



**Phase I Desk Study Report**

**Land at M + A Coachworks, 36 – 52 & 20 Fortress  
Grove, London, NW5 2HB**

**For The Estate Charity of Eleanor Palmer**

**Delta-Simons Project No. 15-0413.01**

**Issued: June 2015**

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**PHASE I DESK STUDY REPORT  
LAND AT M & A COACHWORKS,  
36 – 52 & 20 FORTRESS GROVE, LONDON, NW5 2HB  
FOR THE ESTATE CHARITY OF ELEANOR PALMER  
DELTA-SIMONS PROJECT NO. 15-0413.01**

**1.0 INTRODUCTION**

**1.1 Authorisation**

Delta-Simons Environmental Consultants Limited ('Delta-Simons') was instructed by Cooley Architects (the 'Client') on behalf of The Estate Charity of Eleanor Palmer to undertake a Phase I Desk Study of land at 36 – 52 & 20 Fortress Grove, London, NW5 2HB (hereafter referred to as the 'Site').

**1.2 Context & Purpose**

The purpose of this Report is to support a planning application relating to contaminated land prior to the proposed redevelopment of the Site comprising part demolition and part retention of existing warehouse structures to create approximately 1,140 sq m of commercial floor space over 3 levels, 8 no. three bedroom and 1 no. two bedroom dwellings.

The Assessment will adhere to the principal aims of BS10175:2011 with regard to the consideration of potential soil and groundwater contamination and ground gas. In summary the Assessment will:

- △ Assess the likelihood of finding contamination, its nature and its extent;
- △ Evaluate the environmental setting of the Site and identify sensitive receptors;
- △ Provide information from which likely contaminant-pathway-receptor relationships can be identified and formulate a Conceptual Site Model (CSM);  
and
- △ Consider the need for an intrusive Site investigation.

**1.3 Scope of Works**

The scope of works for the Phase I Desk Study is presented in Table 1.

**Table 1 - Scope of Works**

<b>Data Collection</b>	<ol style="list-style-type: none"><li>1. Documentary research:<ul style="list-style-type: none"><li>– Review the Site history (location, surroundings);</li><li>– Review the current Site use (including adjacent areas); and</li><li>– Review the Site geology, hydrogeology, hydrology (including Radon &amp; Coal);</li></ul></li><li>2. Review a commercially available regulatory database known as Envirocheck®;</li><li>3. Undertake a Site walkover;</li><li>4. Obtain petroleum license information (PLO) from London Fire and Emergency Planning Authority; and</li><li>5. Review of regulatory information (information held on the Site by the Local Authority).</li></ol>
<b>Interpretation &amp; Reporting</b>	<ol style="list-style-type: none"><li>6. Formulate an initial CSM;</li><li>7. Undertake a preliminary risk assessment;</li><li>8. Assess the need for, and scope of, further investigation; and</li><li>9. Prepare a final report.</li></ol>

#### **1.4 Data Sources & Third Party Information**

In completing this Assessment, Delta-Simons has utilised the following information:

- Δ Existing and proposed Site plans provided by the Client;
- Δ Historical maps obtained from Landmark;
- Δ British Geological Survey online data;
- Δ Sitecheck® Report obtained from Landmark; and
- Δ Information obtained from the London Fire and Emergency Planning Authority.

#### **1.5 Limitations**

This Report provides an assessment of the potential contamination status of the ground below the Site based upon the available information. It does not provide a flood risk assessment and as such, any comments relating to such matters are for information only.

In summary, the Phase I Desk Study has been produced in accordance with the principles of BS10175 in relation to a Preliminary Investigation. However, although reference may be made to archaeological and ecological issues, or the potential presence of Asbestos Containing Materials (ACMs), the Report does not constitute an archaeological or ecological assessment, nor does it constitute an asbestos inspection.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client, Landmark Information Group and others. Delta-Simons' conclusions,

opinions and recommendations are based upon this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

## **2.0 REVIEW OF SITE SETTING, HISTORY & REGULATORY INFORMATION**

<b>Site Location</b>	<p>The Site is approximately 0.17 hectares (Ha) and is centred at National Grid Reference (NGR) 529030, 185430, located off Fortess Grove, London, NW5 2HB.</p> <p>The Site is an irregular shaped parcel of land comprising two garages and associated hard standing. It is understood that the Site is currently in use as a coachworks and a vehicle repair garage.</p> <p>A location map of the Site is shown as Figure 1.</p>
<b>Current Site Use &amp; Surrounding Area</b>	<p>A Delta-Simons representative attended Site on the 29<sup>th</sup> May 2015 to undertake a Site walkover. The relevant features identified during the walkover are shown in Figure 2 and are described below:</p> <p>The Site comprises two garages with associated internal offices. The larger garage is predominantly of brick construction with potential asbestos containing materials (ACMs) in the roof fabric, while the smaller garage, also of brick construction has a metal roof.</p> <p>The smaller garage appears to be a storage area for cars and minor body works. The larger garage is an active body work shop and respraying facility. The concrete floors show signs of cracking and there are several oil/fuel stains.</p> <p>The room to the right of the large garage, at the eastern side of the Site which adjoins the two buildings is raised by approximately 1.5 – 2.0 m, with ramps and stair access and is currently used as a small bodywork repair shop.</p> <p>In the southern corner of the larger garage, beside the kitchen area there is a large cupboard which houses a steel above ground fuel tank (AST) used to power the generator for the heating of the building. On inspection, the tank was nearly empty, no evidence of significant spills around the base of the tank were noted.</p> <p>No asbestos register was available.</p> <p>At the far end of the long workshop, a 'paint room' was noted, which is a steel, enclosed space, for vehicle re-spraying</p> <p>A small property adjoined to the south of the garages is present, however, access was not possible at the time of the walkover. It is understood to be currently vacant.</p> <p>At the entrance to both garages, three metal covers in the ground indicated a possible interceptor. In addition, a further manhole in the vicinity and following on-Site anecdotal evidence a possible underground tank (UST) is likely in this area.</p> <p>The Site is located in a predominantly residential area with some light commercial properties. A works of unknown use is present adjacent to the eastern boundary of the Site.</p>
<b>Proposed Development</b>	<p>Proposed development plans have been provided to Delta-Simons, and are included as Figure 3. It is understood the Client is proposing to redevelop the Site with a mixed commercial/residential end-use with associated private gardens, access roads, and areas of soft amenity landscaping.</p>
<b>Geology</b>	<p>From current BGS online data, the Site is indicated to be directly underlain by the bedrock geology comprising the London Clay Formation (clay, sand</p>

<p><b>Hydrogeology</b></p> <p><b>Hydrology</b></p> <p><b>Coal</b></p> <p><b>Radon</b></p>	<p>and silt). No superficial deposits are mapped beneath the Site. Given the developed nature of the Site, Made Ground is anticipated.</p> <p>From the Environment Agency's (EA) online groundwater aquifer maps, the bedrock is classified as Unproductive Strata.</p> <p>The Site is not located within a groundwater Source Protection Zone.</p> <p>No groundwater abstraction points are recorded within 250 m of the Site.</p> <p>There are no surface water features within 250 m of the Site.</p> <p>The Site is not located within an area considered by the EA to be at risk from tidal or fluvial flooding.</p> <p>No surface water abstraction points are recorded within 250 m of the Site.</p> <p>The Site is not located within an area that is likely to be affected by coal mining activity.</p> <p>Reference to information provided within the Sitecheck® Report based on BGS data indicates that the Site is within a lower probability radon area, less than 1% of homes in the area are above the action level for radon and radon protection measures are not required for new buildings within the area of the Site.</p>
<p><b>Historical Map Review</b></p> <p><b>Site:</b></p> <p><b>Surrounding Area:</b></p>	<p>Delta-Simons has reviewed historical maps for the Site and these are included as Appendix I, however, a summary of the key information is provided below:</p> <p>From the earliest map edition of 1873, the Site was occupied by a small building of unknown use. The Site is shown in its present layout circa 1954 and indicated to be occupied by a garage and a motor body factory.</p> <p>Key potential off-Site sources of contamination identified in the surrounding area (within 250 m) on historical maps include:</p> <ul style="list-style-type: none"> <li>△ Residential properties are noted from the 1873 map edition to the north, east, west and south of the Site;</li> <li>△ The Kentish Town Railway located approximately 170 m from 1873 south-west of the Site which remains until the present day;</li> <li>△ Several factories and works present approximately 100 m south-west of the Site from circa 1954. In addition, works present adjacent to the east of the Site and approximately 50 m to the north-west and south-east of the Site from circa 1954; and</li> <li>△ A depot was noted to replace the factories/works from circa 1974, approximately 100 m to the south-west of the Site.</li> </ul>
<p><b>Sitecheck® Report</b></p>	<p>A summary of the findings of the Sitecheck® Report is provided below. A copy of the Sitecheck® Report is included in Appendix II:</p> <ul style="list-style-type: none"> <li>△ Two Local Authority pollution prevention and controls are located on-Site both associated with the Coachworks;</li> <li>△ Six contaminated land register entries and notices are recorded within 250 m of the Site;</li> <li>△ Thirty six Contemporary Trade Directory Entries are recorded within 250 m of the Site;</li> <li>△ Two potential historical tanks have been noted on-Site, circa 1954 – 1970 and 1954 – 1963. A further nine historical tanks and energy facilities were noted within 250 m of the Site; and</li> <li>△ Five potentially contaminative land uses have been noted within</li> </ul>

	250 m of the Site relating to hospitals, railways, works and road haulage.
<b>Local Authority &amp; Environmental Searches</b>	<p>Delta-Simons has consulted the London Fire and Emergency Planning Authority to undertake a petroleum environmental search to obtain any details held for fuel storage at the Site.</p> <p>The Authority has confirmed that there are records relating to a single skin steel dual compartment 4,500 litre petrol tank installed in 1928. It is understood that the tank was water filled in 1942. The Site does not have a current certificate or petroleum storage license, a previous licence certificate expired in 1943. From the provided tank location plan, two fuel pumps are also indicated to be present in the vicinity of the underground tank.</p> <p>It is considered that the features identified during the Site walkover are consistent with those identified on the PLO information obtained.</p> <p>The Authority also stated that records may be incomplete and old tanks may have been present they have no knowledge of.</p> <p>A copy of the response and plan is provided in Appendix III.</p> <p>Delta-Simons has undertaken a search on Camden Borough Council's website. No pertinent information relevant for this Assessment has been identified.</p>



### **3.0 CONCEPTUAL SITE MODEL**

#### **3.1 Introduction**

A conceptual exposure model represents the relationships between contaminant sources, pathways and receptors, to support the identification and assessment of possible pollutant linkages (PPL) and an assessment of known pollutant linkages, where identified from existing information.

Where PPLs are identified, a preliminary risk assessment is carried out to assess the likelihood that each possible linkage exists and to decide whether these pose potentially unacceptable risks to identified receptors and require further assessment. Where this linkage is of a form that subsequently leads to land being identified as 'contaminated land' under the terms of Part 2A of the Environmental Protection Act 1990, the linkage is termed a **significant pollutant linkage**.

At the preliminary risk assessment stage, which is usually based upon desk top information, the decision on whether a PPL poses a potentially unacceptable risk is based upon professional judgement. The significance of the PPL will also be determined dependant on the context of the land use and the purpose of the assessment.

Assessing risks from land contamination underpins the "suitable for use" approach adopted for Part 2A of the Environmental Protection Act 1990 regulatory regime and for planning policy.

#### **3.2 Conceptual Model & Risk Assessment**

The Site currently consists of two garages in use as a coachworks and vehicle repair garage. A 4,500 litre underground petrol tank, former fuel pumps and heating oil ASTs have also been identified at the Site. It is understood the proposals for the Site include the redevelopment as residential properties with private gardens and associated landscaping and commercial units. The Site is located in a predominantly residential area.

Based on the information obtained from this assessment, a preliminary risk assessment using the source-pathway-receptor approach has been formulated, which identifies plausible pollutant linkages at the Site in the context of the proposed end-use. These are detailed in Table 2 and Risk Definitions are provided in Appendix IV.

**Table 2 - Identified Pollutant Linkages**

Source	Pathway	Receptor	Matrix Assessment	Assessment of Linkage Significance/Potential Mitigation Measures
<p>Potentially contaminated soils and/or groundwater from the use as a coachworks and vehicle repair garage.</p> <p>Current ASTs, 4,500 litre USTs, former fuel pumps and infrastructure.</p> <p>Potential contamination from off-Site sources (works)</p>	Ingestion, direct contact & inhalation of dust/ vapours.	Future Site users.	<b>Medium Risk</b>	<p>Given that potential sources of contamination have been identified at the Site, a potential risk to future Site users is considered to exist.</p> <p>An environmental intrusive investigation should be undertaken across the Site to assess risks posed future Site users. The removal of the tanks should be anticipated and the possibility of localised remediation cannot be ruled out at this stage.</p>
		Construction/ maintenance groundworkers	<b>Medium Risk</b>	<p>There is the potential for construction/maintenance groundworkers to become exposed to any contaminated soils or shallow groundwater during any intrusive groundworks undertaken at the Site. Safe working practices should be implemented and appropriate personal protective equipment (PPE) should be used to mitigate any potential risk from contact with soils and shallow/perched groundwater.</p> <p>An environmental intrusive investigation should be undertaken across the Site to assess risks posed to construction and maintenance workers.</p>
	Leaching and migration through any perched/shallow groundwater present beneath the Site	Controlled Waters	<b>Low Risk</b>	<p>The Site is underlain by low permeability London Clay classified as Unproductive Strata. Soil contamination, if present, is considered likely to be localised to the area surrounding the UST and the risk to underlying groundwater is considered low. In addition, no surface water or groundwater abstraction points are located within 250 m of the Site. The removal of the tanks should be anticipated and the possibility of localised remediation cannot be ruled out at this stage.</p>
	Direct contact and permeation	Service conduits	<b>Medium Risk</b>	<p>Localised hydrocarbon contamination may be present beneath the Site associated with the identified USTs and former fuel pumps.</p> <p>It is considered prudent to undertake hydrocarbon testing of shallow soils during any environmental intrusive investigation and liaise with the local water authority in order to confirm any requirement for upgraded pipework. The removal of the tanks should be anticipated.</p>
	Plant uptake	Vegetation in any proposed landscaped areas	<b>Low to Medium Risk</b>	<p>Potential risks to any new landscaped areas are considered to exist given the identified sources at the Site.</p> <p>An environmental intrusive investigation should be undertaken across the Site to assess the quality of shallow soils beneath the Site.</p>

Source	Pathway	Receptor	Matrix Assessment	Assessment of Linkage Significance/Potential Mitigation Measures
				A suitable layer of clean topsoil and subsoil is likely to be required for landscaped areas or gardens, subject to the findings of an environmental intrusive investigation.
	Lateral migration through any groundwater beneath the Site.	Off-Site neighbouring properties.	<b>Low Risk</b>	Potential sources of contamination have been identified, however, the presence of the buildings and hardstanding will limit rainfall infiltration and, therefore, reduce the potential for the leaching of contaminants. In addition, the Site is underlain by low permeability London Clay further mitigating the potential for lateral migrating contamination if present.
Contaminated groundwater from identified potential off-Site sources	Lateral migration via any shallow/perched groundwater beneath the Site	Site users	<b>Low Risk</b>	
Potential for ground gas	Buildings and future Site users.	Accumulation of gas in enclosed spaces and sub-floor voids.	<b>Low Risk</b>	Ground gas has the potential to be generated from any underlying Made Ground and potential soil contamination.  It is recommended that a ground gas assessment is undertaken as part of the environmental intrusive investigation to assess whether any specific ground gas protection measures are required for the proposed development.
Any ACM within the fabric of the building on-Site and any underlying Made Ground	Inhalation of dust from damaged/fibrous ACM	Construction/ maintenance groundworkers and Site users/visitors	<b>Medium to High Risk</b>	Suspected ACMs have been identified on the larger garage roof.  An asbestos survey of the buildings should be undertaken at the Site. Any ACMs identified will require removal and appropriate disposal prior to the demolition of existing Site buildings.  During any intrusive groundworks, safe working practices should be implemented and appropriate PPE/RPE should be used to mitigate the potential risk from dust generation or contact with any ACM that may potentially be present Made Ground/soils beneath the Site.

## **4.0 CONCLUSIONS & RECOMMENDATIONS**

### **4.1 Conclusions**

The Site currently comprises of an irregular parcel of land comprising two garages associated with a coachworks and vehicle repair garage. A 4,500 litre underground petrol tank and heating oil AST have been identified during the Site walkover. It is understood the proposals for the Site include the redevelopment of the Site for residential properties with private gardens and associated landscaping and commercial floorspace. The Site is located in a predominantly residential area, underlain by Unproductive Strata associated with the London Clay. No superficial deposits are mapped for beneath the Site.

Following a desk study, potential sources of contamination have been identified at the Site, associated with the current use of the Site and an AST, UST, former fuel pumps and possible ACMs.

A source-pathway-receptor risk assessment has been undertaken in the context of the proposed redevelopment and in accordance with Part 2A of the Environmental Protection Act, 1990. Possible pollutant linkages have been identified and the key potential receptors are considered to be construction workers, future Site users, controlled waters, water supply pipes, plants in landscaped areas, and buildings.

### **4.2 Recommendations**

On the basis of the information obtained and reviewed as part of this Assessment and the conclusions drawn above, Delta-Simons considers that the following recommendations are appropriate:

- △ Site Investigation to assess the potential impacts to soil and groundwater beneath the Site from identified sources of contaminants and any requirements for remediation / mitigation methods. The possibility of a quantitative risk assessment (QRA) may be required following the completion of the Site Investigation cannot be ruled out at this stage;
- △ It is recommended that the identified UST, former fuel pumps and associated infrastructure are removed from the Site with the soils validated to confirm the removal of any localised hydrocarbon impacted soils;
- △ Assessment for the potential presence of elevated concentrations of ground gas;

- Δ Pre-demolition asbestos survey and subsequent removal of identified ACMs;
- Δ Construction workers should be made aware of the possibility of encountering localised contamination and appropriate safe working methods should be in place with appropriate PPE provided as and when necessary. A hotspot protocol should be implemented to address any localised areas of unforeseen contamination;
- Δ A limited environmental assessment is recommended to confirm the requirement for upgraded water pipes; and
- Δ A clean certified layer of topsoil/subsoil is likely to be required in proposed landscaped areas, subject to confirmation with the Local Authority.

## **5.0 LIMITATIONS TO ENVIRONMENTAL ASSESSMENTS**

The recommendations contained in this Report represent Delta-Simons' professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Environmental Consultant. Delta-Simons does not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client, Landmark Information Group and others. Delta-Simons' conclusions, opinions and recommendations have been determined using this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed as defined in Section 1.1 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

This Report was prepared by:

\_\_\_\_\_  
Kathryne Bradley  
**Graduate Geo-environmental Engineer**

\_\_\_\_\_  
Date

This Report was reviewed by:

\_\_\_\_\_  
Paul Huteson  
**Project Manager**


\_\_\_\_\_  
Date

This Report was authorised by:

\_\_\_\_\_  
Paul Bennett  
**Unit Manager – Regions**

\_\_\_\_\_  
Date


This Report was prepared by:

  
P.P Kathryn Bradley

**Graduate Geo-environmental Engineer**

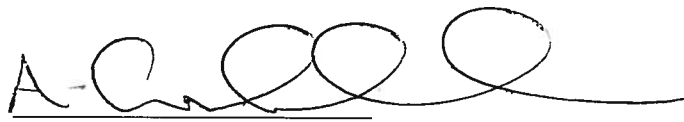
23/06/2015  
Date

This Report was reviewed by:

  
P.P Paul Huteson  
**Project Manager**

23/6/2015  
Date

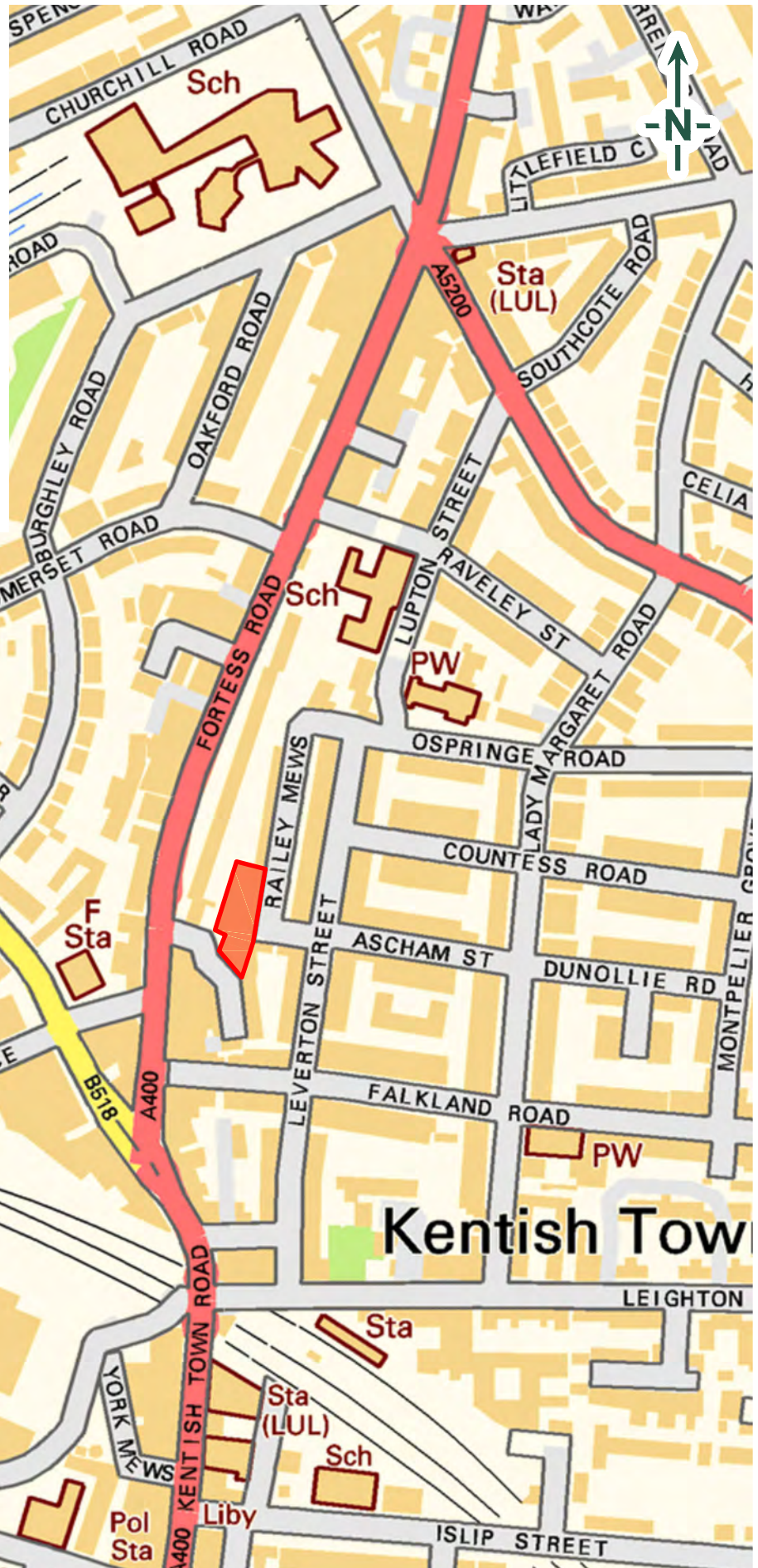
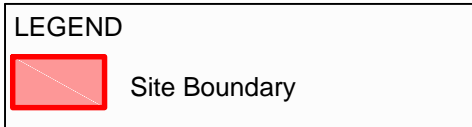
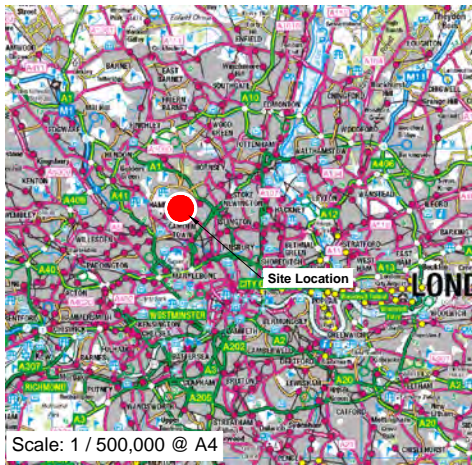
This Report was authorised by:

  
PP Paul Bennett  
**Unit Manager – Regions**

23/06/15  
Date







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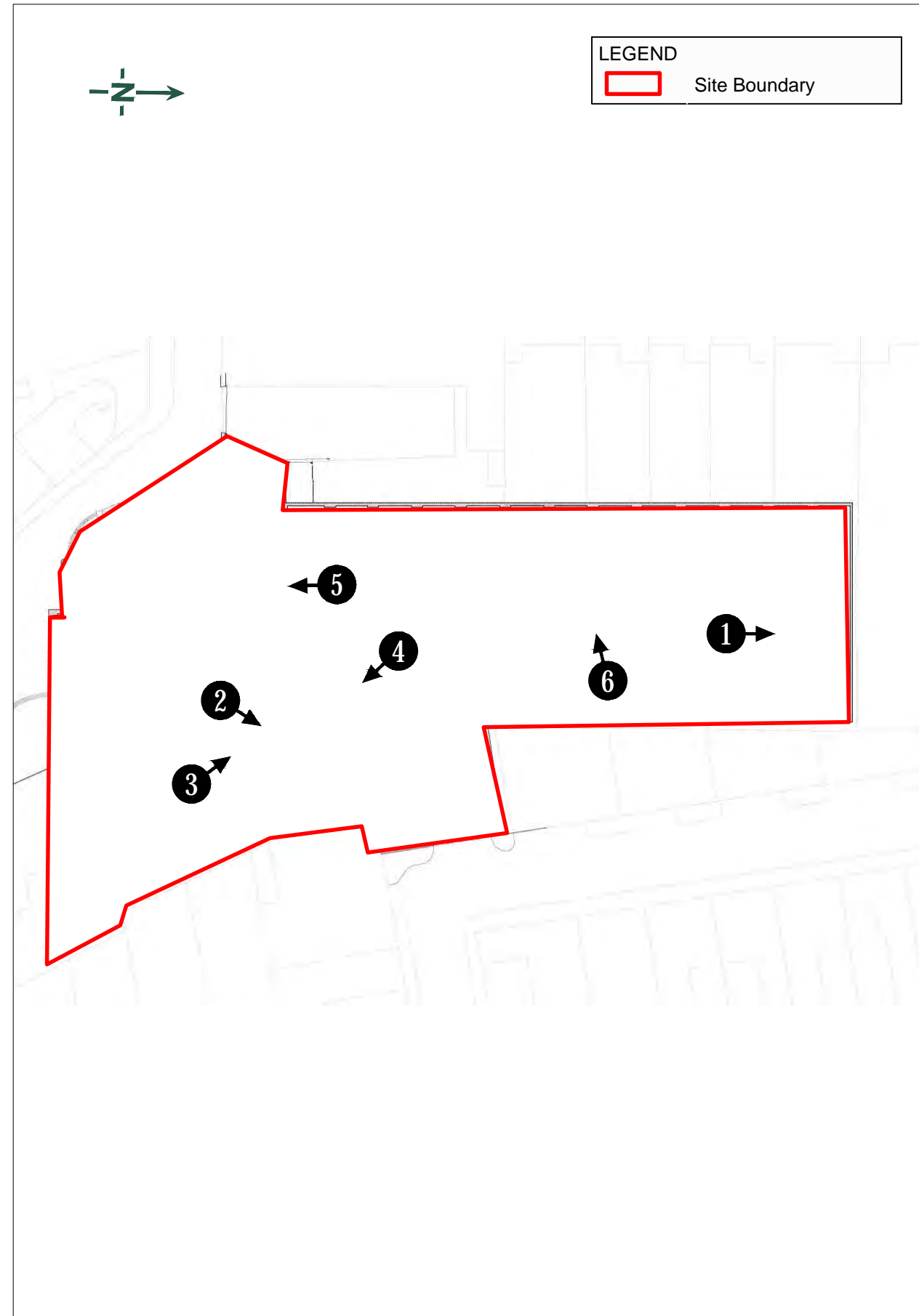
P1 - Internal view of building on the Site.



P2 - Evidence of existing material and equipment.



P3 - Evidence of staining present within building.



P4 - View of tank present within building.



P5 - External view of building.



P6 - Evidence of potential ACMs on-Site.

Data provided by Cooley Architects, Ref: 687 - LY - 0S01.  
Photographs and observations undertaken during Site walkover.



TITLE:  
Relevant Site Features Plan  
M & A Coachworks  
36-52 +20, Fortress Grove, London

DWN: GB	SCA: Not to Scale	PROJECT NO.: 15-0413.01
CHK: KB	REV: 1	FIGURE NO.: 2
DATE: 16 JUNE 2015		



# LEGEND

 Site Boundary

Data provided by Cooley Architects, Ref: 687 - LY - 0S01.











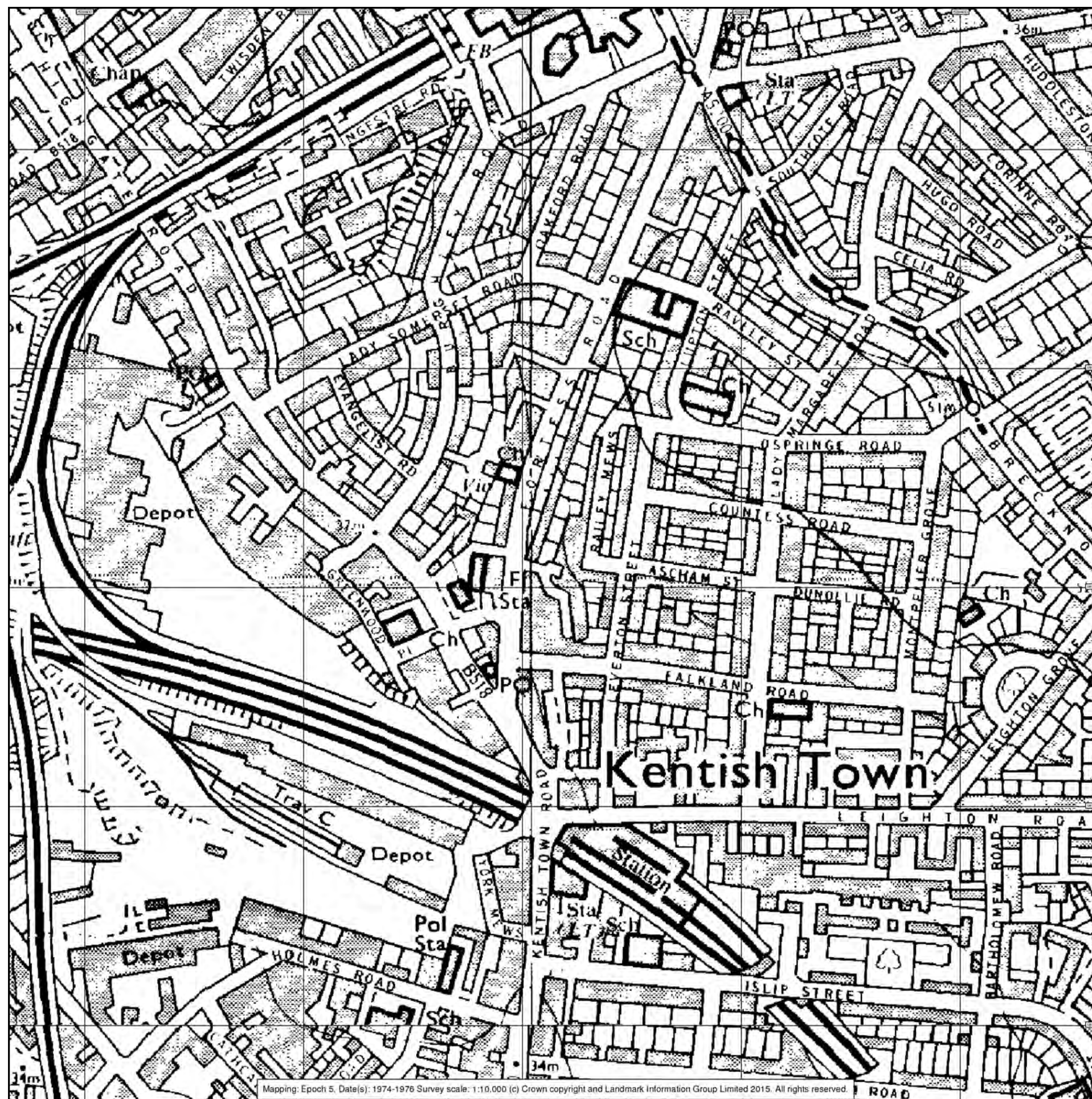
**Landmark Historical Map**  
County: LONDON  
Published Date(s): 1873-1875  
Originally plotted at: 1:2,500





**Landmark Historical Map**  
Mapping: Epoch 5  
Published Date(s): 1954-1955  
Originally plotted at: 1:2,500





**Landmark Historical Map**  
 Mapping: Epoch 5  
 Published Date(s): 1974-1976  
 Originally plotted at: 1:10,000





## M & A Coachworks, 36 Fortress Road, LONDON, NW5 2HB

**Prepared for:**

Ms J Trevelyan  
Delta Simons  
3 Henley Office Park  
Doddington Road  
Lincoln  
LN6 3QR

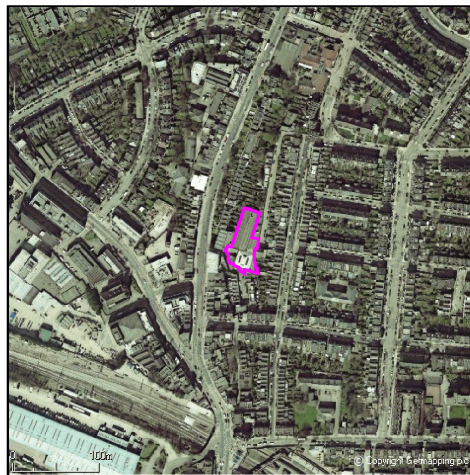
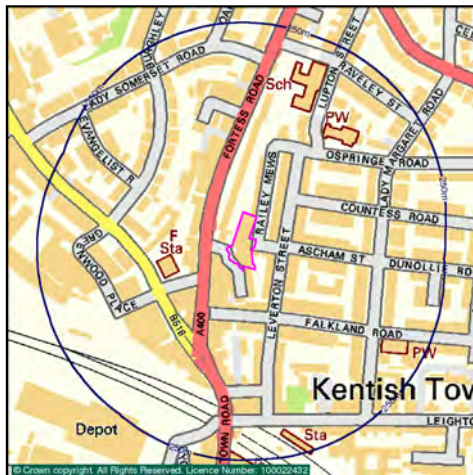
**Report Reference:** SCD\_68443483\_1\_1

**Report Date:** 09-JUN-2015

**Customer Reference:** 15-0413.01

**National Grid Reference:** 529030 185430

**Site Area:** 1748 m<sup>2</sup>



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

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

Report Sections and Details	Page
<b>Summary of Site</b>	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
<b>Aerial Photo</b>	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
<b>Location Map</b>	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
<b>Summary Table</b>	3
This section comprises of a summary table of the information found on site and in its vicinity.	
<b>Current Land Use</b>	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
<b>Historical Land Use</b>	12
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
<b>Sensitivity</b>	15
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
<b>Other Factors</b>	18
This section contains information on other factors which may affect the site and its vicinity.	
<b>Useful Information</b>	19
This section contains information which may be of use when interpreting the report.	
<b>Useful Contacts</b>	20
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

<b>Current Land Use</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Statutory Authorisations</b>		
<b>Local Authority Pollution Prevention and Controls</b>		
M & A Coachworks, Fortress Grove, London, Nw5 2HE, Part B - Other Industries, Reference: PPC3, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	8	1
M & A Coachworks, 36/52 Fortress Road, LONDON, NW5 1AD, Part B - Other Industries, Reference: NOT GIVEN, Status: Authorisation revoked, Revoked, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	8	2

<b>Historical Land Use</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Potentially Contaminative Uses</b>		
<b>Historical Tanks And Energy Facilities</b>		
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1954 - 1970	13	3
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1954 - 1963	13	3

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Pathways</b>		
<b>Groundwater Vulnerability</b>		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 2	17	-

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

<b>Other Factors</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Geological</b>		
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	18	-
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Moderate, Contact Ref: 3	18	-
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	18	-





#### Site

M & A Coachworks, 36 Fortress Road, LONDON, NW5 2HB

#### Grid Reference

529030, 185430

#### Report Reference

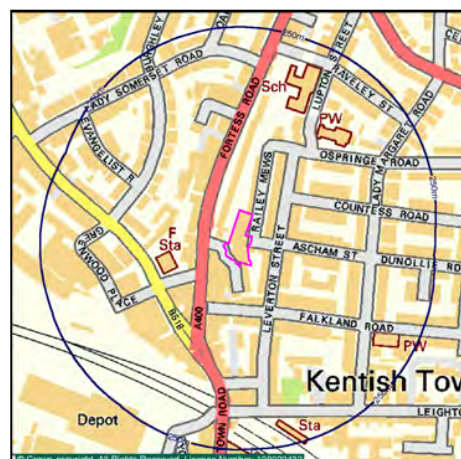
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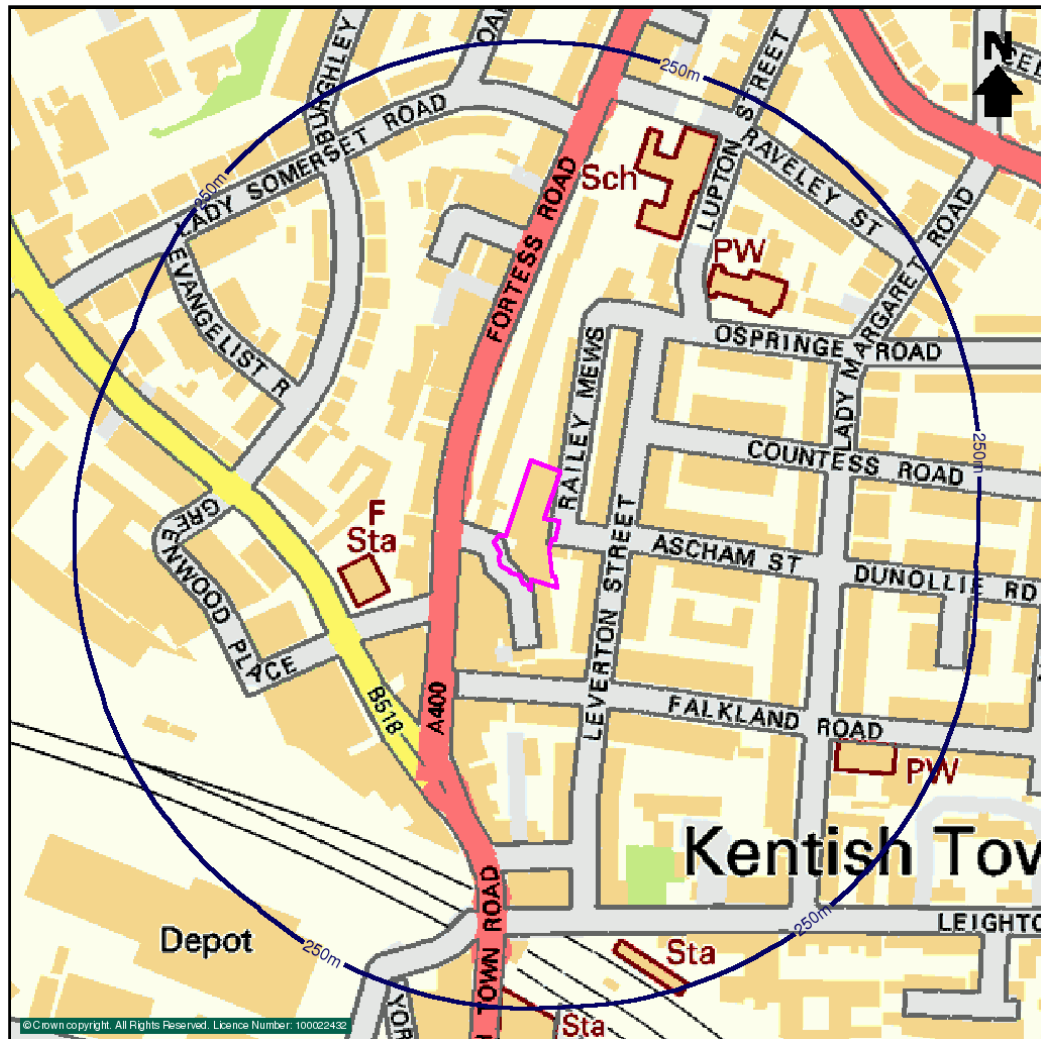
#### Customer Reference

15-0413.01

#### Size of Site

1748 m<sup>2</sup>





#### Site

M & A Coachworks, 36 Fortress Road, LONDON, NW5 2HB

#### Grid Reference

529030, 185430

#### Report Reference

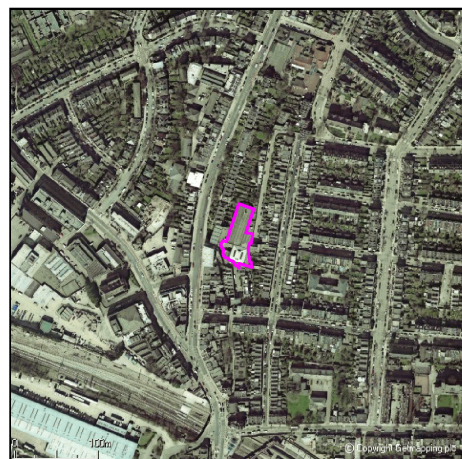
SCD\_68443483\_1\_1

#### Customer Reference

15-0413.01

#### Size of Site

1748 m<sup>2</sup>



<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>
<b>Contaminants</b>	<b>2</b>	<b>43</b>
<b>Waste / Landfill Sites</b>		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
<b>Statutory Authorisations</b>		
Local Authority Pollution Prevention and Controls	2	3
Contaminated Land Register Entries and Notices	0	6
Registered Radioactive Substances	0	0
<b>Discharge Consents</b>		
Discharge Consents	0	0
Water Industry Act Referrals	0	0
<b>Industrial Processes</b>		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
<b>Storage of Hazardous Substances</b>		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
<b>Contraventions</b>		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	0



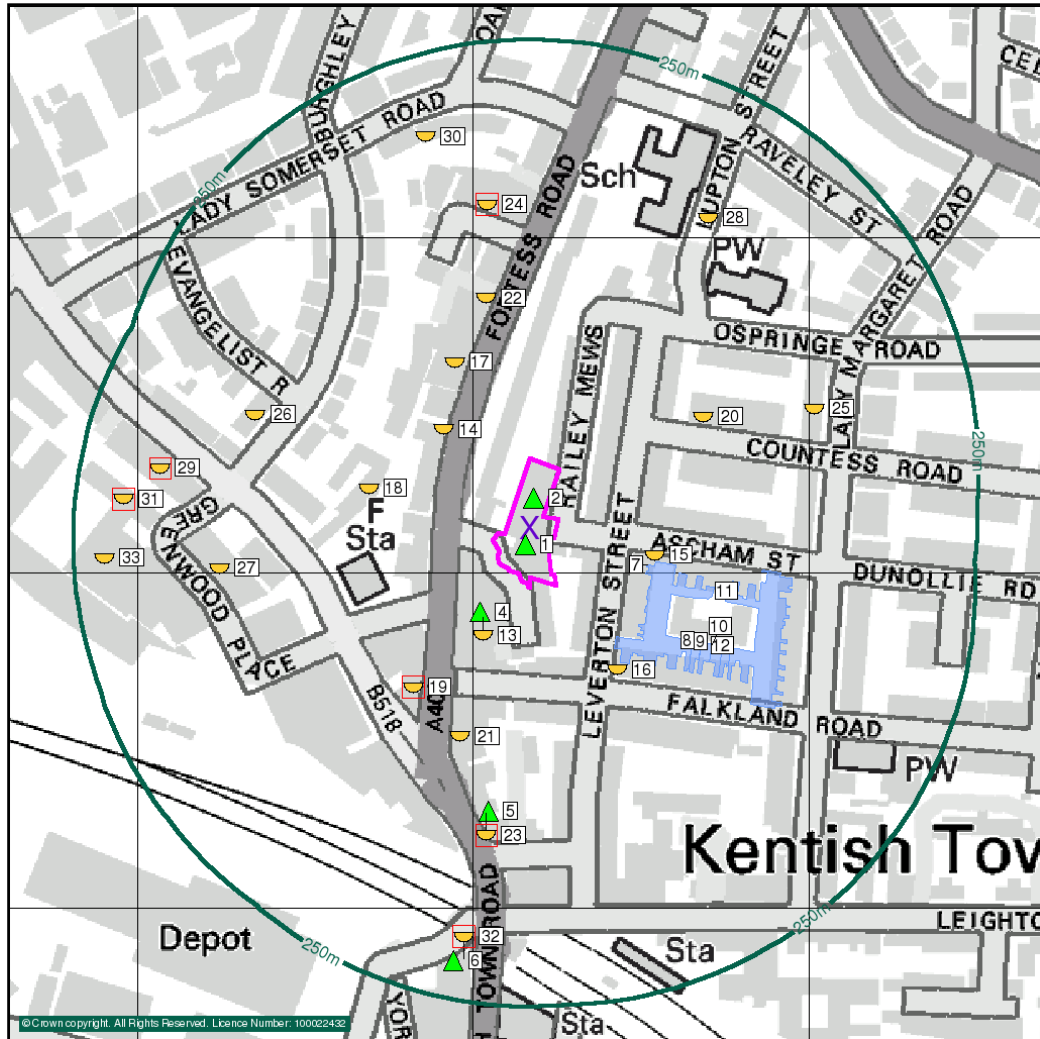
<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>
<b>Contaminants</b>	<b>2</b>	<b>43</b>
<b>Potentially Contaminative Uses</b>		
Contemporary Trade Directory Entries	0	34
Fuel Station Entries	0	0
<b>Miscellaneous</b>		
BGS Recorded Mineral Sites	0	0

<b>Historical Land Use</b>	<b>On Site</b>	<b>0-250m</b>
<b>Contaminants</b>	<b>2</b>	<b>14</b>
<b>Potentially Contaminative Uses</b>		
Historical Tanks And Energy Facilities	2	9
Potentially Contaminative Industrial Uses (Past Land Use)	0	5
<b>Potentially Infilled Land</b>		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	0

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

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

Other Factors	On Site	0-250m
Geological	8	1
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	0	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	0
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	1	0
Potential for Landslide Ground Stability Hazards	1	1
Potential for Running Sand Ground Stability Hazards	1	0
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0
Non Coal Mining Areas of Great Britain	0	0



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
<p>Site Boundary</p> <p>Search Buffer</p> <p>Bearing Reference Point</p> <p>Reference Number</p> <p><b>Miscellaneous</b></p> <p>BGS Recorded Mineral Site</p> <p><b>Potentially Contaminative Use</b></p> <p>Potentially Contaminative Use</p>	<p>BGS Recorded Landfill Site</p> <p>Licensed Waste Management Facilities (Landfill)</p> <p>Local Authority Recorded Landfill Site</p> <p>Registered Waste Transfer Site</p> <p>Registered Waste Treatment or Disposal Site</p> <p>Registered Landfill Site</p> <p>Point Location of Registered Landfill Site</p> <p>Registered Landfill Site</p> <p>Registered Landfill Site</p>	<p>BGS Recorded Landfill Site (Point)</p> <p>Licensed Waste Management Facilities (Location)</p> <p>Local Authority Recorded Landfill Site (Point)</p> <p>Registered Waste Transfer Site (Point)</p> <p>Registered Waste Treatment or Disposal Site (Point)</p> <p>Registered Landfill Site</p> <p>Potential Landfill Buffer</p> <p>Local Authority Pollution Prevention and Control Enforcement</p> <p>Planning Hazardous Substance Enforcement</p> <p>Prosecution Relating to Authorised Processes</p> <p>Enforcement and Prohibition Notice</p> <p>Substantiated Pollution Incident Register</p> <p>Prosecution Relating to Controlled Waters</p>	<p>COMAH</p> <p>Planning Hazardous Substance Consent</p> <p>Explosive Site</p> <p>NHHS</p> <p><b>Industrial Processes</b></p> <p>Integrated Pollution Control</p> <p>Integrated Pollution Prevention Control</p> <p>Integrated Pollution Control Registered Waste Site</p> <p>Local Authority Integrated Pollution Prevention and Control</p>	<p>Local Authority Pollution Prevention and Control</p> <p>Contaminated Land Register Entry or Notice (Point)</p> <p>Contaminated Land Register Entry or Notice</p> <p>Registered Radioactive Substance</p> <p><b>Discharge Consents</b></p> <p>Discharge Consent</p> <p>Water Industry Act Referral</p>

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: London Borough of Camden, - Has no landfill data to supply, Contact Ref: 4	-	On Site	SE

Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
M & A Coachworks, Fortress Grove, London, Nw5 2HE, Part B - Other Industries, Reference: PPC3, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	1	On Site	S
M & A Coachworks, 36/52 Fortress Road, LONDON, NW5 1AD, Part B - Other Industries, Reference: NOT GIVEN, Status: Authorisation revoked, Revoked, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	2	On Site	N
Perk Clean, 20 Fortress Road, London, Nw5 2hb, Part B - Other Industries, Reference: PPC/DC21, Status: Permitted, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	4	0-250m	SW
Zappeo Dry Cleaners, 310 Kentish Town Road, London, Nw5 2th, Part B - Other Industries, Reference: PPC/DC2, Status: Permitted, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	5	0-250m	S
The Kleen Machine, 347 Kentish Town Road, London, Nw5 2tj, Part B - Other Industries, Reference: PPC/DC44, Status: Permitted, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	6	0-250m	S
Contaminated Land Register Entries and Notices			
Even Numbers 2-10 Ascham Street, Odd Numbers 15-31 Falkland Road And Even Numbers 34-48 Leverton Street, London, Nw5, Environmental Protection Act Part IIa: Contaminated Land, Reference: Not Supplied, Dated: 12th September 2005, Positional Accuracy: Positioned by the supplier, Boundary Quality: Good, Contact Ref: 1	7	0-250m	E
29 Falkland Road, London, Nw5 2pu, Environmental Protection Act Part IIa: Contaminated Land, Reference: Not Supplied, Dated: 31st July 2005, Positional Accuracy: Positioned by the supplier, Boundary Quality: Good, Contact Ref: 1	8	0-250m	SE
31 Falkland Road, London, Nw5 2pu, Environmental Protection Act Part IIa: Contaminated Land, Reference: Not Supplied, Dated: 31st July 2005, Positional Accuracy: Positioned by the supplier, Boundary Quality: Good, Contact Ref: 1	9	0-250m	SE
33 Falkland Road, London, Nw5 2pu, Environmental Protection Act Part IIa: Contaminated Land, Reference: Not Supplied, Dated: 12th September 2005, Positional Accuracy: Positioned by the supplier, Boundary Quality: Good, Contact Ref: 1	10	0-250m	SE
Even Numbers 14-20 Ascham Street, Odd Numbers 15-33 Lady Margaret Road, And Odd Numbers 37-41 Falkland Road, London, Nw5, Environmental Protection Act Part IIa: Contaminated Land, Reference: Not Supplied, Dated: 12th September 2005, Positional Accuracy: Positioned by the supplier, Boundary Quality: Good, Contact Ref: 1	11	0-250m	E

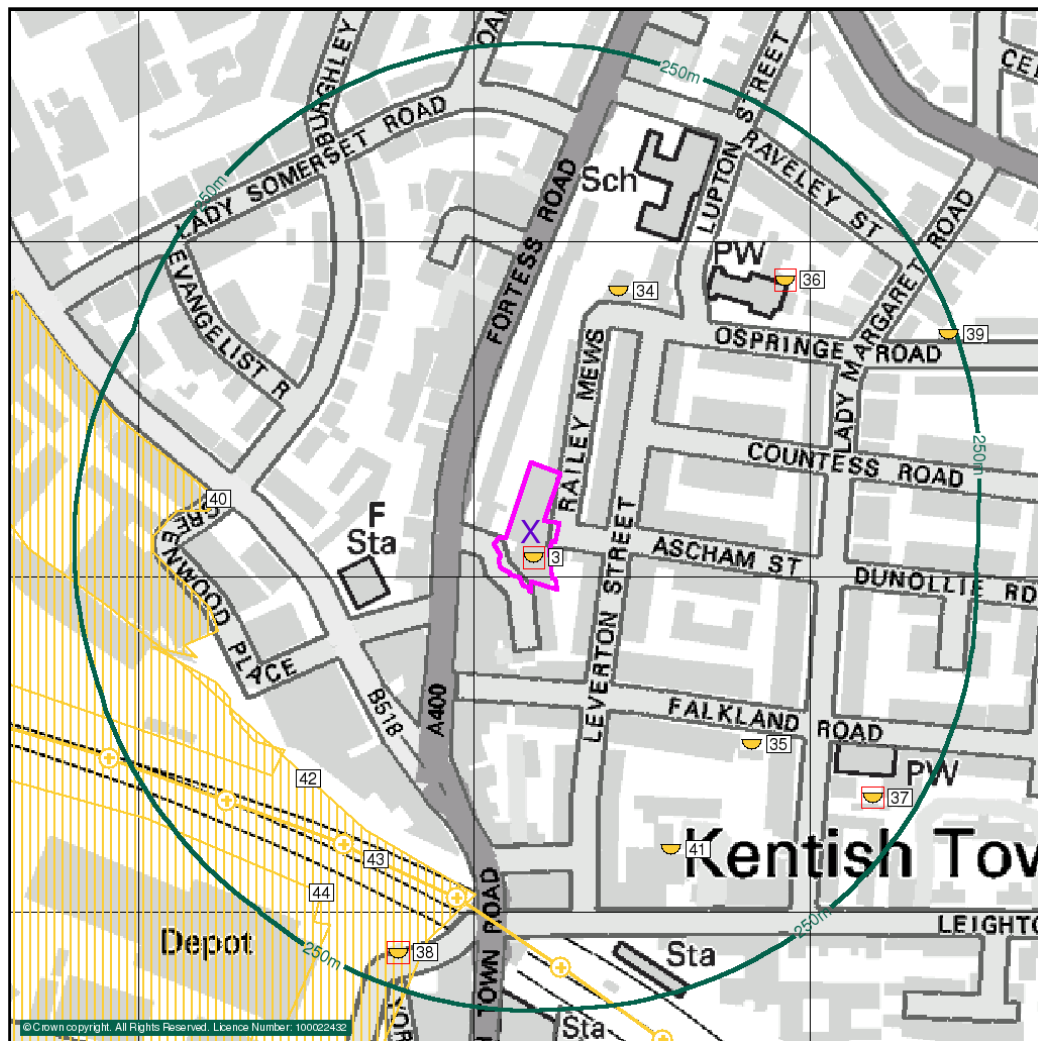
Contaminants	Ref No.	Search Buffer	Direction
Statutory Authorisations			
Contaminated Land Register Entries and Notices			
35 Falkland Road, London, Nw5 2pu, Environmental Protection Act Part IIa: Remediated Contaminated Land, Reference: Not Supplied, Dated: 31st July 2005, Positional Accuracy: Positioned by the supplier, Boundary Quality: Good, Contact Ref: 1	12	0-250m	SE




Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Perk Clean, 20 Fortess Rd, London, NW5 2HB, Dry Cleaners, Status: Active, Positional Accuracy: Manually positioned to the address or location	13	0-250m	SW
Lewis Scaffolding, Limton House, Kentish Town, NW5 1AD, Scaffolding & Work Platforms, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	14	0-250m	NW
Car Care, 50, Levertton Street, London, NW5 2PG, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	15	0-250m	E
Fabulously French, A, 15, Falkland Road, London, NW5 2PU, Confectionery Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	16	0-250m	SE
Northern Lights, 43-45, Fortess Road, London, NW5 1AD, Domestic Appliances - Servicing, Repairs & Parts, Status: Active, Positional Accuracy: Automatically positioned to the address	17	0-250m	NW
A S Hepburn, 30a, Highgate Road, London, NW5 1QB, Fasteners & Fixing Devices, Status: Inactive, Positional Accuracy: Automatically positioned to the address	18	0-250m	W
S & A Electricals, 1, Fortess Road, London, NW5 1AA, Electrical goods - servicing & repairs, Status: Active, Positional Accuracy: Manually positioned to the address or location	19	0-250m	SW
Coin Laundry, 1, Fortess Road, London, NW5 1AA, Laundries & Launderettes, Status: Active, Positional Accuracy: Automatically positioned to the address	19	0-250m	SW
Alexander Technique, 3, Countess Road, London, NW5 2NS, Cabinet Makers, Status: Active, Positional Accuracy: Automatically positioned to the address	20	0-250m	NE
London Boys Scrap Yards In Kentish Town, 4, Fortess Road, London, NW5 2ES, Car Breakers & Dismantlers, Status: Active, Positional Accuracy: Automatically positioned to the address	21	0-250m	S
Lakis Meat Products, 61, Fortess Road, London, NW5 1AD, Sausage Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	22	0-250m	N
Universe Pizza, 320, Kentish Town Road, London, NW5 2TH, Catering Equipment, Status: Active, Positional Accuracy: Automatically positioned to the address	23	0-250m	S
Kudos Records Ltd, 77, Fortess Road, London, NW5 1AG, Distribution Services, Status: Active, Positional Accuracy: Automatically positioned to the address	24	0-250m	N
Zappeo, 310, Kentish Town Road, London, NW5 2TH, Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	23	0-250m	S

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
<b>Contemporary Trade Directory Entries</b>			
Tse Europe Ltd, 79, Fortess Road, London, NW5 1AG, Knitwear Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	24	0-250m	N
Aims Plumbing & Building Services Ltd, 59, Lady Margaret Road, London, NW5 2NJ, Boilers - Servicing, Replacements & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	25	0-250m	NE
Cuttingcolours, 5a, Burghley Road, London, NW5 1UD, Stained Glass Designers & Producers, Status: Active, Positional Accuracy: Automatically positioned to the address	26	0-250m	W
Alexander Green Ltd, 19, Greenwood Place, London, NW5 1LB, Children & Babywear - Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	27	0-250m	W
R B Cleanings, Lupton St, London, NW5 2HY, Carpet, Curtain & Upholstery Cleaners, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	28	0-250m	NE
Tango Group International, Linton House, 39-51, Highgate Road, London, NW5 1RT, Clothing Accessory Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	29	0-250m	W
Dictate I T, Linton House, 39-51, Highgate Road, London, NW5 1RT, Waterproof Clothing & Rainwear, Status: Inactive, Positional Accuracy: Automatically positioned to the address	29	0-250m	W
Merit Cleaning Co, 15, Lady Somerset Road, London, NW5 1UR, Commercial Cleaning Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	30	0-250m	N
Millenium Designs Ltd, 39-51, Highgate Road, London, NW5 1RS, Clothing & Fabrics - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	29	0-250m	W
Regalfield Ltd, 39-51, Highgate Road, London, NW5 1RS, Clothing & Fabrics - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	29	0-250m	W
The Constance Wood Group, 39-51, Highgate Road, London, NW5 1RS, Clothing & Fabrics - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	29	0-250m	W
Alan Pharmaceuticals, 33, Greenwood Place, London, NW5 1LB, Pharmaceutical Manufacturers & Distributors, Status: Active, Positional Accuracy: Automatically positioned to the address	31	0-250m	W
Alan Pharmaceuticals, 33, Greenwood Place, London, NW5 1LB, Pharmaceutical Manufacturers & Distributors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	31	0-250m	W
Billi Co, Unit 5A, 33, Greenwood Place, London, NW5 1LB, Candle Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	31	0-250m	W
Angelic Candles Ltd, Unit 5A, 33, Greenwood Place, London, NW5 1LB, Candle Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	31	0-250m	W
Amano Ltd, Studio 3B, 33, Greenwood Place, London, NW5 1LB, Knitwear Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	31	0-250m	W

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
<b>Contemporary Trade Directory Entries</b>			
Muir & Osborne, Studio 3B, 33, Greenwood Place, London, NW5 1LB, Knitwear Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	31	0-250m	W
Kleen Machine, 347, Kentish Town Road, London, NW5 2TJ, Dry Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	32	0-250m	S
Drycleaning Collections, 347, Kentish Town Road, London, NW5 2TJ, Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	32	0-250m	S
World Classics, Deane House, 27, Greenwood Place, London, NW5 1LB, T-Shirts, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	33	0-250m	W





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

<b>Contaminants</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Contaminative Uses</b>			
<b>Historical Tanks And Energy Facilities</b>			
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1954 - 1970	3	On Site	S
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1954 - 1963	3	On Site	S
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1975	34	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1979	35	0-250m	SE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1975	36	0-250m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1975	36	0-250m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1954	37	0-250m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1954	37	0-250m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1979	38	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	38	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1975	39	0-250m	NE
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>			
Road haulage, Date of Mapping: 1996	40	0-250m	W
Hospitals, Date of Mapping: 1951	41	0-250m	SE
Railways, Date of Mapping: 1882 - 1949	42	0-250m	SW
Railways, Date of Mapping: 1882 - 1991	43	0-250m	SW
Factory or works - use not specified, Date of Mapping: 1991	44	0-250m	SW

## Map Details

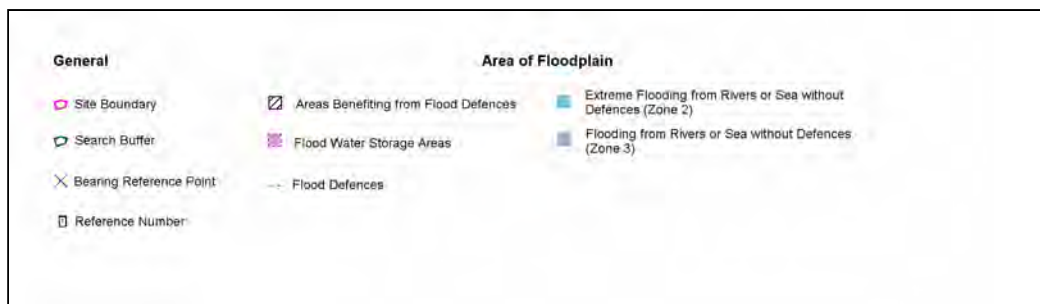
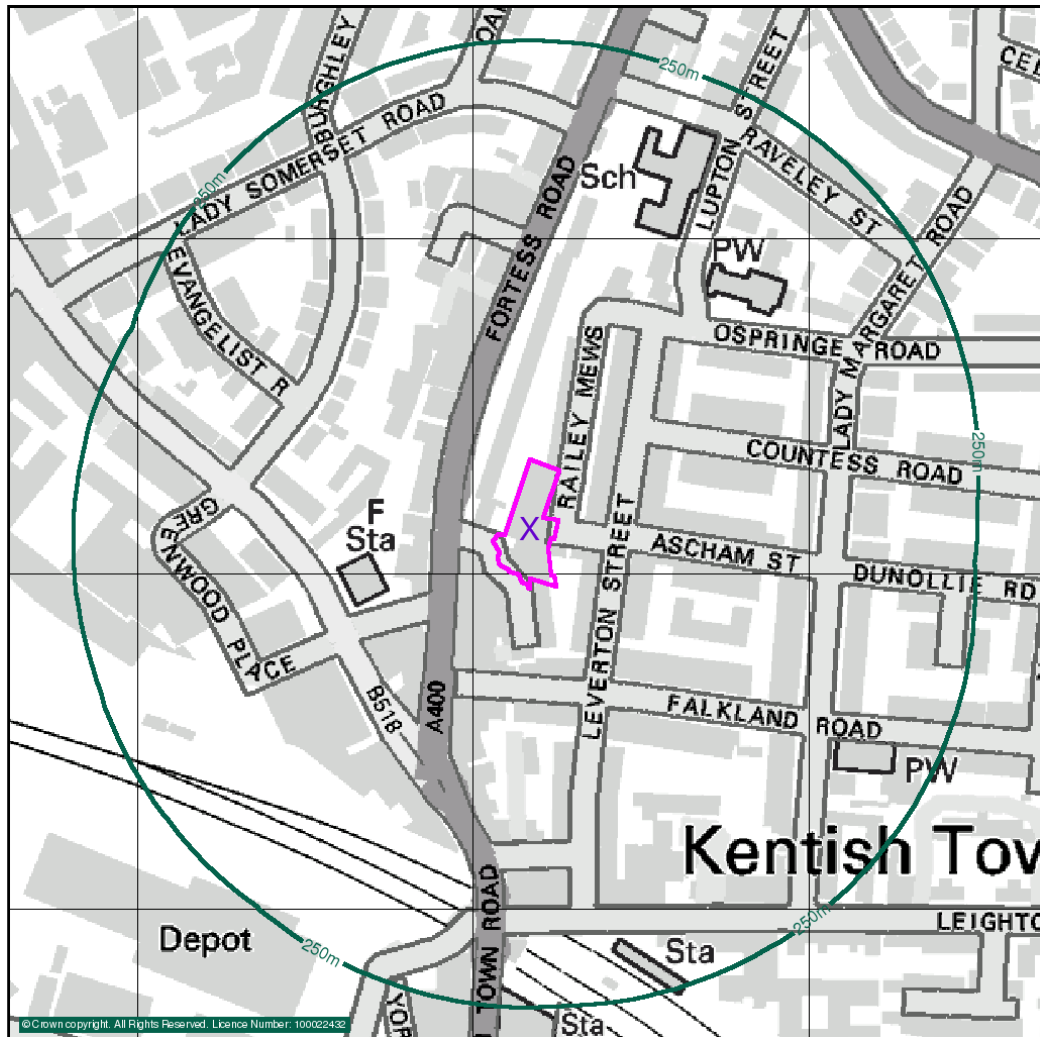
The following maps have been analysed for Historical Tanks and Energy Facilities

1:1,250	Mapsheet	Published
Ordnance Survey Plan	TQ2985SW	1954
Ordnance Survey Plan	TQ2985SW	1963
Ordnance Survey Plan	TQ2985SW	1979
1:2,500	Mapsheet	Published
Ordnance Survey Plan	TQ2985	1954
Ordnance Survey Plan	TQ2985	1970

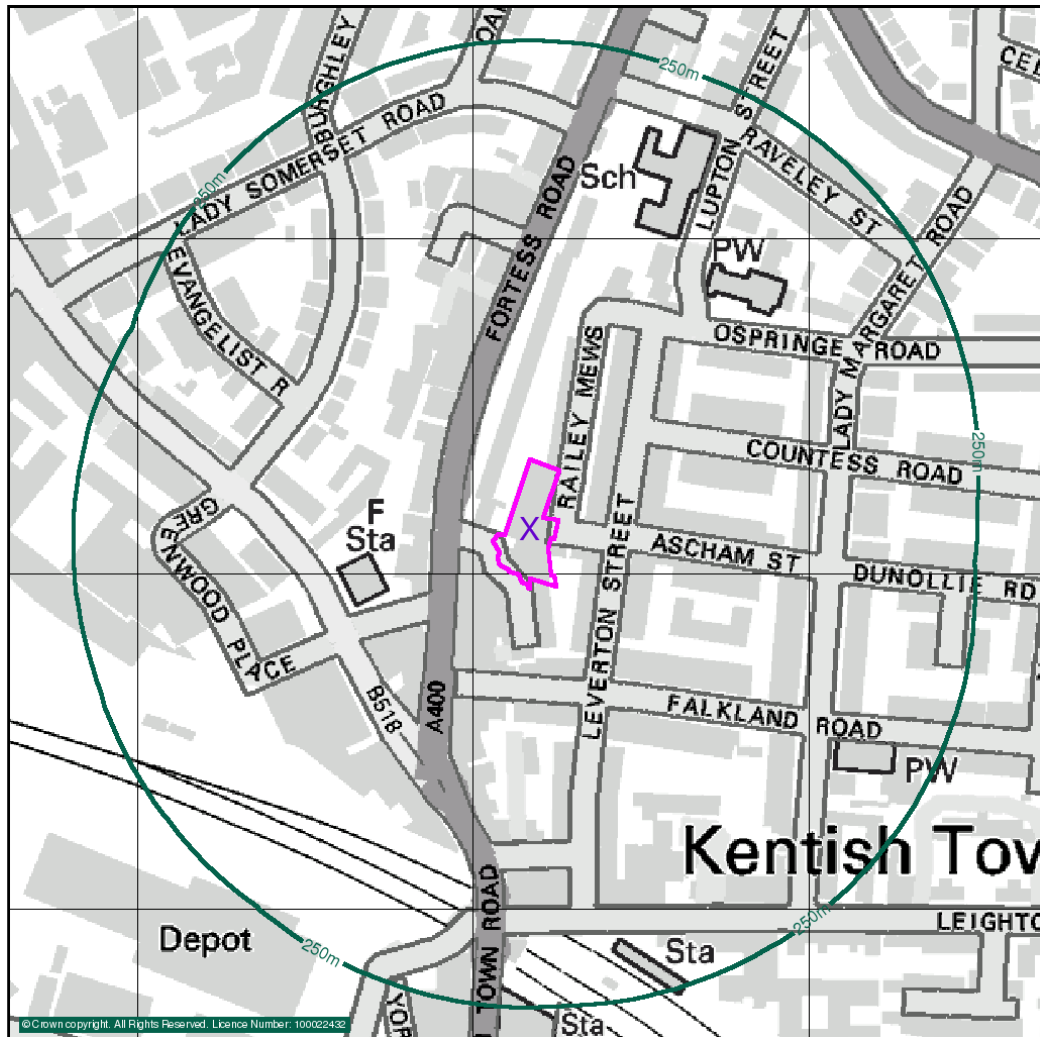
The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	TQ28NE	1996
1:10,560	Mapsheet	Published
Middlesex	012_00	1876
London	003_SW	1896
Middlesex	012_SW	1896
London	002_00	1920
Essex	077_00	1946
Ordnance Survey Plan	TQ28NE	1951

## Flood Map



## Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
<ul style="list-style-type: none"> <li>Site Boundary</li> <li>Search Buffer</li> <li>Bearing Reference Point</li> <li>Reference Number</li> </ul>	<ul style="list-style-type: none"> <li>Area of Outstanding Natural Beauty</li> <li>Environmentally Sensitive Area</li> <li>Local Nature Reserve</li> <li>Marine Nature Reserve</li> <li>National Nature Reserve</li> <li>Ramsar Site</li> </ul>	<ul style="list-style-type: none"> <li>Site of Special Scientific Interest</li> <li>Special Area of Conservation</li> <li>Special Protection Area</li> <li>Nearest Surface Water Feature</li> <li>Water Abstractions</li> <li>Forest Park</li> <li>National Park</li> <li>National Scenic Area</li> </ul>

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

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



### Registered Landfill Sites

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

### Local Authority Recorded Landfill Sites

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

### Flooding

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

### Mining Instability Data

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

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

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**Contact Names and Addresses****1 London Borough of Camden Pollution Projects Team**

Seventh Floor  
Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

Telephone 020 7278 4444  
Fax 020 7860 5713

[www.camden.gov.uk](http://www.camden.gov.uk)

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

PO Box 544  
Templeborough  
Rotherham  
S60 1BY

Telephone 08708 506 506

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

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

**3 British Geological Survey Enquiry Service**

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

Telephone 0115 936 3143  
Fax 0115 936 3276

[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
[www.bgs.ac.uk](http://www.bgs.ac.uk)

**4 London Borough of Camden**

Town Hall  
Judd Street  
London  
WC1H 9JE

Telephone 020 7974 4444  
Fax 020 7974 6866

[info@camden.gov.uk](mailto:info@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

**Other Contacts****Landmark Information Group Limited**

Legal and Financial  
Imperium  
Imperial Way  
Reading  
Berkshire  
RG2 0TD

Telephone 0844 844 9966  
Fax 0844 844 9980

[info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)  
[www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)



## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: [helpdesk@landmark.co.uk](mailto: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, 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 Code will:

- Display the 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 all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

### **COMPLAINTS**

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your 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 it 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](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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



## **Search Code**

### **COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

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

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

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

Telephone: 0844 844 9966

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

Fax: 0844 844 9980

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

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

## **LANDMARK STANDARD TERMS & CONDITIONS**

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>





Delta-Simmons Environmental Consultants Ltd  
3 Henley Way  
Doddington Road  
Lincoln  
LN6 3QR

London Fire and Emergency Planning  
Authority runs the London Fire Brigade

Date 11 June 2015  
Our Ref 02/011581  
Your Ref DS24940

F.A.O. Andrew Howells

Dear Sir/Madam

## **THE ENVIRONMENTAL INFORMATION REGULATIONS 2004 - ENVIRONMENTAL ENQUIRY**

**Premises: M & A Coachworks, 36-52 Fortress Grove, London, NW5 2HB**

As requested, a petroleum environmental search has been made in respect of the above premises.

A thorough search of current and historical files and databases has revealed information for the site as detailed in the attached forms and plan.

Please note that this report is restricted to matters currently known by the London Fire and Emergency Planning Authority. Although we hold extremely comprehensive records, it is possible that we do not hold any records whatsoever for some solid-filled and very old tanks. This will be for one of the following reasons:-

1. The records held by this Authority were passed to it from the Greater London Council in 1986. In 1965 the Greater London Council inherited petroleum related records from the London County Council and the outer London Boroughs / Councils. Some of the outer London records were incomplete.
2. For premises where petroleum tanks have been either removed or permanently made safe, the Authority's records have (in a minority of cases) been destroyed; and for these cases the Authority does not hold any records that indicate that there was ever a 'petroleum' interest at the premises.

As you are aware, a fee is levied for the provision of this information and payment should be made in accordance with the invoice, which will be sent under separate cover.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Head of Petroleum quoting our reference.

Yours faithfully,

**for Assistant Commissioner (Fire Safety Regulation)**

Deputy Commissioner's Directorate

[petroleum@london-fire.gov.uk](mailto:petroleum@london-fire.gov.uk)

Reply to Philip Skelton

Direct **T** 020 8555 1200 ext 30837

## ENVIRONMENTAL ENQUIRY DETAIL FORM

<b>Premises:</b>
<b>M &amp; A Coachworks, 36-52 Fortress Grove, London, NW5 2HB</b>
<b>Our Reference:</b>
02/011581

Tank No.	Compartment No.	Year	Tank Type	Tank Capacity	Fuel Type	Current Status
1	1	1928	Single Skin Steel	} 4546	Petrol	} Waterfilled
1	2	1928	Single Skin Steel	} D/C	Petrol	} July 1942

<b>Current licence/Petroleum Storage Certificate in force?</b>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<b>Date last licence(s)/storage certificate(s) issued:</b>
Expired 1/1/1943

<b>Known leaks or spills at this site:</b>
No record on file

<b>Comments:</b>
------------------



1 x 4546 litre (1000 gallon) dual compartment tank waterfilled in 1942.

**Signed:**

**Name:**

Philip Skelton

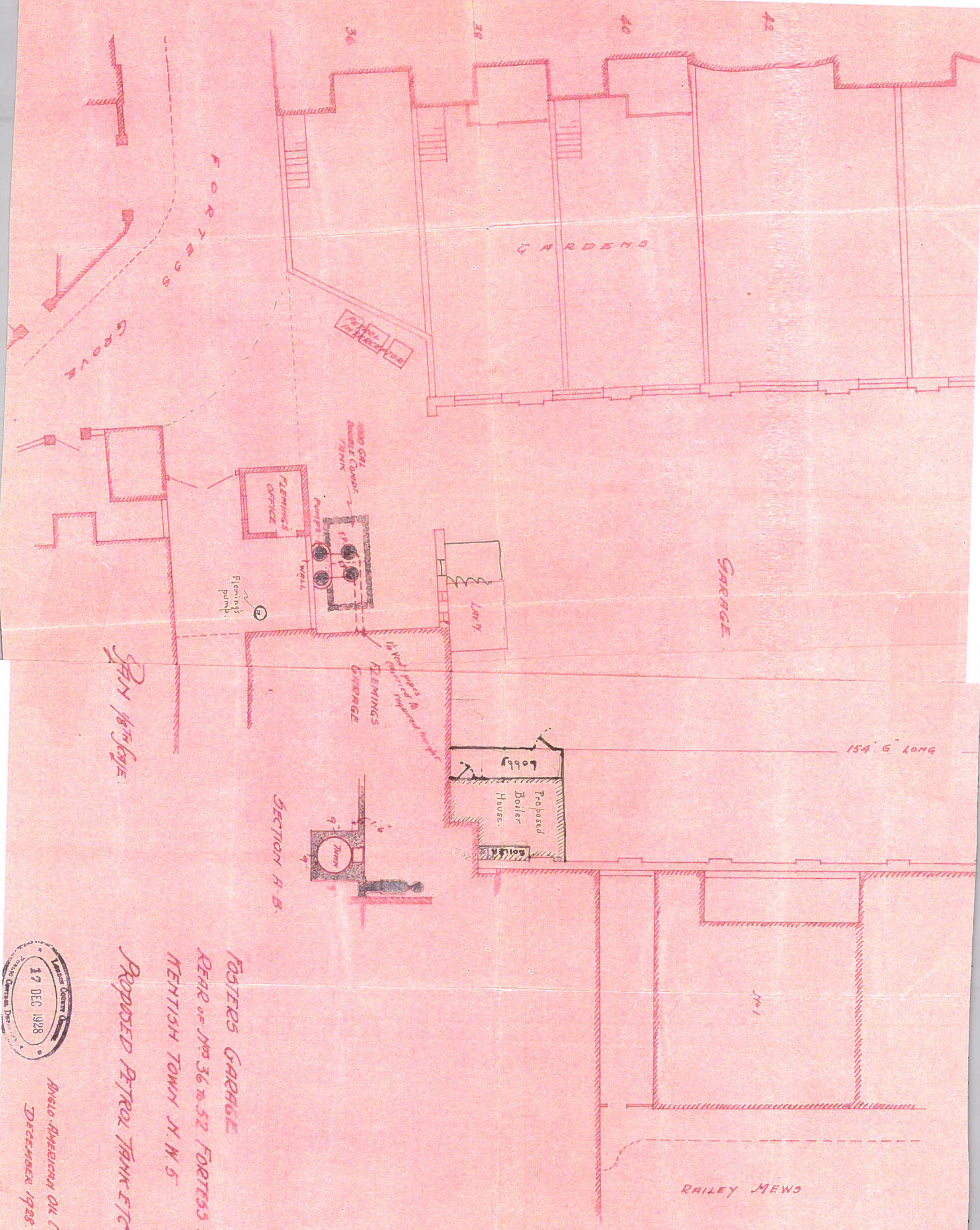
**Position:**

Policy Support Officer

**Date:**

11<sup>th</sup> June 2015





17 DEC 1928

17 DEC 1928  
 DECEMBER 1928

Proposed Garage  
 REAR OF Nos 36 & 52 FORTRESS ROAD.  
 NENTISH TOWN N.W.5  
 Proposed Petrol Tank etc.







## RISK DEFINITIONS

### Consequence to Receptor Definition Matrix

	Human Health	Controlled Waters	Buildings/Services
Severe Consequence	Acute or chronic permanent impact on human health.	Sensitive controlled water pollution ongoing, or just about to occur.	Catastrophic collapse
Moderate Consequence	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild Consequence	Chronic temporary impact on human health	Gradual pollution of non-sensitive controlled water	Noticeable change, non-structural

### Standard Risk Matrix

	Severe Consequence	Moderate Consequence	Mild Consequence
Higher Probability	Very High Risk	High Risk	Medium Risk
Median Probability	High Risk	Medium Risk	Low Risk
Lower Probability	Medium Risk	Low Risk	Very Low Risk

**Probability Definitions**

<b>Probability</b>	<b>Definition in Context</b>
<b>Higher</b>	Positive evidence of hazard, pathway and receptor
<b>Median</b>	Suspect hazard, pathway, and receptor
<b>Lower</b>	No evidence of hazard, pathway, and receptor

**Risk Rank Definitions**

<b>Rank</b>	<b>Definition in Context</b>
<b>Very High Risk</b>	Demonstrable contaminated land situation, highest threat & liability level, urgent action recommended.
<b>High Risk</b>	Likely contaminated land situation, risk assessment and action recommended.
<b>Medium Risk</b>	Plausible contaminated land situation, risk assessment and possible action recommended.
<b>Low Risk</b>	Unlikely contaminated land situation, possible risk assessment and possible action.
<b>Very Low Risk</b>	Negligible risk, no action recommended except vigilance for changes in conditions.