207m	-
43	Not Supplied	Not Supplied	Class: Road haulage Map Published Date: 1991	221m	-
Historical Tanks And Energy Facilities					
44	Not Supplied	Not Supplied	Type: Potential Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1955 - 1970	34m	-
45	Not Supplied	Not Supplied	Type: Potential Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1954	35m	-
46	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1954	45m	-

Map ID	Reference	Location	Details	Distance	Contact
47	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1955	46m	-
48	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1954	102m	-
49	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1955	103m	-
50	Not Supplied	Not Supplied	Type: Potential Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1954 - 1972	161m	-
51	Not Supplied	Not Supplied	Type: Potential Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1954	161m	-

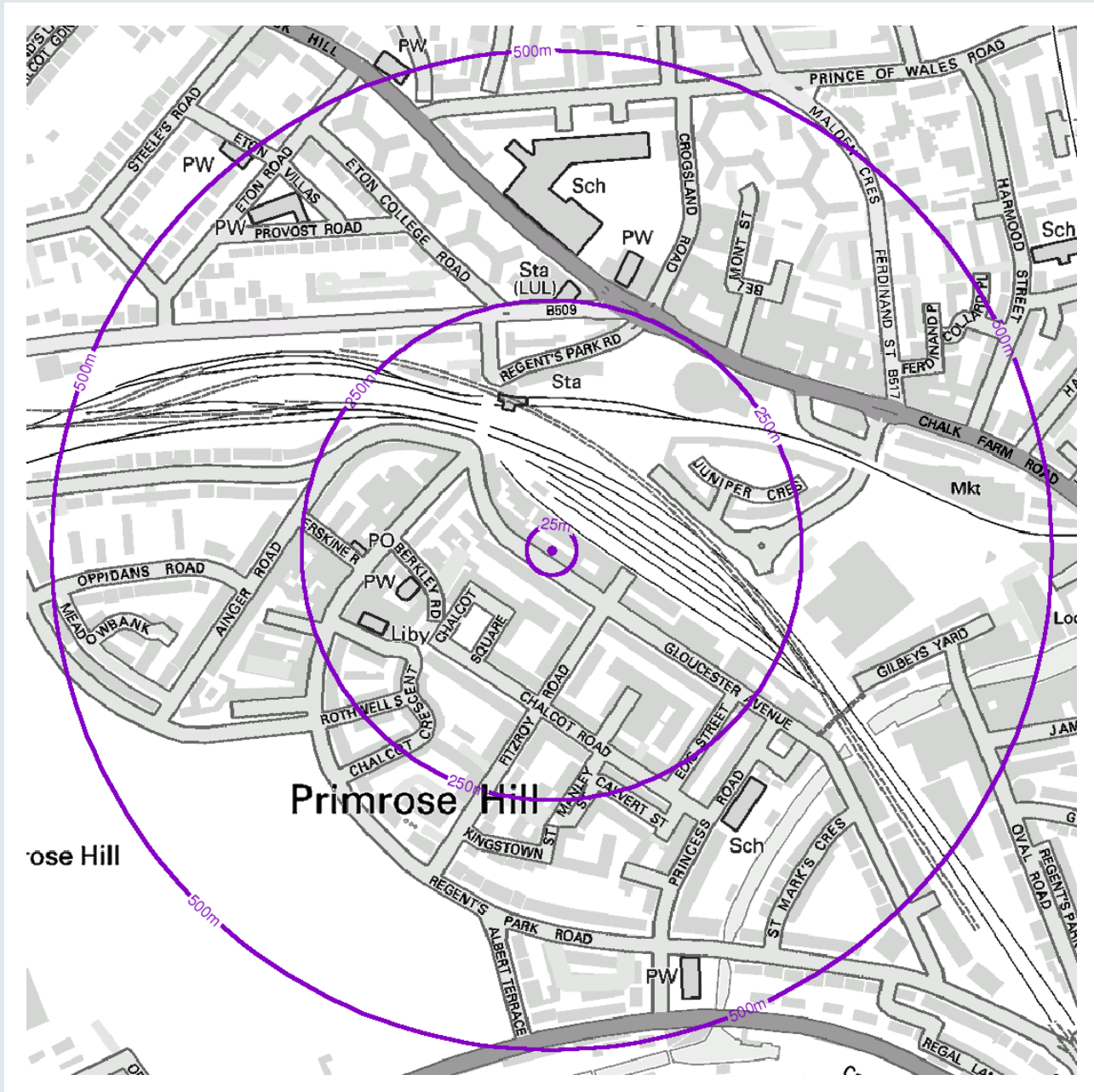
Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team, whose details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



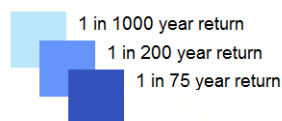
Section 2a and 2b: River and Coastal Flooding

The map below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.

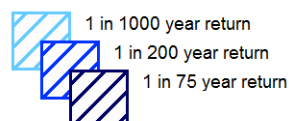


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River Flooding



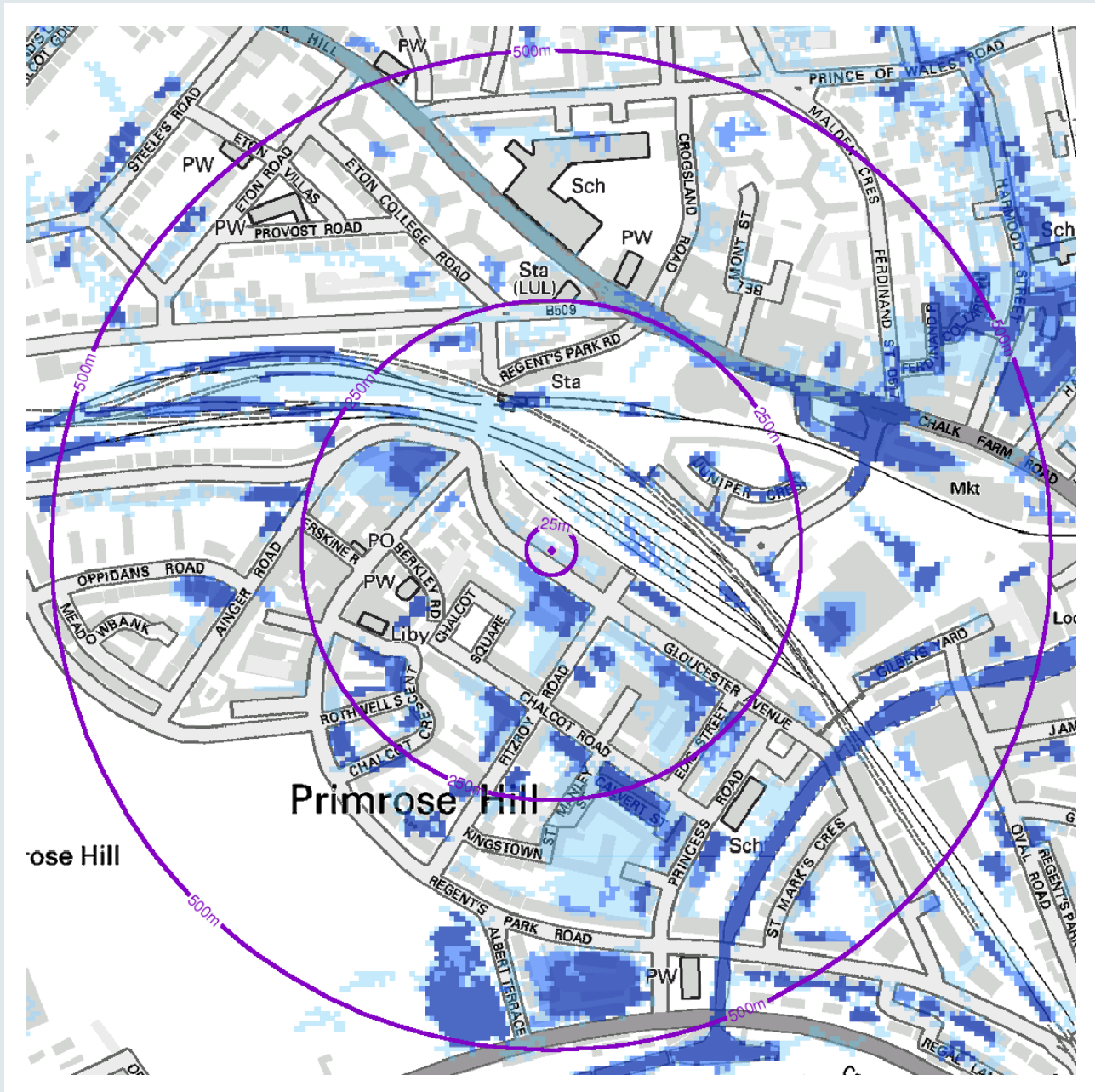
Coastal Flooding





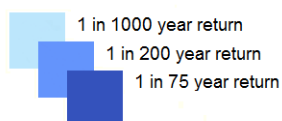
Section 2c: Surface Water Flooding

The map below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.



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Surface Water Flooding





Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures. The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	No	-



Section 2b: Coastal Flooding

Coastal flooding is the inundation of land caused by sea water rising above normal tidal conditions due to the effects of severe weather conditions (a combination of storm surge, tides and river inflow). The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	No	-



Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	Yes	-

Next Steps

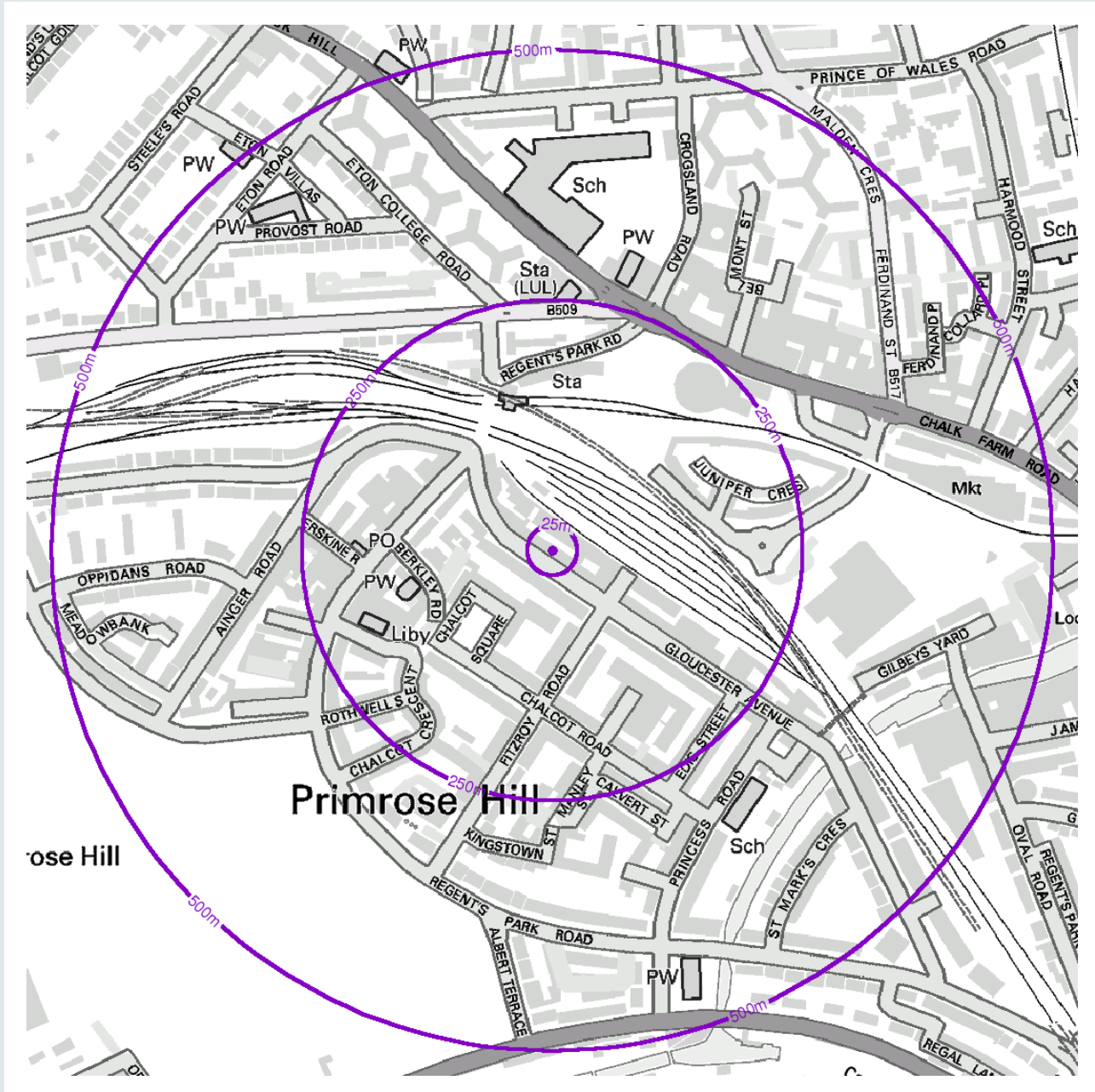
In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Homecheck Professional Flood Report. If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2015.



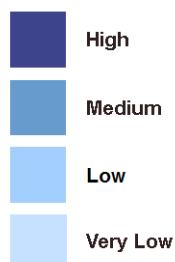
Section 2d and 2e: RoFRS and Historic Flood Events

The map below shows the location of RoFRS and Historic Flood Events. Further details are shown on the following pages.



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Risk of Flooding from Rivers and Sea (RoFRS)



Historic Flood Events





Section 2d: Risk of Flooding from Rivers and Sea (RoFRS)

The Risk of Flooding from Rivers and Sea (RoFRS) database provides an indication of river and coastal flood risk at a national level using a 50m grid as used by many insurance companies. The RoFRS data product has been created by calculating the actual likelihood of flooding to areas of land within the flood plain of an extreme flood and considers the probability that the flood defences will overtop or breach. The risk level is divided into four categories 'Low', 'Medium', 'High', and 'Very Low'.

Enquiry	Result
Is there a risk of flooding identified within 250m of the property based on the Risk of Flooding from Rivers and Sea (RoFRS)?	No

Map ID	Reference	Location	Details	Distance	Contact
Risk of Flooding from Rivers and Sea (RoFRS)					
No Risk Found					



Section 2e: Historic Flood Events

The Historic Flood Events shows the individual areas of all historic flood events recorded by the relevant agency. This information is a useful tool to identify homes and businesses that may have experienced flood problems in the past. An area affected by a historic flood event may now be protected through an increase in flood management schemes and defences, meaning that it may not necessarily flood again. Equally the absence of a historic flood event does not mean that flooding has never occurred in an area, but that the agency do not have a record of it.

Enquiry	Result
Have any Historic Flood Events occurred within 250m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
Historic Flood Events					
No Events Found					



Section 2f: Groundwater Flooding

Enquiry	Result	Contact
What is the risk of Groundwater Flooding within 250m of the property?	Negligible	3

Comment: Risk of groundwater flooding is considered negligible at, and near, this location. No further investigation of risk is deemed necessary.

Next Steps

In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Homecheck Professional Flood Report. If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.



Section 3a: High Speed Rail 2 (HS2)

The High Speed 2 Rail Link is a planned railway line between London and the North of England. Trains along this route will operate at speeds of up to 250mph. Proximity to the route is likely to have an impact on the surrounding areas.

Enquiry	Result	Contact
Is the property within 2km of the proposed High Speed 2 Rail Link?	Yes	-

Next Steps

If you would like any further information in respect of the above findings we recommend that you purchase our HS2 Report. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk for more information.



Section 3b: Energy Exploration and Production

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Department for Energy and Climate Change. Such exploration includes areas subject to hydraulic fracturing ("fracking") investigation.

Enquiry	Result	Contact
Is the property in an area licensed for onshore energy exploration and production?	No	-
Is the property within 4km of a well used for energy exploration or extraction?	No	-



Section 3c: Existing or Proposed Wind Farms and Wind Turbines

Wind energy is one of several alternative energy sources; however, location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The information in this section gives insight into whether there are wind farms or turbines (planned or existing) in the vicinity of the report location.

Enquiry	Result	Contact
Is the property within 4km of existing or proposed wind farms or wind turbines?	No	-



Section 3d: Existing or Proposed Solar Farms

Solar energy is one of several alternative energy sources; however, location of solar farms can be contentious due to its visual impact on the surrounding area. The information in this section gives insight into whether there are solar farms (planned or existing) in the vicinity of the report location.



Enquiry	Result	Contact
Is the property within 2km of existing or proposed solar farms?	No	-

Next Steps

In order to gain more detailed information regarding the potential impact of HS2, Energy Production, Wind Farms or Solar Farms on your property we recommend that you purchase an Argyll Energy & Infrastructure report. If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **helpdesk@landmark.co.uk**.



Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	No	-
What is the potential for ground instability relating to non-coal mining within 250m of the property?	No Known Mining	-
Comment: The British Geological Survey has assessed that there are no known hazards because of underground non-coal mine workings in this area. It should be noted that there is always the possibility of excavations that are outside of the scope of this dataset which could affect ground stability.		
Are there any Man-Made mining cavities within 250m of the property?	No	-



Section 4b: Natural Factors

Enquiry	Result	Contact
Are there any Natural cavities within 250m of the property?	No	-
What is the potential for natural ground instability in the area within 50m of the property?	Moderate	4
Comment: The British Geological Survey has assessed the area of search as having moderate potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.		

Next Steps

This section has highlighted that ground stability is an area of concern, meaning that your property may be affected by subsidence or land-heave. If you would like any further information in respect of the above findings we recommend that you purchase our Ground Stability Report. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.



Section 5: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of.

Enquiry	Result	Contact
Is the property within 25m of a radon affected area?	The property is in a lower probability radon area, as less than 1% of homes are above the action level	5
What level of radon protection measures for new dwellings or extensions to existing ones is required for the area within 25m of the property?	No radon protective measures are necessary in the construction of new dwellings or extensions	5

Next Steps

The level of radon concentration can only be established by having the building tested. Action should be taken if the indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further information we recommend you contact Public Health England, whose details can be found in the 'Useful Contacts' section of this report.

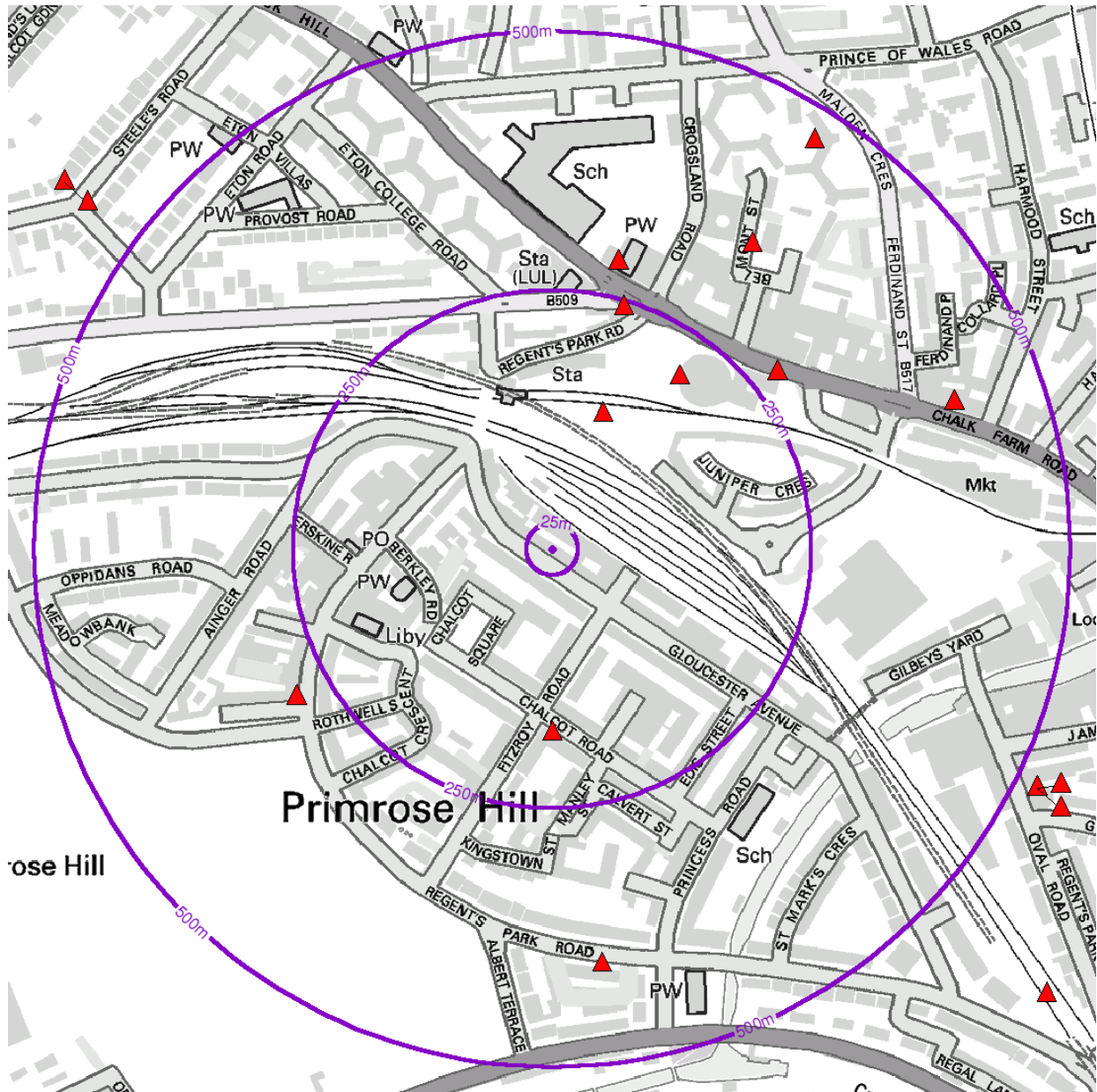
Further Action

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7 days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per cubic meter. Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works. For more detailed information please call their free-phone number 0800 378017.



Section 6a and 6b: Other Influential Factors

The map below shows the location of any Overhead Power Lines and Mobile Phone Masts highlighted within Section 6a of this report. It also shows the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990, that are highlighted in Section 6b of this report. Further details are shown on the following pages.



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Section 6a

- Overhead Power Line
- Mobile Phone Mast
- Pylon or Mast

Section 6b

- Local Nature Reserves
- Marine Conservation Zones
- National Nature Reserves
- Ramsar Sites
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas



Section 6a: Overhead Power Lines and Mobile Phone Masts

Overhead lines and phone masts can be contentious and may have a visual impact on the surrounding area. This section of the report contains information on pylons and overhead power lines, as well as the locations of mobile phone masts.

Enquiry	Result	Contact
Are there any Overhead Power Lines or Mobile Phone Masts within 250m of the property?	Yes	-

Next Steps

If you would like any further information in respect of the above findings please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **helpdesk@landmark.co.uk** for more information.



Section 6b: Environmental Constraints

This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

Enquiry	Result
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Map ID	Reference	Location	Details	Distance	Contact
Ancient Woodland					
No factors identified for this property					
Areas of Outstanding Natural Beauty					
No factors identified for this property					
Boundaries - National Parks					
No factors identified for this property					
Country Parks					
No factors identified for this property					
Environmentally Sensitive Areas					
No factors identified for this property					
Forest Parks					
No factors identified for this property					
Local Nature Reserves					
No factors identified for this property					



Map ID	Reference	Location	Details	Distance	Contact
Marine Conservation Zones					
No factors identified for this property					
National Nature Reserves					
No factors identified for this property					
National Parks					
No factors identified for this property					
Nature Improvement Areas					
No factors identified for this property					
Ramsar Sites					
No factors identified for this property					
Sites of Special Scientific Interest					
No factors identified for this property					
Special Areas of Conservation					
No factors identified for this property					
Special Protection Areas					
No factors identified for this property					
World Heritage Sites					
No factors identified for this property					

Please see below the contact details of all those referred to within this report.
For all other queries please contact:

Landmark Information Group

Imperium
Imperium Way
Reading
RG2 0TD

If you require assistance please
contact our customer services
team on:

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact details
1	London Borough of Camden Pollution Projects Team	Seventh Floor Town Hall Extension London WC1H 8EQ	T: 020 7278 4444 F: 020 7860 5713 W: www.camden.gov.uk
2	Environment Agency National Customer Contact Centre (NCCC)	PO Box 544 Templeborough Rotherham S60 1BY	T: 08708 506 506 E: enquiries@environment-agency.gov.uk
3	ESI Limited	New Zealand House Abbey Foregate Shrewsbury West Midlands SY2 6FD	T: 0845 606 6650
4	British Geological Survey Enquiry Service	British Geological Survey Kingsley Dunham Centre Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 F: 0115 936 3276 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
5	Public Health England Radon Survey, Centre for Radiation, Chemical and Environmental Hazards	Chilton Didcot Oxfordshire OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org
6	London Borough of Camden	Town Hall Judd Street London WC1H 9JE	T: 020 7974 4444 F: 020 7974 6866 E: info@camden.gov.uk W: www.camden.gov.uk
7	Westminster City Council Environmental Health Department	Council House Marylebone Road London NW1 5PT	T: 020 7641 1317 F: 020 7641 1142 W: www.westminster.gov.uk
	Argyll Environmental Ltd	Lees House 21-33 Dyke Road Brighton BN1 3FE	T: 0845 458 5250 F: 0845 458 5260 E: info@argyllenviro.com W: www.argyllenvironmental.com

The Landmark website contains links to many of our data suppliers which may prove useful.

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

The following explanatory notes may be of assistance to users of the Envirosearch Residential report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

Professional Opinion

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided by Argyll Environmental Ltd. In many cases the report will be PASSED without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

Flood Risk

A limited flood risk screening exercise is included in this report designed to satisfy basic flood risk screening due diligence including consideration of river, coastal and surface water flooding. Where a potential flood risk is "Identified" you may wish to consider commissioning a more detailed flood risk screening report. When there is "None Identified" this does not indicate that there is not risk of flooding at the property, but that the risk of flooding from the sources screened (river, coastal and surface water) within the vicinity of the property is such that the risk may not be considered significant.

Positional Accuracy

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

Section 1b: Landfill and Waste

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 for Registered Landfill data, 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 a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Section 1c: Potentially Contaminative Activities

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Section 1e: Other Potential Contaminative Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Section 2: Flood Findings

Sections 2a, b and c of the report provide data on modelled extents of river, coastal and surface water flooding generated by JBA Consulting, a market leader in flood risk assessment commonly engaged by insurers to assess flood risk. The data has been modelled for several perils or return periods: 1 in 75, 1 in 200 or 1 in 1000 which relate to areas with a 1.3%, 0.5% and 0.1% annual probability of flooding in any one year respectively. Properties at risk of flooding during a 1 in 75 year event are typically considered to be at a high risk of flooding. The data has been generated to provide a UK wide screening tool and as a result may have inherent limitations. In addition, there may be areas of the country which are modelled to varying degrees of accuracy based on currently available topographical information.

Section 2d of the report provides data relating to the Risk of Flooding from Rivers and Sea (RoFRS) dataset provided by the environment relevant agency. Each agency has used its own data to further assess the risk of river or coastal flooding to the area of land located within an extreme flood zone. It was originally conceived to guide where flood defences were most needed. The risk assessment takes into account a variety of hypothetical levels of rainfall or coastal flooding (both in terms of intensity and duration) and certain flood defences, which it assumes will work effectively. The data generated considers a 50m² area and assigns a risk level (either low, medium or high). The model does not differentiate between properties within the grid square, nor does it predict the depth of any resultant flood (merely the risk of a flood occurring). The RoFRS data does not include flood risk from very small catchments areas as these are not considered reliable for UK-wide flood risk assessments, nor does it consider the potential impacts of climate change on flood risk or provide coverage in Scotland. The assessment is regularly updated and Landmark uses the latest version supplied by RoFRS. Many insurers use RoFRS as a guide to where to offer flood risk insurance cover.

Section 2e of the report includes information relating to records of historical flooding provided by the Environment Agency/Natural Resources Wales. It should be noted that the historical flood event database is not comprehensive. Further details regarding the nature of any historical flood events are not supplied in this report, but can be obtained by contacting your local agency office.

Section 2f of the report provides data relating to the risk of groundwater flooding and is provided by ESI, a leading independent scientific environmental consultancy specialising in water, land and sustainable development. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency/Natural Resources Wales and other clients in the UK, ESI has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting data is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). ESI's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.

The data is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

Section 5: Radon Findings

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area and can also be used to advise house buyers and sellers in Scotland. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

Disclaimer: "Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law."

Section 6b: Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

General

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

The Purpose and Scope of the Report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

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Insurance

Houses registered between 1st April 1999 and 31st December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1st January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

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Email: helpdesk@landmark.co.uk

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The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

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

You can get more information about the PCCB from www.propertycodes.org.uk.
PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of 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:

Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TYD

Tel: 0844 844 9966
Email: 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
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

PTAI Study Report File Summary

PTAI Run Parameters

PTAI Run 20150805143000
Description 20150805143000
Run by user PTAL web application
Date and time 08/05/2015 14:30

Walk File Parameters

Walk File PLSQLTest
Day of Week M-F
Time Period AM Peak
Walk Speed 4.8 kph
BUS Walk Access Time (mins) 8
BUS Reliability Factor 2.0
LU LRT Walk Access Time (mins) 12
LU LRT Reliability Factor 0.75
NATIONAL_RAIL Walk Access Time (mins) 12
NATIONAL_RAIL Reliability Factor 0.75

Coordinates: 528114, 184163

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Weight	Walk time (mins)	SWT (mins)	TAT (mins)	EDF	AI
BUS	CHALK FARM STATION	31	360.54	10.0	1.0	4.51	5.0	9.51	3.16	3.16

BUS	PR ALBERT RD ALBERT TER	274	605.9	8.0	0.5	7.57	5.75	13.32	2.25	1.13
BUS	CHALK FARM STATION	393	360.54	5.0	0.5	4.51	8.0	12.51	2.4	1.2
BUS	CHALK FM RD FERDINAND ST	24	553.89	12.0	0.5	6.92	4.5	11.42	2.63	1.31
BUS	CHALK FM RD FERDINAND ST	27	553.89	8.0	0.5	6.92	5.75	12.67	2.37	1.18
BUS	CHALK FARM STATION	168	360.54	9.0	0.5	4.51	5.33	9.84	3.05	1.52
LU LRT	Chalk Farm	Northern Line Edgware to Morden	374.17	9.7	1.0	4.68	3.84	8.52	3.52	3.52
LU LRT	Chalk Farm	Northern Line Edgware to Morden	374.17	8.3	0.5	4.68	4.36	9.04	3.32	1.66
LU LRT	Chalk Farm	Northern Line Kennington to Edgware	374.17	5.0	0.5	4.68	6.75	11.43	2.63	1.31

NR SAP Points Not Found

Total AI for this POI is 15.99.

PTAL Rating is 4.

PTAI Study Report File Details

Date 08/05/2015 14:30

Day of week M-F

Time period AM peak

Walk speed 4.8 kph

Walk file PLSQLTest

POI Name: 528114, 184163

Bus Services

Reliability factor for this mode is 2

Maximum walk time for this mode is 8 minutes

Maximum walk distance for this mode is 640.0 metres

Stop ADELAIDE ROAD ETON ROAD

Walk time to stop from POI is 6.83 minutes

Walk distance to stop from POI is 546.58 metres

Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes

Route 31 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes

Route 31 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes

Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes

Stop REGENTS P RD ST MARKS CR

Walk time to stop from POI is 7.58 minutes

Walk distance to stop from POI is 606.48 metres

Route 274 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 274 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes

Stop PR ALBERT RD ALBERT TER

Walk time to stop from POI is 7.57 minutes

Walk distance to stop from POI is 605.9 metres

Route 274 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 274 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes

Stop CHALK FM RD FERDINAND ST

Walk time to stop from POI is 6.92 minutes

Walk distance to stop from POI is 553.89 metres

Route 393 Direction OUT Frequency 5.0 giving AWT of 6.0 minutes

Route 393 Direction BACK Frequency 5.0 giving AWT of 6.0 minutes

Route 24 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes

Route 27 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 27 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 168 Direction BACK Frequency 9.0 giving AWT of 3.33 minutes
Route 168 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes
Route 31 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes
Route 31 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes
Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes
Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes

Stop CHALK FARM MORRISONS ACCESS ROAD

Walk time to stop from POI is 7.48 minutes

Walk distance to stop from POI is 598.58 metres

Stop CHALK FARM STATION

Walk time to stop from POI is 4.51 minutes

Walk distance to stop from POI is 360.54 metres

Route 393 Direction OUT Frequency 5.0 giving AWT of 6.0 minutes

Route 393 Direction BACK Frequency 5.0 giving AWT of 6.0 minutes

Route 168 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes

Route 168 Direction BACK Frequency 9.0 giving AWT of 3.33 minutes

Route 31 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes

Route 31 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes

Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes

Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes

Stop CHALK FARM STATION STAND

Walk time to stop from POI is 3.62 minutes

Walk distance to stop from POI is 289.4 metres

TATs for this mode

Route 31 Stop CHALK FARM STATION TAT 9.51 minutes EDF 3.16

Route 274 Stop PR ALBERT RD ALBERT TER TAT 13.32 minutes EDF 2.25

Route 393 Stop CHALK FARM STATION TAT 12.51 minutes EDF 2.4

Route 24 Stop CHALK FM RD FERDINAND ST TAT 11.42 minutes EDF 2.63

Route 27 Stop CHALK FM RD FERDINAND ST TAT 12.67 minutes EDF 2.37

Route 168 Stop CHALK FARM STATION TAT 9.84 minutes EDF 3.05

Best EDF is 3.16

Half of all other EDFs is 6.35

AI for this mode is 9.5

Underground Services

Reliability factor for this mode is .75

Maximum walk time for this mode is 12 minutes

Maximum walk distance for this mode is 960.0 metres

Stop Chalk Farm

Walk time to stop from POI is 4.68 minutes

Walk distance to stop from POI is 374.17 metres

Route Northern Line Edgware to Morden Direction S/B Frequency 9.7 giving AWT of 3.09 minutes

Route Northern Line Edgware to Morden Direction S/B Frequency 8.3 giving AWT of 3.61 minutes

Route Northern Line Edgware to Kennington Direction S/B Frequency 1.3 giving AWT of 23.08 minutes

Route Northern Line Kennington to Edgware Direction N/B Frequency 5.0 giving AWT of 6.0 minutes

Route Northern Line Morden to Edgware Direction N/B Frequency 9.7 giving AWT of 3.09 minutes

Route Northern Line Morden to Edgware Direction N/B Frequency 4.3 giving AWT of 6.98 minutes

TATs for this mode

Route Northern Line Edgware to Morden Stop Chalk Farm TAT 8.52 minutes EDF 3.52

Route Northern Line Edgware to Morden Stop Chalk Farm TAT 9.04 minutes EDF 3.32

Route Northern Line Kennington to Edgware Stop Chalk Farm TAT 11.43 minutes EDF 2.63

Best EDF is 3.52

Half of all other EDFs is 2.97

AI for this mode is 6.49

Rail Services

Reliability factor for this mode is .75

Maximum walk time for this mode is 12 minutes

Maximum walk distance for this mode is 960.0 metres

** No stops found within buffer for this POI

Total AI for this POI is 15.99. X: 528114, Y: 184163.

PTAL Rating is 4.

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