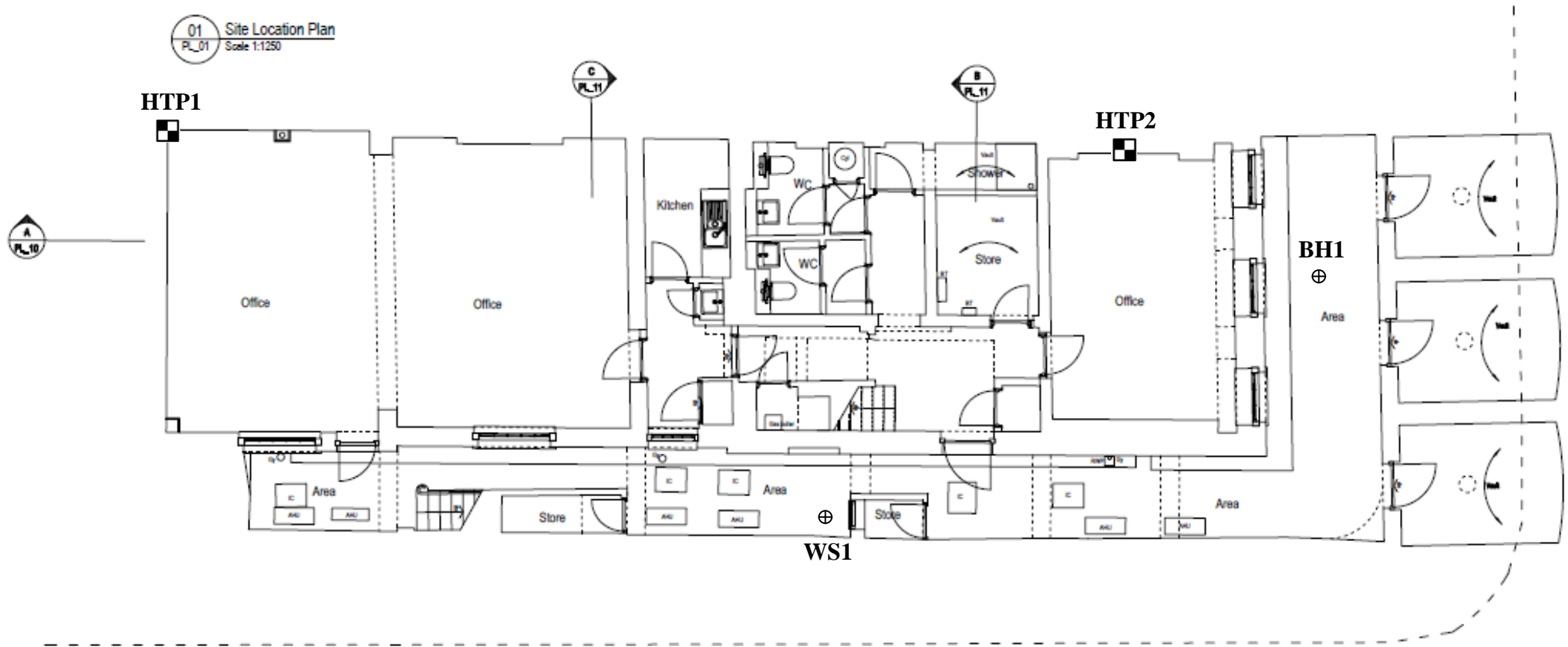


APPENDICES

APPENDIX 1 – FIGURES

Project Name	19 Fitzroy Square	Client	RWA London LLP
Title	Exploratory Holes - Locations	Dwg No.	P9318J754

01 Site Location Plan
PL_01
Scale 1:1250



Project Name	19 Fitzroy Square, London	Client	RWA London LLP
Title	Photographs of Site	Project	P9318J754

Photo 1: Entrance to the building on site.



Photo 2: Building on site; positioned on the corner of Fitzroy Square and Conway Street.



Project Name	19 Fitzroy Square, London	Client	RWA London LLP
Title	Photographs of Site	Project	P9318J754

Photo 3: Access to the lower ground floor outside and patio area.

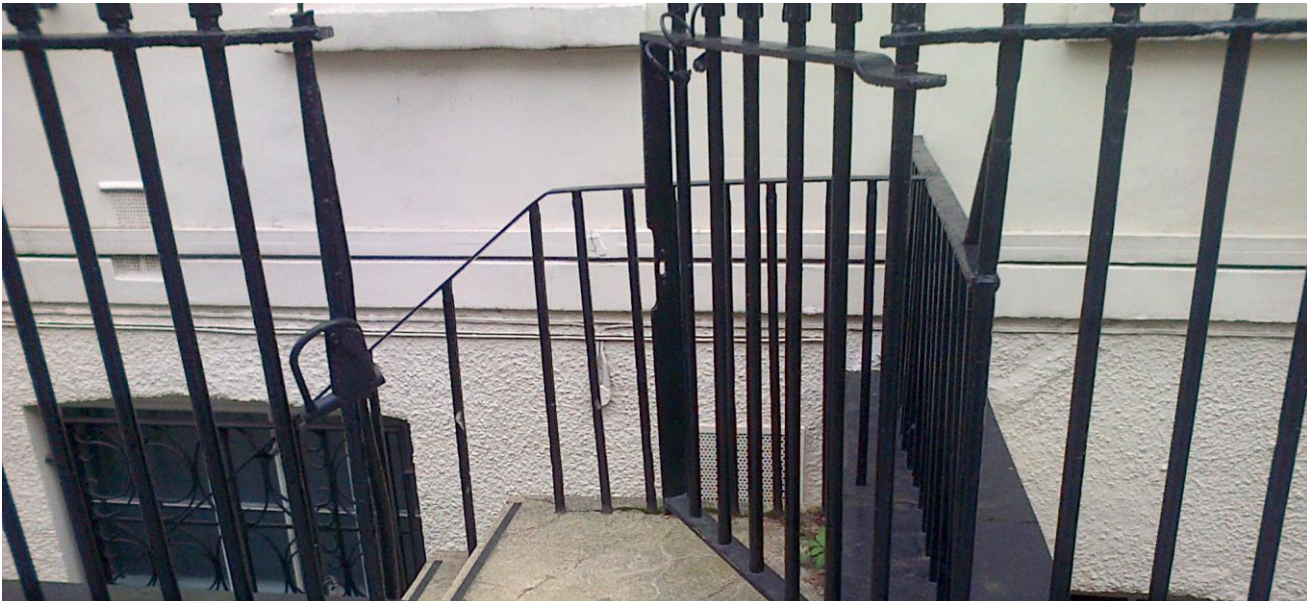
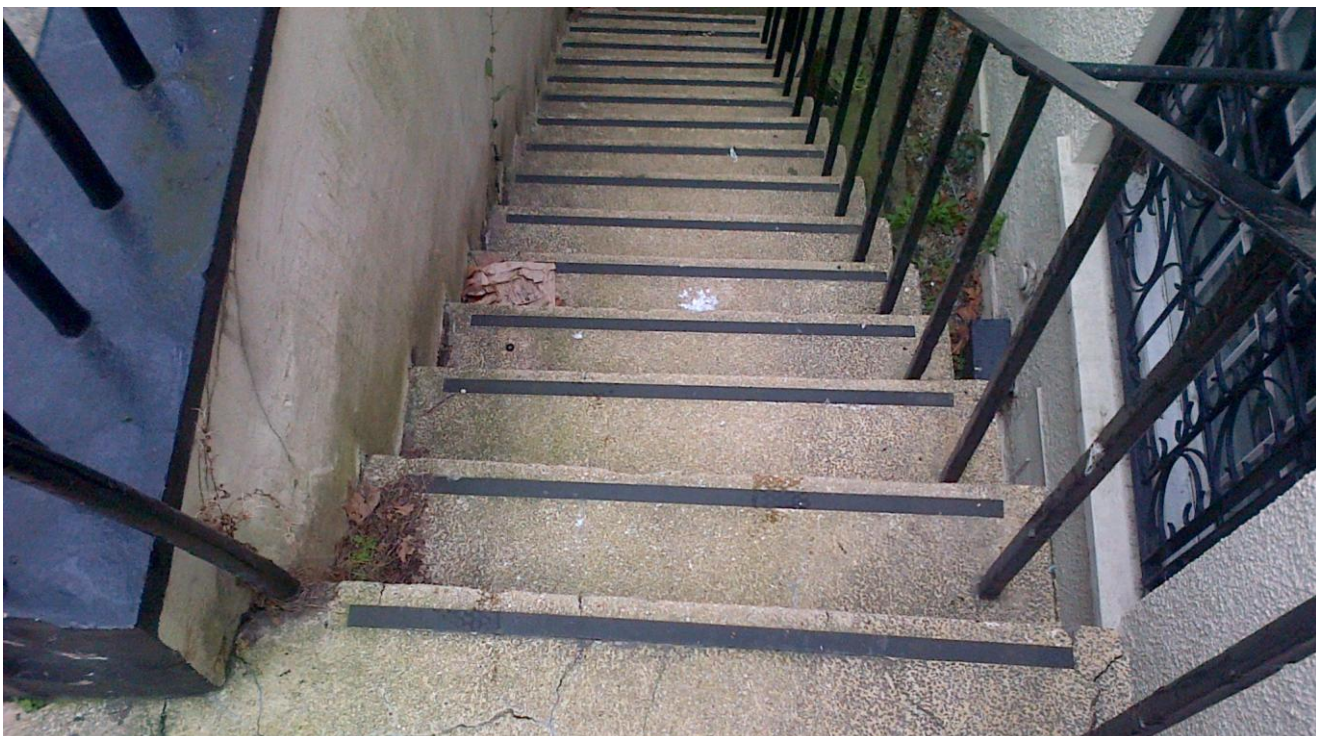


Photo 4: Access to lower ground floor patio and outside area.



Project Name	19 Fitzroy Square, London	Client	RWA London LLP
Title	Photographs of Site	Project	P9318J754

Photo 5: Lower ground floor storage area.

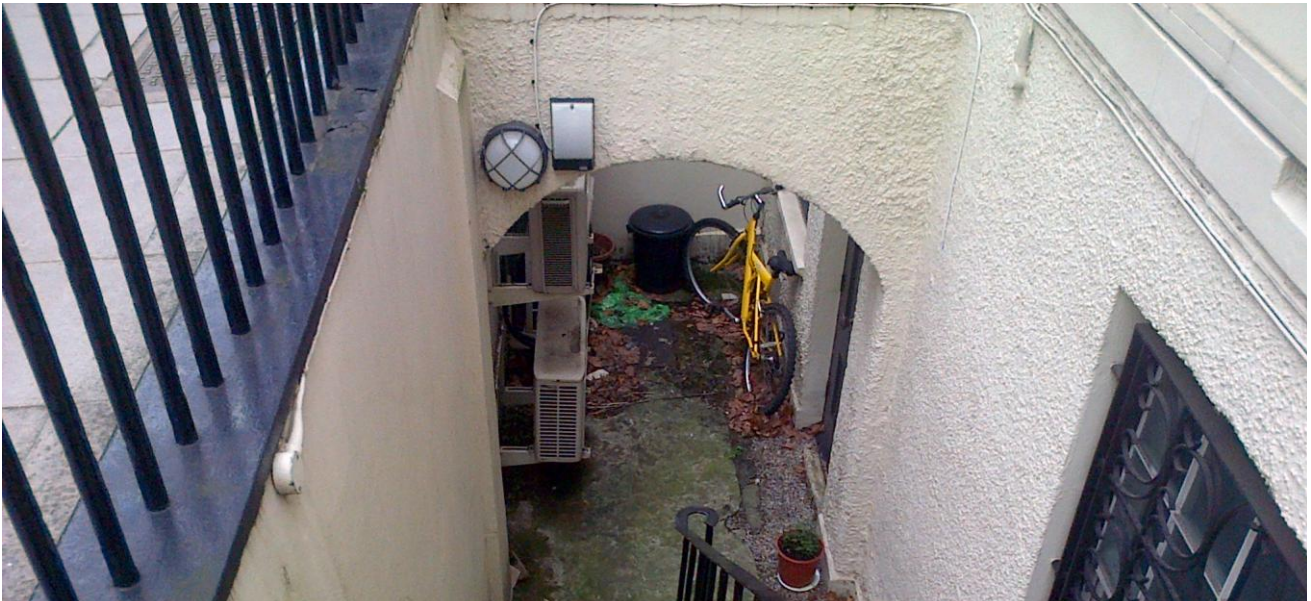


Photo 6: Lower ground floor storage area.

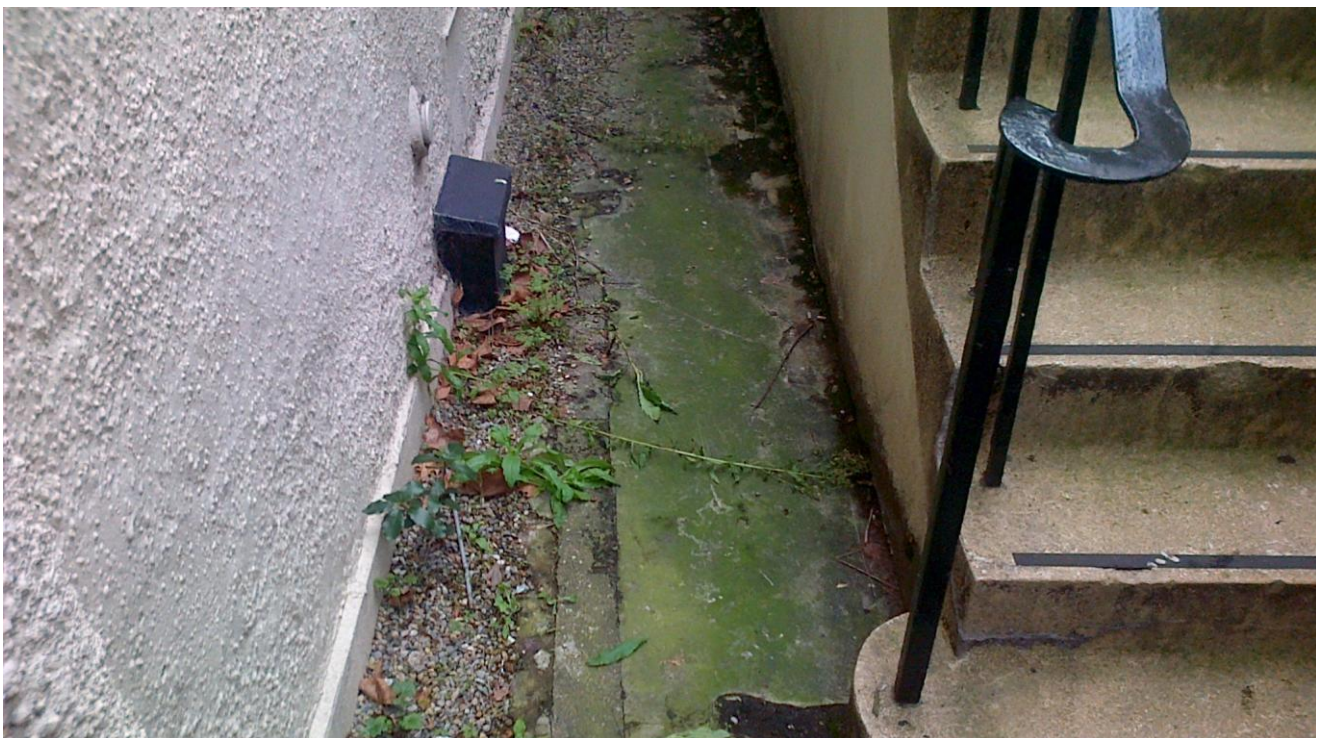


Project Name	19 Fitzroy Square, London	Client	RWA London LLP
Title	Photographs of Site	Project	P9318J754

Photo 7: Lower ground area outside area.



Photo 8: Access to from side of property to rear patio (width restriction).



Project Name	19 Fitzroy Square, London	Client	RWA London LLP
Title	Photographs of Site	Project	P9318J754

Photo 9: Outside space with air conditioning units.



Photo 10: Lower ground floor outside storage space.



Project Name	19 Fitzroy Square, London	Client	RWA London LLP
Title	Photographs of Site	Project	P9318J754

Photo 11: Outside patio space and position of BH1.



Photo 12: Outside patio area and position of BH1.

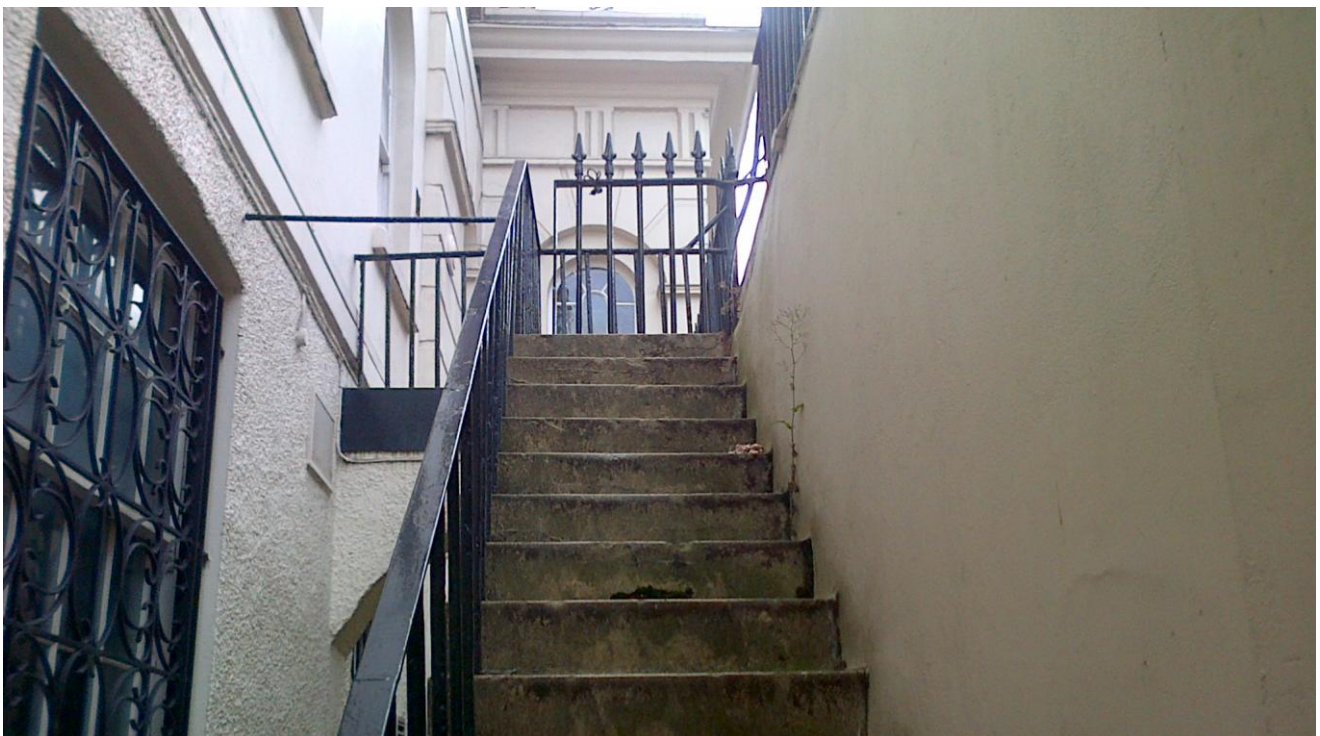


Project Name	19 Fitzroy Square, London	Client	RWA London LLP
Title	Photographs of Site	Project	P9318J754

Photo 13: Metal railings and beams.



Photo 14: Step access to lower ground floor outside space.

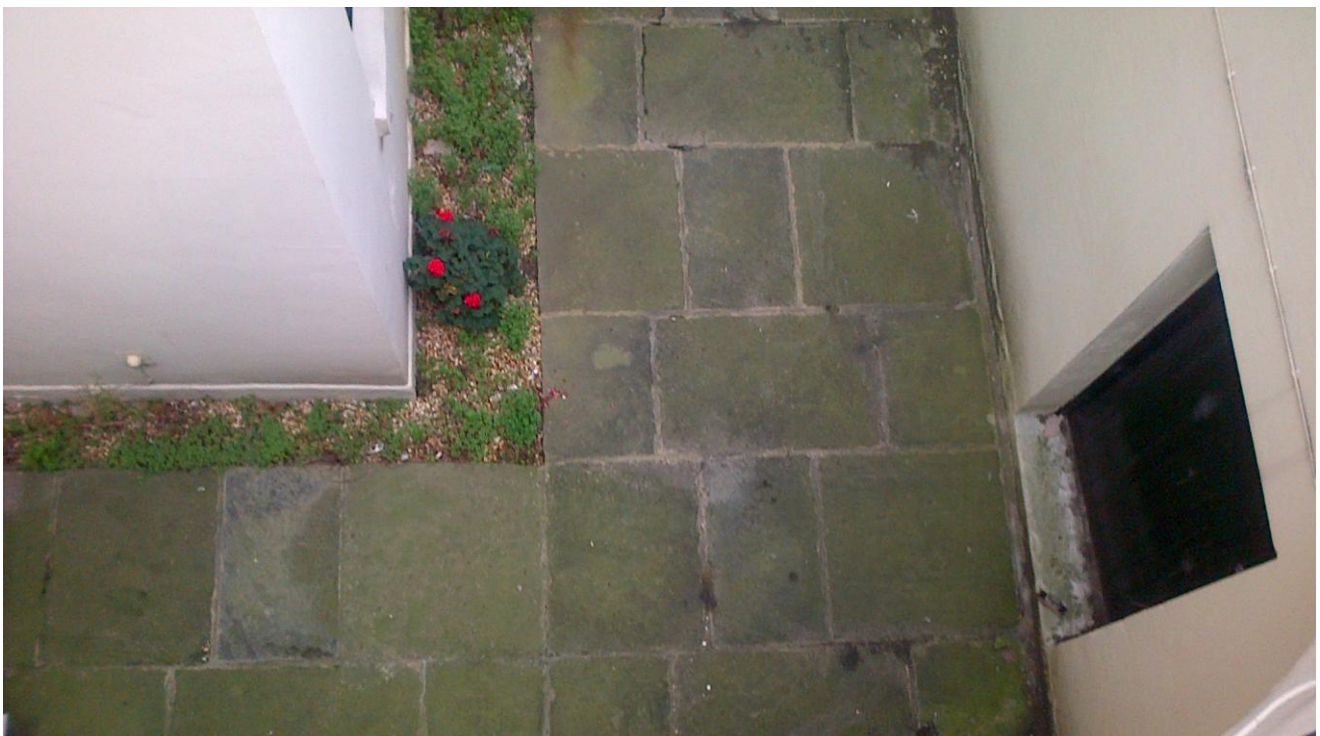


Project Name	19 Fitzroy Square, London	Client	RWA London LLP
Title	Photographs of Site	Project	P9318J754

Photo 15: View of patio area and position of BH1 from above.



Photo 16: Patio area as viewed from ground level.



APPENDIX 2 – GROUNDSURE REPORT



Jomas Associates Ltd

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

Groundsure Reference: HMD-377-2630082

Your Reference: P9318J754-1

Report Date 2 Dec 2015

Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: 19, FITZROY SQUARE, LONDON, W1T 6EQ

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 Envirosight

Address: 19, FITZROY SQUARE, LONDON, W1T 6EQ
Date: 2 Dec 2015
Reference: HMD-377-2630082
Client: Jomas Associates Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 04-May-2014
Grid Reference: 529074,182121
Site Size: 0.02ha

Report Reference: HMD-377-2630082
Client Reference: P9318J754-1

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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	1	29	39
1.2 Additional Information – Historical Tank Database	0	0	4	12
1.3 Additional Information – Historical Energy Features Database	0	0	13	24
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	9	22
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	4	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	3	29
2.1.8 Records of Licensed Discharge Consents	0	0	0	2
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	1	1
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
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	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	1

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	4	33	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	1	0
4.3 National Grid Underground Electricity Cables	0	0	0	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?	Yes
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?	Yes					
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	2	16	36
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	5
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	6	9
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)	1	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?	Potential below Surface
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

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?	Very Low
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.

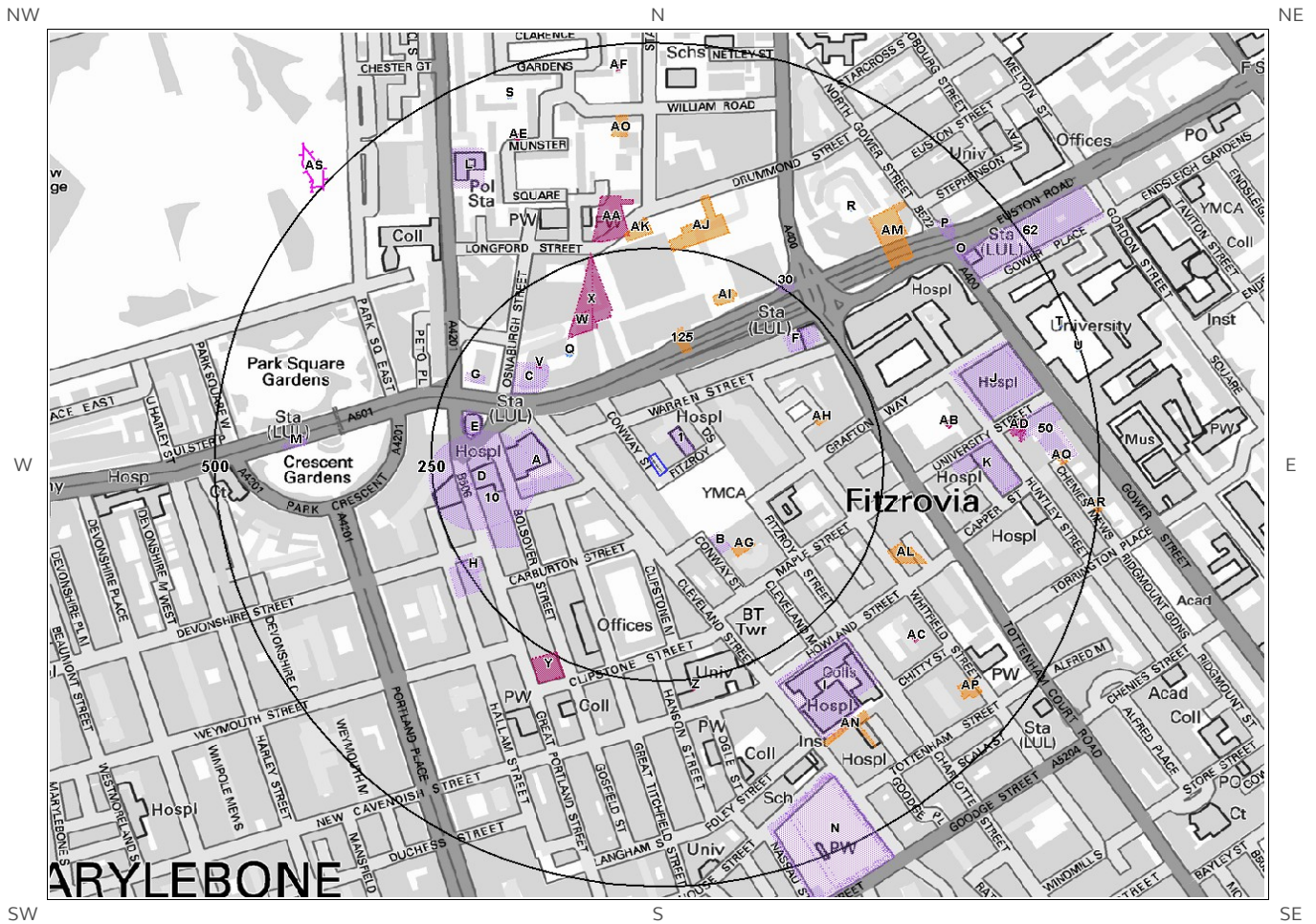
Note: Maps

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).

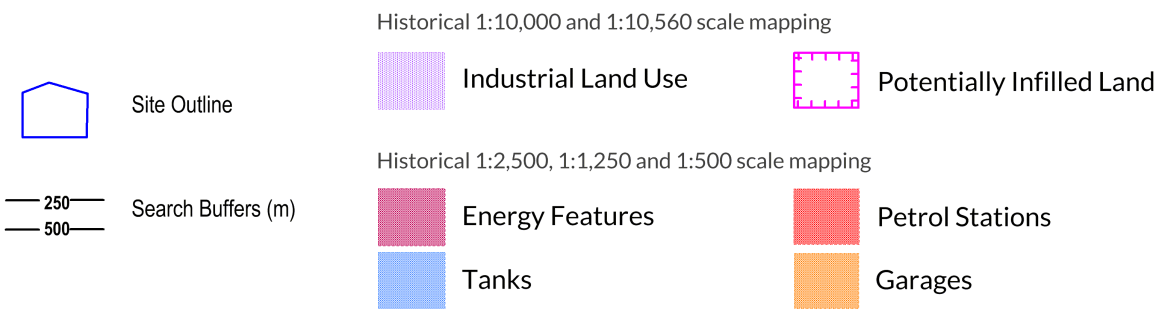
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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: 69

ID	Distance [m]	Direction	Use	Date
1	27	NE	Hospital	1989
2A	90	W	Hospital	1973
3A	90	W	Hospital	1989
4A	92	W	Hospital	1968
5B	94	SE	Hospital	1989
6B	94	SE	Hospital	1973
7D	132	W	Hospital	1894
8C	148	NW	Hospital	1911
9C	152	NW	Hospital	1894
10	172	W	Hospital	1911
11D	191	W	Hospital	1895
12E	193	W	Unspecified Station	1882
13E	194	W	Unspecified Station	1894
14F	198	NE	Unspecified Station	1920
15F	198	NE	Unspecified Station	1938
16E	198	W	London Transport Station	1973
17E	198	W	London Transport Station	1957
18E	198	W	London Transport Station	1989
19E	198	W	London Transport Station	1968
20E	198	W	Unspecified Station	1948
21F	201	NE	Electricity Railway Station	1948
22G	210	NW	Unspecified Station	1920
23G	210	NW	Railway Station	1938
24F	215	NE	London Transport Station	1968
25F	215	NE	London Transport Station	1973
26F	221	NE	London Transport Station	1989
27H	229	SW	Hospital	1895
28H	234	SW	Hospital	1895
29H	237	SW	Hospital	1898
30	245	NE	Electricity Railway Station	1920
31I	282	SE	Hospital	1968
32I	283	SE	Hospital	1989
33I	283	SE	Hospital	1973
34K	327	E	Hospital	1973

35J	348	E	Hospital	1920
36J	348	E	Hospital	1938
37K	351	E	Hospital	1968
38J	353	E	Hospital	1957
39J	353	E	Hospital	1948
40L	379	NW	Police Station	1968
41L	379	NW	Police Station	1973
42L	379	NW	Police Station	1989
43M	394	W	Electricity Railway Station	1948
44M	394	W	London Transport Station	1957
45M	394	W	London Transport Station	1973
46M	394	W	London Transport Station	1989
47M	394	W	London Transport Station	1968
48M	398	W	Electricity Railway Station	1938
49M	398	W	Unspecified Station	1920
50	400	E	Hospital	1989
51N	409	SE	Hospital	1895
52N	411	SE	Hospital	1938
53N	411	SE	Hospital	1920
54N	413	SE	Hospital	1989
55N	413	SE	Hospital	1968
56N	413	SE	Hospital	1957
57N	413	SE	Hospital	1973
58N	413	SE	Hospital	1948
59N	414	SE	Hospital	1882
60N	414	SE	Hospital	1895
61N	415	SE	Hospital	1898
62	425	NE	Unspecified Station	1882
63O	425	NE	Unspecified Station	1938
64O	425	NE	Electricity Railway Station	1920
65P	426	NE	Unspecified Station	1948
66O	428	NE	Unspecified Station	1894
67O	432	NE	London Transport Station	1989
68P	433	NE	London Transport Station	1968
69P	433	NE	London Transport Station	1973

1.2 Additional Information – Historical Tank Database

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

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

16

ID	Distance (m)	Direction	Use	Date
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70Q	152	NW	Unspecified Tank	1968
71Q	152	NW	Unspecified Tank	1982
72Q	152	NW	Unspecified Tank	1991
73Q	152	NW	Unspecified Tank	1970
74R	372	NE	Unspecified Tank	1999
75R	372	NE	Unspecified Tank	1982
76R	372	NE	Unspecified Tank	1991
77S	463	N	Unspecified Tank	1968
78S	464	N	Unspecified Tank	1990
79S	464	N	Unspecified Tank	1991
80T	485	E	Unspecified Tank	1916
81T	486	E	Unspecified Tank	1970
82T	486	E	Unspecified Tank	1952
83U	495	E	Unspecified Tank	1952
84U	495	E	Unspecified Tank	1970
85U	495	E	Unspecified Tank	1916

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:

37

ID	Distance (m)	Direction	Use	Date
86V	165	NW	Electricity Substation	1968
87V	166	NW	Electricity Substation	1991
88V	166	NW	Electricity Substation	1982
89V	166	NW	Electricity Substation	1993
90V	166	NW	Electricity Substation	1970
91X	167	NW	Electricity Board Depot	1970
92W	167	NW	Electricity Board Depot	1991
93W	167	NW	Electricity Board Depot	1982
94X	167	NW	Electricity Board Depot	1968
95X	174	N	Electricity Board Depot	1982
96X	174	N	Electricity Board Depot	1969
97Y	245	SW	Electricity House	1952
98Y	245	SW	Electricity House	1952
99Z	260	S	Electricity Substation	1951
100Z	260	S	Electricity Substation	1951
101AA	264	N	Electricity Substation	1952
102AA	265	N	Electricity Substation	1951
103AB	325	E	Electricity Substation	1982
104AB	327	E	Electricity Substation	1969

105AB	327	E	Electricity Substation	1970
106AB	329	E	Electricity Substation	1951
107AB	330	E	Electricity Substation	1952
108AC	349	SE	Electricity Substation	1951
109AC	349	SE	Electricity Substation	1951
110AC	349	SE	Electricity Substation	1951
111AD	398	E	Electricity Substation	1985
112AD	404	E	Electricity Substation	1991
113AD	404	E	Electricity Substation	1993
114AD	404	E	Electricity Substation	1999
115AE	412	N	Electricity Substation	1968
116AE	413	N	Electricity Substation	1970
117AE	414	N	Electricity Substation	1991
118AE	414	N	Electricity Substation	1990
119AF	468	N	Electricity Substation	1969
120AF	468	N	Electricity Substation	1985
121AF	468	N	Electricity Substation	1970
122AF	469	N	Electricity Substation	1991

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 31

ID	Distance (m)	Direction	Use	Date
123AG	121	SE	Garage	1951
124AG	121	SE	Garages	1952
125	126	N	Garage	1916
126AH	181	E	Garage	1951
127AH	181	E	Garage	1952
128AI	193	N	Garage	1951
129AI	194	N	Garage	1952
130AJ	247	N	Garage	1951

131AJ	248	N	Garage	1952
132AJ	253	N	Garage	1962
133AK	260	N	Garage	1985
134AK	260	N	Garage	1982
135AK	260	N	Garage	1991
136AL	273	E	Garage	1951
137AL	273	E	Garages	1952
138AM	355	NE	Garage	1951
139AM	356	NE	Garage	1952
140AN	370	SE	Garage	1968
141AN	371	SE	Garage	1991
142AN	371	SE	Garage	1990
143AN	375	SE	Garage	1966
144AN	375	SE	Garage	1973
145AO	387	N	Garage	1952
146AN	388	SE	Garage	1993
147AO	388	N	Garage	1952
148AP	426	SE	Garage	1966
149AP	426	SE	Garage	1968
150AQ	448	E	Garages	1951
151AQ	449	E	Garages	1952
152AR	490	E	Garage	1951
153AR	490	E	Garages	1952

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
154AS	500	NW	Pond	1920
155AS	500	NW	Pond	1938
