

# 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: 119

ID	Distance [m]	Direction	Use	Date
1A	239	SE	Miniature Rifle Range	1938
2A	263	SE	Miniature Rifle Range	1920
3	289	SW	Nursery	1894
4B	307	SE	Cuttings	1949
5	311	SE	Railway Sidings	1938
6B	315	SE	Cuttings	1920
7AV	317	SE	Cuttings	1949
8C	318	SE	Cuttings	1869
9C	318	SE	Cuttings	1879
10B	318	SE	Cuttings	1894
11AW	320	S	Railway Station	1894
12	325	SE	Railway Sidings	1920
13D	325	SE	Electric Generating Station	1920
14D	326	SE	Electric Generating Station	1938
15E	330	S	Railway Station	1869
16E	330	S	Railway Station	1879
17F	331	SE	Tunnel	1974
18F	331	SE	Tunnel	1965
19F	331	SE	Tunnel	1958
20G	331	S	Railway Sidings	1949
21C	334	SE	Tunnel	1958
22C	334	SE	Tunnel	1974
23C	334	SE	Tunnel	1965
24E	339	S	Railway Station	1938
25E	341	S	Railway Station	1894
26E	344	S	Railway Station	1920
27G	344	S	Railway Sidings	1920
28M	346	S	Railway Sidings	1958
29G	349	S	Railway Sidings	1894
30	350	S	Unspecified Depot	1974
31H	368	S	Unspecified Pit	1869
32H	368	S	Unspecified Pit	1879
33AY	370	SE	Unspecified Heap	1949

34K	370	SE	Cuttings	1958
35L	378	S	Railway Building	1938
36I	380	S	Locomotive Sheds	1949
37J	380	S	Railway Sidings	1965
38I	380	S	Unspecified Commercial/Industrial	1958
39J	380	S	Railway Sidings	1958
40I	380	S	Unspecified Commercial/Industrial	1965
41K	380	SE	Cuttings	1949
42K	383	SE	Cuttings	1869
43K	383	SE	Cuttings	1879
44K	385	SE	Cuttings	1938
45AZ	386	SE	Cuttings	1920
46K	387	SE	Cuttings	1894
47L	387	S	Railway Building	1938
48O	389	S	Railway Sidings	1920
49L	390	S	Railway Building	1920
50BA	392	SE	Unspecified Ground Workings	1920
51M	394	S	Unspecified Depot	1965
52P	394	S	Unspecified Depot	1974
53N	396	SE	Unspecified Heap	1958
54N	396	SE	Unspecified Heap	1965
55BB	399	SE	Unspecified Ground Workings	1920
56N	401	SE	Unspecified Heap	1938
57O	404	S	Railway Building	1920
58H	410	S	Cuttings	1894
59M	416	S	Unspecified Tanks	1949
60M	421	S	Unspecified Tanks	1938
61P	423	S	Unspecified Ground Workings	1920
62M	426	S	Unspecified Tank	1920
63BC	431	NE	Unspecified Heap	1958
64AC	434	S	Chimney	1965
65Q	435	S	Unspecified Depot	1996
66Q	436	S	Railway Building	1958
67	437	S	Railway Sidings	1949
68R	439	S	Locomotive Sheds	1938
69R	441	S	Locomotive Sheds	1920
70Q	441	S	Railway Building	1949
71	442	SW	Railway Building	1938
72BD	445	SE	Unspecified Ground Workings	1920
73T	446	S	Railway Buildings	1949
74S	446	S	Railway Sidings	1949
75S	446	S	Railway Sidings	1958

76T	446	S	Railway Building	1958
77T	448	S	Railway Building	1938
78Q	448	S	Railway Building	1938
79Y	450	S	Unspecified Ground Workings	1920
80U	452	N	Cemetery	1974
81U	452	N	Cemetery	1996
82V	453	SW	Railway Building	1938
83S	454	SW	Railway Sidings	1894
84S	455	S	Railway Sidings	1920
85T	455	S	Railway Building	1920
86V	456	SW	Coal Depot	1894
87	457	S	Railway Sidings	1920
88V	460	SW	Railway Building	1920
89W	465	SW	Railway Station	1894
90W	465	SW	Railway Station	1938
91W	466	SW	Railway Station	1949
92U	466	N	Cemetery	1920
93X	467	S	Unspecified Ground Workings	1869
94X	467	S	Unspecified Ground Workings	1879
95Y	468	S	Railway Buildings	1938
96W	469	SW	Railway Station	1958
97U	469	N	Cemetery	1879
98U	469	N	Cemetery	1869
99U	471	N	Cemetery	1894
100W	471	SW	Railway Station	1996
101W	471	SW	Railway Station	1965
102W	471	SW	Railway Station	1974
103U	471	N	Cemetery	1938
104	471	S	Unspecified Depot	1996
105BF	472	NW	Unspecified Ground Workings	1949
106Y	473	S	Railway Buildings	1920
107W	475	SW	Railway Station	1920
108W	475	SW	Railway Station	1869
109W	475	SW	Railway Station	1879
110U	476	N	Cemetery	1965
111U	476	N	Cemetery	1958
112U	476	N	Cemetery	1949
113Z	486	SW	Railway Sidings	1949
114BG	493	SW	Unspecified Ground Workings	1949
115BH	495	SW	Brick Works	1894
116	496	S	Railway Sidings	1920
117Z	497	SW	Railway Sidings	1869

118	497	SW	Railway Sidings	1879
119BI	499	E	Cuttings	1949

## 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:

31

ID	Distance (m)	Direction	Use	Date
120	137	SW	Unspecified Tank	1896
121AA	200	NE	Unspecified Tank	1975
122AA	201	NE	Unspecified Tank	1991
123AB	394	S	Unspecified Tank	1952
124AB	394	S	Unspecified Tank	1952
125M	420	S	Tanks	1936
126M	421	S	Unspecified Tank	1952
127M	421	S	Unspecified Tank	1952
128	423	E	Unspecified Tank	1896
129M	428	S	Unspecified Tank	1952
130M	429	S	Unspecified Tank	1952
131AC	434	S	Unspecified Tank	1915
132M	437	S	Tanks	1952
133M	437	S	Tanks	1952
134M	439	S	Unspecified Tank	1936
135M	444	S	Unspecified Tank	1952
136M	444	S	Unspecified Tank	1952
137Q	447	S	Unspecified Tank	1936
138AD	447	S	Tanks	1952
139AD	447	S	Tanks	1952
140AE	454	NE	Unspecified Tank	1896
141AE	455	NE	Unspecified Tank	1936
142AE	456	NE	Unspecified Tank	1951
143AE	457	NE	Unspecified Tank	1952
144AF	457	NW	Unspecified Tank	1936
145AF	459	NW	Unspecified Tank	1915
146Y	465	S	Tanks	1952
147AD	468	S	Tanks	1952
148Y	468	S	Unspecified Tank	1936
149AE	471	NE	Unspecified Tank	1962
150BE	492	NE	Unspecified Tank	1962

### 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:

35

ID	Distance (m)	Direction	Use	Date
151AG	161	NE	Electricity Substation	1975
152AG	162	NE	Electricity Substation	1991
153AH	194	SW	Electricity Substation	1952
154AH	194	SW	Electricity Substation	1952
155AI	203	E	Electricity Substation	1991
156AI	203	E	Electricity Substation	1975
157AJ	211	N	Electricity Substation	1975
158AJ	212	N	Electricity Substation	1991
159D	319	SE	Electric Generating Station	1915
160AK	339	SE	Electricity Substation	1981
161AK	339	SE	Electricity Substation	1981
162AK	339	SE	Electricity Substation	1991
163AK	339	SE	Electricity Substation	1995
164AK	340	SE	Electricity Substation	1973
165AL	362	SE	Electricity Substation	1995
166AL	362	SE	Electricity Substation	1981
167AL	362	SE	Electricity Substation	1981
168AL	362	SE	Electricity Substation	1991
169AL	363	SE	Electricity Substation	1973
170AM	372	E	Electricity Substation	1975
171AM	372	E	Electricity Substation	1991
172AN	428	N	Electricity Substation	1983
173AN	428	N	Electricity Substation	1991
174AN	428	N	Electricity Substation	1977
175AN	428	N	Electricity Substation	1951
176AN	428	N	Electricity Substation	1952
177AN	428	N	Electricity Substation	1968
178AO	473	N	Electricity Substation	1977
179AO	473	N	Electricity Substation	1983
180AO	473	N	Electricity Substation	1991
181AP	492	SE	Electricity Substation	1995
182AP	493	SE	Electricity Substation	1981
183AP	493	SE	Electricity Substation	1981
184AP	493	SE	Electricity Substation	1991
185AP	493	SE	Electricity Substation	1973

## 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: 22

ID	Distance (m)	Direction	Use	Date
186	239	NW	Garage	1952
187AQ	255	S	Garage	1981
188AQ	255	S	Garage	1991
189AQ	255	S	Garage	1981
190AQ	255	S	Garage	1995
191AQ	255	S	Garage	1973
192AQ	255	S	Garage	1952
193AQ	255	S	Garage	1952
194AR	255	S	Garages	1952
195AR	256	S	Garages	1952
196AR	266	S	Garages	1952
197AR	267	S	Garages	1952
198AS	350	SW	Garage	1967
199AS	350	SW	Garage	1966
200O	363	S	Transport Maintenance Sheds	1952
201AS	364	SW	Garage	1952
202AS	369	SW	Garage	1952
203AT	401	NW	Garage	1991
204AT	401	NW	Garage	1991
205AT	401	NW	Garage	1963
206AT	404	NW	Garage	1968
207	444	S	Transport Maintenance Sheds	1952

## 1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 67

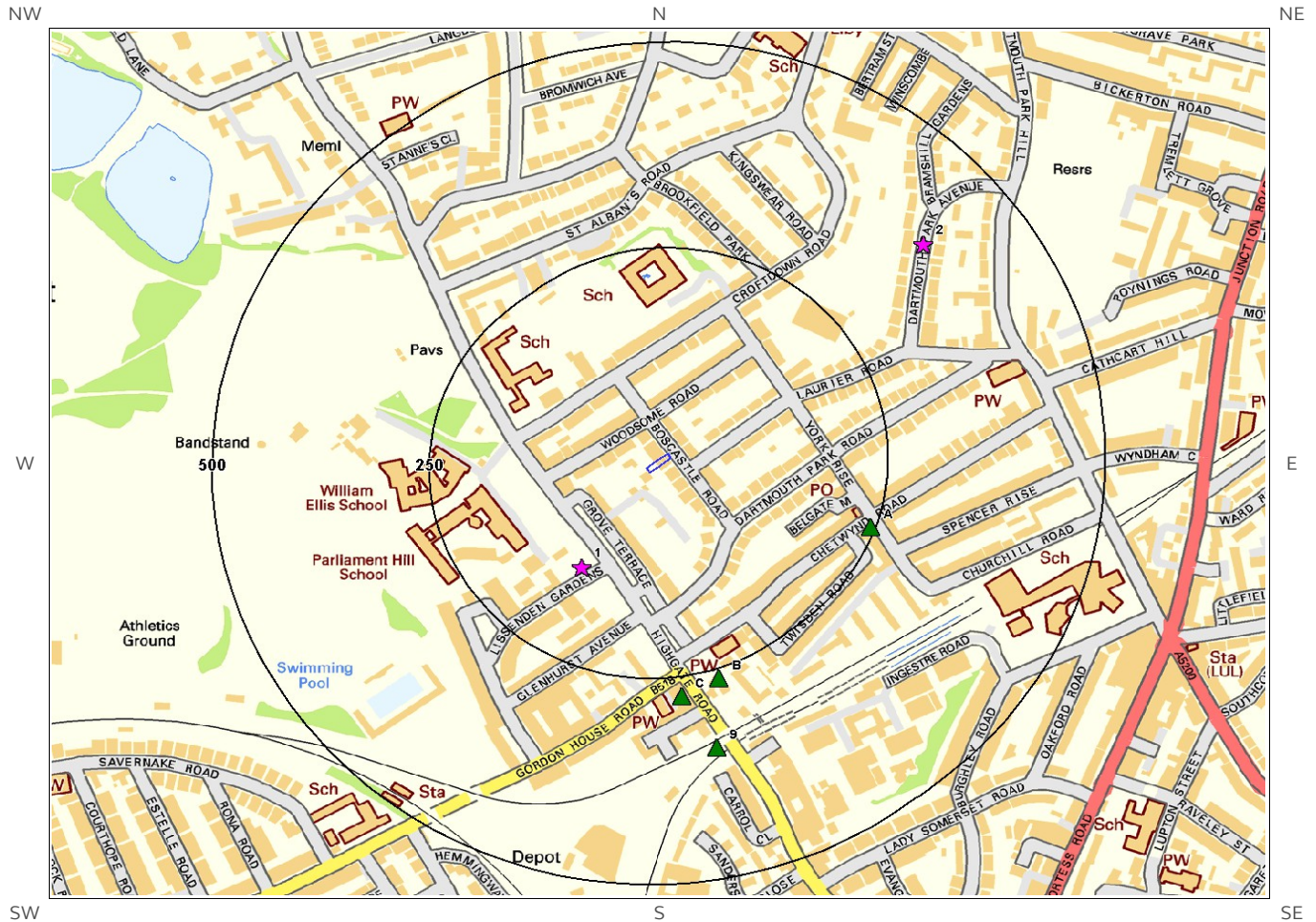
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
208AU	205	W	Disused Reservoir	1879
209AU	205	W	Disused Reservoir	1869
210AU	206	W	Pond	1894
211B	307	SE	Cuttings	1949
212B	315	SE	Cuttings	1920
213AV	317	SE	Cuttings	1949
214B	318	SE	Cuttings	1869
215B	318	SE	Cuttings	1879
216B	318	SE	Cuttings	1894
217AW	331	SE	Tunnel	1974
218AW	331	SE	Tunnel	1965
219AW	331	SE	Tunnel	1958
220C	334	SE	Tunnel	1958
221C	334	SE	Tunnel	1974
222C	334	SE	Tunnel	1965
223	367	NE	Pond	1869
224AX	368	SW	Pool	1958
225AX	368	SW	Pool	1996
226AX	368	SW	Pool	1974
227AX	368	SW	Pool	1965
228H	368	S	Unspecified Pit	1879
229H	368	S	Unspecified Pit	1869
230AY	370	SE	Unspecified Heap	1949
231K	370	SE	Cuttings	1958
232K	380	SE	Cuttings	1949
233K	383	SE	Cuttings	1869
234K	383	SE	Cuttings	1879
235K	385	SE	Cuttings	1938
236AZ	386	SE	Cuttings	1920
237K	387	SE	Cuttings	1894
238BA	392	SE	Unspecified Ground Workings	1920
239N	396	SE	Unspecified Heap	1958
240N	396	SE	Unspecified Heap	1965
241BB	399	SE	Unspecified Ground Workings	1920
242N	401	SE	Unspecified Heap	1938
243H	410	S	Cuttings	1894















244M	423	S	Unspecified Ground Workings	1920
245BC	431	NE	Unspecified Heap	1958
246BC	441	NE	Reservoirs	1920
247BD	445	SE	Unspecified Ground Workings	1920
248BC	445	NE	Reservoirs	1938
249Y	447	S	Water Body	1869
250Y	447	S	Water Body	1879
251Y	450	S	Unspecified Ground Workings	1920
252U	452	N	Cemetery	1996
253U	452	N	Cemetery	1974
254BC	452	NE	Covered Reservoirs	1894
255BC	453	NE	Reservoirs	1879
256BC	453	NE	Reservoirs	1869
257BC	453	NE	Reservoirs	1949
258BE	458	NE	Reservoir	1965
259BE	458	NE	Covered Reservoirs	1974
260BE	458	NE	Covered Reservoirs	1996
261U	466	N	Cemetery	1920
262X	467	S	Unspecified Ground Workings	1879
263X	467	S	Unspecified Ground Workings	1869
264U	469	N	Cemetery	1879
265U	469	N	Cemetery	1869
266U	471	N	Cemetery	1894
267U	471	N	Cemetery	1938
268BF	472	NW	Unspecified Ground Workings	1949
269U	476	N	Cemetery	1958
270U	476	N	Cemetery	1949
271U	476	N	Cemetery	1965
272BG	493	SW	Unspecified Ground Workings	1949
273BH	495	SW	Brick Works	1894
274BI	499	E	Cuttings	1949



## 2. Environmental Permits, Incidents and Registers Map



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

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#### 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.

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#### 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.

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

0

Database searched and no data found.

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

7

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
3A	245	E	528807 185994	Address: The Choice Dry Cleaners , 62 Chetwynd Road, NW5 1DJ Process: Dry Cleaner Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4A	245	E	528807 185994	Address: The Choice Dry Cleaners, 62a Chetwynd Road, London, NW5 1DJ Process: Dry Cleaner Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
5B	264	S	528633 185810	Address: ASF Garage Ltd, 138 Highgate Road, London, NW5 1PB Process: Petrol Station Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
6B	264	S	528633 185810	Address: ASF Garage Ltd, 138-140 Highgate Road, London, NW5 1PB Process: Petrol Station Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
7C	276	S	528590 185788	Address: Perfect Dry Cleaners, 151 Highgate Road, NW5 1JL Process: Dry Cleaner Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
8C	276	S	528590 185788	Address: Perfect Dry Cleaners, 151 Highgate Road, NW5 1JL Process: Dry Cleaner Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
9	345	S	528631 185726	Address: M & A Coachworks, 135 Highgate Road, Kentish Town, London, NW5 1LE Process: Vehicle respraying 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.

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

0

Database searched and no data found.

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## 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:

2

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	140	SW	528474 185947	Incident Date: 22-Aug-2001 Incident Identification: 25942 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
2	388	NE	528868 186339	Incident Date: 27-Nov-2003 Incident Identification: 203835 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

### 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?

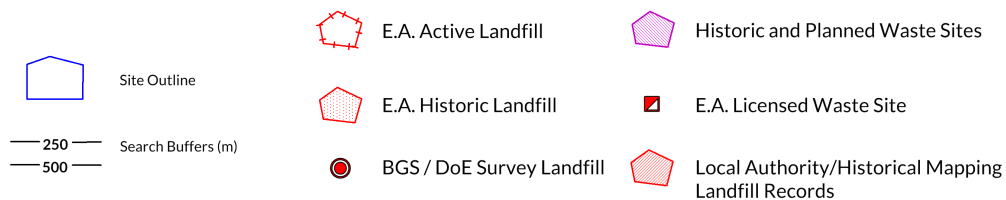
0

Database searched and no data found.

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# 3. Landfill and Other Waste Sites Map



# 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.

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

0

Database searched and no data found.

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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:

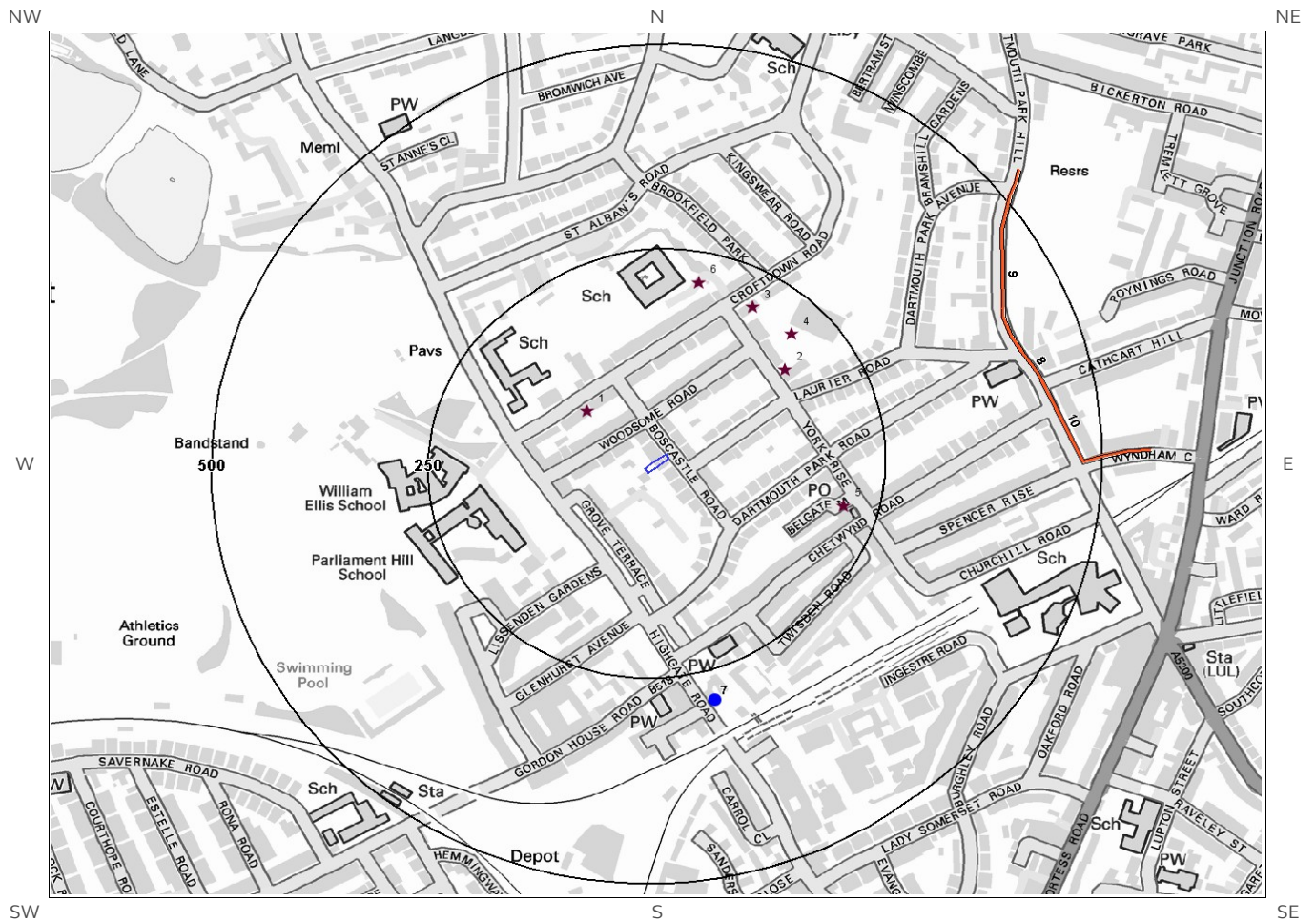
3

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	943	S	528740 185138	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: LondonWaste Ltd Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -, -</p>
Not shown	943	S	528740 185138	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: Londonwaste Limited Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -, -</p>
Not shown	943	S	528740 185138	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM001 EPR reference: EA/EPR/DP3091NK/V003 Operator: Camden London Borough Council Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: - Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Regis Road Recycling Centre Correspondence Address: -, -</p>



## 4. Current Land Use Map



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## 4. Current Land Uses

### 4.1 Current Industrial Data

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

6

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	98	NW	The Tuning Department	528483 186138	12, Croftdown Road, London, NW5 1EH	Sports and Leisure Equipment Repair	Repair and Servicing
2	171	NE	Electricity Sub Station	528711 186189	NW5	Electrical Features	Infrastructure and Facilities
3	205	NE	Suzanne Schneider	528673 186265	12 Regency Lawn, Croftdown Road, London, NW5 1HE	Clothing, Components and Accessories	Consumer Products
4	206	NE	Tank	528719 186232	NW5	Tanks (Generic)	Industrial Features
5	209	E	Electricity Sub Station	528779 186023	NW5	Electrical Features	Infrastructure and Facilities
6	213	N	Electricity Sub Station	528612 186295	NW5	Electrical Features	Infrastructure and Facilities

### 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
7	287	S	528631 185786	Pace	Parliament Hill Service Station, 138-140, Highgate Road, Highgate Road, Kentish Town, London, Greater London, NW5 1PB	No	Open

### 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:

3

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

ID	Distance (m)	Direction	Details	
8	422	E	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
9	427	NE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
10	440	E	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 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.

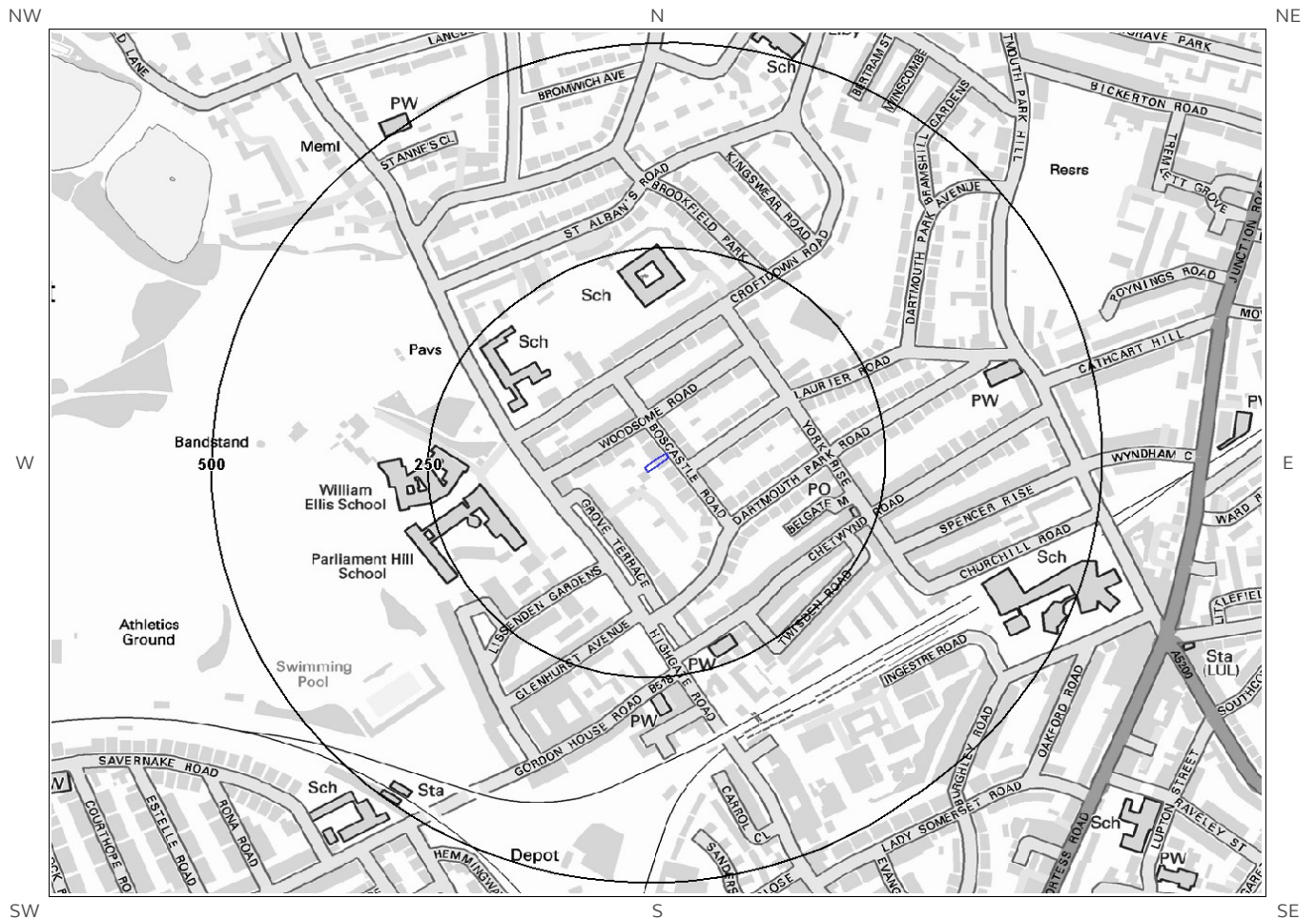
Lex Code	Description	Rock Type
LC-CLSISA	LONDON CLAY FORMATION	CLAY, SILT AND SAND

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

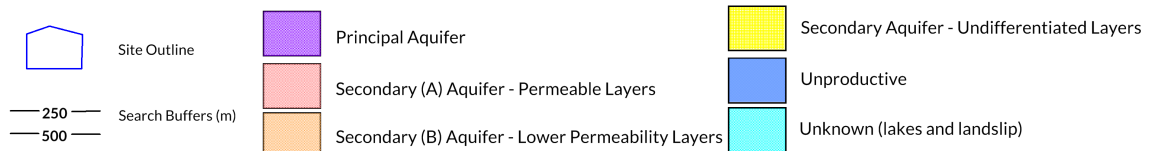
---

# 6 Hydrogeology and Hydrology

## 6a. Aquifer Within Superficial Geology

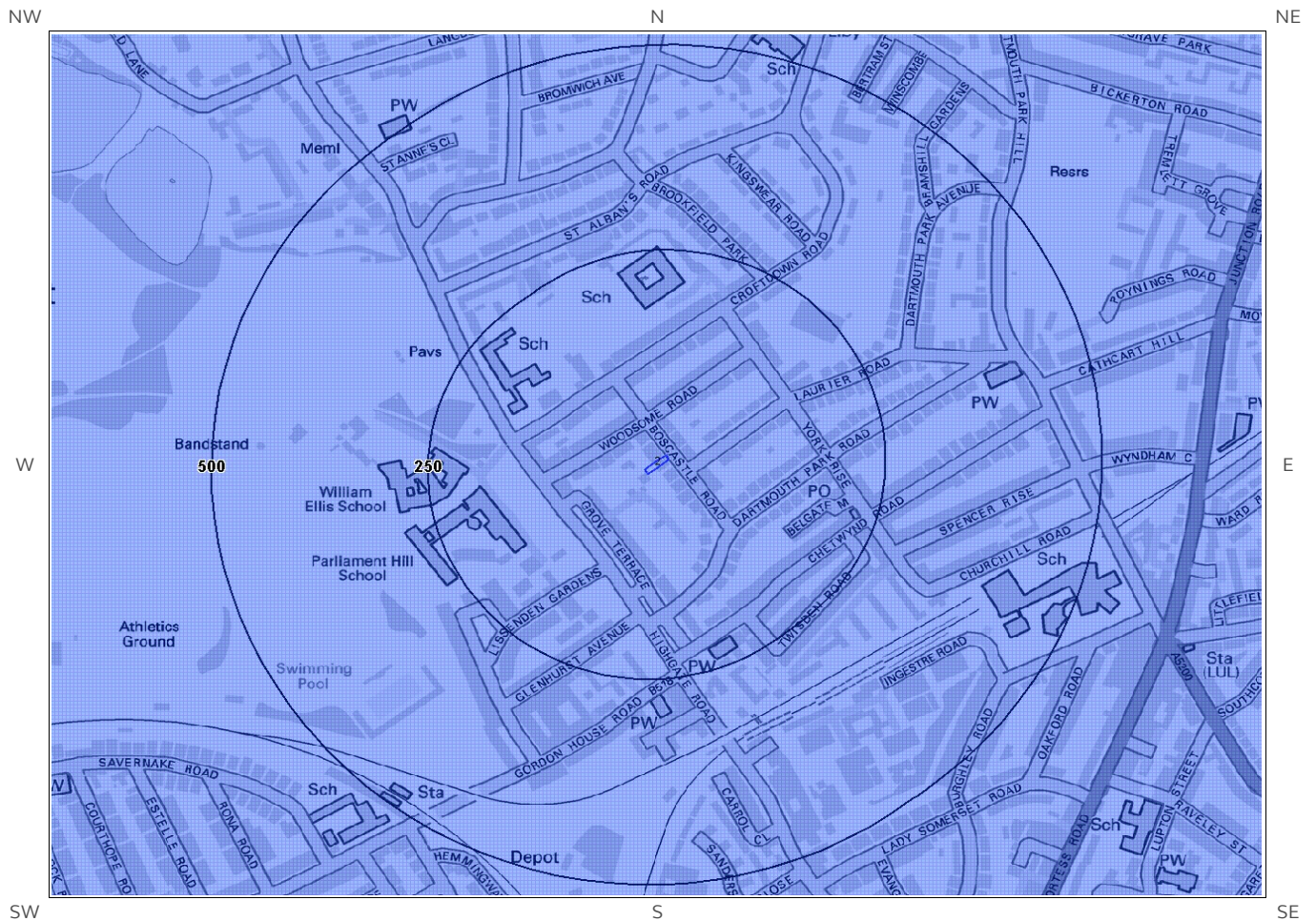


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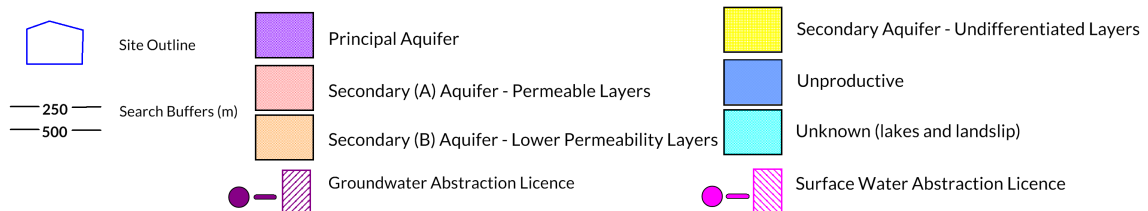




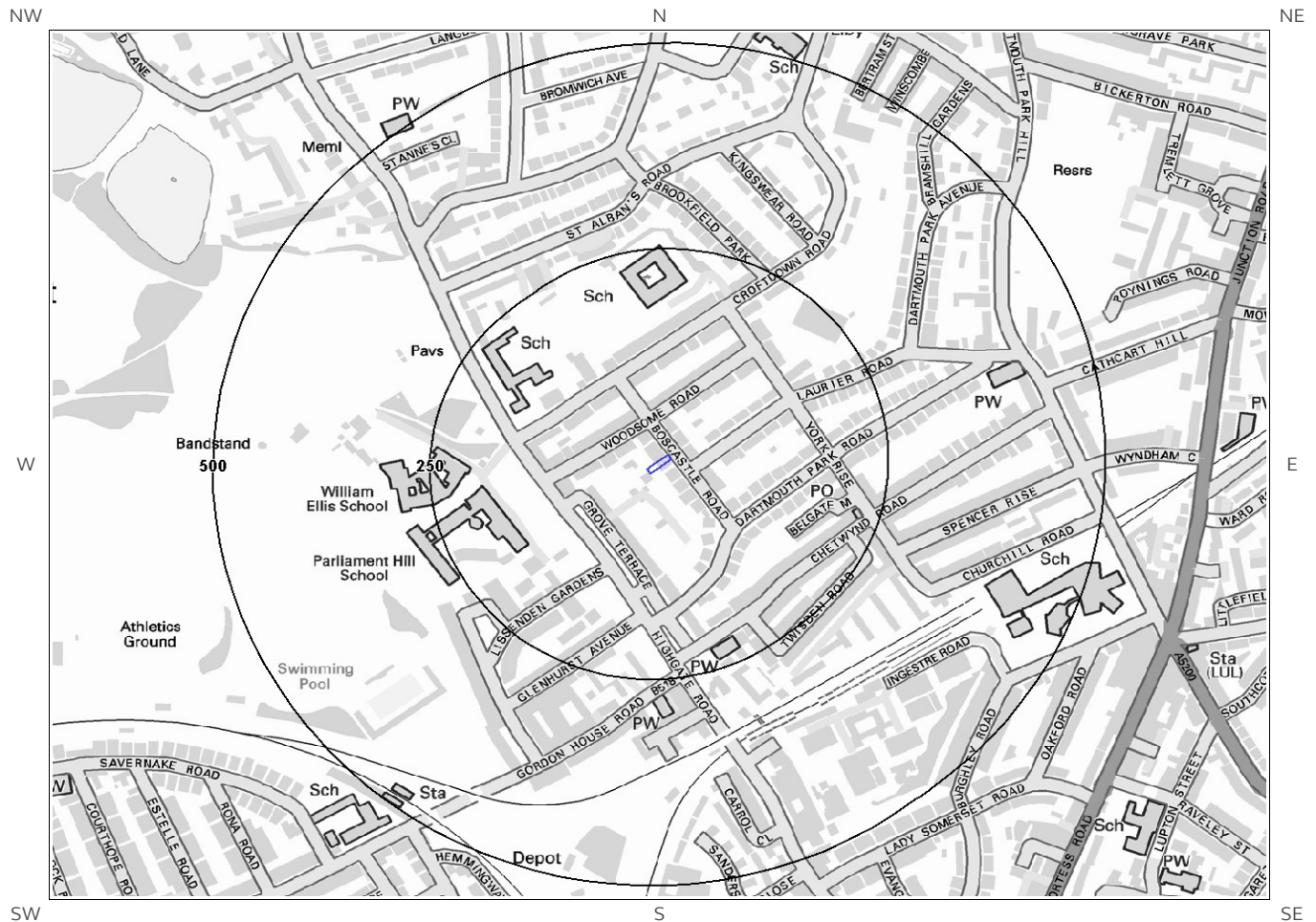
# 6b. Aquifer Within Bedrock Geology and Abstraction Licenses



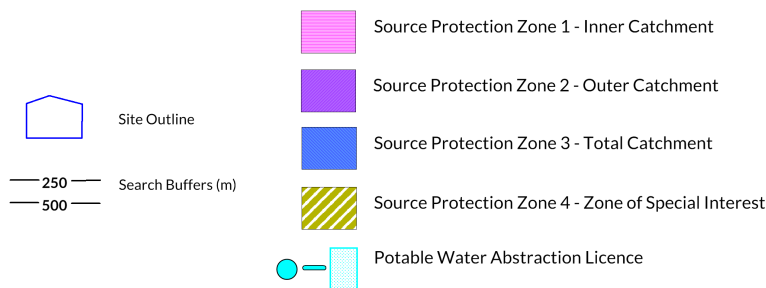
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# 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

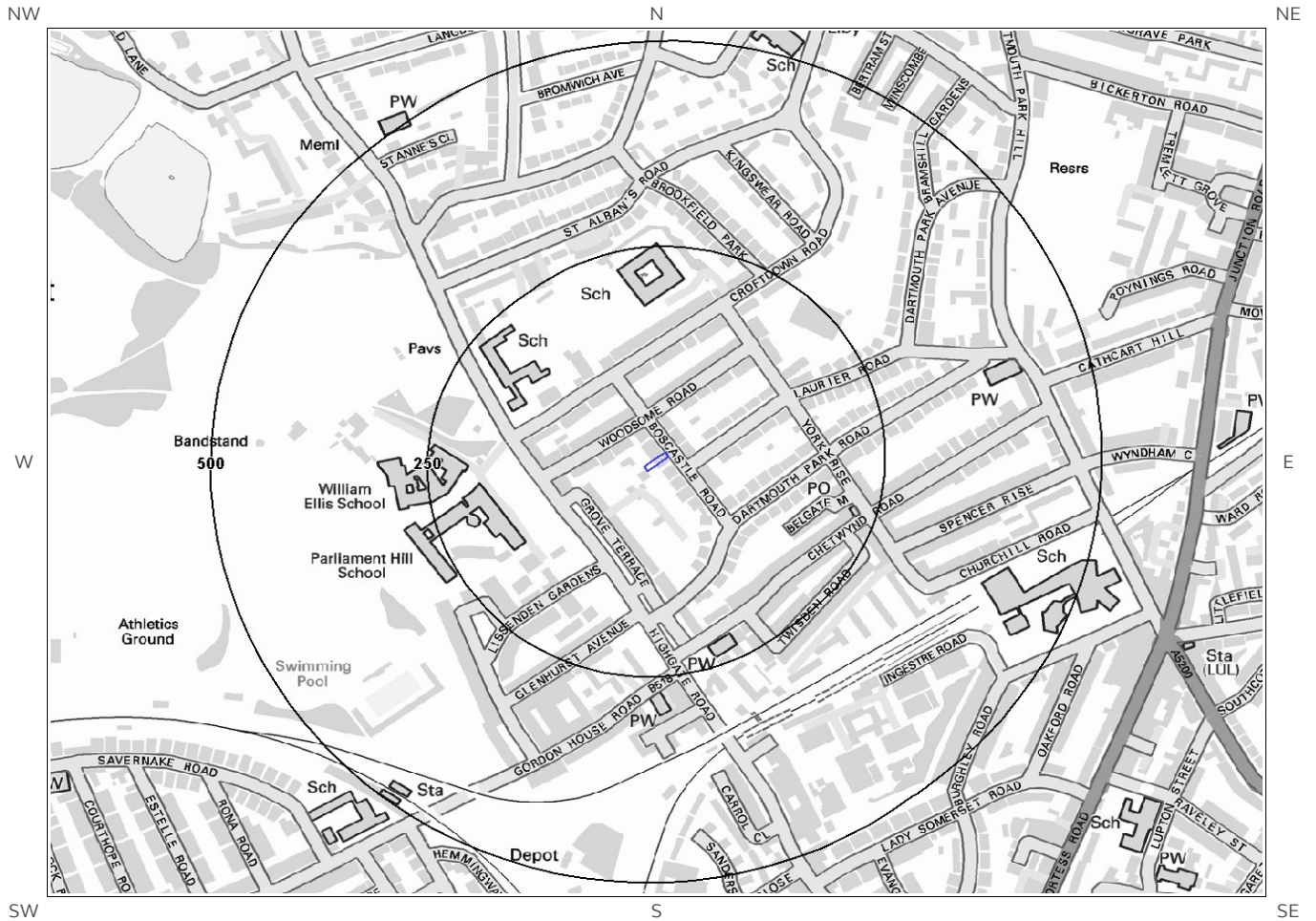


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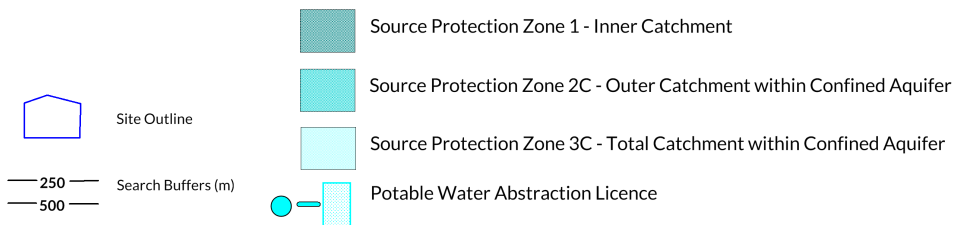




# 6d. Hydrogeology – Source Protection Zones within confined aquifer

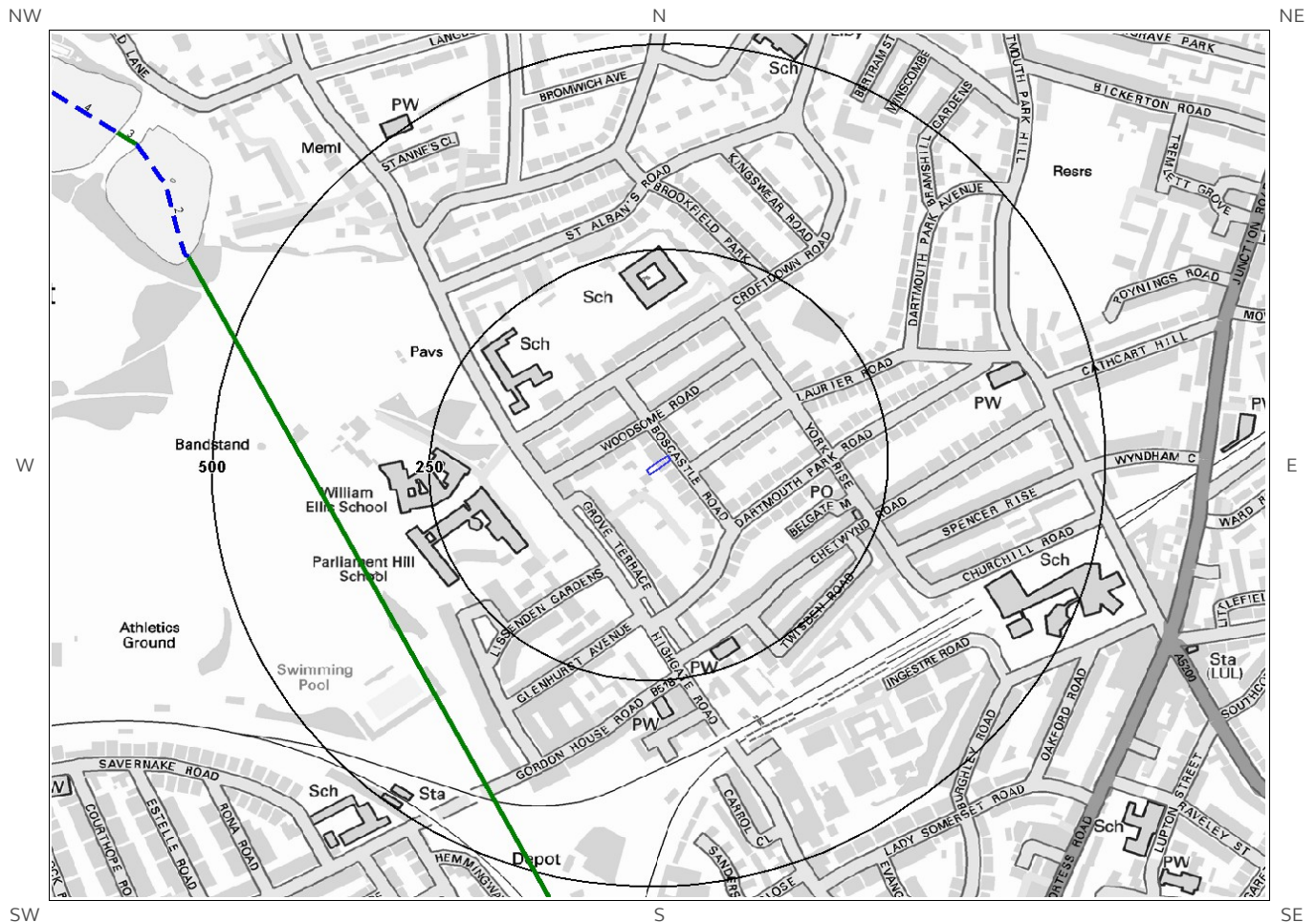


© Crown copyright and database rights 2015  
Ordnance Survey license 100035207.

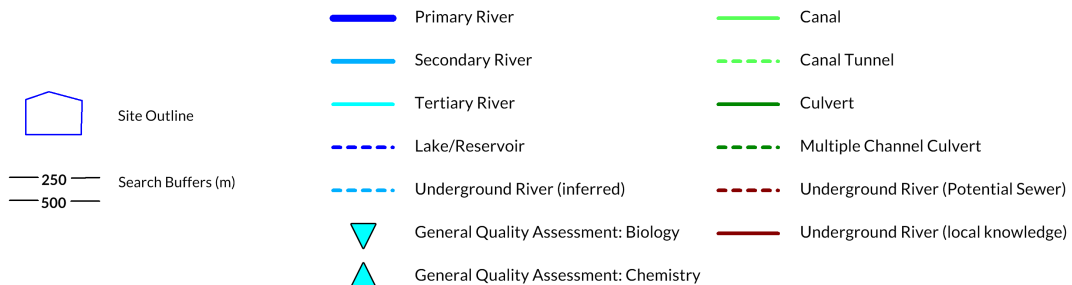




# 6e. Hydrology – Detailed River Network and River Quality



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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
2	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
Not shown	1384	S	528800 184700	<div> <div>Status: Active Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED</div> <div> Annual Volume (m³): 17997  Max Daily Volume (m³): 604.6  Original Application No: NPS/WR/010565  Original Start Date: 13/6/1966  Expiry Date: -  Issue No: 101  Version Start Date: 25/5/2012  Version End Date: </div> </div>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1384	S	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Laundry Use Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
Not shown	1384	S	528800 184700	Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED	Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/5/2012 Version End Date:
Not shown	1384	S	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
Not shown	1384	S	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:

## 6.4 Surface Water Abstraction Licences

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

No

Database searched and no data found.

## 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	1384	S	528800 184700	<p>Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD</p> <p>Annual Volume (m<sup>3</sup>): 94506 Max Daily Volume (m<sup>3</sup>): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:</p>
Not shown	1384	S	528800 184700	<p>Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED</p> <p>Annual Volume (m<sup>3</sup>): 17997 Max Daily Volume (m<sup>3</sup>): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:</p>

## 6.6 Source Protection Zones

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

No

Database searched and no data found.

## 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	343	SW	<div> <div>River Name: -</div> <div>Welsh River Name: -</div> <div>Alternative Name: -</div> </div> <div> <div>River Type: Culvert</div> <div>Main River Status: Currently Undefined</div> </div>

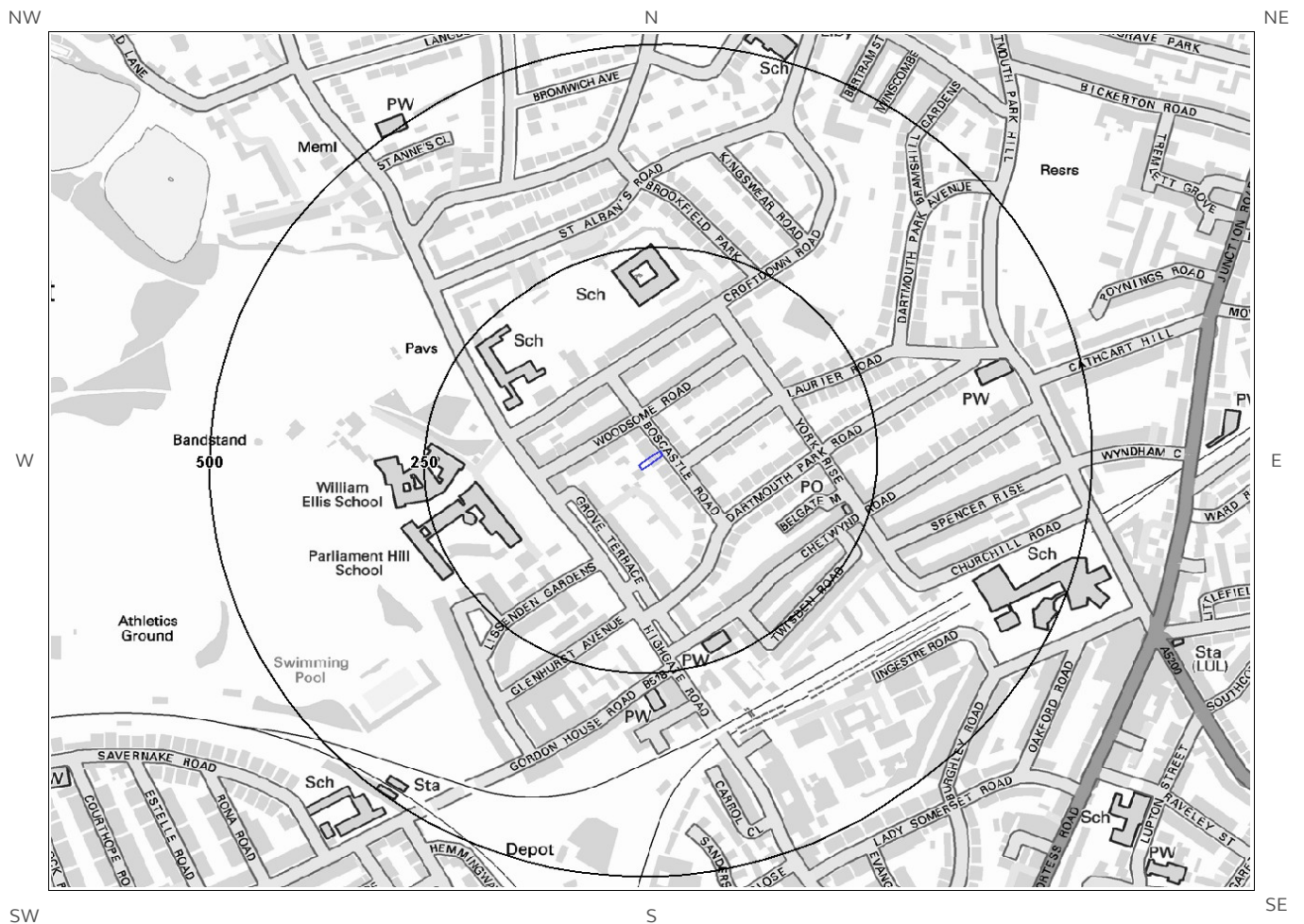
## 6.11 Surface Water Features

Are there any surface water features within 250m of the study site? No

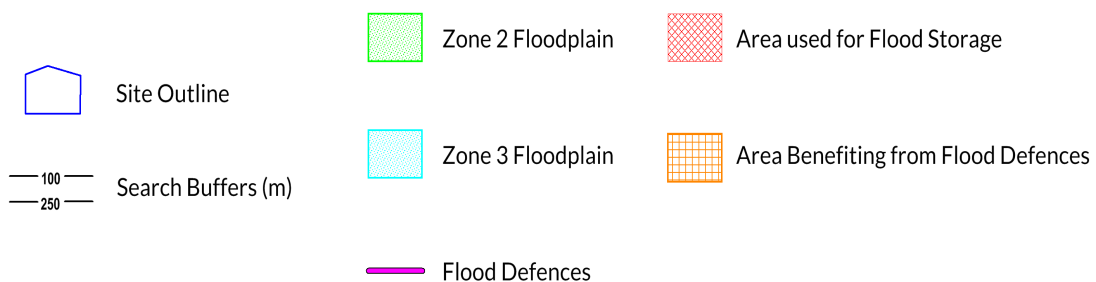
Database searched and no data found.



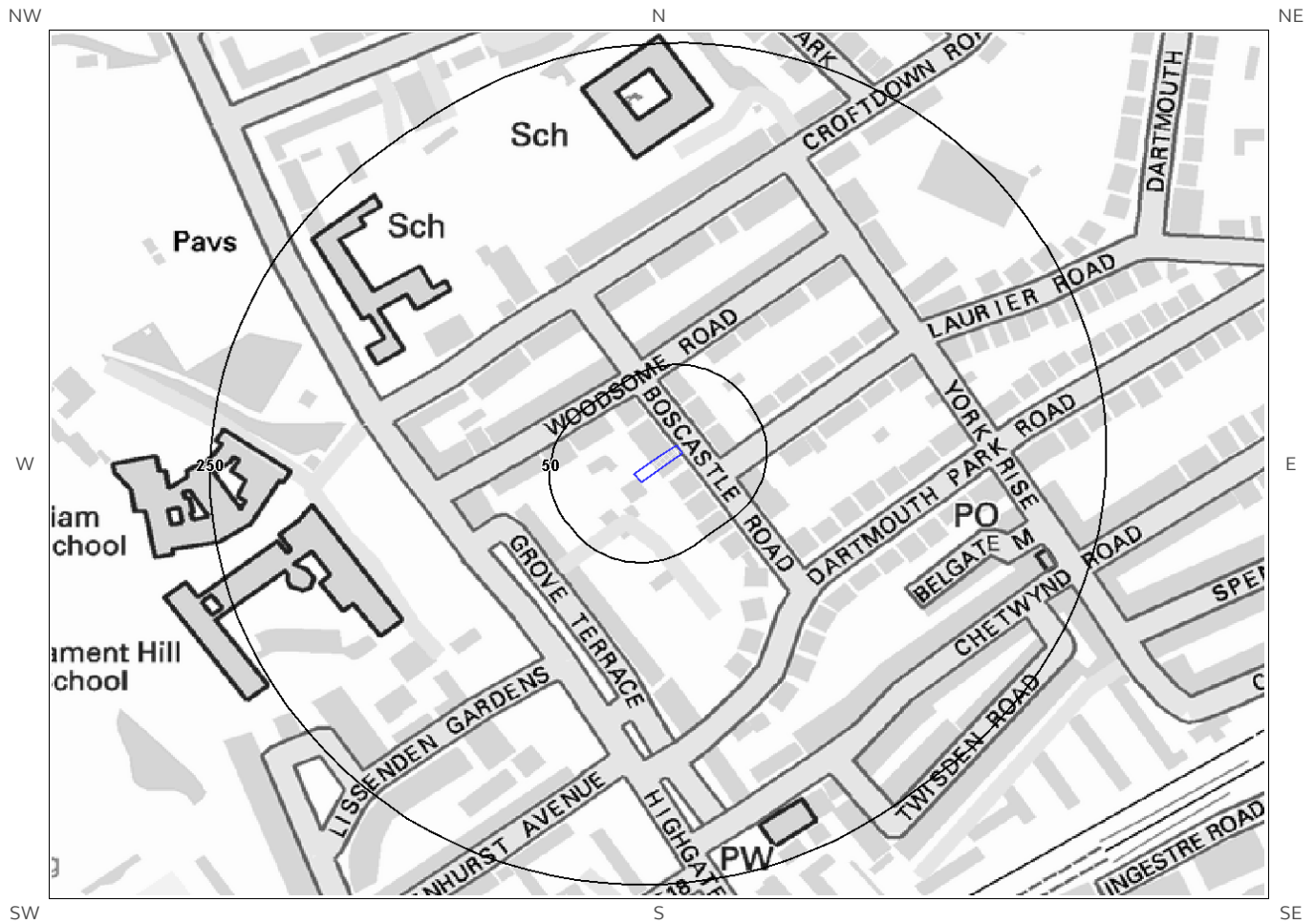
# 7a. Environment Agency Flood Map for Planning (from rivers and the sea)



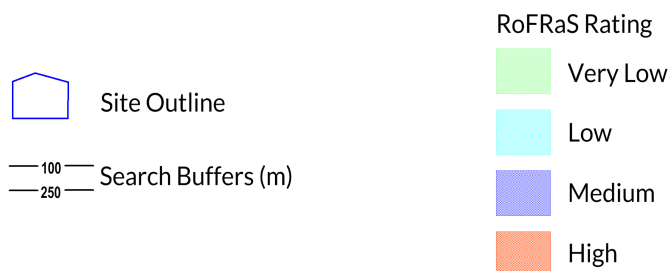
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# 7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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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

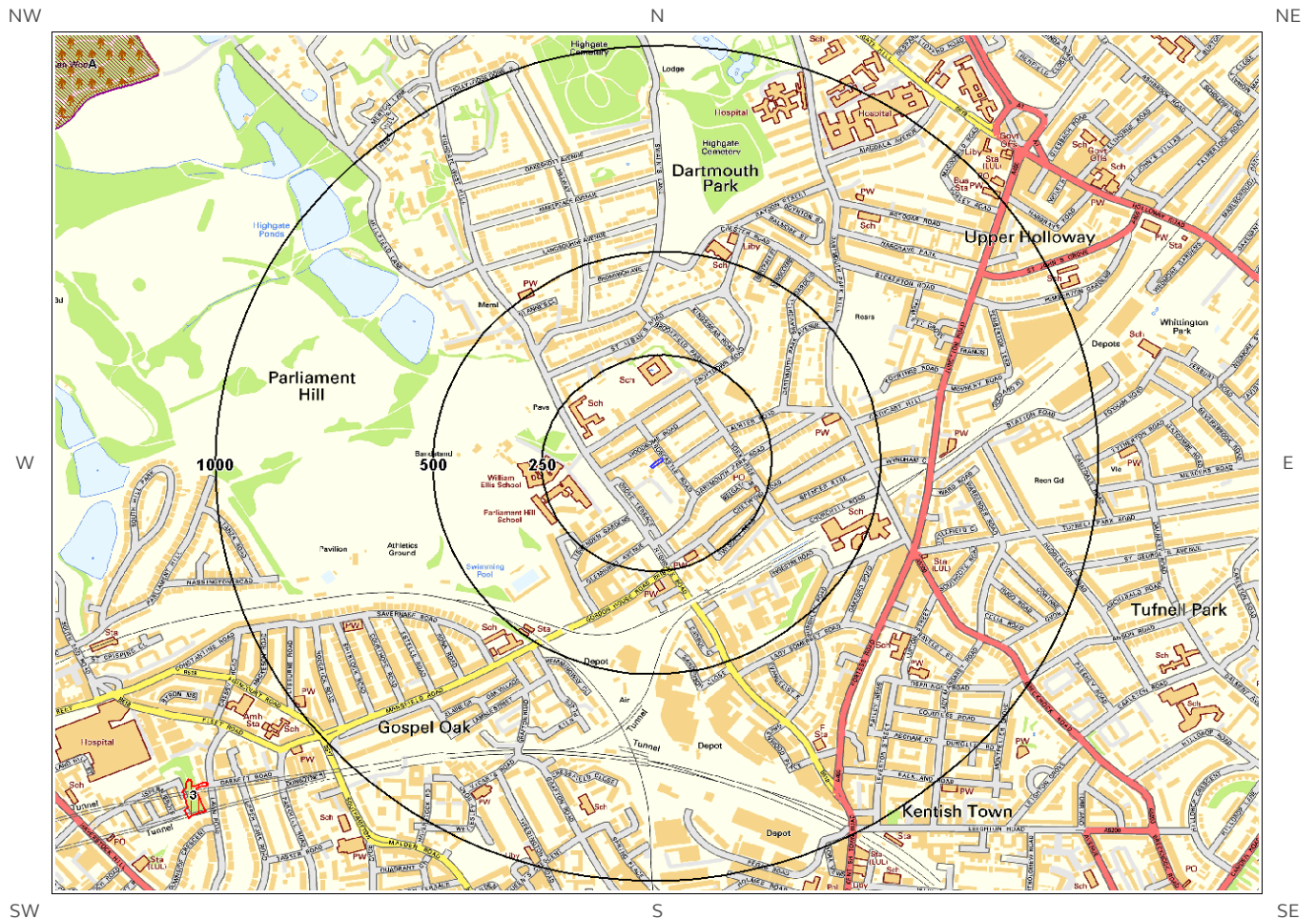
What is the British Geological Survey confidence rating in this result?

Not Applicable

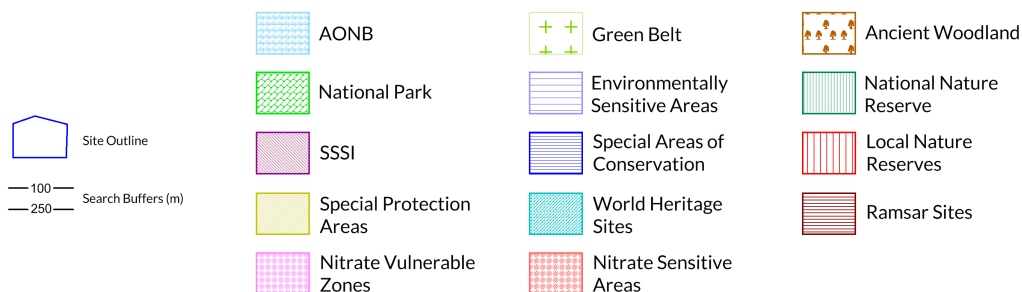
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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



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## 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:

2

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1A	1475	NW	Hampstead Heath Woods	Natural England
Not shown	1870	NW	Hampstead Heath Woods	Natural England

### 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:

1

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
5A	1479	NW	UNKNOWN	Ancient and Semi-Natural Woodland

## 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
3	1275	SW	Belsize Wood	Natural England
Not shown	1811	N	Parkland Walk	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

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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



**Public Health England**



**The Coal Authority**



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. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website [www.tpos.co.uk](http://www.tpos.co.uk) or email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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



