

## Appendix B Groundsure Report



Maund Geo- Consulting Ltd  
20, Mortlake Avenue,  
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Groundsure Reference: HMD-2245352  
Your Reference: St\_Johns\_Wood\_BIA  
Report Date 16 Jul 2015  
Report Delivery Method: Email - pdf

## Groundsure Enviroinsight

Address: 1, ST. JOHNS WOOD PARK, LONDON, NW8 6QS

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director  
Groundsure Limited

Enc.  
Groundsure Enviroinsight

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Address: 1, ST. JOHNS WOOD PARK, LONDON, NW8 6QS  
Date: 16 Jul 2015  
Reference: HMD-2245352  
Client: Maund Geo- Consulting Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 20-Apr-2013  
Grid Reference: 526726,183986  
Site Size: 0.05ha

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# Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	4	20	34
1.2 Additional Information – Historical Tank Database	0	1	7	8
1.3 Additional Information – Historical Energy Features Database	0	0	8	24
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	8	53
1.6 Potentially Infilled Land	0	4	18	21
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	10
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-5000
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	0	1
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	1

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	10	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	1
4.3 National Grid Underground Electricity Cables	0	0	8	16
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	No					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	4	3	3
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	3
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	3	2
6.6 Source Protection Zones (within 500m of the study site)	1	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	0	0	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500



Section 6: Hydrogeology and Hydrology				0-500m		
6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	0	0	0	1	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding			
7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No		
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	No		
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low		
7.4 Are there any Flood Defences within 250m of the study site?	No		
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No		
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No		
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Not Prone		
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable		

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	1	1
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

## Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Moderate
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Moderate
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Negligible
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

## Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
10.3 Are there any brine affected areas within 75m of the study site?	No

# Using this report

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

## 1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

## 2. Environmental Permits, Incidents and Registers

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

## 3. Landfills and Other Waste Sites

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

## 4. Current Land Uses

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

## 5. Geology

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

## 6. Hydrogeology and Hydrology

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

## 7. Flooding

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

## 8. Designated Environmentally Sensitive Sites

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

## 9. Natural Hazards

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

## 10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

## 11. Contacts

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

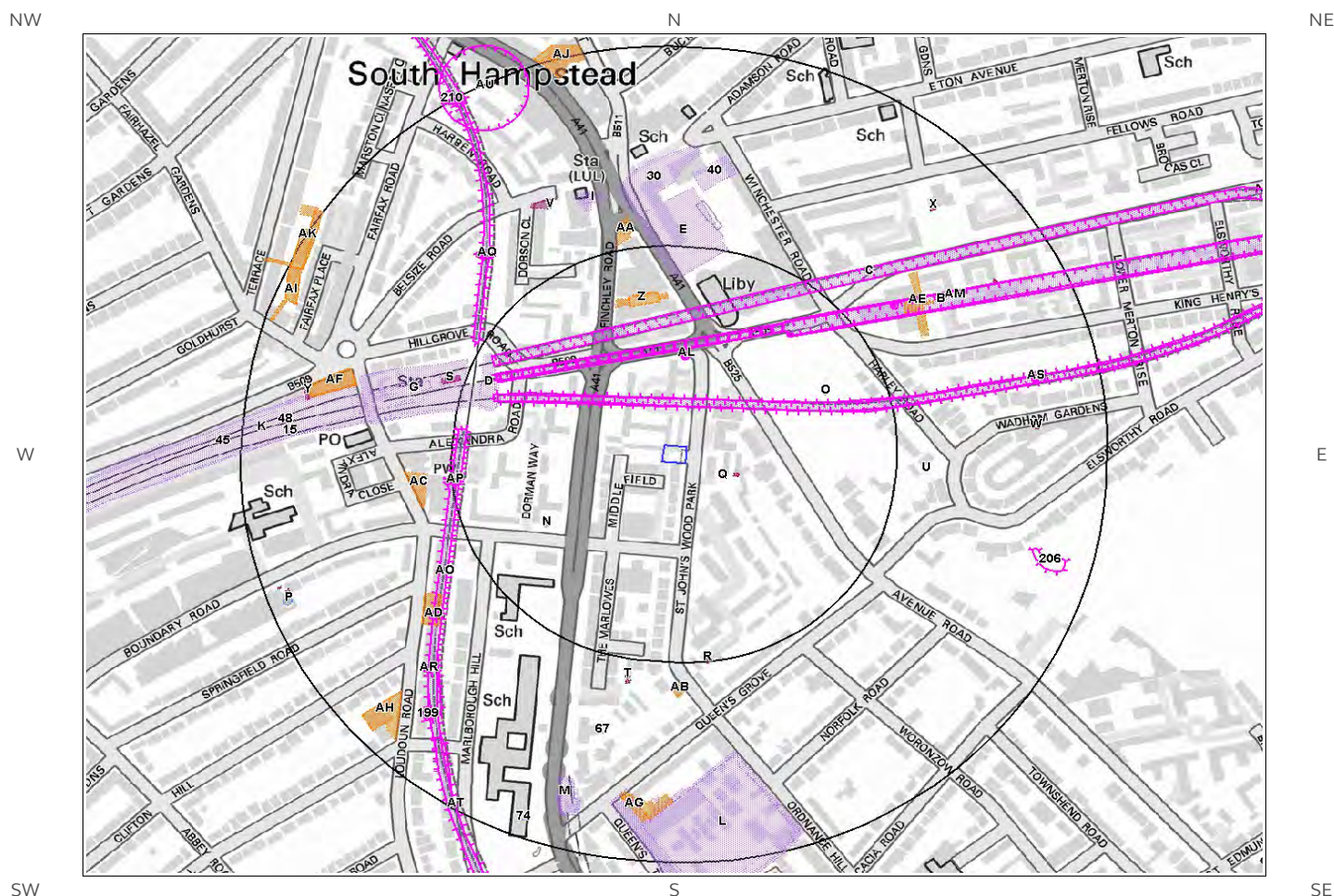
## Note: Maps

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

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

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

# 1. Historical Land Use



Mapping sourced from **Ordnance Survey**

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# 1. Historical Industrial Sites

## 1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 58

ID	Distance [m]	Direction	Use	Date
1A	49	N	Tunnel	1973
2A	49	N	Tunnel	1989
3A	49	N	Tunnel	1968
4A	50	N	Tunnels	1957
5B	114	N	Tunnel	1973
6B	114	N	Tunnel	1989
7B	114	N	Tunnel	1968
8AM	116	N	Tunnels	1957
9C	145	N	Tunnel	1968
10C	145	N	Tunnel	1989
11C	145	N	Tunnel	1957
12C	145	N	Tunnel	1973
13D	204	W	Railway Sidings	1973
14D	204	W	Railway Sidings	1968
15	205	W	Railway Sidings	1894
16E	207	N	Hospital	1957
17E	207	N	Hospital	1948
18D	210	W	Railway Building	1989
19F	235	W	Tunnel	1989
20F	235	W	Tunnel	1973
21AN	235	W	Tunnel	1957
22AO	235	W	Tunnel	1968
23G	247	W	Railway Sidings	1973
24G	247	W	Railway Sidings	1968
25H	255	NW	Tunnel	1973
26H	255	NW	Tunnel	1968
27H	255	NW	Tunnel	1957
28S	255	W	Railway Building	1989
29G	286	W	Railway Station	1894
30	287	N	Unspecified Station	1948
31J	294	W	Railway Station	1920
32I	307	N	Railway Station	1894
33I	316	N	London Transport Station	1989
34I	317	N	Unspecified Station	1920
35J	319	W	Railway Station	1989
36J	319	W	Railway Station	1957
37J	319	W	Railway Station	1973

38J	319	W	Railway Station	1968
39J	319	W	Railway Station	1948
40	321	N	London Transport Station	1968
41AD	329	SW	Air Shafts	1948
42K	360	W	Railway Sidings	1973
43K	360	W	Railway Sidings	1968
44K	360	W	Railway Sidings	1989
45	360	W	Railway Sidings	1957
46L	365	S	Barracks	1968
47L	365	S	Barracks	1957
48	368	W	Railway Sidings	1948
49L	368	S	Barracks	1866
50L	371	S	Barracks	1894
51L	377	S	Cavalry Barracks	1920
52AR	377	SW	Air Shafts	1948
53L	397	S	Cavalry Barracks	1948
54M	410	S	Unspecified Station	1948
55M	411	S	Unspecified Station	1866
56M	411	S	Railway Station	1894
57M	419	S	Unspecified Station	1920
58AT	433	SW	Tunnel	1968

## 1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

16

ID	Distance (m)	Direction	Use	Date
59Q	46	SE	Unspecified Tank	1992
60N	155	SW	Unspecified Tank	1978
61N	155	SW	Unspecified Tank	1991
62N	155	SW	Unspecified Tank	1969
63O	177	E	Unspecified Tank	1973
64O	177	E	Unspecified Tank	1967
65O	177	E	Unspecified Tank	1962
66O	177	NE	Unspecified Tank	1995
67	344	S	Unspecified Tank	1896
68P	472	W	Unspecified Tank	1978
69P	472	W	Unspecified Tank	1991
70P	473	W	Unspecified Tank	1960
71P	473	W	Unspecified Tank	1983
72P	473	W	Unspecified Tank	1965
73P	473	W	Unspecified Tank	1960
74	476	S	Unspecified Tank	1871



### 1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

32

ID	Distance (m)	Direction	Use	Date
75Q	58	E	Electricity Substation	1969
76Q	58	E	Electricity Substation	1992
77Q	59	E	Electricity Substation	1991
78Q	59	E	Electricity Substation	1978
79R	244	S	Electricity Substation	1969
80R	245	S	Electricity Substation	1978
81R	245	S	Electricity Substation	1991
82R	245	S	Electricity Substation	1992
83S	255	W	Electricity Substation	1953
84S	256	W	Electricity Substation	1955
85T	271	S	Electricity Substation	1969
86T	276	S	Electricity Substation	1991
87T	276	S	Electricity Substation	1978
88T	277	S	Electricity Substation	1992
89U	283	E	Electricity Substation	1971
90U	283	E	Electricity Substation	1991
91V	326	NW	Electricity Substation	1995
92V	327	NW	Electricity Substation	1991
93V	327	NW	Electricity Substation	1984
94W	414	E	Electricity Substation	1987
95X	414	NE	Electricity Substation	1953
96W	414	E	Electricity Substation	1991
97X	415	NE	Electricity Substation	1953
98B	419	NE	Electricity Substation	1991
99B	419	NE	Electricity Substation	1985
100B	419	NE	Electricity Substation	1987
101B	419	NE	Electricity Substation	1972
102Y	422	W	Electricity Substation	1983
103Y	422	W	Electricity Substation	1991
104Y	424	W	Electricity Substation	1999
105P	471	W	Electricity Substation	1983
106P	477	W	Electricity Substation	1991

### 1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary:

0

Database searched and no data found.

## 1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary:

61

ID	Distance (m)	Direction	Use	Date
107Z	178	N	Garage	1967
108Z	178	N	Garage	1962
109Z	178	N	Garage	1973
110Z	178	N	Garage	1978
111Z	178	N	Garage	1984
112Z	178	N	Garage	1991
113Z	178	N	Garage	1979
114Z	179	N	Garage	1995
115AA	256	N	Garage	1953
116AA	269	N	Garage	1955
117AB	277	S	Garages	1953
118AB	277	S	Garages	1955
119AC	279	W	Garage	1983
120AC	279	W	Garage	1991
121AD	308	SW	Garages	1953
122AE	308	NE	Garage	1953
123AE	308	NE	Garage	1966
124AD	311	SW	Garages	1955
125AE	315	NE	Garage	1953
126AF	374	W	Garage	1983
127AF	374	W	Garage	1991
128AF	374	W	Garage	1967
129AF	374	W	Garage	1962
130AF	374	W	Garage	1953
131AF	374	W	Garage	1955
132AF	375	W	Garage	1999
133AG	414	S	Garage	1969
134AG	414	S	Motor Works	1953
135AG	414	S	Garage	1960
136AG	415	S	Motor Works	1955
137AG	419	S	Garage	1978
138AG	419	S	Garage	1991
139AH	421	SW	Garage	1978
140AH	421	SW	Garage	1991

141AH	422	SW	Garages	1955
142AH	422	SW	Garage	1960
143AH	422	SW	Garages	1953
144AH	422	SW	Garage	1965
145AH	422	SW	Garage	1983
146AH	422	SW	Garage	1960
147AI	471	W	Garage	1983
148AI	471	W	Garage	1991
149AI	471	W	Garage	1955
150AI	471	W	Garage	1967
151AI	471	W	Garage	1962
152AI	471	W	Garage	1953
153AJ	476	N	Garage	1991
154AJ	476	N	Garage	1978
155AJ	476	N	Garage	1984
156AJ	476	N	Garage	1979
157AI	482	NW	Garage	1999
158AK	483	NW	Garage	1999
159AK	483	NW	Garage	1991
160AK	483	NW	Garage	1955
161AK	484	NW	Garage	1953
162AK	484	NW	Garage	1967
163AK	484	NW	Garage	1962
164AJ	498	N	Garage	1973
165AJ	498	N	Garage	1967
166AJ	498	N	Garage	1962
167AJ	499	N	Garage	1995

## 1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 43

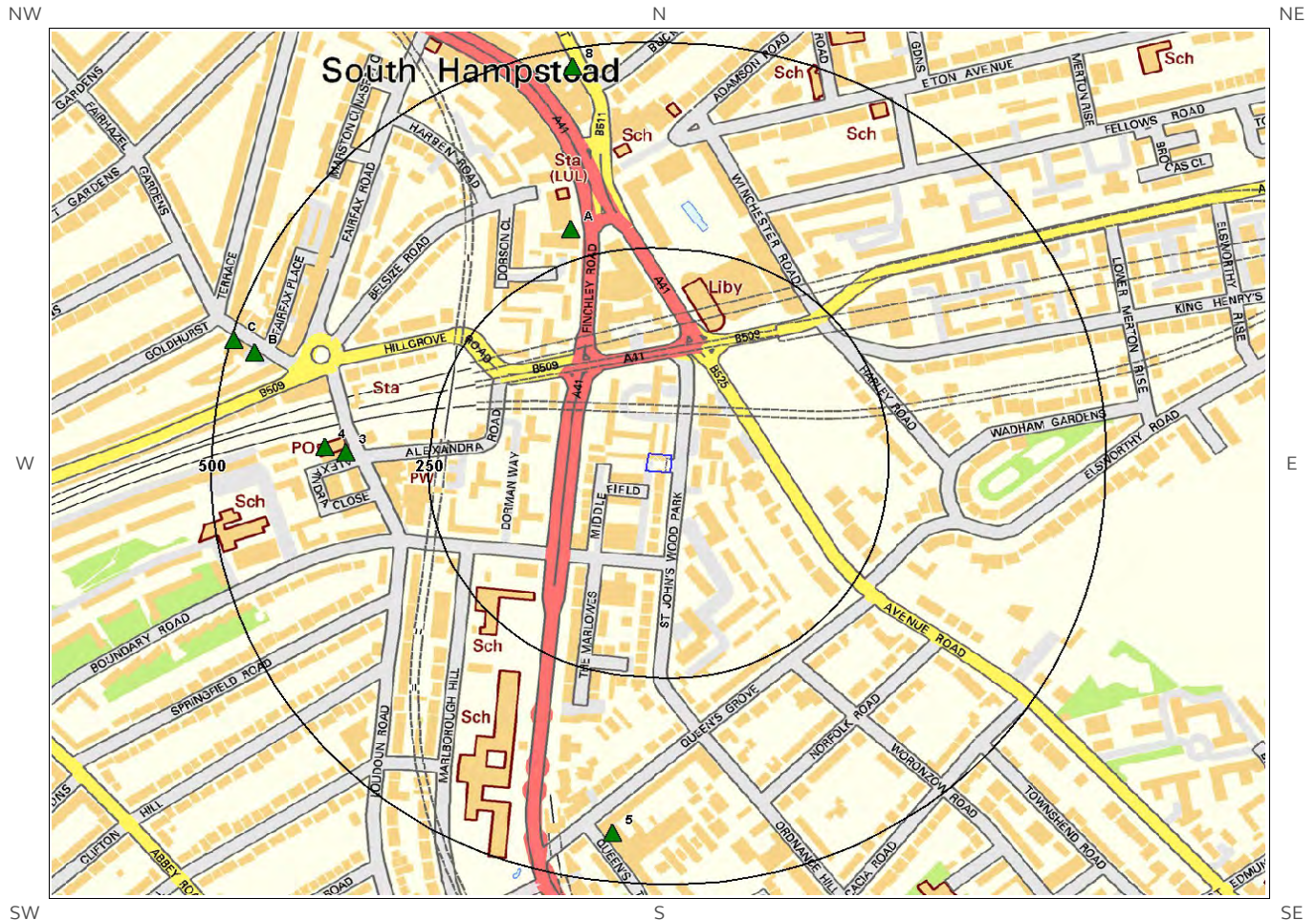
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
168A	49	N	Tunnel	1973
169A	49	N	Tunnel	1968
170A	49	N	Tunnel	1989
171A	50	N	Tunnels	1957
172AL	109	N	Air Shaft	1973
173AL	109	N	Air Shaft	1968
174B	114	N	Tunnel	1973
175B	114	N	Tunnel	1968
176B	114	N	Tunnel	1989
177AM	116	N	Tunnels	1957
178C	145	N	Tunnel	1957
179C	145	N	Tunnel	1973
180C	145	N	Tunnel	1968

181C	145	N	Tunnel	1989
182AN	235	W	Tunnel	1957
183F	235	W	Tunnel	1973
184AO	235	W	Tunnel	1968
185F	235	W	Tunnel	1989
186AP	242	W	Air Shaft	1920
187AP	244	W	Air Shaft	1957
188AP	244	W	Air Shaft	1968
189AP	244	W	Air Shaft	1948
190H	255	NW	Tunnel	1957
191H	255	NW	Tunnel	1973
192H	255	NW	Tunnel	1968
193AE	300	NE	Air Shaft	1948
194AQ	310	NW	Air Shaft	1957
195AQ	317	NW	Air Shaft	1920
196AQ	319	NW	Air Shaft	1948
197AD	329	SW	Air Shafts	1948
198AR	377	SW	Air Shafts	1948
199	417	SW	Air Shaft	1948
200AS	420	E	Air Shaft	1957
201AS	420	E	Air Shaft	1973
202AS	420	E	Air Shaft	1968
203AS	420	E	Air Shaft	1989
204AS	420	E	Air Shaft	1948
205AS	424	E	Air Shaft	1894
206	426	E	Ponds	1866
207AT	433	SW	Tunnel	1968
208AU	443	NW	Air Shaft	1920
209AU	492	NW	Air Shaft	1957
210	495	NW	Air Shaft	1948














---

## 2. Environmental Permits, Incidents and Registers Map



Mapping sourced from 

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

## 2. Environmental Permits, Incidents and Registers

### 2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

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



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

ID	Distance (m)	Direction	NGR	Details	
1A	285	N	526625 184269	Address: Swiss Cottage Dry Cleaners, 121 Finchley Road, NW3 6HY Process: Dry Cleaner Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
2A	285	N	526625 184269	Address: Swiss Cottage Dry Cleaners, 121 Finchley Road, NW3 6HY Process: Dry Cleaner Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
3	346	W	526367 183999	Address: Masterclean, 2 Langtry Walk, South Hampstead, NW8 0DU Process: Dry Cleaner Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4	371	W	526342 184005	Address: Masterclean , 6 Langtry Walk, London, NW8 0DU Process: Dry Cleaners Status: Revoked Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
5	444	S	526673 183537	Address: Ivy Dry Cleaner, 4 Queens Terrace, NW8 6DX Process: Dry Cleaning Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
6B	469	W	526262 184120	Address: Connoisseur Dry Cleaners, 3-5 Fairhazel Gardens, Swiss Cottage, NW6 3QE Process: Dry Cleaner Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
7B	469	W	526262 184120	Address: Connoisseur Dry Cleaners, 3-5 Fairhazel Gardens Swiss Cottage, NW6 3QE Process: Dry Cleaner Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	476	N	526627 184467	Address: Red Spot Dry Cleaners, 26 Northways Parade College Crescent, N1 1ED Process: Dry Cleaner Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
9C	496	W	526238 184135	Address: Sqweaky Clean Professional Dry Cleaners, 13 Fairhazel Gardens, NW6 3QE Process: Dry Cleaner Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
10C	496	W	526238 184135	Address: Swiss Dry Cleaners, 13 Fairhazel Gardens, NW6 3QE Process: Dry Cleaner Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

## 2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

---

## 2.3 Environment Agency Recorded Pollution Incidents

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

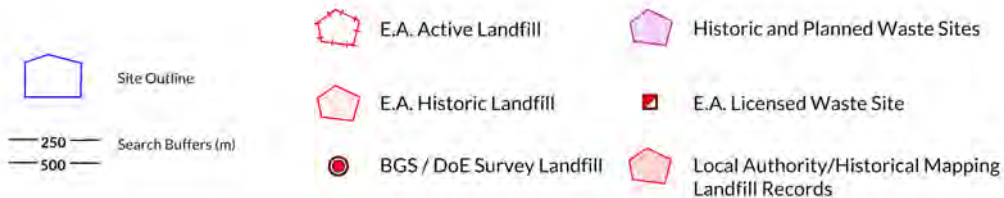
## 2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

0

Database searched and no data found.

---



# 3. Landfill and Other Waste Sites

## 3.1 Landfill Sites

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

0

Database searched and no data found.

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

1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1018	NW	526000 184800	Site Address: Canfield Place, London NW6 Waste Licence: - Site Reference: DON009 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -

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

0

Database searched and no data found.

### 3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

## 3.2 Other Waste Sites

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

0

Database searched and no data found.

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

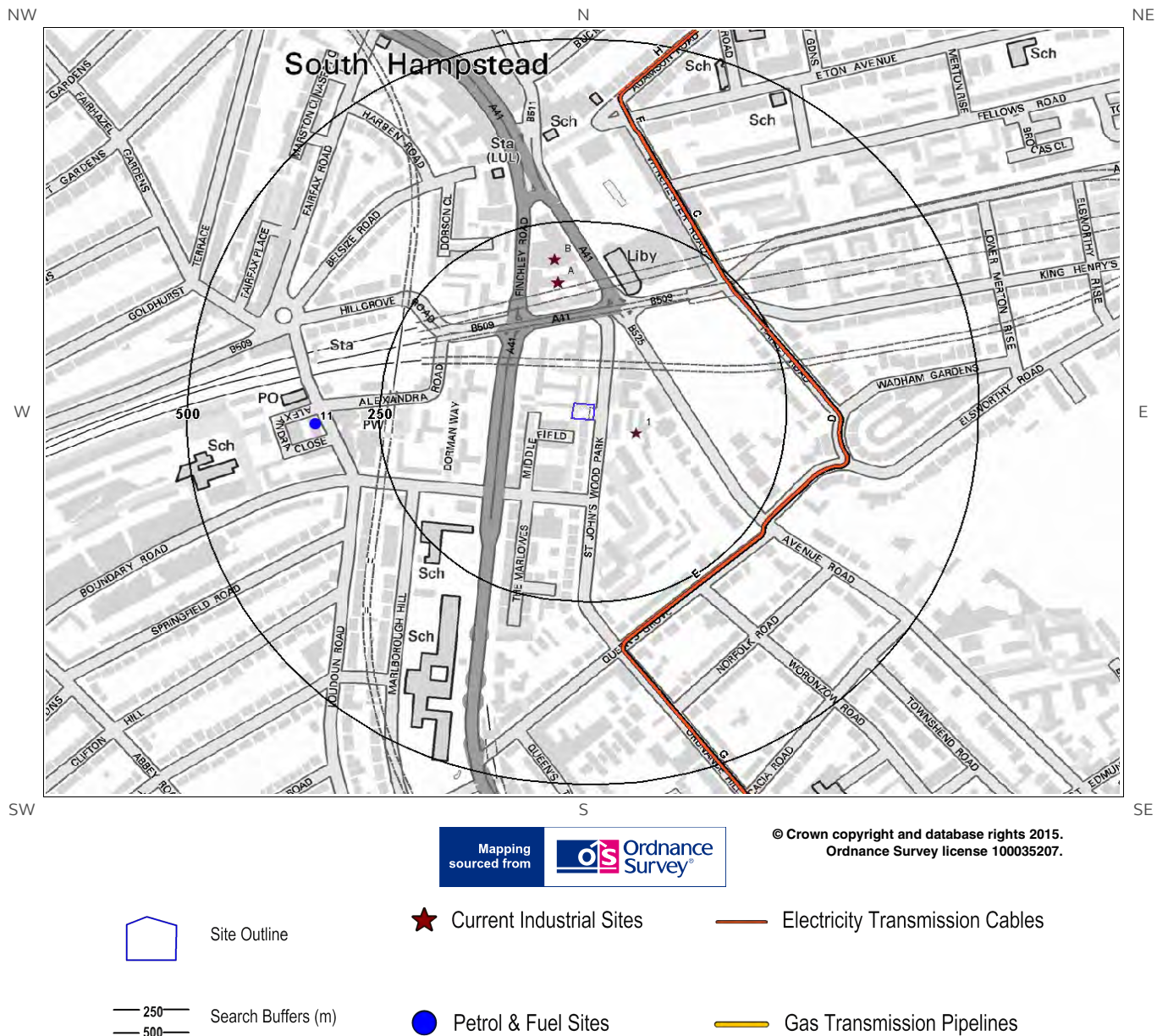
1

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1150	SE	527519 183131	<p>Site Address: Regents Park Office, The Store Yard, Inner Circle, Regents Park, London, NW1 4NR</p> <p>Type: Composting Facility</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ROY003</p> <p>EPR reference: EA/EPR/CB3106XV/A001</p> <p>Operator: The Royal Parks</p> <p>Waste Management licence No: 401853</p> <p>Annual Tonnage: 575.0</p> <p>Issue Date: 24/02/2015</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Regents Park Leaf Yard</p> <p>Correspondence Address: -, -</p>



## 4. Current Land Use Map



## 4. Current Land Uses

### 4.1 Current Industrial Data

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

10

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	58	E	Electricity Sub Station	526795 183959	NW8	Electrical Features	Infrastructure and Facilities
2A	168	N	London Car Hire Ltd	526693 184165	12 Regency Parade, Finchley Road, London, NW3 5EG	Vehicle Hire and Rental	Hire Services
3A	168	N	citirental.co.uk	526693 184165	97, Avenue Road, London, NW3 5EJ	Vehicle Hire and Rental	Hire Services
4A	168	N	Balco Ltd	526693 184165	8 Regency Parade, Finchley Road, London, NW3 5EG	Cooling and Refrigeration	Industrial Products
5A	168	N	Medoroux Medical Ltd	526693 184165	11 Regency Parade, Finchley Road, London, NW3 5EG	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
6A	168	N	Jetway Computer	526693 184165	4 Regency Parade, Finchley Road, London, NW3 5EG	Electrical Equipment Repair and Servicing	Repair and Servicing
7A	168	N	Medo Roux	526693 184165	11 Regency Parade, Finchley Road, London, NW3 5EG	Disability and Mobility Equipment	Consumer Products
8A	168	N	United Rent a Car	526693 184165	Regency Lodge, Avenue Road, London, NW3 5EJ	Vehicle Hire and Rental	Hire Services
9B	199	N	S United Leasing	526689 184196	96, Finchley Road, London, NW3 5EL	Vehicle Hire and Rental	Hire Services
10B	199	N	Kar Dok	526689 184196	Regency Service Station 96, Finchley Road, London, NW3 5EL	Vehicle Repair, Testing and Servicing	Repair and Servicing

## 4.2 Petrol and Fuel Sites

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

1

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

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
11	333	W	526379 183971	Total	Boundary Road Service Station, 150, Loudon Road, Loudon Road, St Johns Wood, London, Greater London, NW8 0DH	Not Applicable	Obsolete

## 4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

24

The following Underground Electricity Transmission Cable records are represented as linear features on the Current Land Use map:

ID	Distance (m)	Direction	Details
12C	239	NE	Cable Set: - Cable Route: - Cable Make: -  Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
13C	239	NE	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 2 Cable Make: -  Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
14C	240	NE	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 1 Cable Make: -  Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
15C	240	NE	Cable Set: - Cable Route: - Cable Make: -  Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
16D	246	NE	Cable Set: - Cable Route: - Cable Make: -  Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
17D	247	NE	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 2 Cable Make: -  Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -

ID	Distance (m)	Direction	Details	
18D	248	NE	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 1 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
19D	249	NE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
20E	260	SE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
21E	260	SE	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 2 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
22E	261	SE	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 1 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
23E	261	SE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
24F	373	N	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
25F	374	N	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
26F	374	N	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 1 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
27F	376	N	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
28G	382	S	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
29G	383	S	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 2 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
30G	383	S	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 1 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
31G	386	S	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
32H	411	N	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -

ID	Distance (m)	Direction	Details	
33H	414	N	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 2 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
34H	414	N	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 1 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
35H	417	N	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -

#### 4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

# 5. Geology

## 5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

---

## 5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

---

## 5.3 Bedrock and Solid Geology

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

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

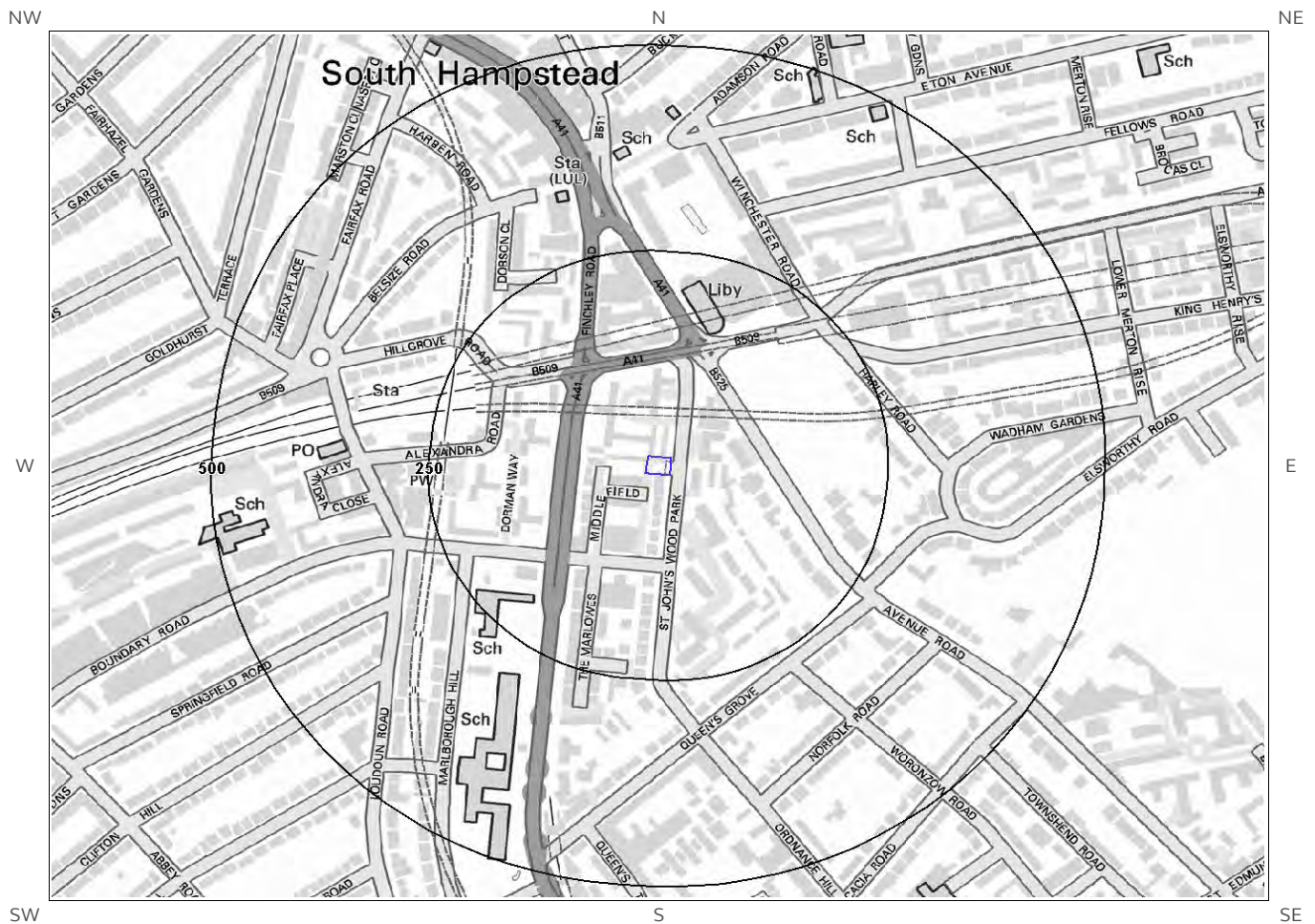
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

---



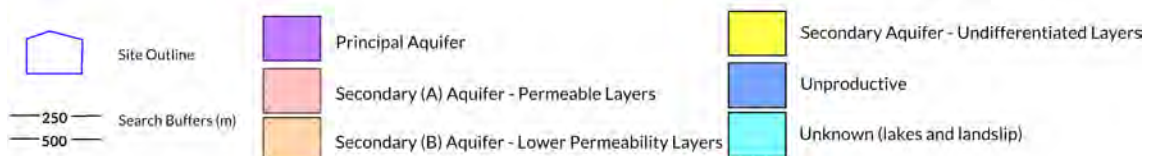
# 6 Hydrogeology and Hydrology

## 6a. Aquifer Within Superficial Geology



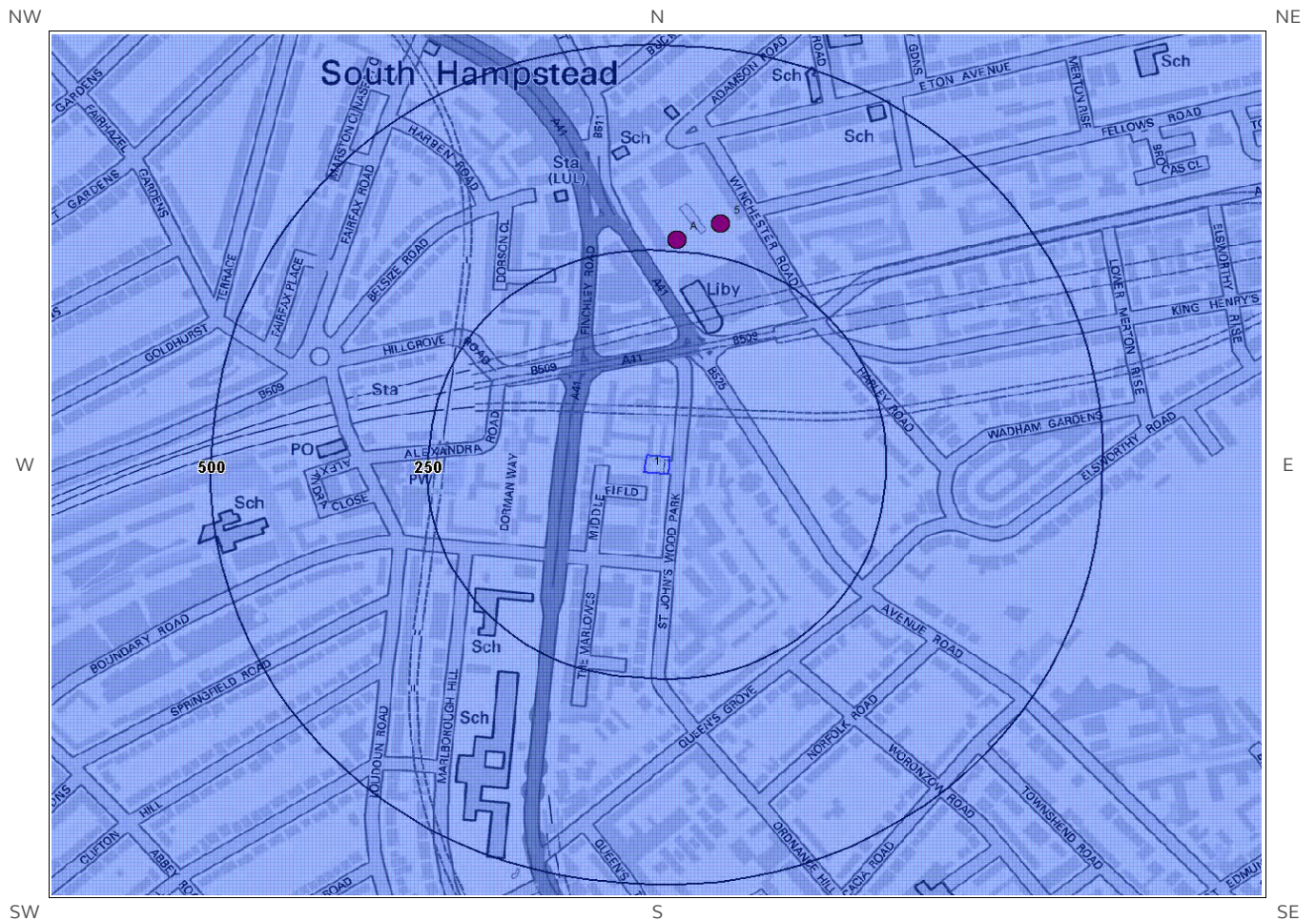
Mapping sourced from **Ordnance Survey**

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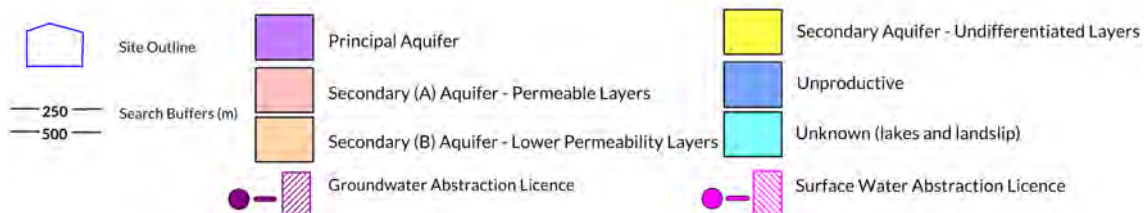


# 6b. Aquifer Within Bedrock Geology and Abstraction Licenses



Mapping sourced from  Ordnance Survey

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Site Outline

Search Buffers (m)

250

500

Source Protection Zone 1 - Inner Catchment

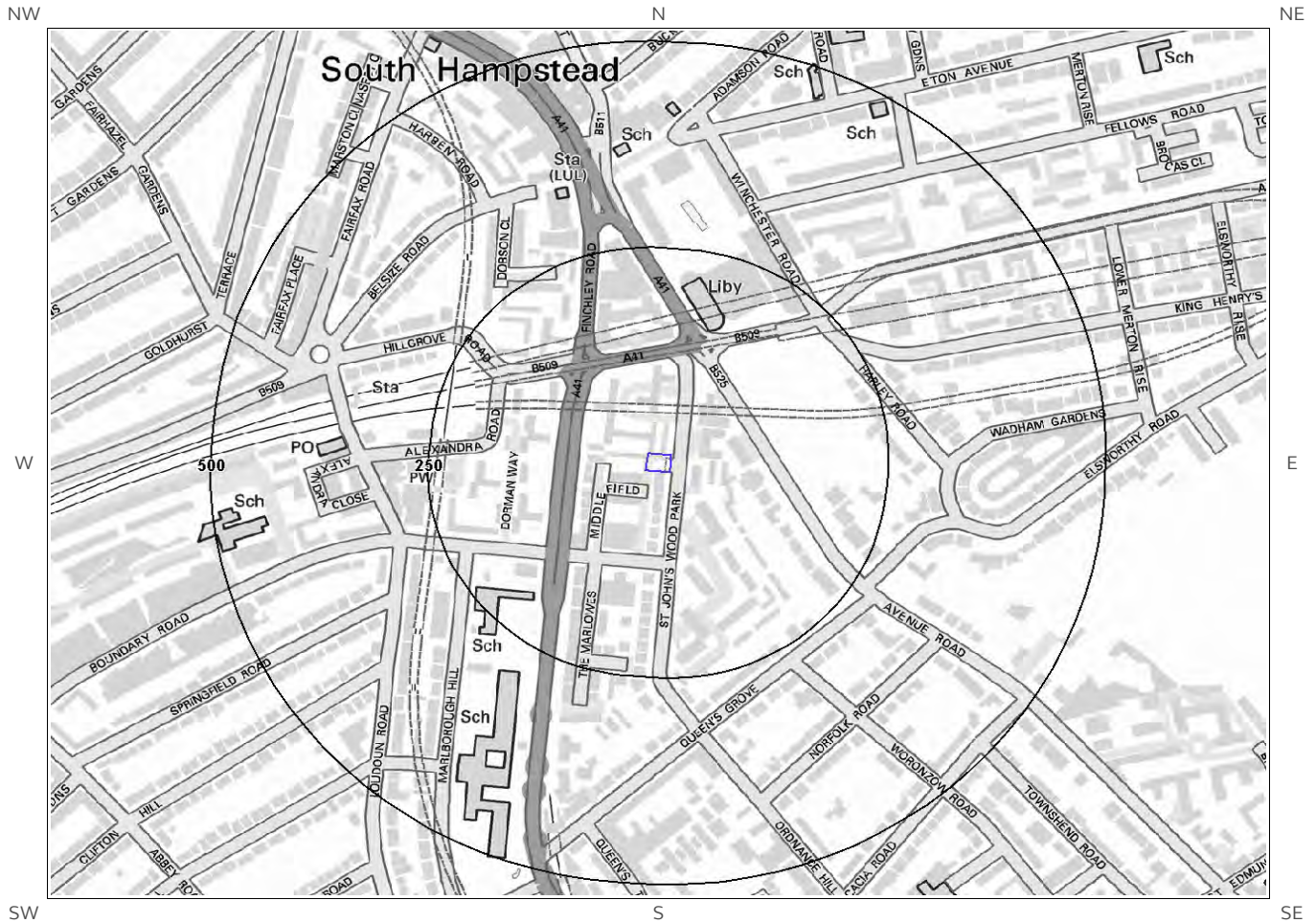
Source Protection Zone 2 - Outer Catchment

Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

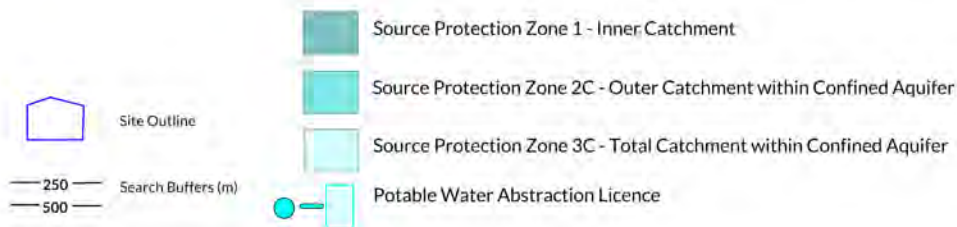
Potable Water Abstraction Licence

# 6d. Hydrogeology – Source Protection Zones within confined aquifer



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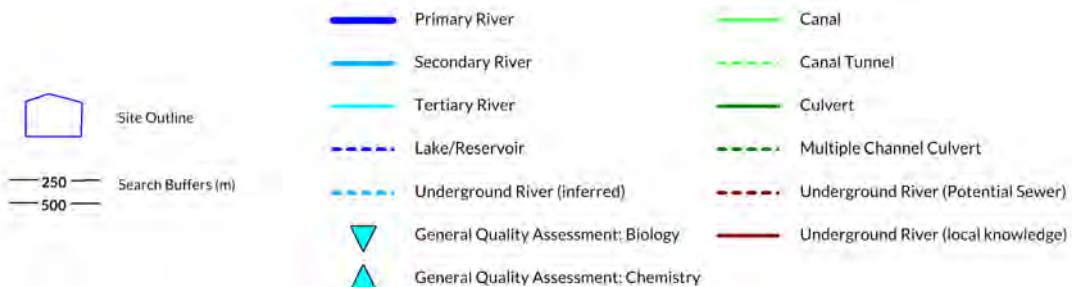


# 6e. Hydrology – Detailed River Network and River Quality



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# 6. Hydrogeology and Hydrology

## 6.1 Aquifer within Superficial Deposits

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

Database searched and no data found.

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

## 6.2 Aquifer within Bedrock Deposits

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

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

## 6.3 Groundwater Abstraction Licences

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

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
2A	264	N	526750 184261	Licence No: TH/039/0039/087 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date:



ID	Distance (m)	Direction	NGR	Details	
3A	264	N	526750 184261	Licence No: TH/039/0039/087 Details: Lake & Pond Throughflow Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN	Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date:
4A	264	N	526750 184261	Licence No: TH/039/0039/087 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN	Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date:
5	289	N	526800 184280	Licence No: 28/39/39/0219 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN	Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: WRA/N/1407 Original Start Date: 12/8/2005 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 1/4/2008 Version End Date:
Not shown	939	E	527636 183697	Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Borehole At Barrow Hill Data Type: Point Name: THAMES WATER UTILITIES LTD	Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: NPS/WR/009229 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:
Not shown	945	E	527640 183690	Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD	Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/R/1026 Original Start Date: 1/4/2007 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 1/4/2007 Version End Date:
Not shown	945	E	527640 183690	Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD	Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/2/2(24) Original Start Date: 26/9/2002 Expiry Date: 31/3/2007 Issue No: 1 Version Start Date: 26/9/2002 Version End Date:
Not shown	1386	SE	528000 183400	Licence No: 28/39/39/0035 Details: Animal Watering & General Use in non Farming situations Direct Source: Thames Groundwater Point: Borehole At Regent's Park, London Nw1 Data Type: Point Name: ZOOLOGICAL SOCIETY OF LONDON	Annual Volume (m³): 681.9 Max Daily Volume (m³): 59 Original Application No: - Original Start Date: 4/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 4/4/1966 Version End Date:
Not shown	1518	SE	527420 182620	Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Two Boreholes At Abbey Lodge, Park Road, London Nw8 Data Type: Point Name: WOOD MANAGEMENT TRUSTEES LTD	Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/11/1991 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	1518	SE	527420 182620	Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Abbey Lodge, Park Road, London Nw8- two Boreholes Data Type: Point Name: ABBEY LODGE RTM COMPANY LIMITED Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/6/2006 Version End Date:

## 6.4 Surface Water Abstraction Licences

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

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1548	S	527050 182460	Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: St John's Wood, London - Regents Canal Data Type: Point Name: Canal and River Trust Annual Volume (m³): 7010000 Max Daily Volume (m³): 19520 Application No: - Original Start Date: 18/7/1980 Expiry Date: - Issue No: 101 Version Start Date: 17/12/2007 Version End Date:
Not shown	1749	E	528490 184020	Licence No: 28/39/39/0173 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: Oval Road, Camden - Grand Union Regents Canal Data Type: Point Name: BRITISH WATERWAYS BOARD Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 8/12/1994 Expiry Date: - Issue No: 100 Version Start Date: 8/12/1994 Version End Date:
Not shown	1759	E	528500 184020	Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: Southampton Bridge, London, Nw8 - Regents Canal Data Type: Point Name: Canal and River Trust Annual Volume (m³): 7010000 Max Daily Volume (m³): 19520 Application No: - Original Start Date: 18/7/1980 Expiry Date: - Issue No: 101 Version Start Date: 17/12/2007 Version End Date:

## 6.5 Potable Water Abstraction Licences

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

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	939	E	527636 183697	Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Borehole At Barrow Hill Data Type: Point Name: THAMES WATER UTILITIES LTD Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: NPS/WR/009229 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: Version End Date:
Not shown	945	E	527640 183690	Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/2/2(24) Original Start Date: 26/9/2002 Expiry Date: 31/3/2007 Issue No: 1 Version Start Date: Version End Date:
Not shown	945	E	527640 183690	Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/R/1026 Original Start Date: 1/4/2007 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: Version End Date:
Not shown	1518	SE	527420 182620	Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Abbey Lodge, Park Road, London Nw8-two Boreholes Data Type: Point Name: ABBEY LODGE RTM COMPANY LIMITED Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	1518	SE	527420 182620	Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Two Boreholes At Abbey Lodge, Park Road, London Nw8 Data Type: Point Name: WOOD MANAGEMENT TRUSTEES LTD Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

## 6.6 Source Protection Zones

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

Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (6c):

ID	Distance (m)	Direction	Zone	Description
1	0	On Site	2	Outer catchment

## 6.7 Source Protection Zones within Confined Aquifer

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

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

## 6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site?

No

Database searched and no data found.

## 6.9 River Quality

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

No

### 6.9.1 Biological Quality:

Database searched and no data found.

### 6.9.2 Chemical Quality:

Database searched and no data found.

## 6.10 Detailed River Network

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

Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details
1	427	E	<div> <div> River Name: -  Welsh River Name: -  Alternative Name: - </div> <div> River Type: Culvert  Main River Status: Currently Undefined </div> </div>

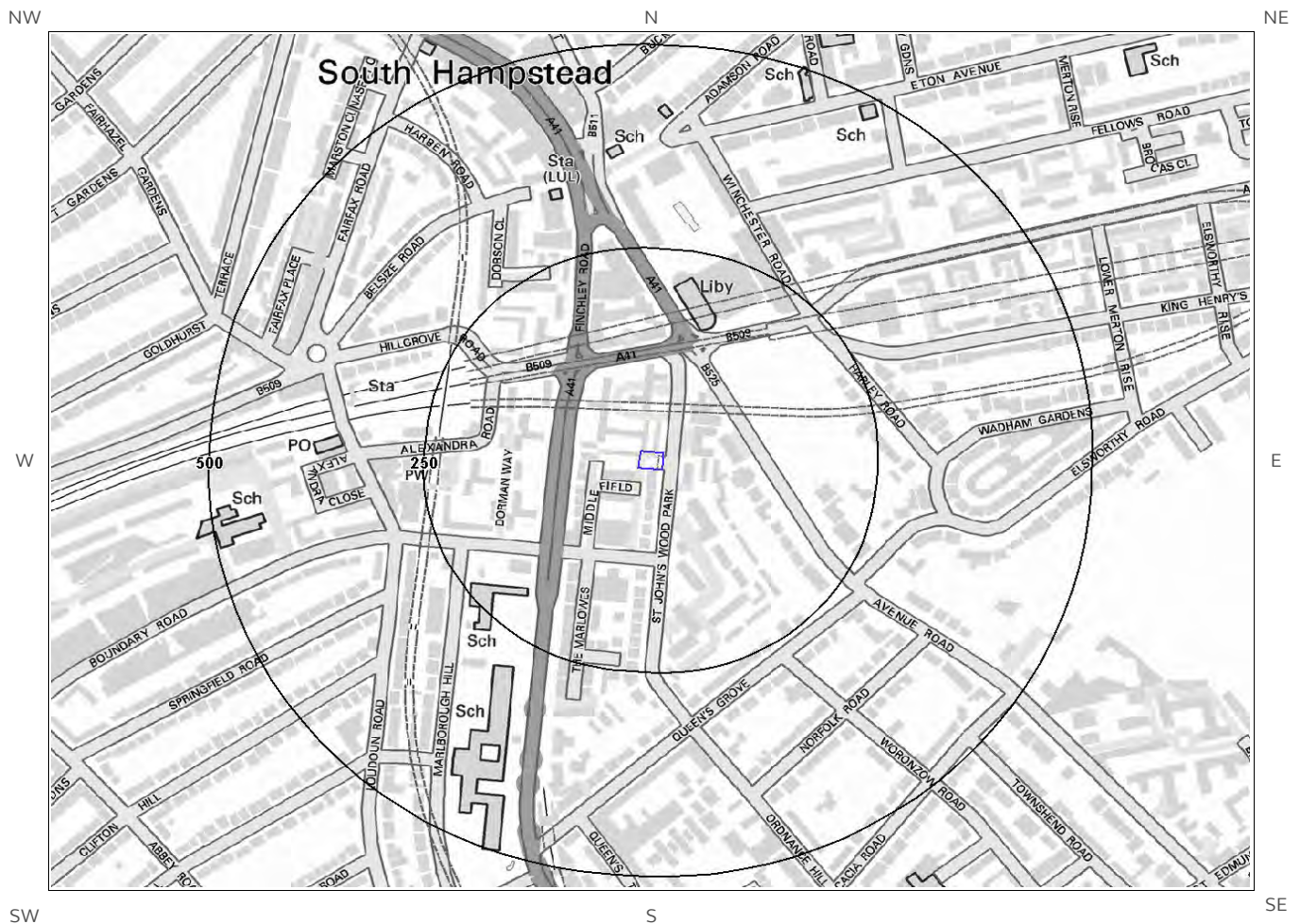
## 6.11 Surface Water Features

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

No

Database searched and no data found.

# 7a. Environment Agency Flood Map for Planning (from rivers and the sea)



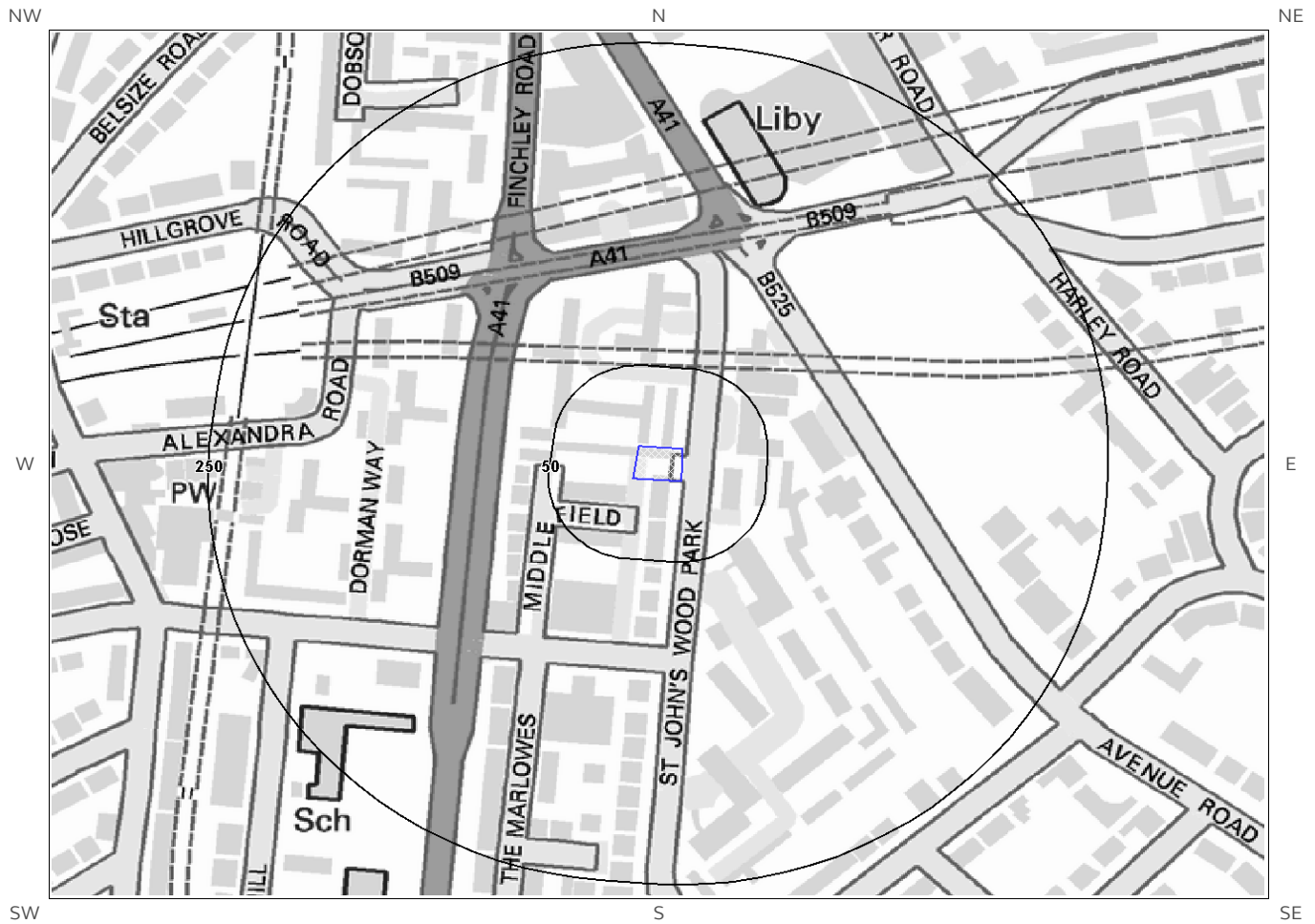
Mapping sourced from  Ordnance Survey®

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Ordnance Survey license 100035207.

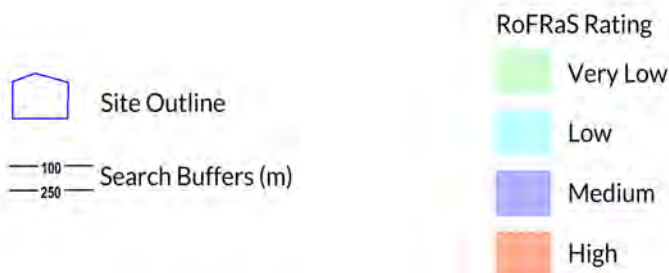




# 7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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# 7 Flooding

## 7.1 River and Coastal Zone 2 Flooding

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

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

---

## 7.2 River and Coastal Zone 3 Flooding

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

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

---

## 7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

---

## 7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No  
Database searched and no data found.

---

## 7.5 Areas benefiting from Flood Defences

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

---

## 7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

## 7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? No

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

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

Not Prone

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

## 7.8 Groundwater Flooding Confidence Areas

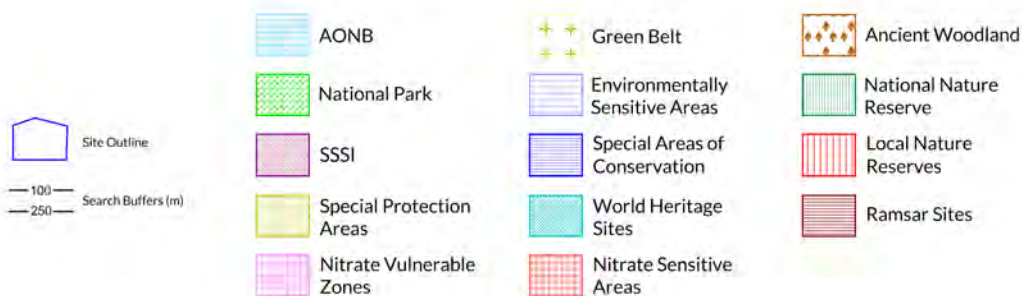
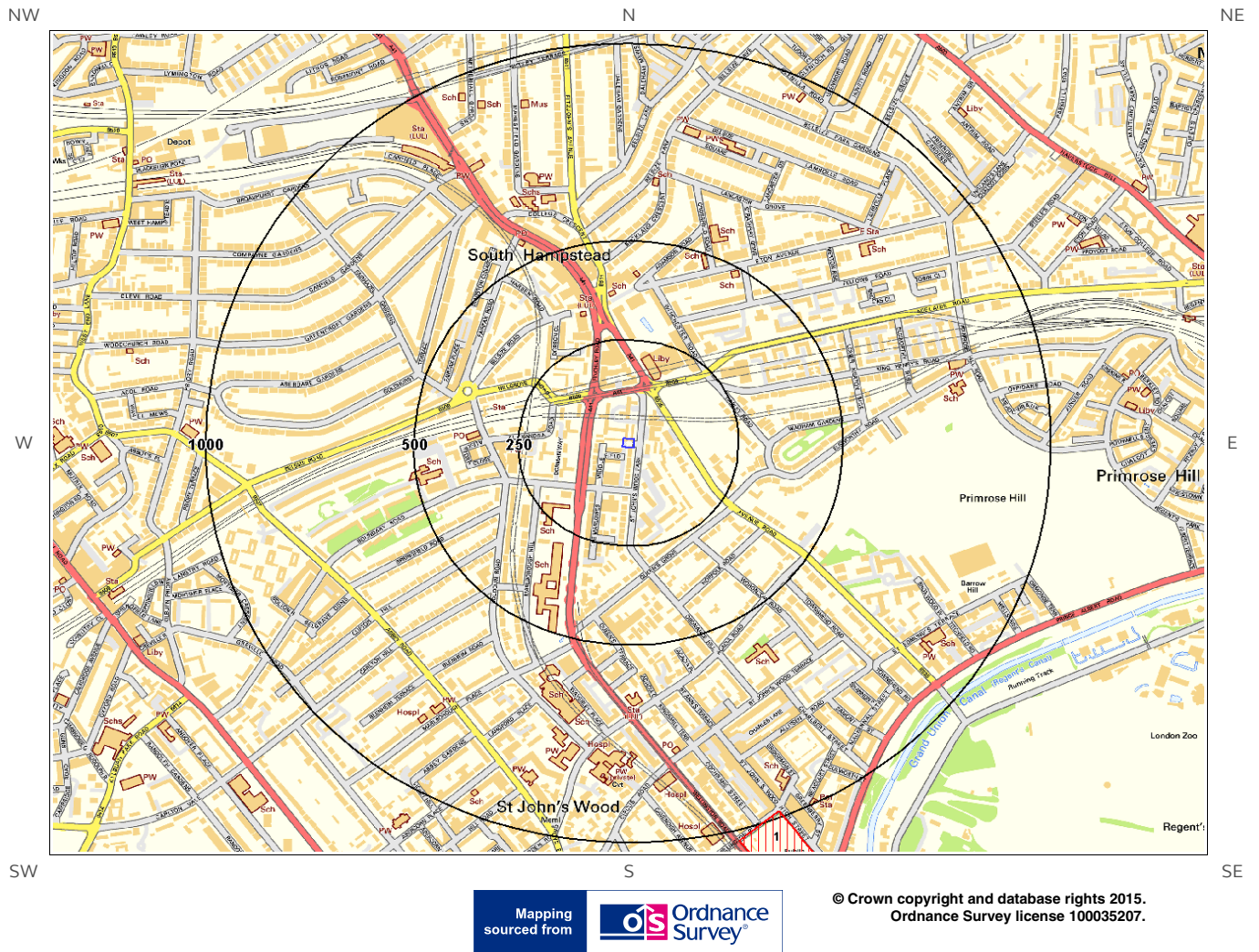
What is the British Geological Survey confidence rating in this result?

Not Applicable

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

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

# 8. Designated Environmentally Sensitive Sites Map



# 8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

## 8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

## 8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

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

2

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	984	S	St John's Wood Church Grounds	Natural England
Not shown	1429	NE	Belsize Wood	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.



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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

#### 8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

---

# 9. Natural Hazards Findings

## 9.1 Detailed BGS GeoSure Data

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

### 9.1.1 Shrink Swell

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

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

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

### 9.1.2 Landslides

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

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

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

### 9.1.3 Soluble Rocks

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

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

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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

#### 9.1.4 Compressible Ground

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

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

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

#### 9.1.5 Collapsible Rocks

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

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

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

#### 9.1.6 Running Sand

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

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

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

### 9.2 Radon

#### 9.2.1 Radon Affected Areas

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

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

### 9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing

ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

# 10. Mining

## 10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

---

## 10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? No

Database searched and no data found.

---

## 10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

---

# Contact Details

**Groundsure Helpline**  
Telephone: 08444 159 000  
info@groundsure.com

**British Geological Survey Enquiries**

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email:

Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries:  
[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

**Environment Agency**

National Customer Contact Centre, PO Box 544  
Rotherham, S60 1BY  
Tel: 08708 506 506

Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

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

**Public Health England**

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
[www.gov.uk/phe](http://www.gov.uk/phe)

Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000

**The Coal Authority**

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

**Ordnance Survey**

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505

**Local Authority**

Authority: London Borough of Camden  
Phone: 020 7974 4444  
Web: <http://www.camden.gov.uk/>  
Address: Camden Town Hall, Judd Street, London, WC1H 9JE

**Gemapping PLC**

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





Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### 3 The Client’s obligations

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

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

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

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

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

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

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

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

### 4 Reliance

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

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

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

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

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

### 5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

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

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

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

## 6 Intellectual Property and Confidentiality

### 6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
- (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

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

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

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

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

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 Groundsure shall not be liable for

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

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

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

## 8 Groundsure's right to suspend or terminate

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

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

- (i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

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

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

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

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

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

## 10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

## 11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

## 12 General

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

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

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

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

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

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

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

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

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

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

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

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

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

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

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

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

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



Maund Geo- Consulting Ltd  
20, Mortlake Avenue,  
Worcester, WR5 IQD

Groundsure Reference: HMD-2245353  
Your Reference: St\_Johns\_Wood\_BIA  
Report Date 16 Jul 2015  
Report Delivery Method: Email - pdf

## Groundsure Geoinsight

Address: 1, ST. JOHNS WOOD PARK, LONDON, NW8 6QS

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geoinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director  
Groundsure Limited

Enc.  
Groundsure Geoinsight

# Groundsure Geoinsight

**Address:** 1, ST. JOHNS WOOD PARK, LONDON, NW8 6QS  
**Date:** 16 Jul 2015  
**Reference:** HMD-2245353  
**Client:** Maund Geo- Consulting Ltd



Aerial Photograph Capture date: 20-Apr-2013  
Grid Reference: 526726,183986  
Site Size: 0.05ha



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# Overview of Findings

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

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

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

## Section 1:Geology

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

Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	0	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	4	18	19	8
2.3 Current Ground Workings	0	0	0	0	0

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	6	15	3
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0
Section 4: Natural Ground Subsidence	On-site				
4.1 Shrink Swell Clay	Moderate				
4.2 Landslides	Very Low				
4.3 Ground Dissolution of Soluble Rocks	Negligible				
4.4 Compressible Deposits	Negligible				
4.5 Collapsible Deposits	Very Low				
4.6 Running Sand	Negligible				
Section 5: Borehole Records	On-site	0-50m	51-250		
5 BGS Recorded Boreholes	0	3	12		
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
6 Records of Background Soil Chemistry	1	2	3		
Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500	
7.1 Tunnels	0	1	5	Not Searched	
7.2 Historical Railway and Tunnel Features	0	4	73	Not Searched	
7.3 Historical Railways	0	0	0	Not Searched	
7.4 Active Railways	0	0	34	Not Searched	

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	2	0

---



# 1 Geology

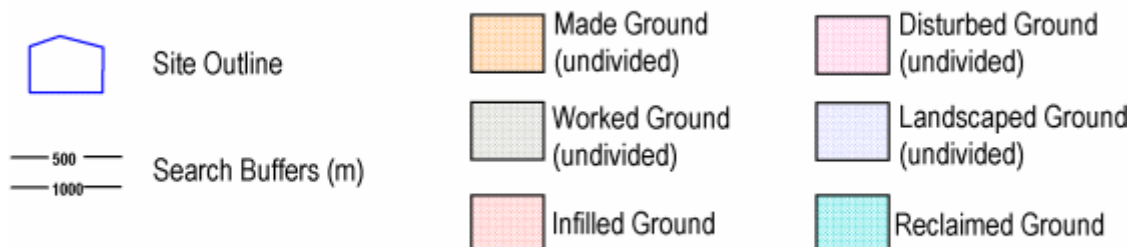
## 1.1 Artificial Ground Map



Artificial Ground Legend



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# 1 Geology

## 1.1 Artificial Ground

### 1.1.1 Artificial/ Made Ground

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

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

Database searched and no data found.

---

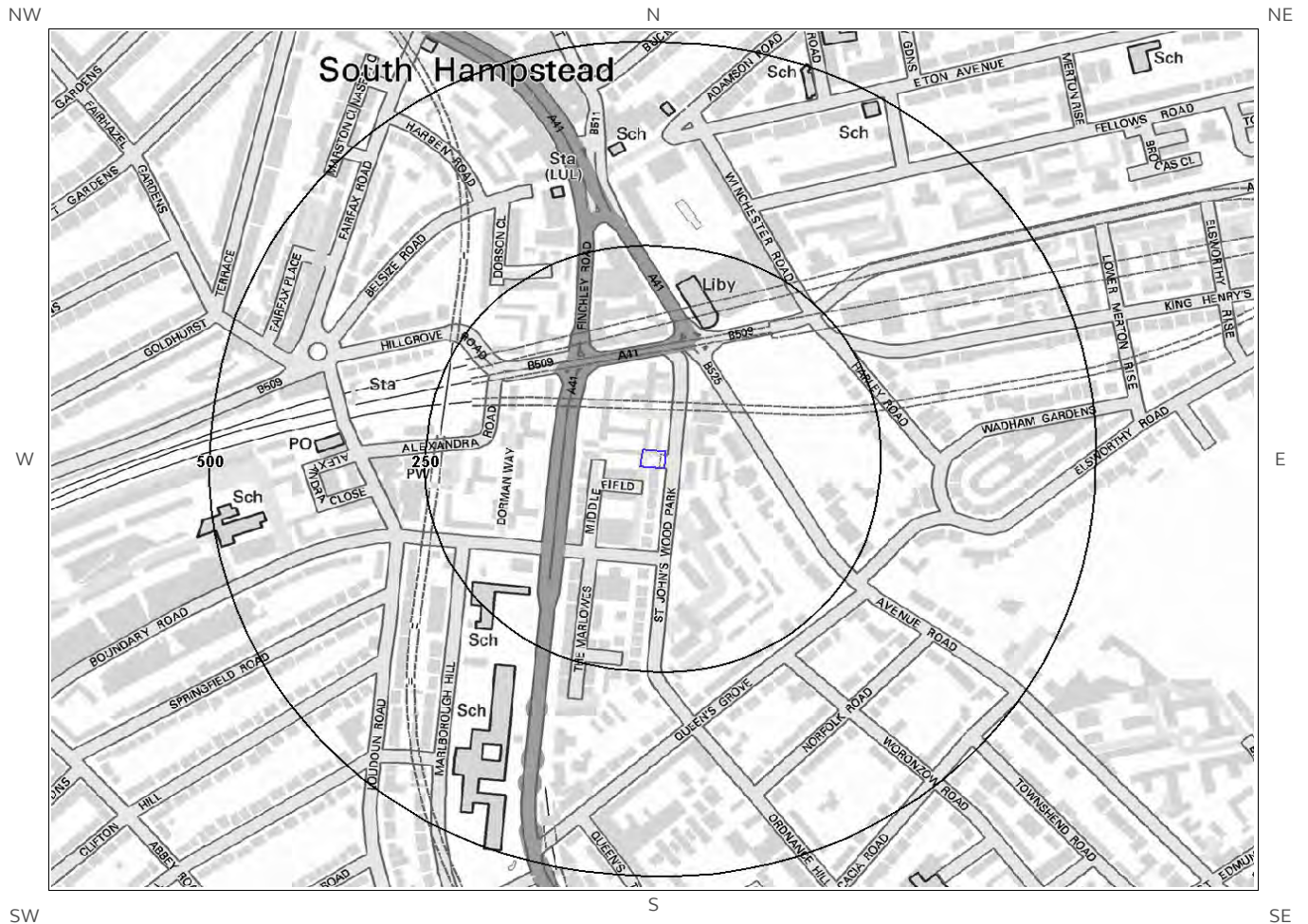
### 1.1.2 Permeability of Artificial Ground

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

Database searched and no data found.

---


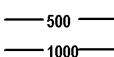
# 1.2 Superficial Deposits and Landslips Map



Superficial Deposits and Landslips  
Legend



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Ordnance Survey license 100035207.

-  Site Outline
-  Search Buffers (m)

# 1.2 Superficial Deposits and Landslips

## 1.2.1 Superficial Deposits/ Drift Geology

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

Database searched and no data found.

---

## 1.2.2 Permeability of Superficial Ground

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

Database searched and no data found.

---

## 1.2.3 Landslip

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

Database searched and no data found.

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

---

## 1.2.4 Landslip Permeability

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

Database searched and no data found.

---

---

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



# 1.3 Bedrock and Faults Map



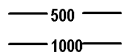
Bedrock and Faults Legend



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Site Outline



Search Buffers (m)



# 1.3 Bedrock, Solid Geology & Faults

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

## 1.3.1 Bedrock/ Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	No Details

## 1.3.2 Permeability of Bedrock Ground

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

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

## 1.3.3 Faults

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

Database searched and no data found.

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

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

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

# 1.4 Radon Data

## 1.4.1 Radon Affected Areas

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

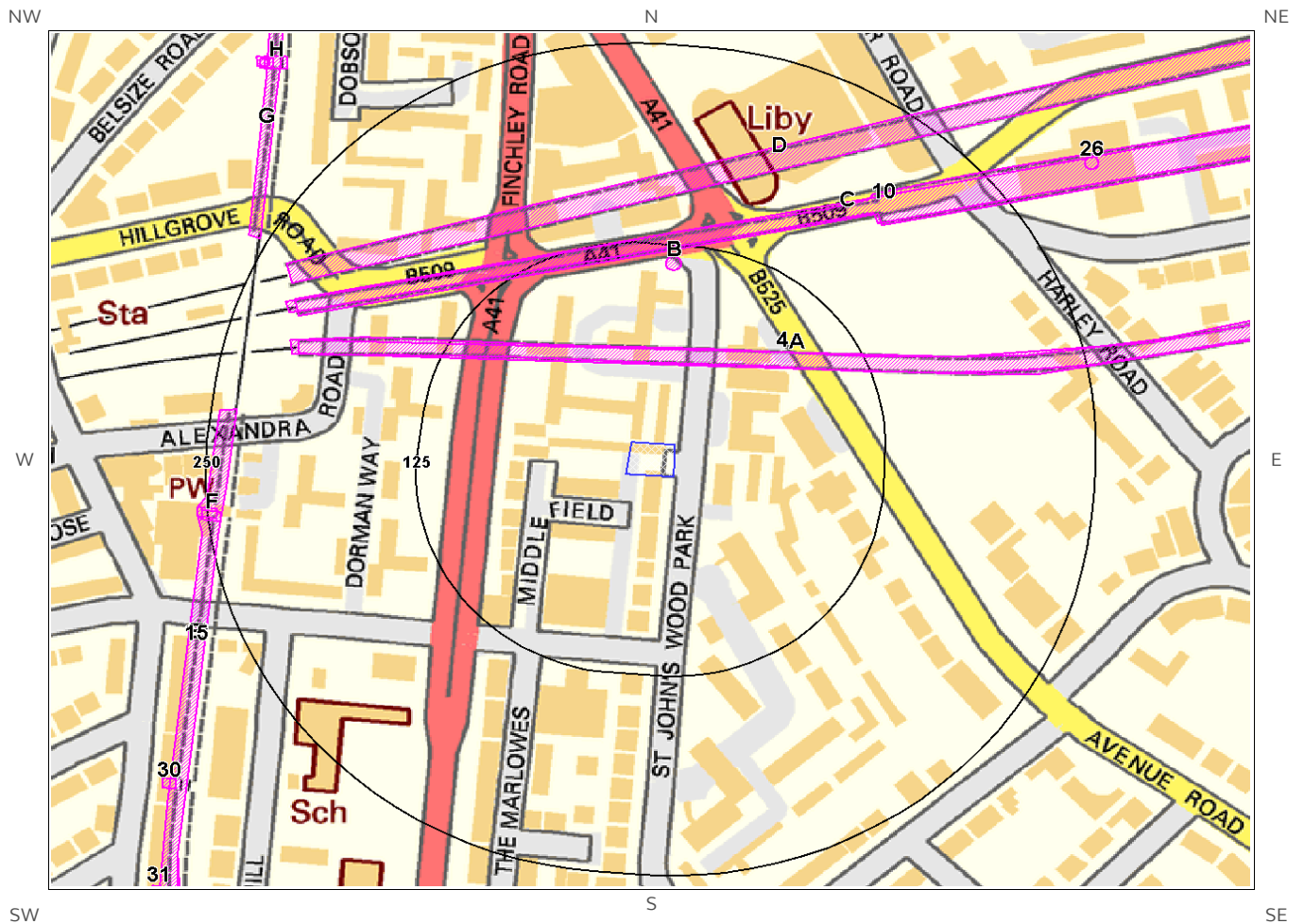
---

## 1.4.2 Radon Protection

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

---



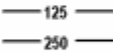

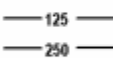
# 2 Ground Workings Map



Ground Workings Legend



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-  Site Outline
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings
-  Search Buffers (m)

## 2 Ground Workings

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

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

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? No

Database searched and no data found.

### 2.2 Historical Underground Working Features derived from Historical Mapping

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

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

The following Historical Underground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
1A	49.0	N	527362 184138	Tunnel	1989
2A	49.0	N	527362 184138	Tunnel	1968
3A	49.0	N	527362 184138	Tunnel	1973
4	50.0	N	527368 184142	Tunnels	1957
5B	109.0	N	526740 184111	Air Shaft	1968
6B	109.0	N	526740 184111	Air Shaft	1973
7C	114.0	N	527018 184178	Tunnel	1968
8C	114.0	N	527018 184178	Tunnel	1973
9C	114.0	N	527018 184178	Tunnel	1989
10	116.0	N	527028 184182	Tunnels	1957
11D	145.0	N	526978 184220	Tunnel	1968
12D	145.0	N	526978 184220	Tunnel	1989

ID	Distance (m)	Direction	NGR	Use	Date
13D	145.0	N	526978 184220	Tunnel	1973
14D	145.0	N	526978 184220	Tunnel	1957
15	235.0	W	526452 183836	Tunnel	1968
16E	235.0	W	526471 183522	Tunnel	1989
17E	235.0	W	526471 183522	Tunnel	1973
18	235.0	W	526471 183522	Tunnel	1957
19F	242.0	W	526465 183953	Air Shaft	1920
20F	244.0	W	526463 183954	Air Shaft	1968
21F	244.0	W	526463 183954	Air Shaft	1940
22F	244.0	W	526463 183954	Air Shaft	1957
23G	255.0	NW	526483 184398	Tunnel	1968
24G	255.0	NW	526483 184398	Tunnel	1973
25G	255.0	NW	526483 184398	Tunnel	1957
26	300.0	NE	526989 184174	Air Shaft	1940
27H	310.0	NW	526504 184237	Air Shaft	1957
28H	317.0	NW	526499 184237	Air Shaft	1920
29H	319.0	NW	526496 184238	Air Shaft	1940
30	329.0	SW	526440 183785	Air Shafts	1940
31	377.0	SW	526434 183717	Air Shafts	1940
Not shown	417.0	SW	526434 183659	Air Shaft	1940
Not shown	420.0	E	527156 184083	Air Shaft	1973
Not shown	420.0	E	527156 184083	Air Shaft	1989
Not shown	420.0	E	527156 184083	Air Shaft	1968
Not shown	420.0	E	527156 184083	Air Shaft	1940
Not shown	420.0	E	527156 184083	Air Shaft	1957
Not shown	424.0	E	527162 184082	Air Shaft	1894
Not shown	433.0	SW	526471 183522	Tunnel	1968
Not shown	492.0	NW	526471 184430	Air Shaft	1957
Not shown	495.0	NW	526462 184429	Air Shaft	1940



ID	Distance (m)	Direction	NGR	Use	Date
Not shown	886.0	S	526830 183092	Air Shaft	1940
Not shown	891.0	E	527589 184287	Air Shafts	1989
Not shown	945.0	E	527650 184271	Air Shafts	1989
Not shown	974.0	N	526842 185044	Tunnel	1866
Not shown	975.0	N	526419 184933	Tunnels	1989
Not shown	975.0	N	526419 184933	Tunnels	1968
Not shown	975.0	N	526419 184933	Tunnels	1973
Not shown	975.0	N	526419 184933	Tunnels	1957

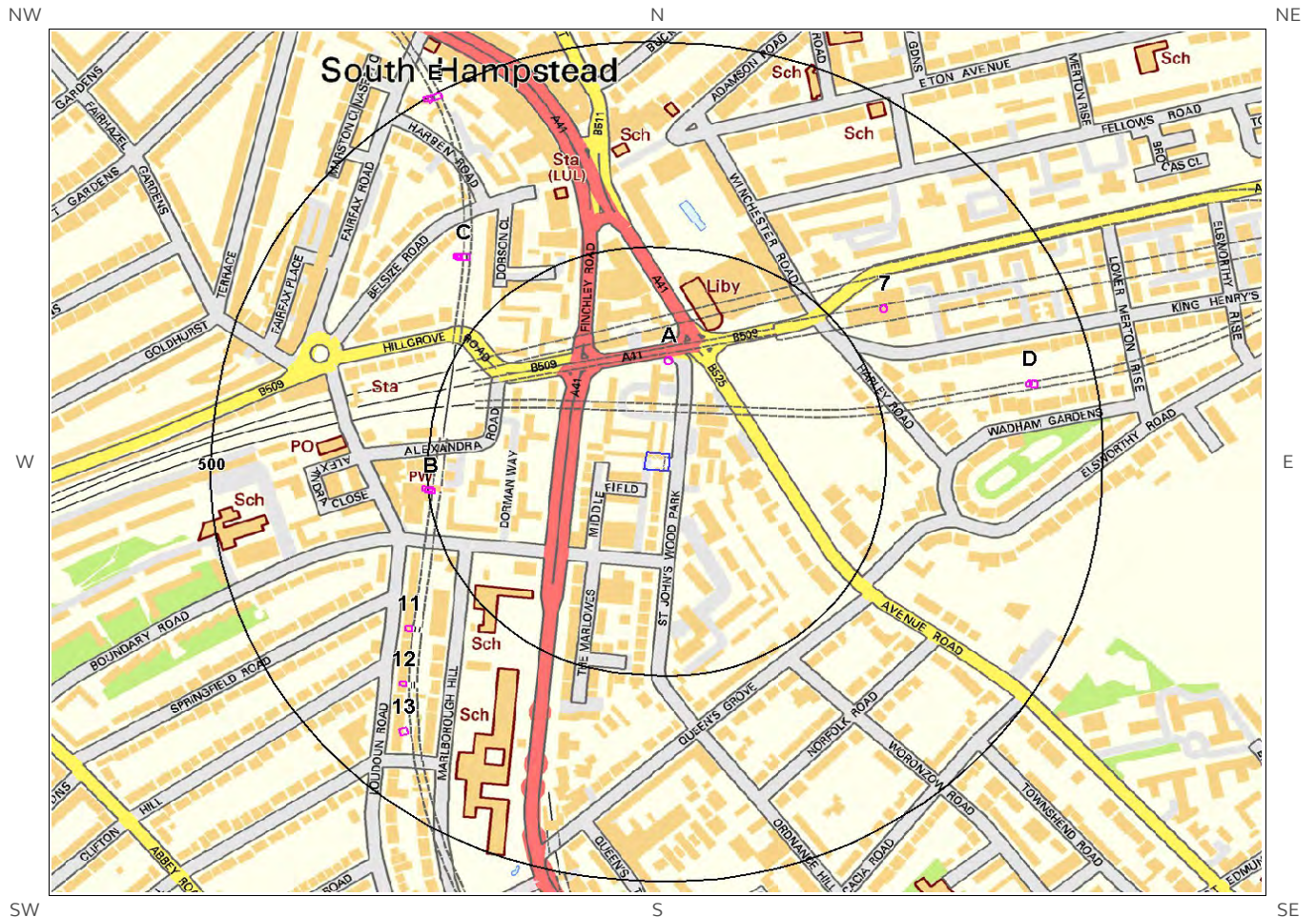
## 2.3 Current Ground Workings

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

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

Database searched and no data found.

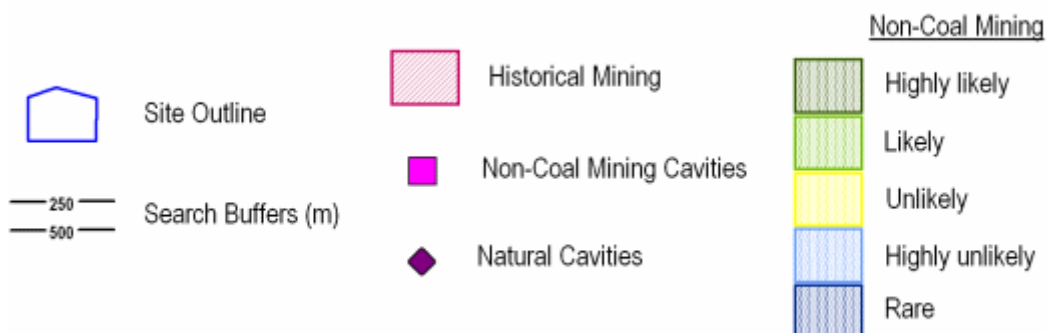
# 3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and  
Natural Cavities Legend

Mapping  
sourced from  
 Ordnance  
Survey®

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# 3 Mining, Extraction & Natural Cavities

## 3.1 Historical Mining

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

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

The following Historical Mining information is provided by Groundsure:

ID	Distance (m)	Direction	NGR	Details	Date
1A	109.0	N	526740 184111	Air Shaft	1968
2A	109.0	N	526740 184111	Air Shaft	1973
3B	242.0	W	526465 183953	Air Shaft	1920
4B	244.0	W	526463 183954	Air Shaft	1968
5B	244.0	W	526463 183954	Air Shaft	1940
6B	244.0	W	526463 183954	Air Shaft	1957
7	300.0	NE	526989 184174	Air Shaft	1940
8C	310.0	NW	526504 184237	Air Shaft	1957
9C	317.0	NW	526499 184237	Air Shaft	1920
10C	319.0	NW	526496 184238	Air Shaft	1940
11	329.0	SW	526440 183785	Air Shafts	1940
12	377.0	SW	526434 183717	Air Shafts	1940
13	417.0	SW	526434 183659	Air Shaft	1940
14D	420.0	E	527156 184083	Air Shaft	1989
15D	420.0	E	527156 184083	Air Shaft	1968
16D	420.0	E	527156 184083	Air Shaft	1973
17D	420.0	E	527156 184083	Air Shaft	1957
18D	420.0	E	527156 184083	Air Shaft	1940
19D	424.0	E	527162 184082	Air Shaft	1894
20E	492.0	NW	526471 184430	Air Shaft	1957

ID	Distance (m)	Direction	NGR	Details	Date
21E	495.0	NW	526462 184429	Air Shaft	1940
Not shown	886.0	S	526830 183092	Air Shaft	1940
Not shown	891.0	E	527589 184287	Air Shafts	1989
Not shown	945.0	E	527650 184271	Air Shafts	1989

### 3.2 Coal Mining

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

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

Database searched and no data found.

### 3.3 Johnson Poole and Bloomer

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

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

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

### 3.4 Non-Coal Mining

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

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

Database searched and no data found.

### 3.5 Non-Coal Mining Cavities

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

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

Database searched and no data found.

### 3.6 Natural Cavities

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

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

Database searched and no data found.

---

### 3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

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

Database searched and no data found.

---

### 3.8 Gypsum Extraction

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

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

Database searched and no data found.

---

### 3.9 Tin Mining

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

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

Database searched and no data found.

---

### 3.10 Clay Mining

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

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

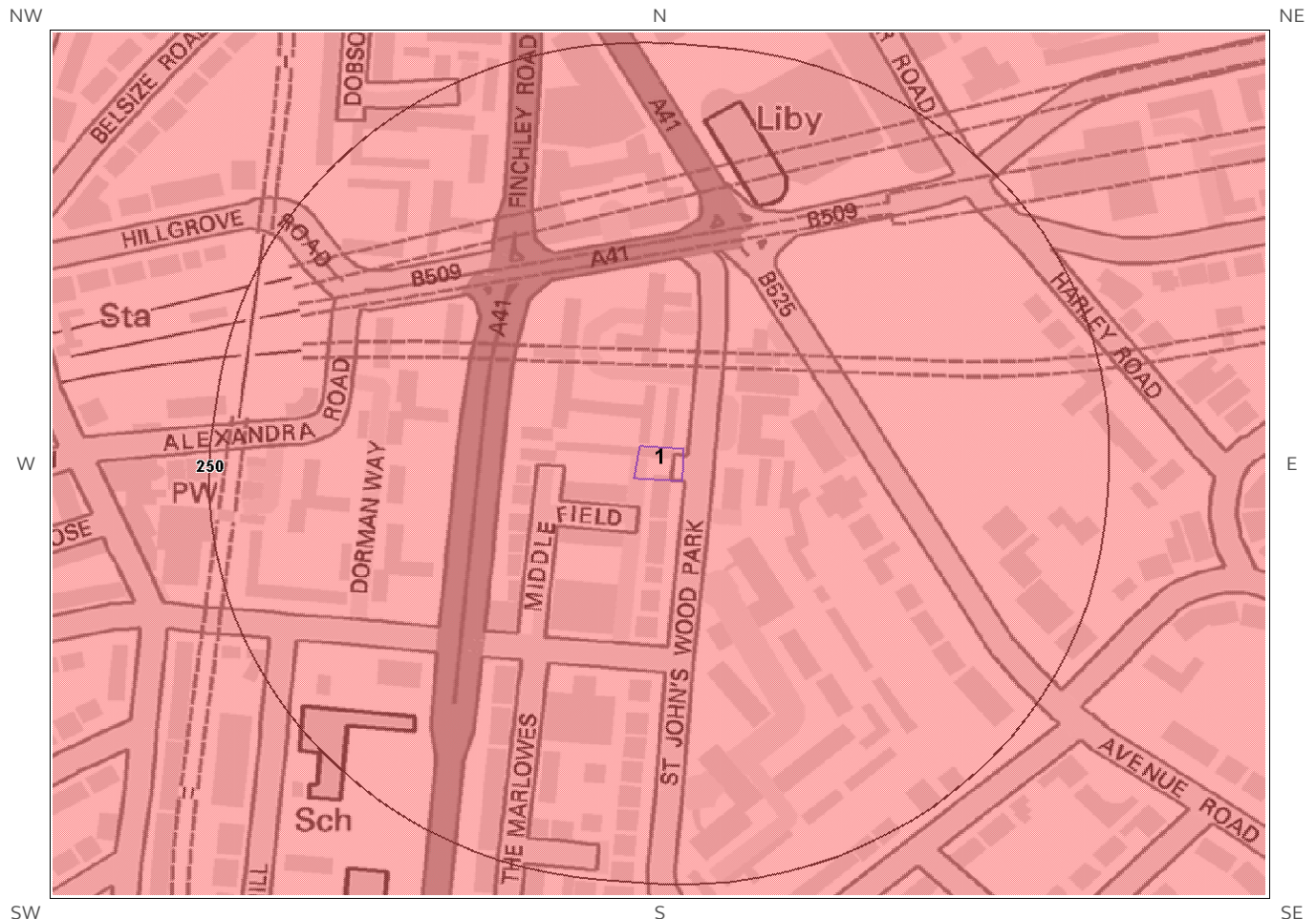
Database searched and no data found.

---



# 4 Natural Ground Subsidence

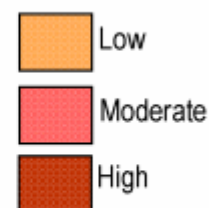
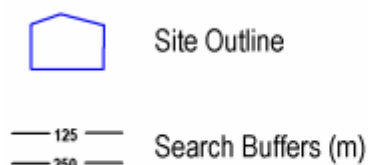
## 4.1 Shrink-Swell Clay Map



Shrink Swell Clay Legend

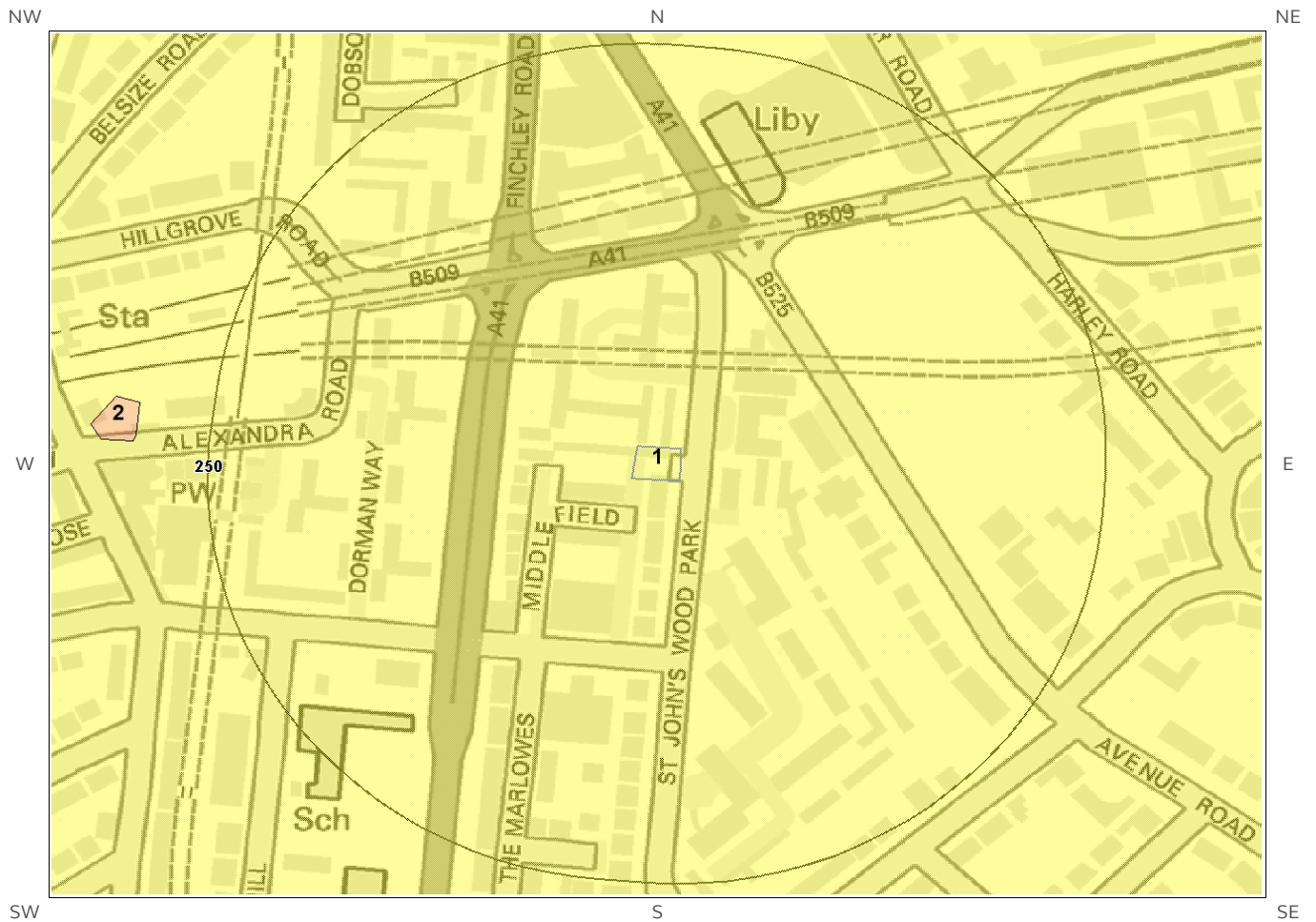


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## 4.2 Landslides Map



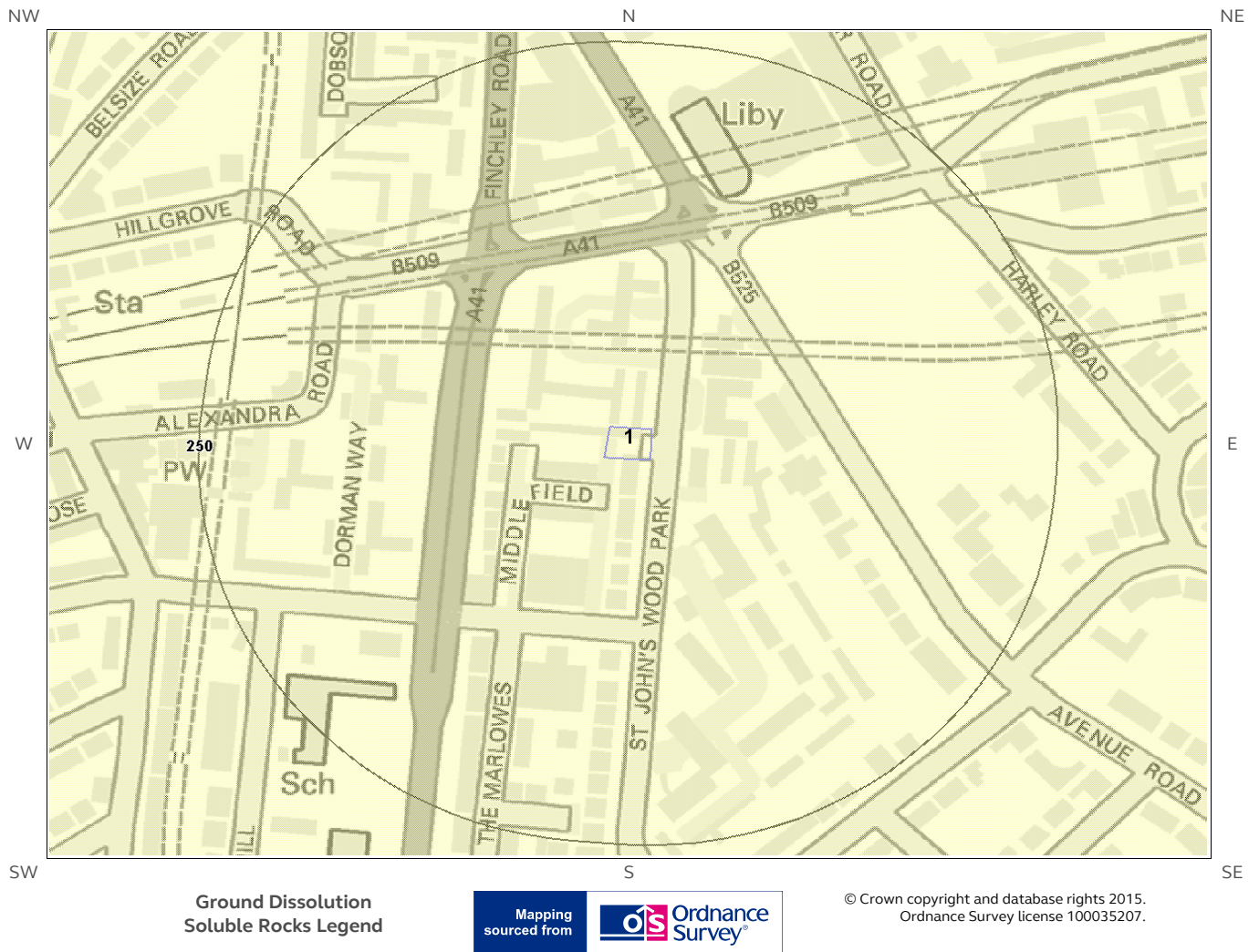
Landslides Legend



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## 4.3 Ground Dissolution Soluble Rocks Map





## 4.4 Compressible Deposits Map



Compressible Deposits Legend



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## 4.5 Collapsible Deposits Map



Collapsible Deposits Legend

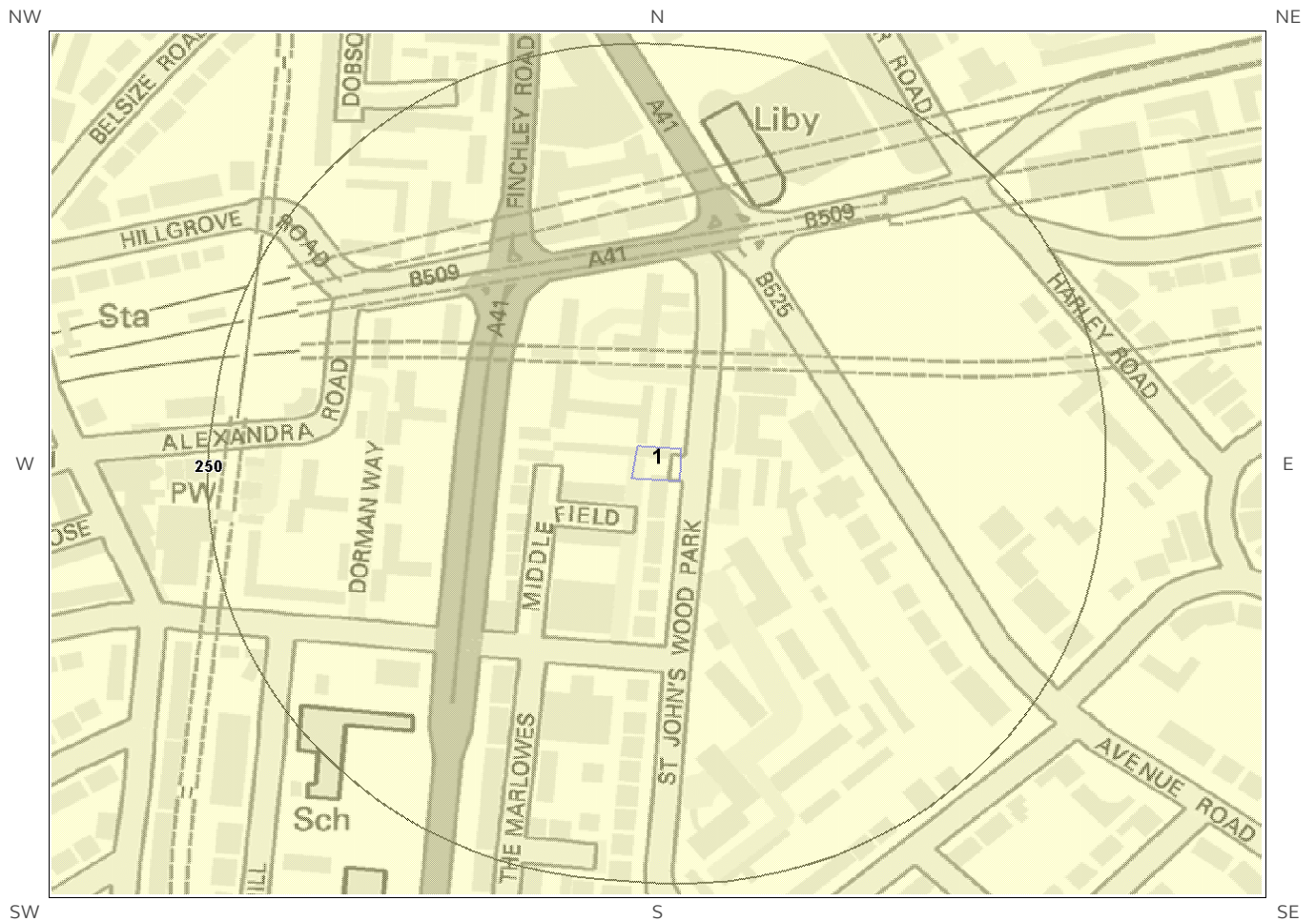


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## 4.6 Running Sand Map



Running Sand Legend



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## 4 Natural Ground Subsidence

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

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

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

### 4.1 Shrink-Swell Clays

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

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

### 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

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

### 4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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



#### 4.4 Compressible Deposits

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

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

#### 4.5 Collapsible Deposits

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

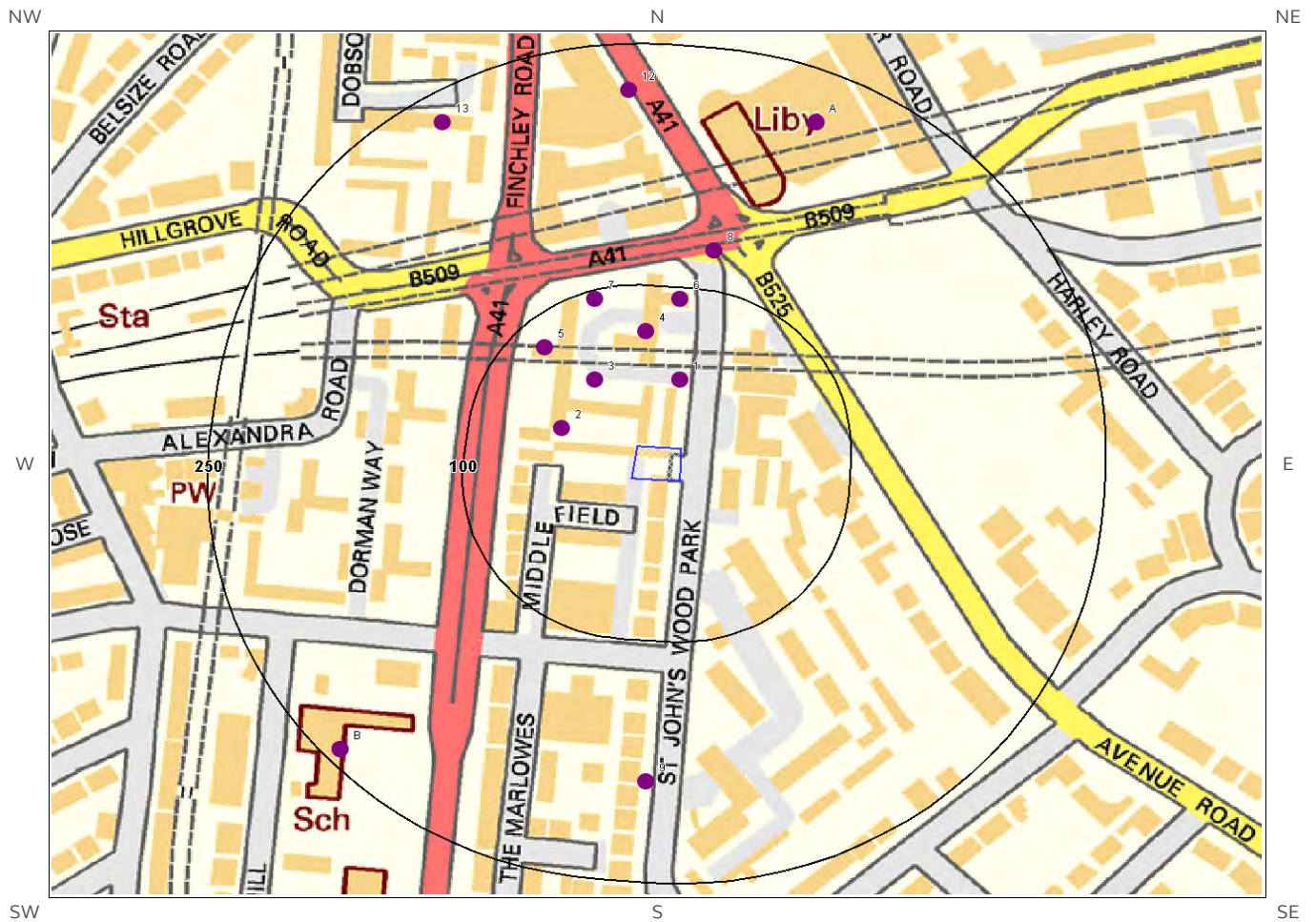
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible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

#### 4.6 Running Sands

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

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



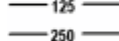
# 5 Borehole Records Map



Borehole Records Legend



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-  Site Outline
-  Borehole Locations
-  Search Buffers (m)

## 5 Borehole Records

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

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

15

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	43.0	N	526740 184040	TQ28SE592	11.12	FINCHLEY RD DEVELOPMENT SITE (EAST) BH3
2	46.0	W	526670 184010	TQ28SE596	15.24	FINCHLEY RD DEVELOPMENT SITE (EAST) BH7
3	48.0	NW	526690 184040	TQ28SE594	12.19	FINCHLEY RD DEVELOPMENT SITE (EAST) BH5
4	71.0	N	526720 184070	TQ28SE591	9.14	FINCHLEY RD DEVELOPMENT SITE (EAST) BH2
5	82.0	NW	526660 184060	TQ28SE595	15.24	FINCHLEY RD DEVELOPMENT SITE (EAST) BH6
6	93.0	N	526740 184090	TQ28SE590	15.24	FINCHLEY RD DEVELOPMENT SITE (EAST) BH1
7	94.0	N	526690 184090	TQ28SE593	13.72	FINCHLEY RD DEVELOPMENT SITE (EAST) BH4
8	124.0	N	526760 184120	TQ28SE212	11.89	LONDON T/PORT ADELAIDE RD HAMPSTEAD
9	188.0	S	526720 183790	TQ28SE353	9.14	L.C.C.KINGS SCHOLARS POND SEWER NO.2
10A	218.0	N	526820 184200	TQ28SE334/A-F	-1.0	HAMPSTEAD CIVIC CTR
11A	218.0	N	526820 184200	TQ28SE334	18.0	HAMPSTEAD CIVIC CENTRE
12	221.0	N	526710 184220	TQ28SE352	10.67	L.C.C.KINGS SCHOLARS POND SEWER NO.1
13	232.0	NW	526600 184200	TQ28SE772	11.0	DOBSON CLOSE CAMDEN BHS1-4
14B	241.0	SW	526540 183810	TQ28SE255/A-I	-1.0	QUINTIN SCHOOL ST JOHNS WOOD
15B	241.0	SW	526540 183810	TQ28SE255/A	6.0	QUINTIN SCH.MARLBOROUGH RD.

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#1: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592154](https://scans.bgs.ac.uk/sobi_scans/boreholes/592154)

#2: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592158](https://scans.bgs.ac.uk/sobi_scans/boreholes/592158)  
#3: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592156](https://scans.bgs.ac.uk/sobi_scans/boreholes/592156)  
#4: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592153](https://scans.bgs.ac.uk/sobi_scans/boreholes/592153)  
#5: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592157](https://scans.bgs.ac.uk/sobi_scans/boreholes/592157)  
#6: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592152](https://scans.bgs.ac.uk/sobi_scans/boreholes/592152)  
#7: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592155](https://scans.bgs.ac.uk/sobi_scans/boreholes/592155)  
#8: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591698](https://scans.bgs.ac.uk/sobi_scans/boreholes/591698)  
#9: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591879](https://scans.bgs.ac.uk/sobi_scans/boreholes/591879)  
#10A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591857](https://scans.bgs.ac.uk/sobi_scans/boreholes/591857)  
#11A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591858](https://scans.bgs.ac.uk/sobi_scans/boreholes/591858)  
#12: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591878](https://scans.bgs.ac.uk/sobi_scans/boreholes/591878)  
#13: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592351](https://scans.bgs.ac.uk/sobi_scans/boreholes/592351)  
#14B: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591764](https://scans.bgs.ac.uk/sobi_scans/boreholes/591764)  
#15B: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591763](https://scans.bgs.ac.uk/sobi_scans/boreholes/591763)

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## 6 Estimated Background Soil Chemistry

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

6

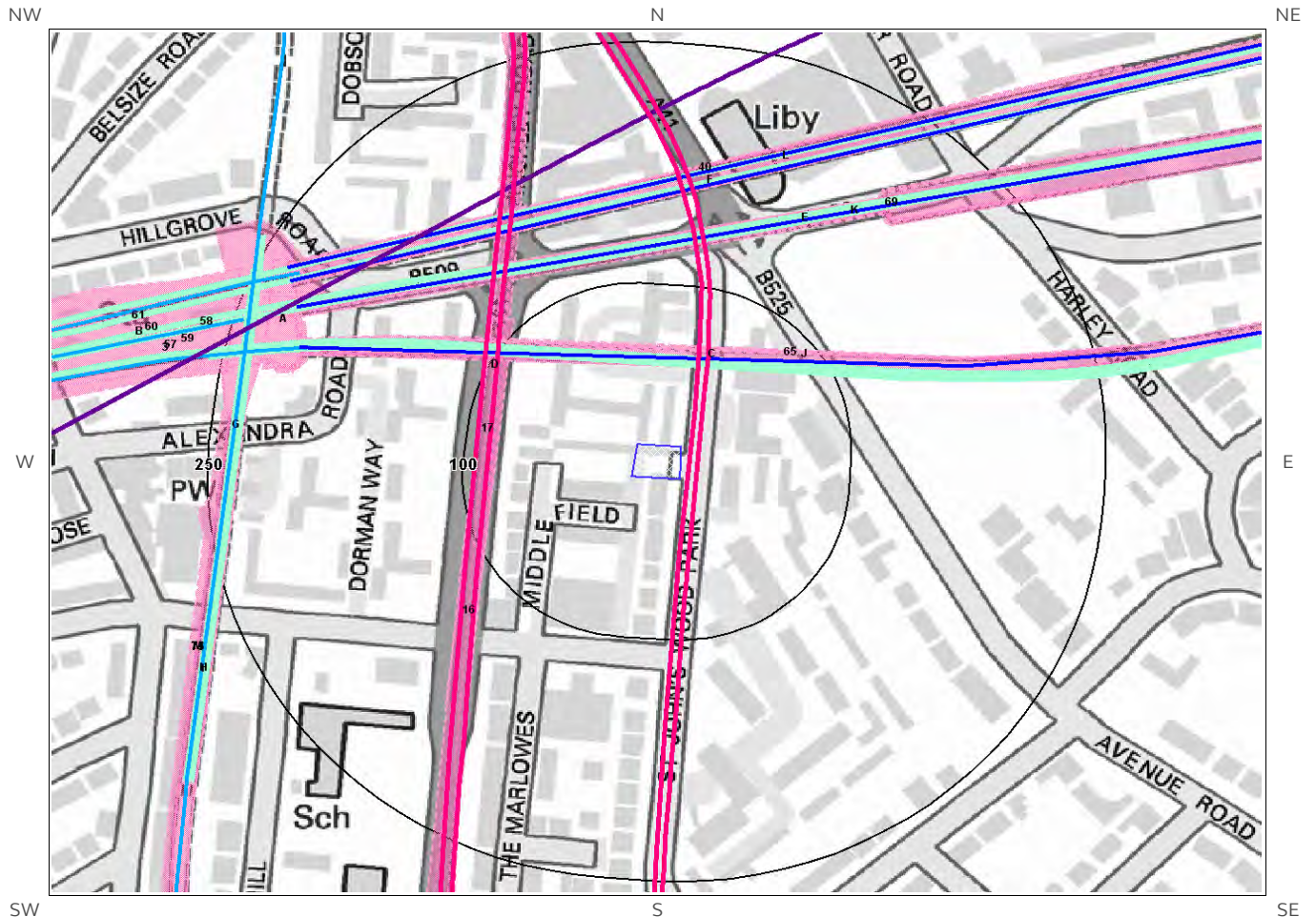
For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geosight User Guide, available on request.

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

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



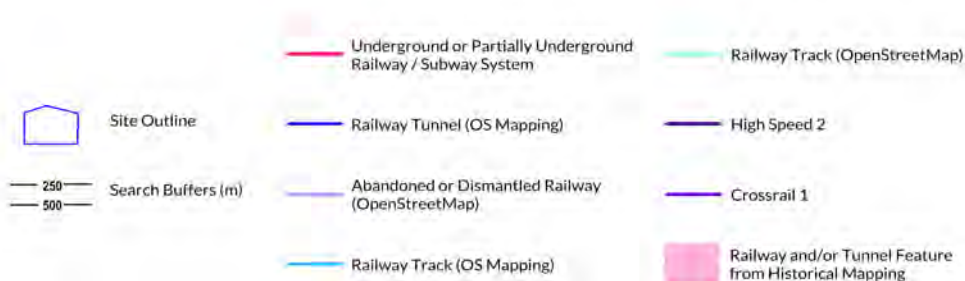
# 7 Railways and Tunnels Map



Railways and Tunnels Legend



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# 7 Railways and Tunnels

## 7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Line
5	E	London Underground - Jubilee Line
86	W	London Underground - Metropolitan Line

The approximate depth value for the nearest London Underground line given in this dataset has been extrapolated from published depths of tube lines at station platforms, and assume a constant gradient between stations. Using this method, topographical variation has resulted in some parts of the line having associated depth values either shallower or deeper than the real-world situation. Depth values are for indication only and should not be relied upon for any calculation or technical purpose and are in no way a substitute for a professional survey.

Line
London Underground Line: Jubilee Line Depth: 18mbgl Track Type: Tunnel

*Any records that have been identified are represented on the Railways and Tunnels Map.*

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? Yes

Distance (m)	Direction	Detail
54	N	Railway Tunnel
120	N	Railway Tunnel
147	N	Railway Tunnel
155	N	Railway Tunnel

*Any records that have been identified are represented on the Railways and Tunnels Map.*

## 7.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
62J	49	N	527362 184138	Tunnel	1989
63J	49	N	527362 184138	Tunnel	1973
64J	49	N	527362 184138	Tunnel	1968
65	50	N	527368 184142	Tunnels	1957
6C	51	N	526759 184053	Tunnel	1955
7C	51	N	526758 184054	Tunnels	1967
8C	51	N	526758 184054	Tunnels	1973
9C	51	N	526758 184054	Tunnels	1953
10C	51	N	526758 184054	Tunnels	1962
11C	52	N	526758 184054	Tunnels	1979
12C	52	N	526758 184054	Tunnels	1991
13C	52	N	526758 184054	Tunnels	1984
14C	52	N	526758 184054	Tunnels	1978
15C	53	N	526758 184055	Tunnels	1995
16	81	W	n/a	Tunnel	1896
17	82	W	n/a	Tunnel	1872
18D	82	W	n/a	Tunnel	1866
19D	84	W	n/a	Tunnel	1896
66K	114	N	527018 184178	Tunnel	1989
67K	114	N	527018 184178	Tunnel	1973
68K	114	N	527018 184178	Tunnel	1968
20E	116	N	526757 184131	Tunnel	1955
21E	116	N	526757 184131	Tunnels	1967
22E	116	N	526757 184131	Tunnels	1973

ID	Distance (m)	Direction	NGR	Details	Date
23E	116	N	526757 184131	Tunnels	1953
24E	116	N	526757 184131	Tunnels	1962
25E	116	N	526757 184132	Tunnels	1979
26E	116	N	526757 184132	Tunnels	1991
27E	116	N	526757 184132	Tunnels	1984
28E	116	N	526757 184132	Tunnels	1978
69	116	N	527028 184182	Tunnels	1957
29E	117	N	526757 184133	Tunnels	1995
30F	145	N	526755 184161	Tunnel	1955
31F	145	N	526754 184165	Tunnels	1967
32F	145	N	526754 184165	Tunnels	1973
33F	145	N	526754 184165	Tunnels	1953
34F	145	N	526754 184165	Tunnels	1962
35F	145	N	526754 184166	Tunnels	1979
36F	145	N	526754 184166	Tunnels	1991
37F	145	N	526754 184166	Tunnels	1984
38F	145	N	526754 184166	Tunnels	1978
70L	145	N	526978 184220	Tunnel	1968
71L	145	N	526978 184220	Tunnel	1989
72L	145	N	526978 184220	Tunnel	1973
73L	145	N	526978 184220	Tunnel	1957
39F	146	N	526754 184167	Tunnels	1995
40	153	N	526754 184169	Tunnel	1955
57	201	W	n/a	Railway	1896
1A	204	W	526507 184093	Railway Sidings	1973
2A	204	W	526507 184093	Railway Sidings	1968
58	204	NW	n/a	Railway	1915
3	205	W	525841 183836	Railway Sidings	1894
59	205	NW	n/a	Railway	1912
60	207	NW	n/a	Railway	1866

ID	Distance (m)	Direction	NGR	Details	Date
41G	231	W	526479 184009	Tunnel	1983
42G	231	W	526479 184009	Tunnel	1991
43G	231	W	526478 184009	Tunnel	1953
44G	231	W	526478 184009	Tunnel	1967
45G	231	W	526478 184009	Tunnel	1962
46H	231	W	526456 183831	Tunnel	1955
47G	231	W	526478 184009	Tunnel	1999
48G	231	W	526478 184009	Tunnel	1974
49H	231	W	526456 183831	Tunnel	1965
50H	231	W	526456 183831	Tunnel	1960
51H	231	W	526456 183831	Tunnel	1953
52H	231	W	526456 183831	Tunnel	1960
53I	231	W	526446 183750	Tunnel	1983
54G	231	W	526478 184009	Tunnel	1955
55I	231	W	526446 183750	Tunnel	1978
56I	231	W	526446 183750	Tunnel	1991
74	235	W	526471 183522	Tunnel	1957
75	235	W	526452 183836	Tunnel	1968
76M	235	W	526471 183522	Tunnel	1973
77M	235	W	526471 183522	Tunnel	1989
61	245	W	526395 184066	Railway Sidings	1999
4B	247	W	526417 184067	Railway Sidings	1968
5B	247	W	526417 184067	Railway Sidings	1973

*Any records that have been identified are represented on the Railways and Tunnels Map.*

### 7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

*Any records that have been identified are represented on the Railways and Tunnels Map.*

### 7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
51	N	Primrose Hill Tunnels - Fast Lines - WCML	Rail
55	N	Primrose Hill Tunnels - Fast Lines - WCML	Rail
118	N	Primrose Hill Tunnels - Slow Lines - WCML	Rail
122	N	Primrose Hill Tunnels - Slow Lines - WCML	Rail
122	NW	Primrose Hill Tunnels - Slow Lines - WCML	Rail
126	NW	Primrose Hill Tunnels - Slow Lines - WCML	Rail
149	N	Primrose Hill Tunnels - Watford DC - WCML	Rail
152	NW	Primrose Hill Tunnels - Watford DC - WCML	Rail
156	N	Primrose Hill Tunnels - Watford DC - WCML	Rail
159	NW	Primrose Hill Tunnels - Watford DC - WCML	Rail
202	W	Not given	Multi Track
210	W	West Coast Main Line	Rail
211	W	West Coast Main Line	Rail
219	W	West Coast Main Line	Rail
222	NW	West Coast Main Line	Rail
225	NW	Not given	Multi Track
230	NW	Watford DC Lines	Rail
233	W	Chiltern Main Line	Rail
233	W	Chiltern Main Line	Rail
234	NW	Watford DC Lines	Rail
235	W	Chiltern Main Line	Rail
236	W	Not given	Multi Track
237	W	Chiltern Main Line	Rail
237	W	Chiltern Main Line	Rail
238	W	Chiltern Main Line	Rail
238	W	Not given	Multi Track
238	W	Not given	Multi Track
239	W	Chiltern Main Line	Rail
240	W	Chiltern Main Line	Rail

Distance (m)	Direction	Name	Type
241	W	Chiltern Main Line	Rail
242	W	Chiltern Main Line	Rail
244	W	Not given	Multi Track
248	NW	Chiltern Main Line	Rail
248	NW	Not given	Multi Track
248	NW	Not given	Multi Track

Note: multiple sections of the same track may be listed in the detail above  
Any records that have been identified are represented on the Railways and Tunnels Map.

## 7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? Yes

Is the study site within 500m of the route of the Crossrail 1 rail project? No

*Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.*

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.



# Contact Details

Groundsure Helpline  
Telephone: 08444 159 000  
info@groundsure.com



## British Geological Survey Enquiries

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

BGS Geological Hazards Reports and general geological enquiries



## British Gypsum

British Gypsum Ltd  
East Leake  
Loughborough  
Leicestershire  
LE12 6HX



## The Coal Authority

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



## Public Health England

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
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## Johnson Poole & Bloomer Limited

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DY5 3LH  
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## Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
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## Getmapping PLC

Virginia Villas, High Street, Hartley Witney,  
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## Peter Brett Associates

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# Contact Details



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## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure.

Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

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

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

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

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

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

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

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

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

### 4 Reliance

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

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

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

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

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

### 5 Fees and Disbursements

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

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

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

### 6 Intellectual Property and Confidentiality

6.1 Subject to

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

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event  
(b) by their nature cannot be returned.

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

10.1 Upon termination of the Contract:

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

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

## **11 Anti-Bribery**

11.1 The Client warrants that it shall:

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

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

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

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

## **12 General**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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