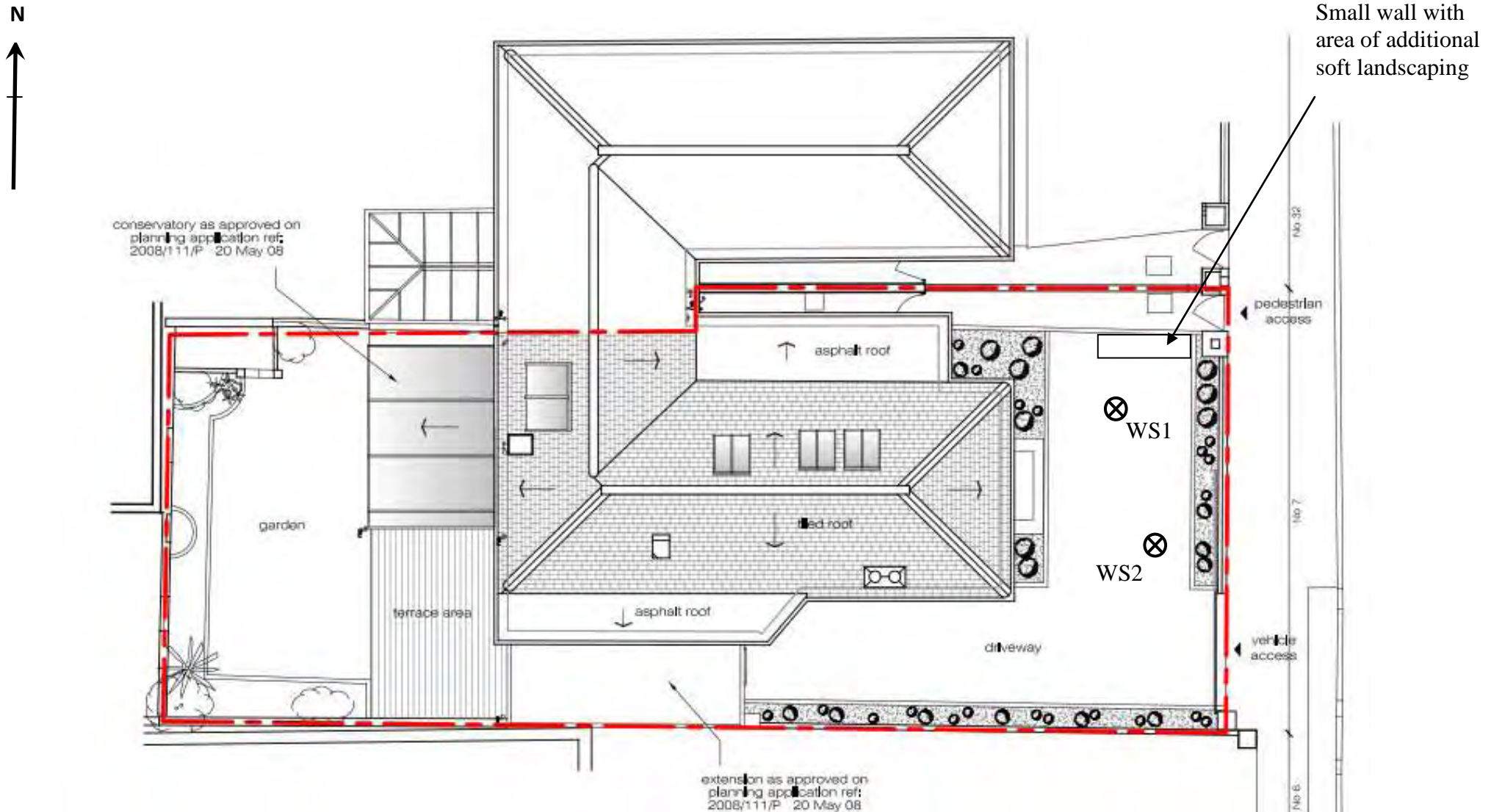


Project Name	7 Greville Place	Client	Niru Raveendran
Title	Exploratory Holes	Dwg No.	P9372J779 – January 2016



Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 1: Gate access to site

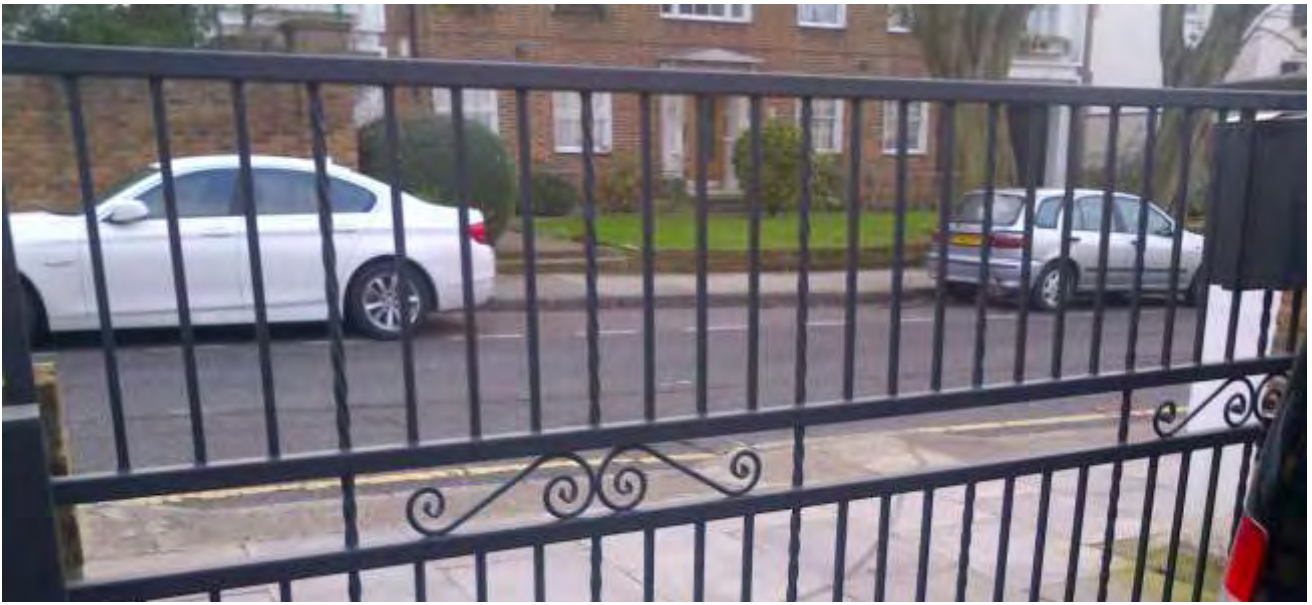


Photo 2: Main driveway area and parking area.



Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 3: Driveway and parking area



Photo 4: Soft landscaping located adjacent to site entrance and parking area



Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 5: Soft landscaping adjacent to building on site and parking area.



Photo 6: Soft landscaping area to the west of the main parking area adjacent to the building



Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 7: Soft landscaping area located in the northwest region of the front parking area.



Photo 8: Pedestrian access to the site located in the north east corner of the site.



Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 9: North west corner of the front parking area.



Photo 10: Parking area and front gate.





Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 11: Rear garden



Photo 12: Potential greenhouses located on the site immediately south.



Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 13: Southern site boundary located in the front parking area.



Photo 14: Front parking area.



Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 15: Land use to the north of the site



Photo 16: Land use to the south of the site.





Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 17: Land use east of the site.



Photo 18: Grating allowing light to the previously installed basement.





Project Name	7 Greville Place	Client	Niru Raveendran
Title	Photographs of Site	Project.	P9372J779

Photo 19: Grating allowing light to the basement.





Jomas Associates Ltd

Lakeside House, 1 Furzeground Way,
Stockley Park, UB11 1BD

Groundsure Reference: HMD-377-2694788

Your Reference: P9372J779

Report Date 20 Jan 2016

Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: 7 GREVILLE PLACE, LONDON, NW6 5JP

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 +44843 289 2187 quoting the above report reference number.

Yours faithfully,

Jomas Associates Ltd

Enc.
Groundsure Enviroinsight

Groundsure Enviroinsight

Address: 7 GREVILLE PLACE, LONDON, NW6 5JP

Date: 20 Jan 2016

Reference: HMD-377-2694788

Client: Jomas Associates Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 04-May-2014

Grid Reference: 525826,183441

Site Size: 0.03ha

Report Reference: HMD-377-2694788

Client Reference: P9372J779

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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	0	1	34
1.2 Additional Information – Historical Tank Database	0	0	10	4
1.3 Additional Information – Historical Energy Features Database	0	0	21	46
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	10	4
1.6 Potentially Infilled Land	0	0	0	2
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	1	5
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	3
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	1000-1500
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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	1	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	2	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	1
4.3 National Grid Underground Electricity Cables	0	0	1	0
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	0	0	11
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	5
6.6 Source Protection Zones (within 500m of the study site)	0	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	0	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	0	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.

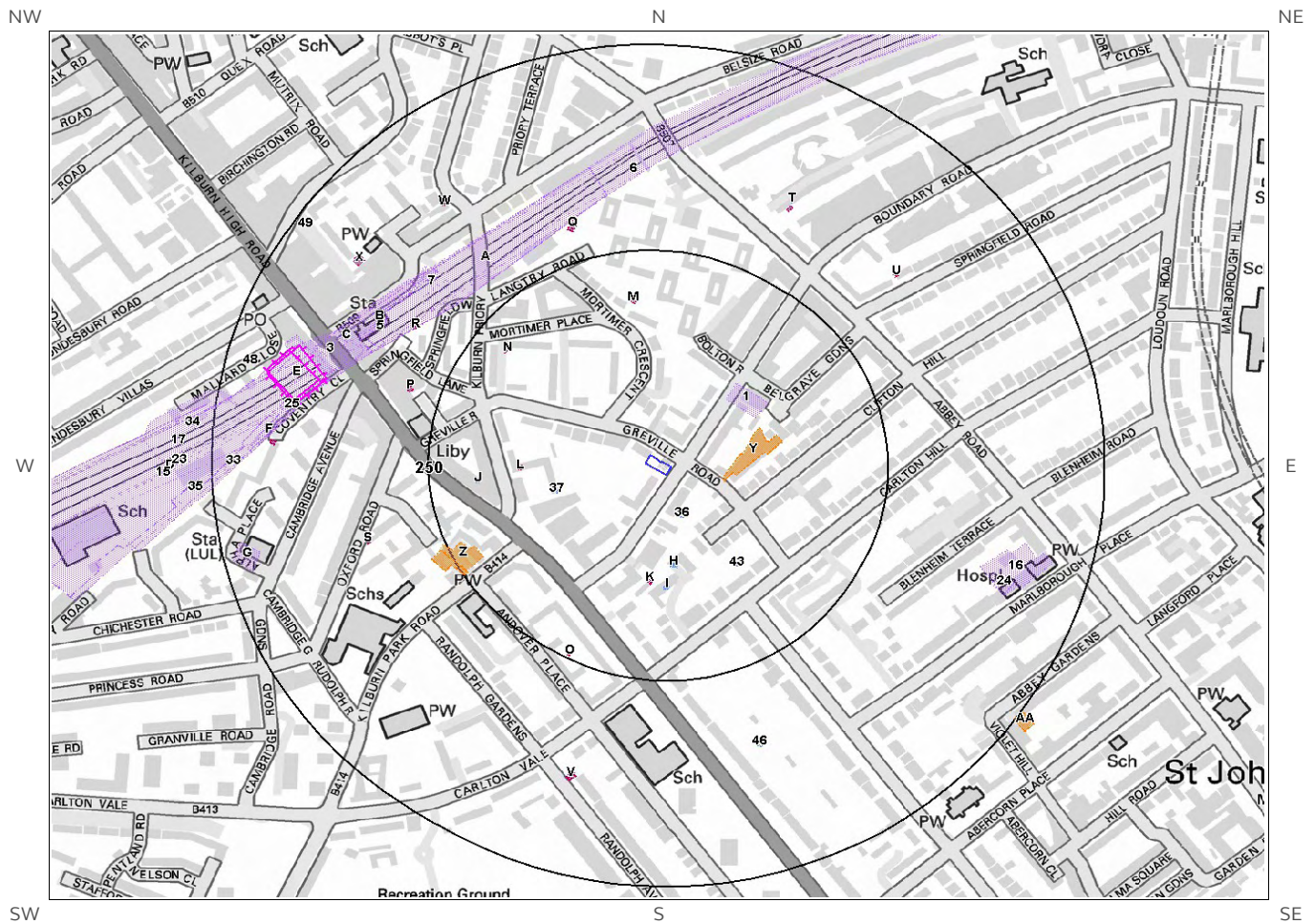
Note: Maps

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



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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: 35

ID	Distance [m]	Direction	Use	Date
1	103	NE	Telephone Exchange	1948
2A	281	NW	Railway Sidings	1973
3	281	NW	Railway Sidings	1989
4A	281	NW	Railway Sidings	1968
5	288	NW	Railway Sidings	1957
6	294	NW	Railway Sidings	1894
7	311	NW	Railway Station	1866
8B	328	NW	Railway Station	1894
9B	332	NW	Railway Station	1957
10B	336	NW	Railway Station	1973
11B	336	NW	Railway Station	1989
12B	336	NW	Railway Station	1968
13C	337	NW	Railway Station	1948
14C	352	NW	Railway Station	1920
15	376	W	Railway Sidings	1920
16	376	E	Hospital	1973
17	376	W	Railway Sidings	1973
18D	379	W	Railway Sidings	1894
19E	382	W	Cuttings	1866
20D	385	W	Railway Sidings	1968
21D	385	W	Railway Sidings	1948
22E	389	W	Cuttings	1948
23	392	W	Railway Sidings	1866
24	399	E	Hospital	1989
25	406	W	Railway Building	1920
26F	418	W	Railway Building	1894
27F	424	W	Railway Buildings	1920
28G	456	W	London Transport Station	1968
29G	456	W	Unspecified Station	1989
30G	456	W	London Transport Station	1973
31G	456	W	Unspecified Station	1948
32G	456	W	London Transport Station	1957
33	464	W	Railway Building	1920
34	470	W	Coal Depot	1920

35	495	W	Coal Depot	1866
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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:

14

ID	Distance (m)	Direction	Use	Date
36	51	S	Unspecified Tank	1871
37	106	W	Unspecified Tank	1896
38H	107	S	Unspecified Tank	1936
39H	107	S	Unspecified Tank	1896
40H	108	S	Unspecified Tank	1871
41I	133	S	Unspecified Tank	1936
42I	135	S	Unspecified Tank	1896
43	135	SE	Unspecified Tank	1871
44J	192	W	Unspecified Tank	1896
45J	193	W	Unspecified Tank	1871
46	341	S	Unspecified Tank	1936
47T	348	NE	Unspecified Tank	1871
48	469	W	Unspecified Tank	1871
49	485	NW	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:

67

ID	Distance (m)	Direction	Use	Date
50K	125	S	Electricity Substation	1955
51K	125	S	Electricity Substation	1955
52K	125	S	Electricity Substation	1953
53K	125	S	Electricity Substation	1974
54L	142	W	Electricity Substation	1953
55L	142	W	Electricity Substation	1955
56L	142	W	Electricity Substation	1955
57M	186	N	Electricity Substation	1968
58M	186	N	Electricity Substation	1972

59M	186	N	Electricity Substation	1953
60M	186	N	Electricity Substation	1955
61M	186	N	Electricity Substation	1969
62M	186	N	Electricity Substation	1955
63M	186	N	Electricity Substation	1991
64M	186	N	Electricity Substation	1978
65N	207	NW	Electricity Substation	1991
66N	207	NW	Electricity Substation	1978
67N	207	NW	Electricity Substation	1972
68O	241	SW	Electricity Substation	1953
69O	242	SW	Electricity Substation	1955
70O	242	SW	Electricity Substation	1955
71P	281	W	Electricity Substation	1969
72P	281	W	Electricity Substation	1991
73P	281	W	Electricity Substation	1978
74P	282	W	Electricity Substation	1972
75P	282	W	Electricity Substation	1968
76Q	287	N	Electricity Substation	1991
77Q	287	N	Electricity Substation	1978
78Q	288	N	Electricity Substation	1972
79R	310	NW	Electricity Substation	1969
80R	310	NW	Electricity Substation	1991
81R	310	NW	Electricity Substation	1978
82R	310	NW	Electricity Substation	1968
83R	310	NW	Electricity Substation	1972
84S	331	W	Electricity Substation	1984
85S	332	W	Electricity Substation	1991
86S	332	W	Electricity Substation	1995
87T	336	NE	Electricity Substation	1969
88T	336	NE	Electricity Substation	1955
89T	336	NE	Electricity Substation	1955
90T	337	NE	Electricity Substation	1972
91T	337	NE	Electricity Substation	1968
92T	337	NE	Electricity Substation	1953
93U	347	NE	Electricity Substation	1983
94U	347	NE	Electricity Substation	1955
95U	347	NE	Electricity Substation	1953
96U	348	NE	Electricity Substation	1991
97V	376	S	Electricity Substation	1996
98V	377	S	Electricity Substation	1991
99V	377	S	Electricity Substation	1987
100V	378	S	Electricity Substation	1974
101W	386	NW	Electricity Substation	1978
102W	386	NW	Electricity Substation	1991
103W	386	NW	Electricity Substation	1968
104W	386	NW	Electricity Substation	1972

105W	387	NW	Electricity Substation	1969
106X	406	NW	Electricity Substation	1972
107X	410	NW	Electricity Substation	1953
108X	410	NW	Electricity Substation	1955
109X	410	NW	Electricity Substation	1955
110X	410	NW	Electricity Substation	1994
111X	410	NW	Electricity Substation	1991
112F	426	W	Electricity Substation	1969
113F	427	W	Electricity Substation	1991
114F	427	W	Electricity Substation	1968
115F	427	W	Electricity Substation	1984
116F	428	W	Electricity Substation	1995

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:

14

ID	Distance (m)	Direction	Use	Date
117Y	60	E	Garage	1955
118Y	60	E	Garage	1955
119Y	60	E	Garage	1953
120Z	219	SW	Garage	1915
121Z	243	SW	Garage	1974
122Z	243	SW	Garage	1966
123Z	243	SW	Garage	1953
124Z	243	SW	Garage	1955
125Z	243	SW	Garage	1955
126Z	243	SW	Garage	1969
127AA	499	SE	Garage	1955
128AA	499	SE	Garage	1963
129AA	499	SE	Garage	1974
130AA	499	SE	Garage	1953

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 2

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

ID	Distance(m)	Direction	Use	Date
131E	382	W	Cuttings	1866
132E	389	W	Cuttings	1948