

H FRASER CONSULTING

CONTAMINATED LAND AND HYDROGEOLOGY

5 Hermit Place Basement Impact Assessment: Groundwater

Prepared for: Ground and Water Limited
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Alton
Hampshire
GU34 1NY



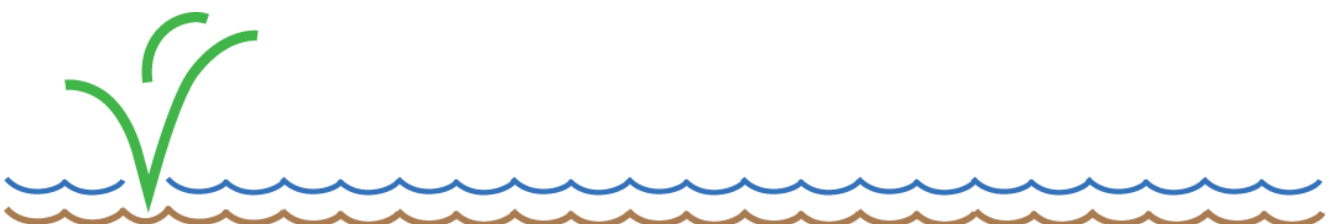
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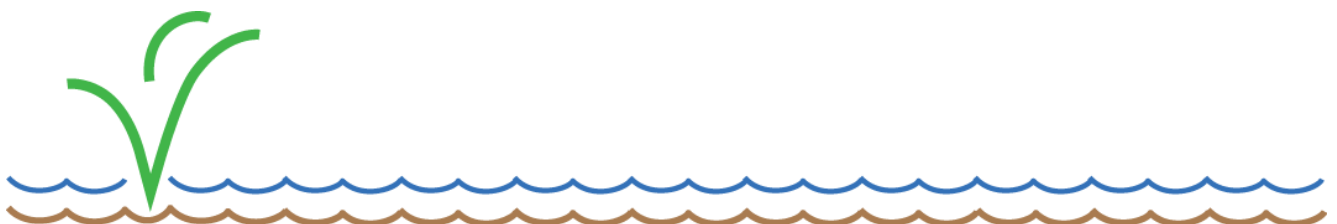
CONTAMINATED LAND AND HYDROGEOLOGY

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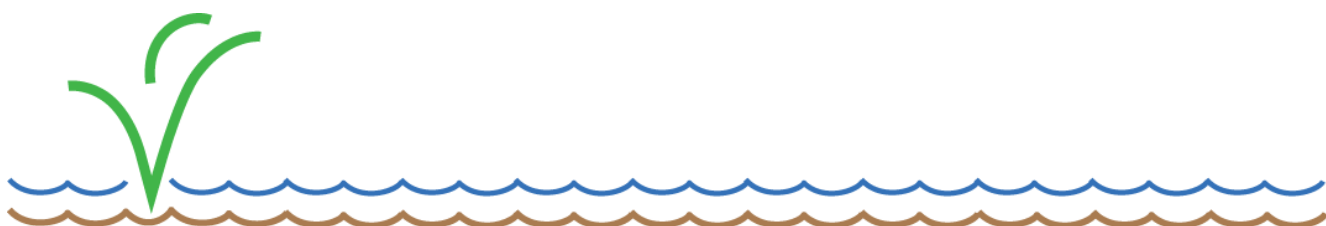
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1. INTRODUCTION

Ground and Water Limited Ltd has instructed H Fraser Consulting Ltd (HFCL) to provide the hydrogeological aspects of a Basement Impact Assessment at the following property:

5 Hermit Place, London, NW6 4BZ.

The site is in the London Borough of Camden.

1.1 Objective

The objective of this report is to provide the hydrogeological aspects of a Basement Impact Assessment to support a planning application for construction of a basement at 5 Hermit Place, London, NW6 4BZ.

1.2 Scope of works

The following works have been undertaken:

- Desk study
- Screening assessment with regards to groundwater
- Scoping assessment to identify potential impacts
- Impact assessment with regard to groundwater attributes
- Reporting

The work has been undertaken in accordance with the requirements of London Borough of Camden's (LBC) Planning Guidance CPG4 'Basements and Lightwells' (referred to as CPG4) and Arup's 'Geological Hydrogeological and Hydrological Study, Guidance for Subterranean Development' (Arup, 2012, referred to throughout this report as the GHHS).

This assessment is limited to an assessment of the hydrogeological aspects of the proposed development and does not purport to make any comment on surface water flooding, hydrology, contamination or pollution, engineering, land stability, design or construction issues.

The work has been undertaken by Hannah Fraser, Director of HFCL, who is a Chartered Geologist with 19 years' experience as a hydrogeologist and consultant.

2 BACKGROUND INFORMATION

Background information has been derived from a Groundsure report for the site (Appendix A); geological information has been derived from on-line BGS sources (Geology of Britain Viewer, GeoIndex, Lexicon); on-line mapping and aerial photography have been derived from Streetmap and GoogleEarth. Table 2-1 presents relevant background information for the site. The site location is shown in Figure 2.1.

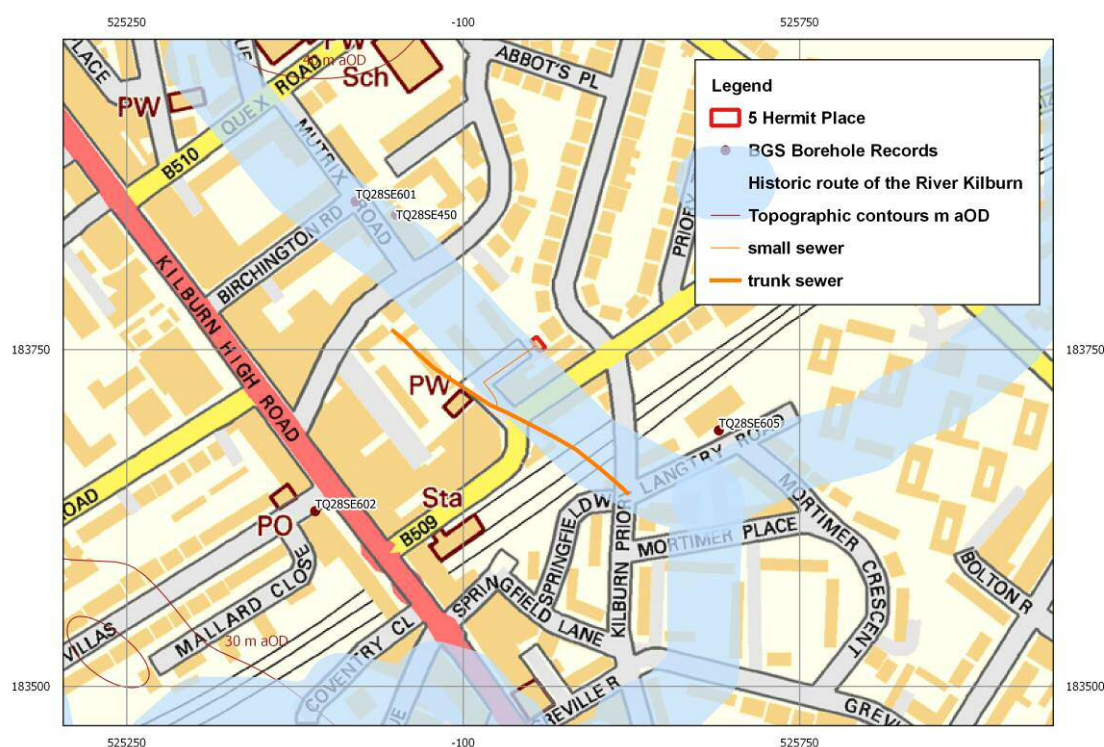


Figure 2.1 Site location

Contains Ordnance Survey data © Crown copyright and database right 2016

Sewer locations are approximate and incomplete; refer to Appendix C for asset location search plans

Table 2-1 Background information

Address	5 Hermit Place, London, NW6 4BZ.
NGR	525556,183755
Description	<p>The site comprises a single storey garage, located at the end of Hermit Place. The garage front is to the southwest, and according to architect's plans, the garage does not share a party wall with any of the nearby buildings. The total area of the plot, which is almost entirely taken up by the garage, is estimated at approximately 55 m².</p> <p>Topographic elevations from architect's plans show ground levels between 33.95 m OD and 33.97 m OD at the front of the property (southwest), and 34.68 m OD approximately 5 m to the northeast of the rear of the property. Across the wider area, topography falls from Hampstead Heath in the northeast, to the south and west. Local topography is shown on Figure 2.1.</p>

Proposed development	<p>The proposed development is to demolish the existing garage and construct a basement with a two storey building above. The depth of the excavation will be to approximately 3.55 m bgl, and the finished floor level of the basement will be approximately 3.05 m bgl.</p> <p>A small area at the front south portion of the property will form a lightwell to the basement level. The area of the front lightwell is estimated as approximately 6m². Plans and sections for the proposed basement are presented in Appendix B.</p>
Planning history	<p>A search of the on-line planning records on www.camden.gov.uk reveals several planning applications for neighbouring properties, 4 and 2 Hermit place, and one for 240 Belsize Road. None of these relates to development of a basement.</p>
Geology	<p>Geological mapping¹ shows the area to be underlain by London Clay. The London Clay is extensive across the area.</p> <p>The London Clay mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occur in places. Glauconite is present in some of the sands and in some clay beds, and white mica occurs at some levels²</p> <p>There are no superficial deposits mapped at the site, the closest outcrop of superficial deposits is approximately 2 km m to the south.³ However, BGS Map 256 (1:50,000 series, North London) indicates that there are Quaternary Head Deposits in the local area, the closest of which is mapped at 250 m to the north of the site. These are poorly sorted and poorly stratified deposits formed mostly by solifluction and/or hillwash and soil creep, and may comprise gravel, sand and clay depending on the upslope source and distance from source⁴.</p> <p>Table 2-2 presents geological data from selected BGS borehole records⁵, and Figure 2.1 shows the location of the boreholes. The local borehole records confirm the presence of Made Ground or topsoil underlain by London Clay.</p> <p>A site investigation undertaken by Ground and Water Limited on 24 November 2015 one and comprised the excavation of one Premier Windowless Sampler Boreholes (BH1) to a depth of 15.45m bgl. A groundwater monitoring standpipe was installed in BH1 to a depth of 5.00m bgl to enable the measurement of standing groundwater levels. The investigation confirmed that the site is underlain by Made Ground and London Clay. Site investigation data are provided in Table 2-3.</p>
Aquifer status	<p>The London Clay is classified by the Environment Agency as unproductive strata (rock layers with low permeability and negligible significance for</p>

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

² <http://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=LC>

³ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

⁴ <http://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=HEAD>

⁵ <http://mapapps2.bgs.ac.uk/geoindex/home.html>

	<p>water supply or river base flow). The site is not within a source protection zone of a public water supply.</p> <p>Two of the five BGS borehole logs summarised in Table 2-2 recorded groundwater: at BH601, approximately 190m northwest of the site, groundwater was recorded at 5.94 m bgl or 30.6 m a OD; at BH602, approximately 211 m SW of the site, groundwater was recorded at 12.65 m bgl or 23.89 m a OD.</p> <p>No groundwater was encountered within the borehole on site during drilling. A return visit to dip the borehole on 15 December 2015 did not detect groundwater. On 23 February the groundwater level was dipped at 0.36 m bgl⁶. Assuming a site elevation of 33.95 m a OD and a borehole depth of 5 m, these groundwater measurements indicate a range in groundwater elevation of less than 28.95 m a OD to 33.59 m a OD.</p>
Watercourses	<p>A Groundsure report for the site states that there are no detailed river network entries within 500 m of the site, no surface water features within 250 m of the site, and no surface water abstractions within 1.9 km of the site.⁷ The site does not lie within the catchment of the ponds on Hampstead Heath (Arup, 2012).</p> <p>The site lies very close to the original course of the River Kilburn (or Westbourne), an historic river that used to flow from Hampstead to Hyde Park. The river was culverted in the late 19th century to form a combined sewer. A Thames Water asset location search was undertaken to establish the whereabouts of present day sewer locations in the vicinity of the site. The search results are presented in Appendix C. A small combined sewer can be seen to service 5 Hermit Way, and is marked on the map as an 'undefined end', which means that Thames Water has no knowledge of the position of the sewer upstream of that symbol. The sewer feeds into a larger trunk main. The approximate routes of the sewers are shown on Figure 2.1, and it can be seen that the larger trunk main is broadly coincident with the historical route of a branch of the River Kilburn.</p>
Spring lines	<p>There are no springs shown on OS mapping in the immediate vicinity of the property, and no geological features mapped that might give rise to springs.</p>
Wells	<p>The closest groundwater abstraction licence is over 1.2 km from the site, at Swiss Cottage. There are no potable water abstraction licenses within 2 km of the site, and no source protection zones within 500 m of the site.⁸ There is one BGS record of a well within 1 km of the site, abstracting from the Chalk Aquifer underlying the London Clay⁹.</p>
Groundwater flooding	<p>British Geological Survey Groundwater flood risk mapping reports there to be no groundwater flooding susceptible areas within 50 m of the site, and the area is not considered prone to groundwater flooding, based on rock type.¹⁰</p>

⁶ Comms, Ground and Water Ltd

⁷ Groundsure report GS-2737547

⁸ Groundsure report GS-2737547

⁹ <http://mapapps2.bgs.ac.uk/geoindex/home.html>

¹⁰ Groundsure report GS-2737547

Table 2-2 BGS borehole records

Ref	Name	Depth	Easting	Northing	Description
TQ28SE602	RANELAGH SEWER-W HAMPSTEAD BH8	12.8	525390	183630	Ground level at 36.54 m a OD. Made Ground to 0.15 m, sticky brown clay to 1.52 m, dry and hard brown clay to 2.82 m, dry and hard brown-blue clay to 5.08 m, dry and hard brown clay to 5.59 m, dry and hard grey clay to 5.94 m, hard clay - rocky consistency to 6.09 m. Groundwater at 12.65m bgl, or 23.89 m a OD.
TQ28SE601	RANELAGH SEWER-W HAMPSTEAD BH7	12.19	525420	183860	Ground level at 36.24 m a OD. Made Ground to 1.67 m, silty clay to 1.87 m, sticky brown clay to 3.04 m, hard brown clay to 3.8 m, brown blue clay to 7.2 m, dry and hard grey clay to 11.12 m, dark grey clay to 12.49 m. Groundwater at 5.94m bgl, or 30.6 m a OD.
TQ28SE450	KILBURN VALE EST BH6	15	525450	183850	Ground level at 35.81 m a OD. Topsoil to 0.3 m, firm becoming stiff brown fissured silty clay with some grey clay in fissures occasional pockets of silt, some selenite crystals and carbon fragments to 10.05 m, stiff blue fissured silty clay to 15.25 m. Water was not encountered at the time of boring.
TQ28SE605	RANELAGH SEWER-W HAMPSTEAD BH12	9.45	525690	183690	Ground level at 33.91 m a OD. Road metal to 0.11 m, subgrade consisting chiefly of broken crockery to 1.52 m, brown clay, some flint and very occasional bricks (made ground) to 4.87 m, dark silty clay to 5.03 m, dark discoloured clay to 6.09 m, stiff brown clay to 9.44 m. Boring dry.
TQ28SE379	ABBEY ESTATE NO.17 HAMPSTEAD	14.02	525710	183800	Brown fissured clay to approximately 10 m, underlain by blue fissured clay. No groundwater data recorded.

Geological data from site investigations in July 2015 are presented in Table 2-3 (after Ground & Water, 2015).

Table 2-3 Site investigation data

Strata	Depth Encountered (m bgl)	Thickness (m)
MADE GROUND		
- Concrete hardstanding	GL	0.25
- Made Ground was encountered underlying a 0.25m thickness of concrete hardstanding to a depth of 0.40 m bgl. The Made Ground comprised a dark brown slightly clayey gravelly sand to sandy gravel. The sand was fine to coarse grained and the gravel was fine to coarse, sub-angular to sub-rounded, occasional to abundant flint, brick and concrete.	0.25 – 0.4	0.15
LONDON CLAY		
- Orange brown to mid brown, becoming dark brown and then dark grey with depth, silty clay. Orange silt or fine sand lenses and selenite crystals were noted from 3.00 m bgl and shell fragments were noted from 10.90 m bgl.	0.4 – 15.25	15.05

No groundwater was encountered within the borehole during drilling. The borehole was dry on a return visit on the 15 December 2015. On 23 February, 2016, the borehole was dipped and the water level recorded at 0.36 m bgl.

Table 2-4 Groundwater readings

Date	Water level reading (m bgl)
July 2015	Dry
15 December 2015	Dry
23 February 2016	0.36

Moisture content data were reported by Ground and Water Ltd (2016), and are reproduced below.

Table 2-5 Moisture content data

BH1	Moisture content (%)
0.5	36
1	34
1.5	30
2	33
2.5	33
3	29
5	31
10	29
15	25

3 SCREENING

A screening assessment has been undertaken in accordance with the methodology set out in Section 6.2 and Appendix E2 of the GHHS (Arup, 2012). The results are presented in Table 3-1.

Table 3-1 Screening assessment

Ref	Question	Answer (yes/no/unknown)	Action
Q1a	Is the site located directly above an aquifer?	No	No further action
Q1b	Will the proposed basement extend beneath the water table surface?	Intermittently	Take forward to scoping stage
Q2	Is the site within 100m of a watercourse, well (used/disused) or potential spring line?	Near historical River Kilburn	Take forward to scoping stage
Q3	Is the site within the catchment of the pond chains on Hampstead Heath?	No	No further action
Q4	Will the proposed basement development result in a change in the proportion of hard surface/paved areas?	Unknown	Take forward to scoping stage
Q5	As part of the drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SUDs)	Unknown	Take forward to scoping stage
Q6	Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to or lower than the mean water level in any local pond or spring line?	No	No further action

4 SCOPING

This section of the report summarises the pertinent information as a Conceptual Model, and then describes the matters of concern that need to be considered in the Impact Assessment.

4.1 Conceptual model

The proposed development is to demolish an existing garage and construct a basement with part one-storey part two-storey dwelling above. The proportion of hardstanding at the site is not anticipated to change, as the site is entirely taken up with the existing garage at present, and the proposals do not include for the introduction of soft landscaping. The depth of the basement is approximately 3.55 m bgl, or 30.4 m a OD.

The underlying geology comprises the London Clay. Site investigation data confirm the presence of London Clay below 0.4 m of Made Ground. The London Clay is classified as 'unproductive strata', and has low permeability. Groundwater flow within the London Clay is generally negligible, although some groundwater movement occurs on discrete sand partings or other discontinuities. Groundwater flow directions are likely to be in the direction of topography, to the south and southwest.

The site lies in the vicinity of the former route of the River Kilburn (note that the exact route is not known with precision), which is thought to have been culverted to form a combined sewer. There is no indication on geological mapping that there are alluvial deposits associated with the former river bed. There is a trunk sewer running in the approximate location of the former river channel, and a smaller (likely modern) sewer runs from Hermit Place to this combined sewer. On the basis of this information, it is thought unlikely that the River Kilburn, as culverted, runs in close proximity to the site.

Groundwater was not observed during recent drilling at the site in July 2015, nor on a subsequent monitoring visit in December 2015. However, groundwater was observed at 0.36 m bgl in February 2016. Assuming a site elevation of 33.95 m a OD and a borehole depth of 5 m, these groundwater measurements indicate a range in groundwater elevation from less than 28.95 m a OD to 33.59 m a OD. This is consistent with local groundwater observations of 23.89 m OD and 30.6 m a OD. The available data indicate that the groundwater elevations are variable, although they are likely to change slowly due to the low permeability of the clay.

4.2 Matters of concern

Five attributes are considered as potential matters of concern, as discussed below.

1. Groundwater level – groundwater elevations have been recorded above the base of the basement elevation. This is taken forward for further assessment.
2. Range of seasonal fluctuation in groundwater levels – the range of fluctuation in groundwater levels has been shown to be from below the basement to near ground surface. This is taken forward for further assessment.
3. Spring/stream hydrographs – there is no evidence that local streams or springs are likely to be affected. However, the site is very close to the course of the historic River Kilburn, and this is taken forward for further assessment.
4. Soil moisture – there is the potential for soil moisture content to affect the development, and this is carried forward for further assessment.
5. Water quality – there is no evidence that the development will affect water quality, provided good practice is followed with regard to pollution management. This is not considered further.

5 IMPACT ASSESSMENT

The impact assessment has been undertaken by considering groundwater attributes, how these are likely to change under the proposed development and the consequence of any predicted changes. The assessment is qualitative at this stage. The results are presented in Table 5-1.

Table 5-1 Impact assessment

Groundwater Attribute	Predicted Change	Consequence of change and mitigation
Groundwater levels	<p>On the basis of the available data, groundwater levels are likely vary between below the basement excavation level and close to ground surface.</p> <p>Under higher water table conditions, there may be some groundwater flows into the excavation during construction, however these are likely to be low to negligible due to the low permeability of the London Clay.</p> <p>If groundwater levels should rise above the base of the basement, there may be some backing up of groundwater around the basement structure. The layer of sandy gravel at the top of the soil profile is likely to provide drainage for shallow groundwater, if it is continuous around the property. Neighbouring properties are unlikely to be affected as they are separate from the development.</p> <p>The proportion of hardstanding at the site is unlikely to change as a result of the development, and it is unlikely that recharge to groundwater will be affected.</p>	<p>Precautions should be taken to ensure that the excavation remains dry during construction.</p> <p>The proposed basement structure should be adequately protected against ingress of groundwater.</p> <p>Consideration should be given to incorporation of shallow groundwater drainage materials into the design to ensure adequate drainage around the property during times of high groundwater levels.</p> <p>Design of drainage systems should consider the requirements of sustainable urban drainage.</p>
Range of seasonal fluctuation in groundwater levels	The range of groundwater fluctuation has been shown to be large, from below the basement excavation level to just below ground surface.	The proposed basement structure should be adequately protected against ingress of groundwater, and structural design should include for groundwater elevations at ground surface.
Springs/streams – the site is close to the historic course of the River Kilburn	The course of the historic River Kilburn is very close to the site, however it is understood that the river was culverted to form a combined sewer in the late 19 th century. Current asset location plans confirm that there is a trunk sewer (combined) on the approximate route of the river, and a smaller (likely modern) sewer connecting 5 Hermitage Place to this combined sewer. On the basis of this information, it is thought unlikely that the culverted River Kilburn runs in close proximity to the site.	The developers should be aware that the small sewer connection to 5 Hermitage Place has an 'undefined end' and make appropriate investigations during construction to find the end of the sewer and make the appropriate connection to the new property.

Groundwater Attribute	Predicted Change	Consequence of change and mitigation
Soil moisture	Soil moisture has the potential to permeate the basement structure.	The proposed basement structure should be adequately protected against permeation of soil moisture.

6 CONCLUSIONS

The proposed development is to demolish an existing garage and construct a basement with part one-storey part two-storey dwelling above. The proportion of hardstanding at the site is not anticipated to change, as the site is entirely taken up with the existing garage at present, and the proposals do not include for the introduction of soft landscaping. The depth of the basement is approximately 3.55 m bgl, or 30.4 m a OD.

The underlying geology comprises the London Clay. Site investigation data confirm the presence of London Clay below 0.4 m of Made Ground. The London Clay is classified as 'unproductive strata', and has low permeability. Groundwater flow within the London Clay is generally negligible, although some groundwater movement occurs on discrete sand partings or other discontinuities. Groundwater flow directions are likely to be in the direction of topography, to the south and southwest.

The range of groundwater fluctuation has been shown to be large, from below the basement excavation level to just below ground surface.

Under higher water table conditions, there may be some groundwater flows into the excavation during construction, however these are likely to be low to negligible due to the low permeability of the London Clay. Precautions should be taken to ensure that the excavation remains dry during construction. The proposed basement structure should be adequately protected against ingress of groundwater, and structural design should include for groundwater elevations at ground surface.

If groundwater levels should rise above the base of the basement, there may be some backing up of groundwater around the basement structure. The layer of sandy gravel at the top of the soil profile is likely to provide drainage for shallow groundwater, if it is continuous around the property. Neighbouring properties are unlikely to be affected as they are separate from the development. Consideration should be given to incorporation of shallow groundwater drainage materials into the design to ensure adequate drainage around the property during times of high groundwater levels.

The proportion of hardstanding at the site is unlikely to change as a result of the development, and it is unlikely that recharge to groundwater will be affected. Design of drainage systems should consider the requirements of sustainable urban drainage.

The site lies in the vicinity of the former route of the River Kilburn (note that the exact route is not known with precision), which is thought to have been culverted to form a combined sewer. There is no indication on geological mapping that there are alluvial deposits associated with the former river bed. There is a trunk sewer running in the approximate location of the former river channel, and a smaller (likely modern) sewer runs from Hermit Place to this combined sewer. On the basis of this information, it is thought unlikely that the River Kilburn, as culverted, runs in close proximity to the site. The developers should be aware that the small sewer connection to 5 Hermitage Place has an 'undefined end' and make appropriate investigations during construction to find the end of the sewer and make the appropriate connection to the new property.

7 REFERENCES

Arup, 2012. Geological Hydrogeological and Hydrological Study, Guidance for subterranean development

Ground and Water, 2015. Ground Investigation Report for the site at 5 Hermit Place, Kilburn, London NW6 4BZ. Ref GWPR1098. V1.01 Dec 15.

London Borough of Camden CPG4 'Basements and Lightwells'

APPENDIX A

Groundsure report

Groundsure Enviroinsight

Address: 5, HERMIT PLACE, LONDON, NW6 4BZ

Date: 9 Feb 2016

Reference: GS-2737547

Client: H Fraser Consulting Ltd

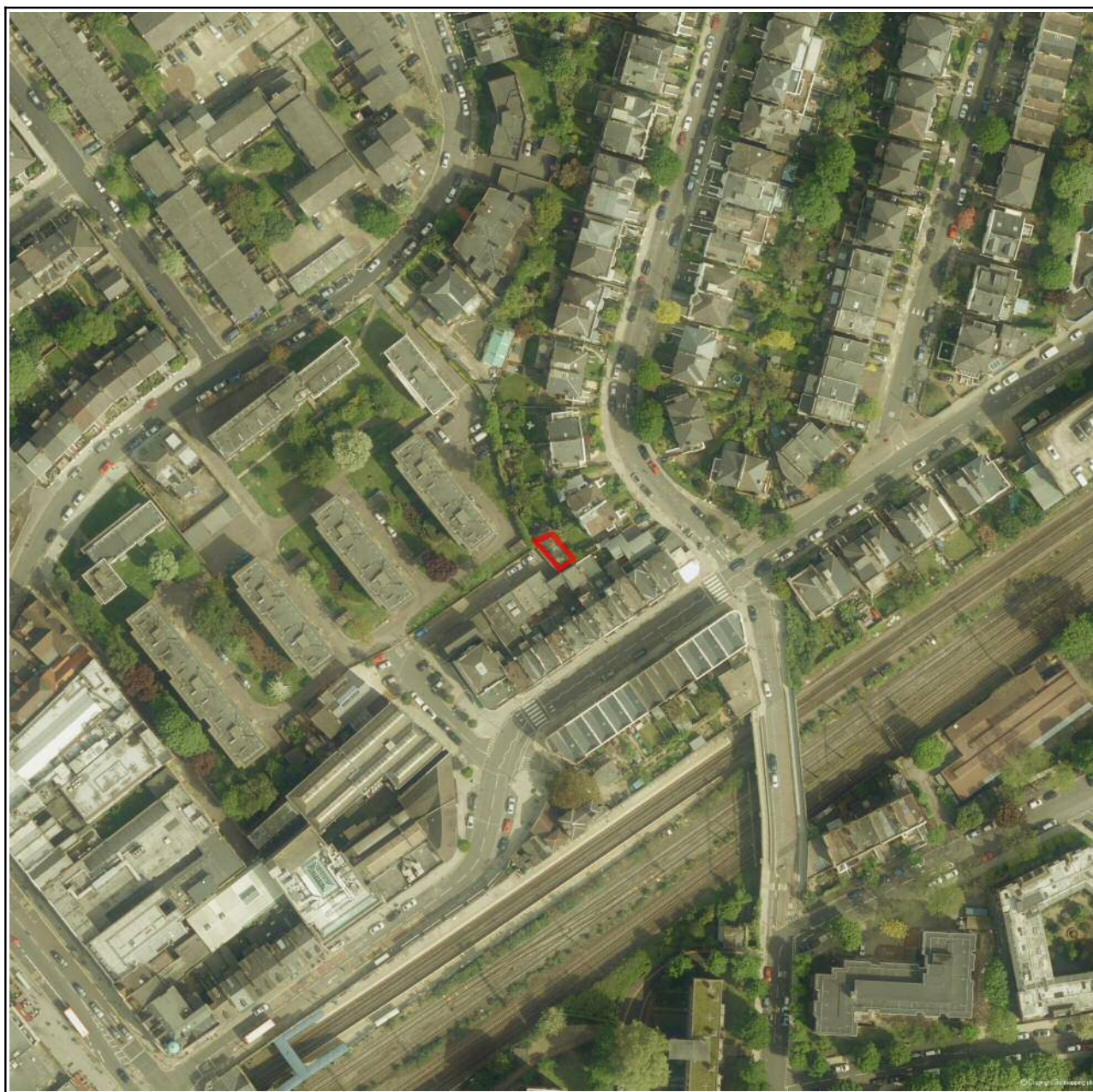
NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 04-May-2014

Grid Reference: 525556,183755

Site Size: 0.01ha

Report Reference: GS-2737547

Client Reference: 30121_5_Hermit_Place

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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	22	17
1.2 Additional Information – Historical Tank Database	0	0	3	8
1.3 Additional Information – Historical Energy Features Database	0	5	31	45
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	0	27
1.6 Potentially Infilled Land	0	0	2	1
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	2	1
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	2	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	1
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	5	19	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
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	4
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	0
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	3
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.

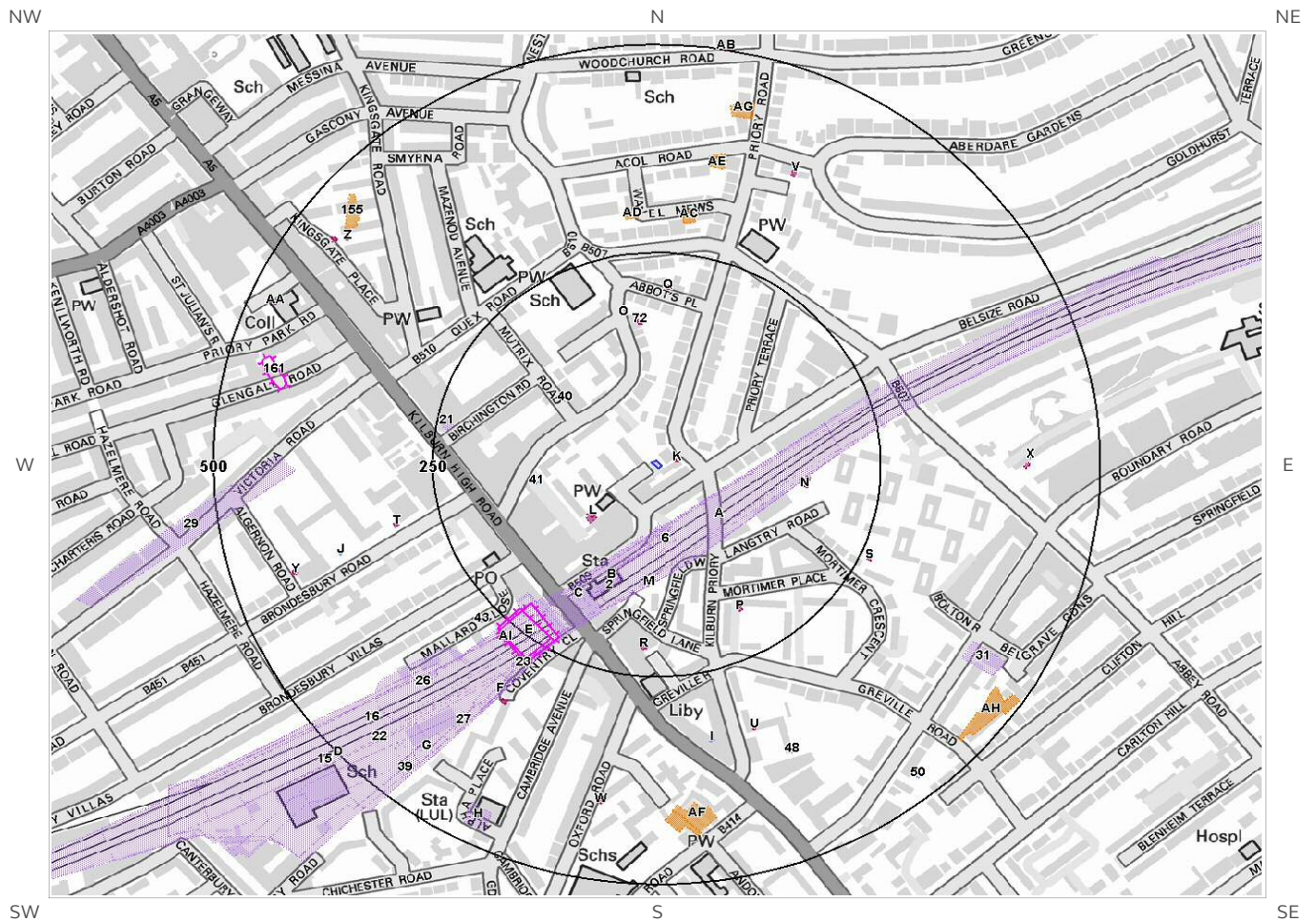
Note: Maps

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).

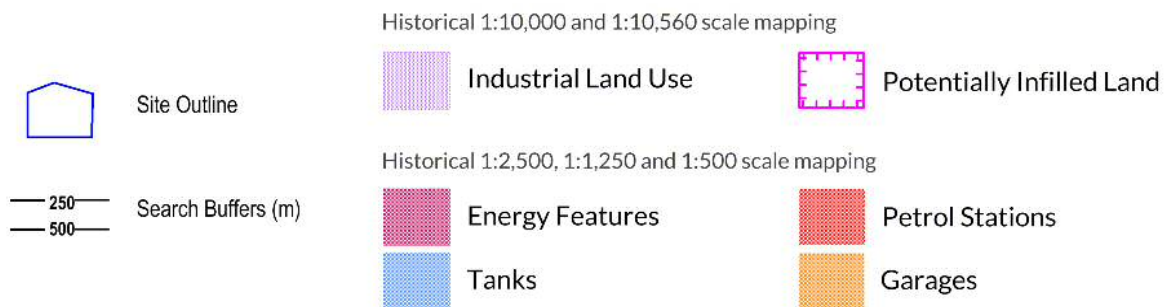
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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: 39

ID	Distance [m]	Direction	Use	Date
1AI	60	SE	Railway Sidings	1989
2	61	SE	Railway Sidings	1957
3	63	SE	Railway Sidings	1894
4A	64	SE	Railway Sidings	1973
5A	64	SE	Railway Sidings	1968
6	66	S	Railway Station	1866
7B	69	S	Railway Station	1894
8C	72	S	Railway Station	1948
9B	73	S	Railway Station	1957
10B	83	S	Railway Station	1973
11B	83	S	Railway Station	1989
12B	83	S	Railway Station	1968
13C	177	SW	Railway Station	1920
14D	207	SW	Railway Sidings	1894
15	208	SW	Railway Sidings	1920
16	216	SW	Railway Sidings	1973
17E	217	SW	Cuttings	1866
18D	218	SW	Railway Sidings	1948
19D	218	SW	Railway Sidings	1968
20E	230	SW	Cuttings	1948
21	231	W	Smithy	1866
22	237	SW	Railway Sidings	1866
23	273	SW	Railway Building	1920
24F	299	SW	Railway Building	1894
25F	304	SW	Railway Buildings	1920
26	316	SW	Coal Depot	1920
27	365	SW	Railway Building	1920
28G	403	SW	Coal Depot	1866
29	406	W	Rifle Range	1866
30D	412	SW	Railway Building	1968
31	412	SE	Telephone Exchange	1948
32G	418	SW	Railway Building	1894
33G	424	SW	Railway Building	1920
34H	454	SW	Unspecified Station	1948

35H	454	SW	London Transport Station	1957
36H	454	SW	London Transport Station	1968
37H	454	SW	Unspecified Station	1989
38H	454	SW	London Transport Station	1973
39	457	SW	Railway Building	1894

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:

11

ID	Distance (m)	Direction	Use	Date
40	122	NW	Unspecified Tank	1994
41	132	W	Unspecified Tank	1871
42O	178	N	Unspecified Tank	1871
43	271	SW	Unspecified Tank	1871
44I	330	S	Unspecified Tank	1896
45I	331	S	Unspecified Tank	1871
46J	369	W	Unspecified Tank	1991
47J	370	W	Unspecified Tank	1994
48	371	SE	Unspecified Tank	1896
49X	418	E	Unspecified Tank	1871
50	471	SE	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:

81

ID	Distance (m)	Direction	Use	Date
51K	17	NE	Electricity Substation	1968
52K	17	NE	Electricity Substation	1972
53K	17	NE	Electricity Substation	1969
54K	17	NE	Electricity Substation	1978
55K	17	NE	Electricity Substation	1991
56L	90	SW	Electricity Substation	1953
57L	90	SW	Electricity Substation	1991
58L	90	SW	Electricity Substation	1955

59L	90	SW	Electricity Substation	1955
60L	90	SW	Electricity Substation	1972
61L	91	SW	Electricity Substation	1994
62M	138	S	Electricity Substation	1969
63M	138	S	Electricity Substation	1978
64M	138	S	Electricity Substation	1991
65M	138	S	Electricity Substation	1968
66M	138	S	Electricity Substation	1972
67N	161	E	Electricity Substation	1972
68N	163	E	Electricity Substation	1978
69N	163	E	Electricity Substation	1991
70O	165	N	Electricity Substation	1972
71O	165	N	Electricity Substation	1968
72	165	N	Electricity Substation	1978
73O	165	N	Electricity Substation	1969
74P	190	SE	Electricity Substation	1972
75P	191	SE	Electricity Substation	1978
76P	191	SE	Electricity Substation	1991
77Q	206	N	Electricity Substation	1972
78Q	206	N	Electricity Substation	1968
79Q	206	N	Electricity Substation	1978
80Q	206	N	Electricity Substation	1991
81Q	207	N	Electricity Substation	1969
82R	211	S	Electricity Substation	1978
83R	211	S	Electricity Substation	1991
84R	211	S	Electricity Substation	1969
85R	212	S	Electricity Substation	1972
86R	212	S	Electricity Substation	1968
87S	259	SE	Electricity Substation	1968
88S	259	SE	Electricity Substation	1972
89S	259	SE	Electricity Substation	1953
90S	259	SE	Electricity Substation	1955
91S	259	SE	Electricity Substation	1969
92S	259	SE	Electricity Substation	1955
93S	260	SE	Electricity Substation	1978
94S	260	SE	Electricity Substation	1991
95T	298	W	Electricity Substation	1991
96T	298	W	Electricity Substation	1972
97T	298	W	Electricity Substation	1994
98U	327	S	Electricity Substation	1955
99U	327	S	Electricity Substation	1955
100F	327	SW	Electricity Substation	1969
101U	327	S	Electricity Substation	1953
102F	327	SW	Electricity Substation	1995
103F	328	SW	Electricity Substation	1984
104F	328	SW	Electricity Substation	1968

105F	328	SW	Electricity Substation	1991
106V	375	NE	Electricity Substations	1970
107V	376	NE	Electricity Substation	1991
108V	376	NE	Electricity Substation	1990
109V	376	NE	Electricity Substation	1990
110W	403	S	Electricity Substation	1984
111W	403	S	Electricity Substation	1995
112W	403	S	Electricity Substation	1991
113X	413	E	Electricity Substation	1969
114X	413	E	Electricity Substation	1955
115X	413	E	Electricity Substation	1955
116X	413	E	Electricity Substation	1972
117X	413	E	Electricity Substation	1968
118X	413	E	Electricity Substation	1953
119Y	425	W	Electricity Substation	1991
120Y	426	W	Electricity Substation	1972
121Y	427	W	Electricity Substation	1994
122Z	437	NW	Electricity Substation	1974
123Z	447	NW	Electricity Substation	1995
124Z	448	NW	Electricity Substation	1991
125AA	468	NW	Electricity Substation	1991
126AA	469	NW	Electricity Substation	1994
127AA	469	NW	Electricity Substation	1972
128AB	499	N	Electricity Substation	1991
129AB	499	N	Electricity Substation	1990
130AB	499	N	Electricity Substation	1990
131AB	499	N	Electricity Substation	1970

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: 27

ID	Distance (m)	Direction	Use	Date
132AC	287	N	Garage	1955
133AC	287	N	Garage	1955
134AC	287	N	Garage	1953
135AC	287	N	Garage	1953
136AD	292	N	Garages	1955
137AD	292	N	Garages	1955
138AD	292	N	Garages	1953
139AD	292	N	Garages	1953
140AE	358	N	Garages	1955
141AE	358	N	Garages	1955
142AE	359	N	Garages	1953
143AE	359	N	Garages	1953
144AF	403	S	Garage	1915
145AF	411	S	Garage	1966
146AF	411	S	Garage	1953
147AF	411	S	Garage	1974
148AF	411	S	Garage	1955
149AF	411	S	Garage	1955
150AF	411	S	Garage	1969
151AG	423	N	Garages	1953
152AG	423	N	Garages	1953
153AG	423	N	Garages	1955
154AG	423	N	Garages	1955
155	439	NW	Garage	1974
156AH	463	SE	Garage	1955
157AH	463	SE	Garage	1955
158AH	463	SE	Garage	1953

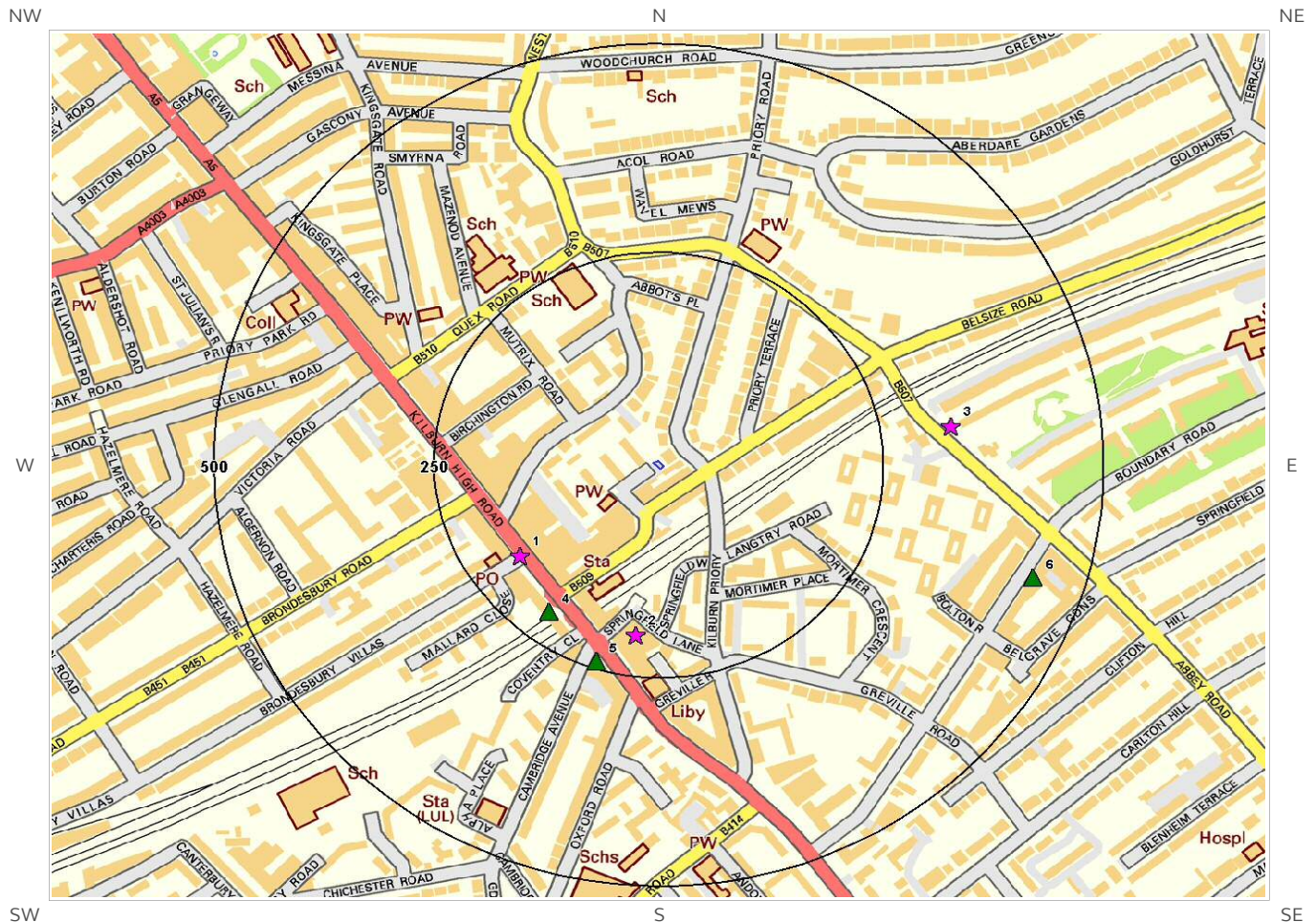
1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 3














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

ID	Distance(m)	Direction	Use	Date
159E	217	SW	Cuttings	1866
160AI	230	SW	Cuttings	1948
161	427	W	Pond	1866

2. Environmental Permits, Incidents and Registers Map



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

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

3

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
4	215	SW	525430 183576	Address: Essis Dry Cleaners, 7 Kilburn High Road, London, NW6 6HT Process: Dry cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
5	243	S	525484 183517	Address: Perfect Dry Cleaners and Launderette, 59 Kilburn High Road, London, NW6 5SB Process: Dry cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
6	440	E	525980 183617	Address: Bromptons of Windsor Street (formerly Dee West Dry Cleaners), 91 Boundary Road, NW8 0RG Process: Dry Cleaning Processes Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

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

3

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	190	SW	525397 183645	Incident Date: 14-Oct-2001 Incident Identification: 36498 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	201	S	525529 183550	Incident Date: 15-Oct-2003 Incident Identification: 196261 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	330	E	525887 183800	Incident Date: 28-Aug-2003 Incident Identification: 185712 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes 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.

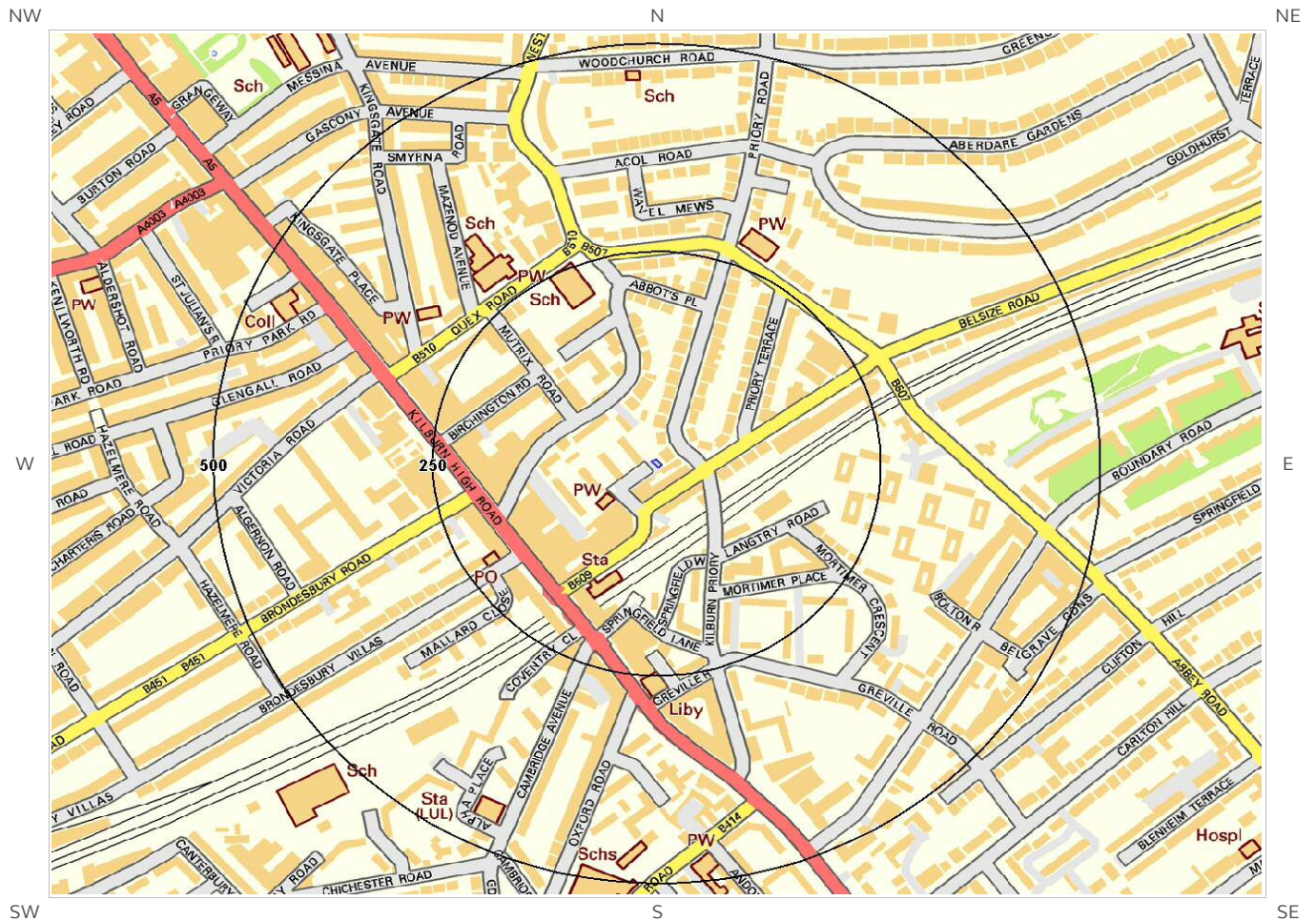
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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?

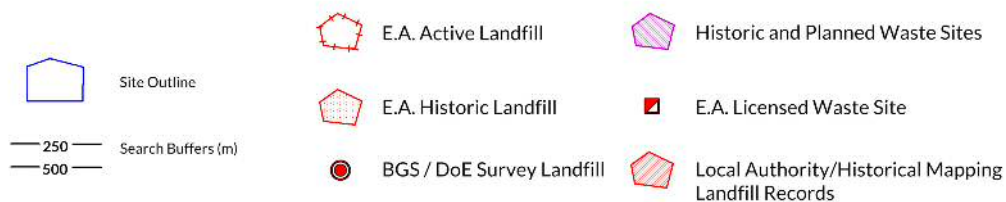
0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	1133	NE	526000 184800	Site Address: Canfield Place, London Nw6 Waste Licence: - Site Reference: DON009 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -

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

0

Database searched and no data found.

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

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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:

24

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	26	NE	Electricity Sub Station	525584 183765	NW6	Electrical Features	Infrastructure and Facilities
2A	36	SW	Kara Autos	525535 183720	250, Belsize Road, London, NW6 4BT	Vehicle Repair, Testing and Servicing	Repair and Servicing
3A	37	SW	Kara Autos	525526 183728	250a, Belsize Road, Hampstead, London, NW6 4BT	Vehicle Repair, Testing and Servicing	Repair and Servicing
4B	46	SE	Austrian Bedding Co	525592 183717	205, Belsize Road, London, NW6 4AA	Beds and Bedding	Consumer Products
5B	50	SE	The Cocoa Exchange	525602 183723	201, Belsize Road, London, NW6 4AA	Baking and Confectionery	Foodstuffs
6C	72	SW	Priory Works	525509 183696	NW6	Unspecified Works Or Factories	Industrial Features
7C	73	SW	Works	525508 183695	NW6	Unspecified Works Or Factories	Industrial Features
8	75	SW	Warehouse	525522 183683	NW6	Container and Storage	Transport, Storage and Delivery
9C	79	SW	Vital Oximeters	525514 183682	254a, Belsize Road, London, NW6 4BT	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
10	96	SW	Electricity Sub Station	525481 183690	NW6	Electrical Features	Infrastructure and Facilities
11D	115	SW	Belfires Business Centre	525483 183660	258, Belsize Road, London, NW6 4BT	Business Parks and Industrial Estates	Industrial Features
12D	115	SW	Castle Management	525483 183660	258, Belsize Road, London, NW6 4BT	Business Parks and Industrial Estates	Industrial Features
13	136	S	Electricity Sub Station	525549 183613	NW6	Electrical Features	Infrastructure and Facilities
14	141	S	Kilburn High Road Rail Station	525506 183618	NW6	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
15E	145	E	London Prestige Chauffeur Services Ltd	525704 183778	Abbey Road Motorist Centre 131-179, Belsize Road, London, NW6 4AQ	Vehicle Hire and Rental	Hire Services
16E	145	E	Thrifty Car & Van Rental	525704 183778	Abbey Road Motorist Centre 131-179, Belsize Road, London, NW6 4AQ	Vehicle Hire and Rental	Hire Services
17	173	E	Electricity Sub Station	525732 183727	NW8	Electrical Features	Infrastructure and Facilities

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
18	193	SE	Electricity Sub Station	525653 183582	NW6	Electrical Features	Infrastructure and Facilities
19	211	N	Electricity Sub Station	525569 183970	NW6	Electrical Features	Infrastructure and Facilities
20F	215	SW	londongraphi c.com	525404 183598	1st Floor 2 Kilburn Bridge House, 69 Kilburn High Road, London, NW6 6HY	Published Goods	Industrial Products
21	216	SW	Kapsons Enterprises Ltd	525425 183578	8a-10a, Kilburn Bridge, London, NW6 6HT	Published Goods	Industrial Products
22	218	S	Electricity Sub Station	525547 183531	NW6	Electrical Features	Infrastructure and Facilities
23F	225	SW	Electricity Sub Station	525386 183603	NW6	Electrical Features	Infrastructure and Facilities
24	239	NE	Hampstead Piano Services	525765 183875	131-133, Abbey Road, London, NW6 4SL	Musical Instruments	Consumer Products

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

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:

1

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

ID	Distance (m)	Direction	Details
25	181	SW	<p>Cable Set: ELSTREE - ST JOHNS WOOD CABLE SECTION 1</p> <p>Cable Route: ELSTREE - ST JOHNS WOOD</p> <p>Cable Make: ABB 400KV XLPE CABLE AL SHEATH</p> <p>Cable Type: A/C</p> <p>Operating Voltage (kV): 400</p> <p>Year of installation: 2005</p> <p>Cable in tunnel: Y</p>

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

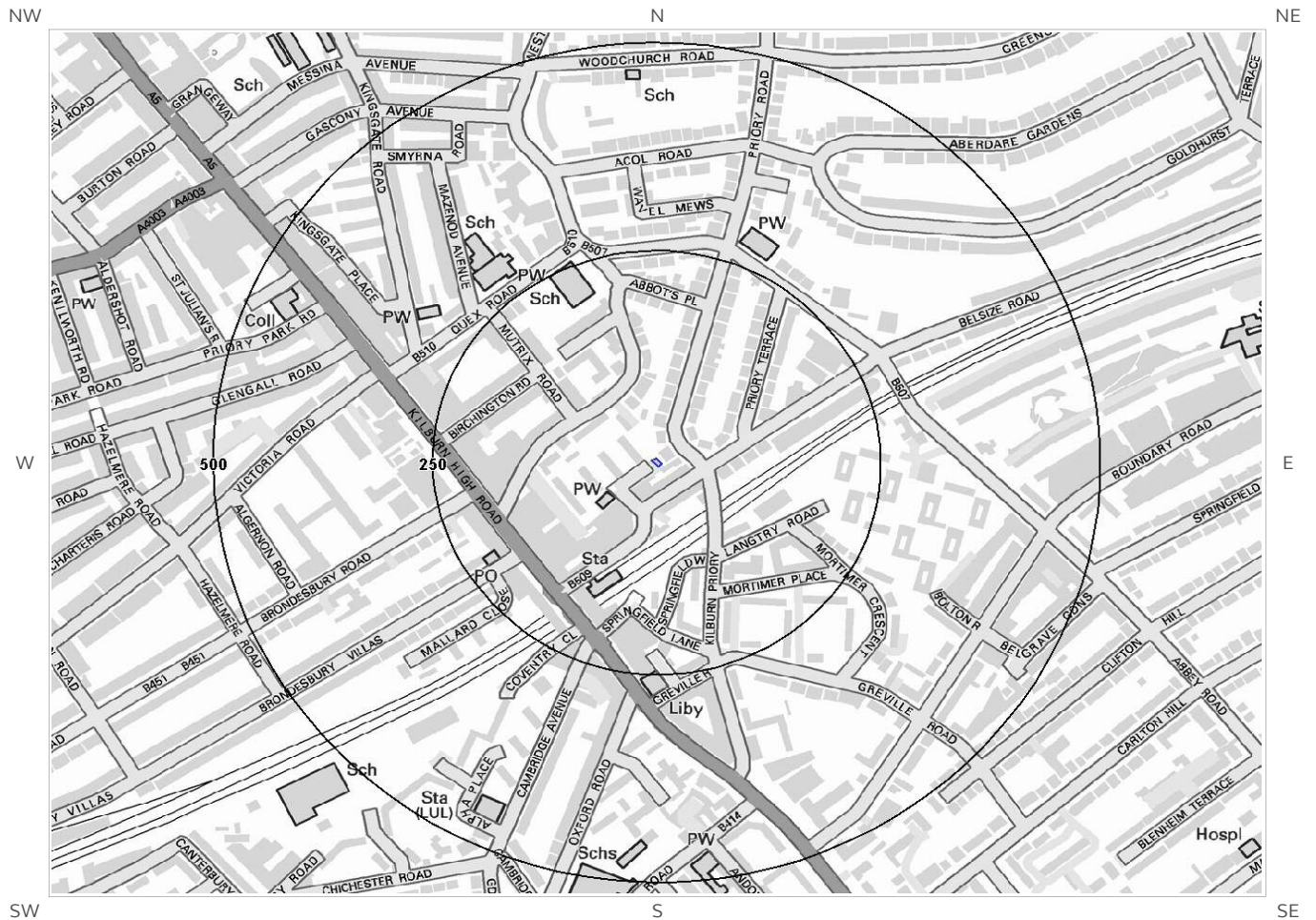
The database has been searched on site, including a 50m buffer.

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

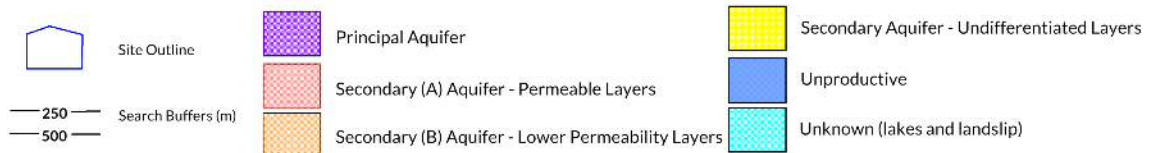
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology



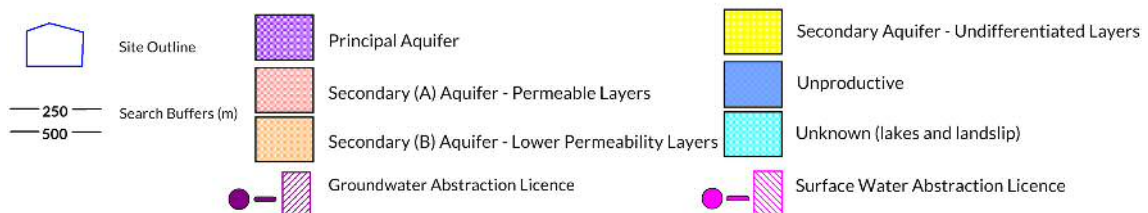
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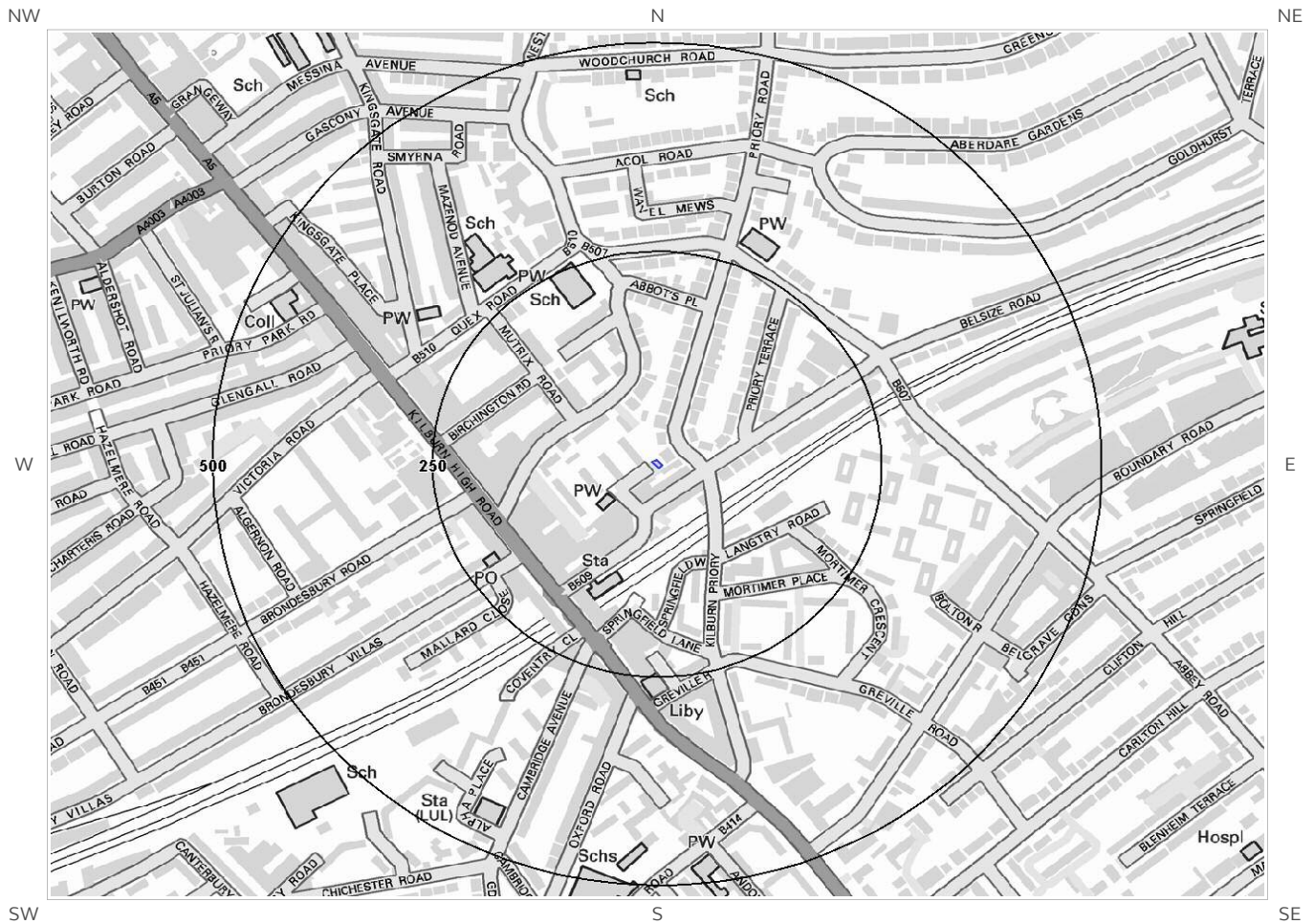
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



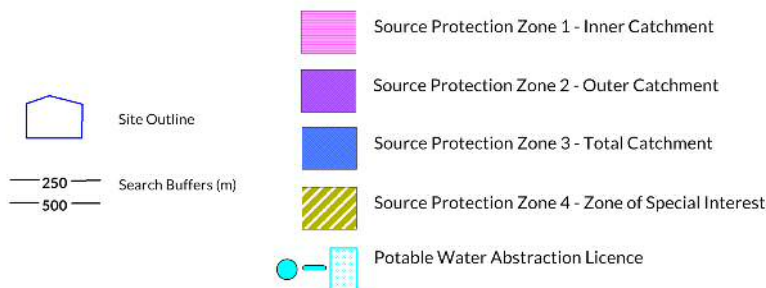
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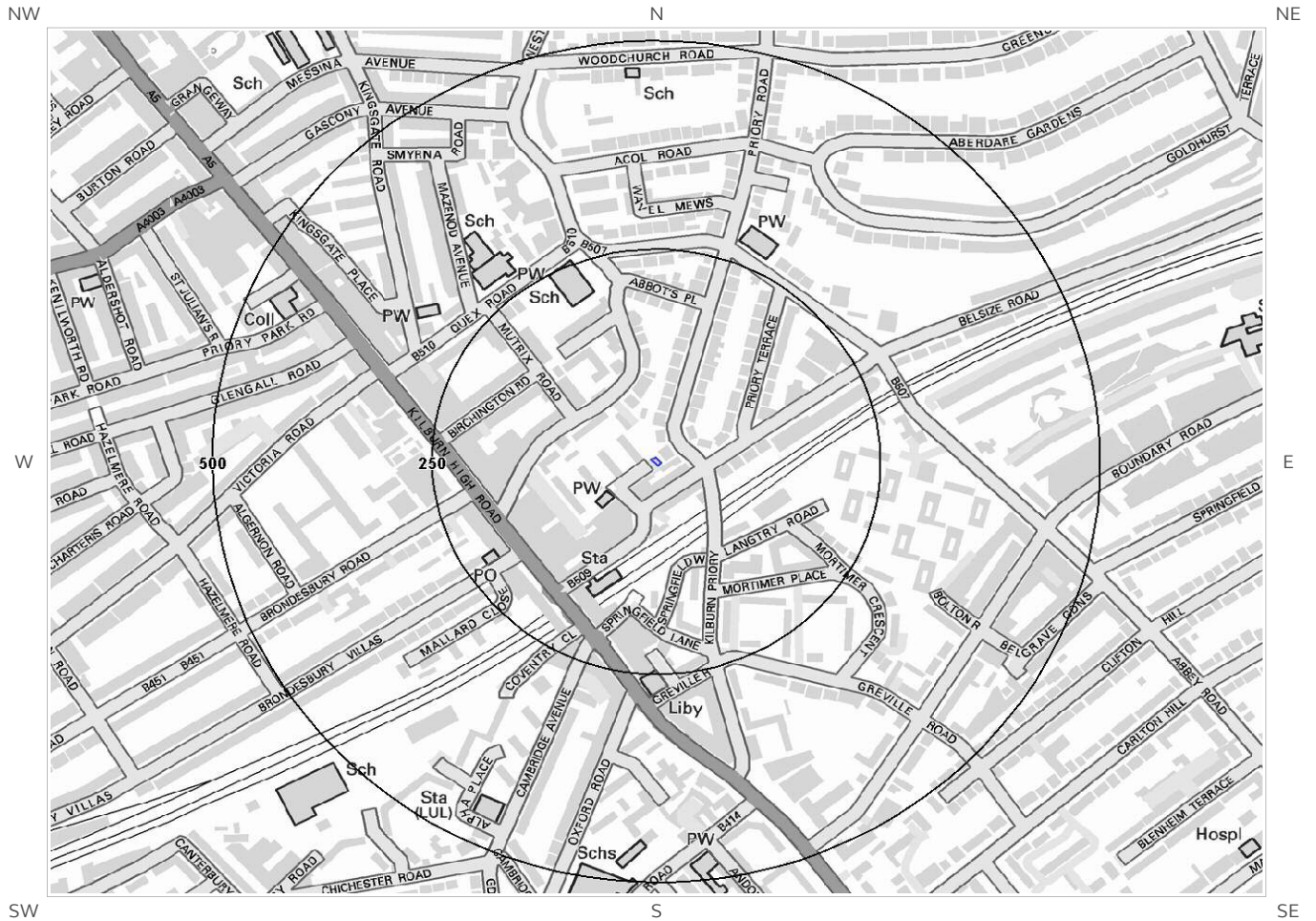
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



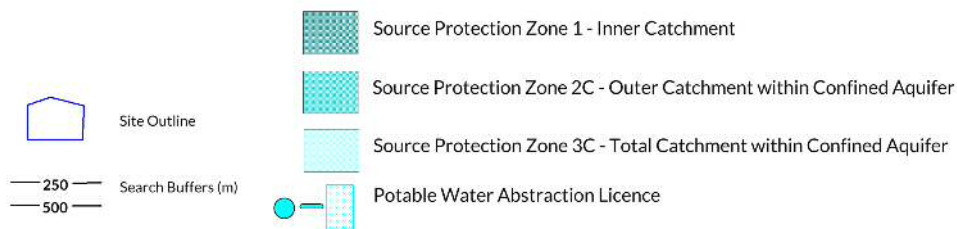
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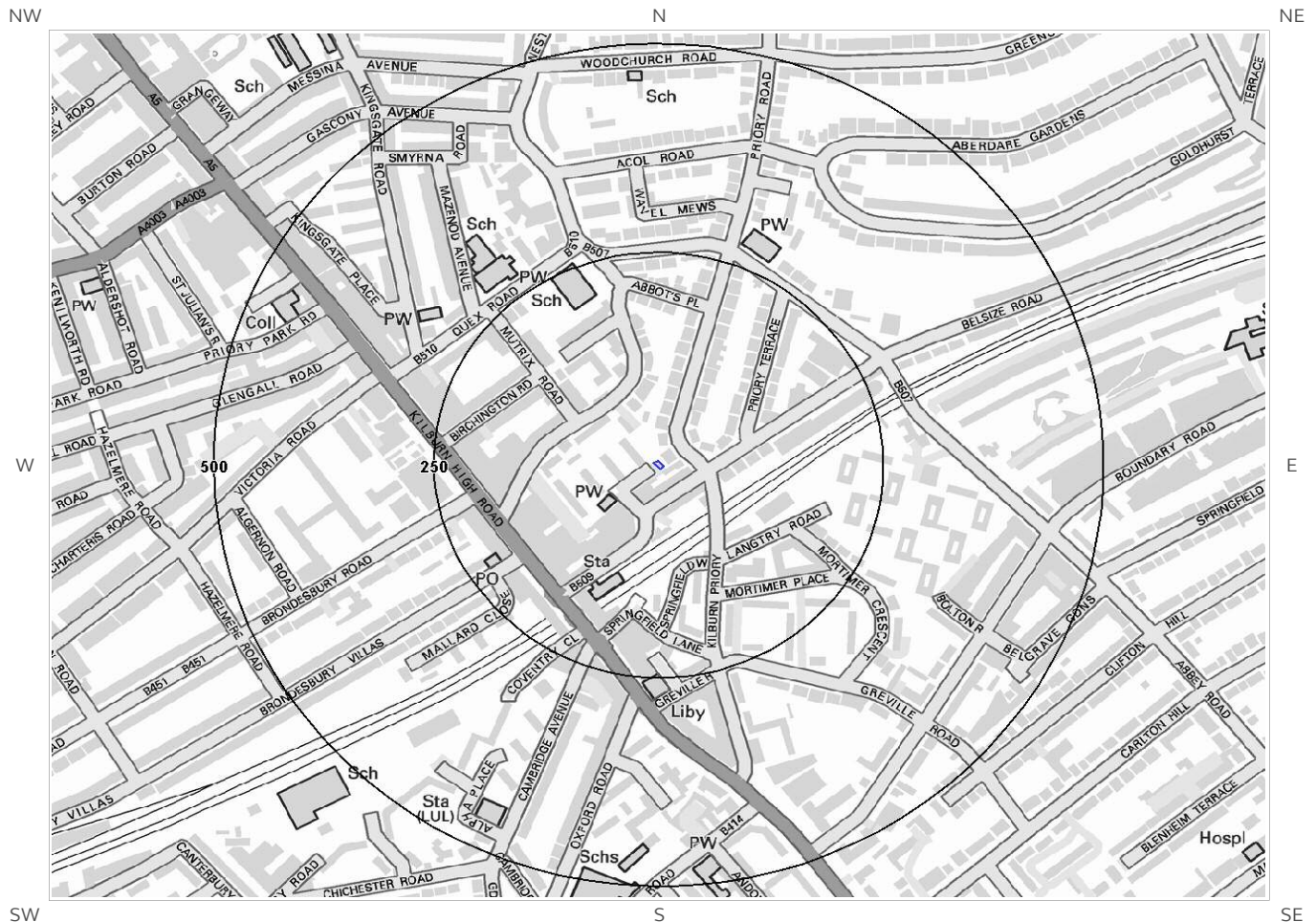
6d. Hydrogeology – Source Protection Zones within confined aquifer



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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

Database searched and no data found.

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

6.2 Aquifer within Bedrock Deposits

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

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

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

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

6.3 Groundwater Abstraction Licences

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

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1293	NE	526750 184261	<div> <div> Status: Active Licence No: TH/039/0039/087 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN </div> <div> Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date: </div> </div>

ID	Distance (m)	Direction	NGR	Details
Not shown	1293	NE	526750 184261	Status: Active Licence No: TH/039/0039/087 Details: Lake & Pond Throughflow Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date:
Not shown	1293	NE	526750 184261	Status: Active Licence No: TH/039/0039/087 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date:
Not shown	1347	NE	526800 184280	Status: Historical Licence No: 28/39/39/0219 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: WRA/N/1407 Original Start Date: 12/8/2005 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 1/4/2008 Version End Date:

6.4 Surface Water Abstraction Licences

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

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1971	SE	527050 182460	Status: Active Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: St John's Wood, London - Regents Canal Data Type: Point Name: Canal and River Trust Annual Volume (m³): 7010000 Max Daily Volume (m³): 19520 Application No: - Original Start Date: 18/7/1980 Expiry Date: - Issue No: 101 Version Start Date: 17/12/2007 Version End Date:

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

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?

No

Database searched and no data found.

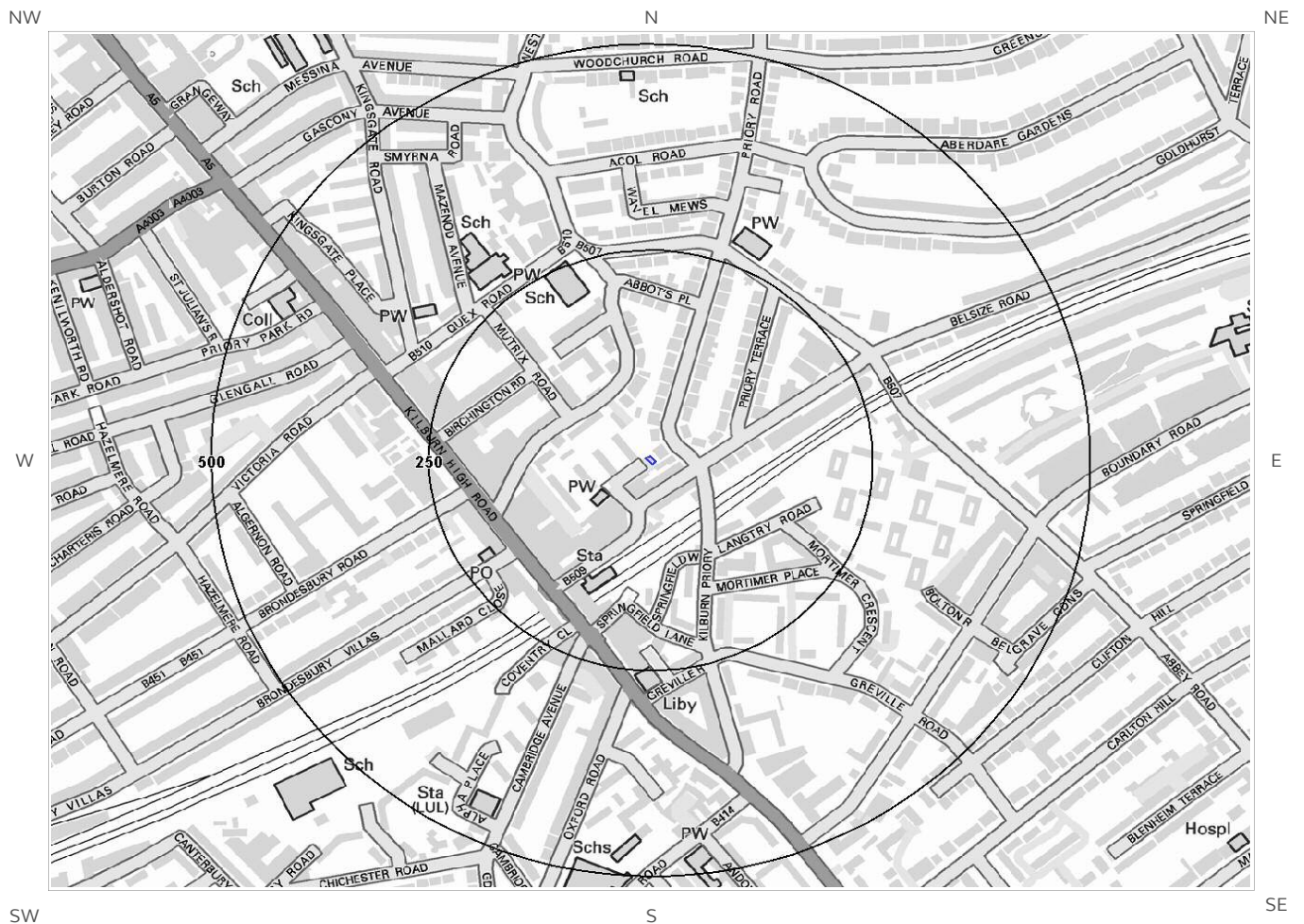
6.11 Surface Water Features

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

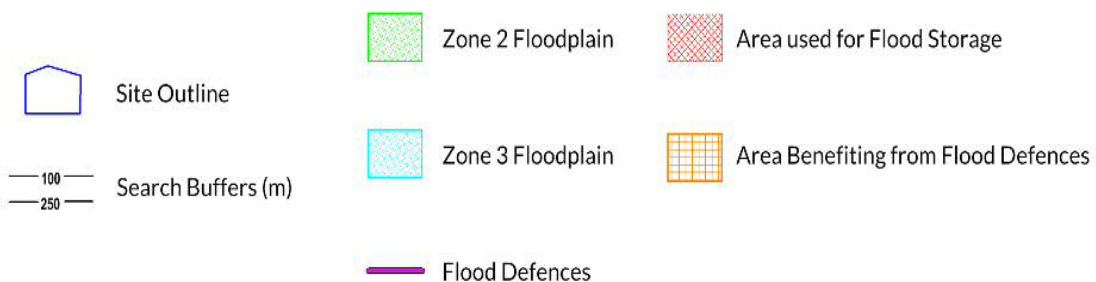
No

Database searched and no data found.

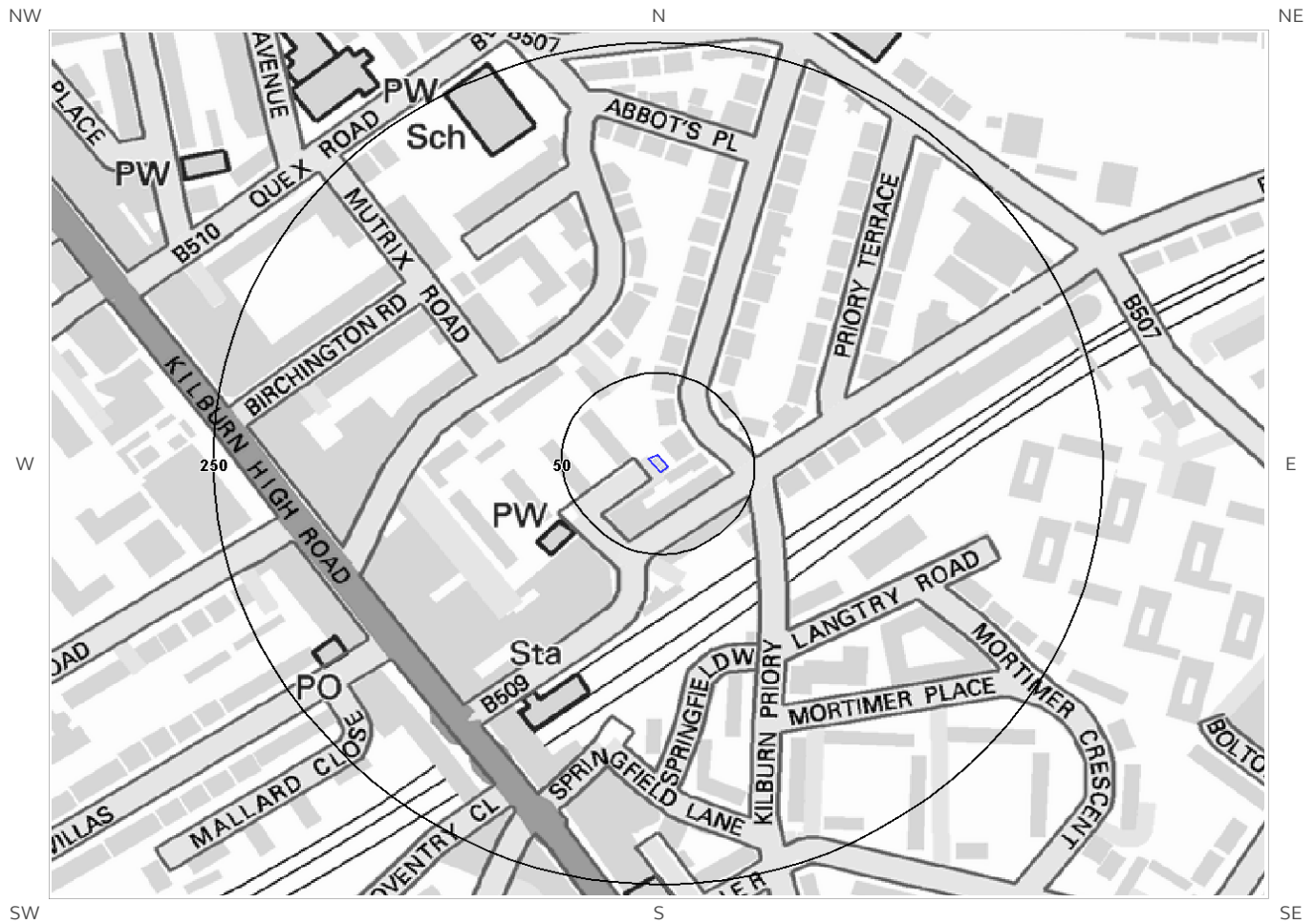
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



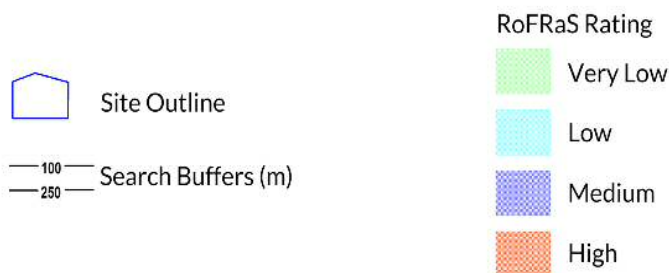
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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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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

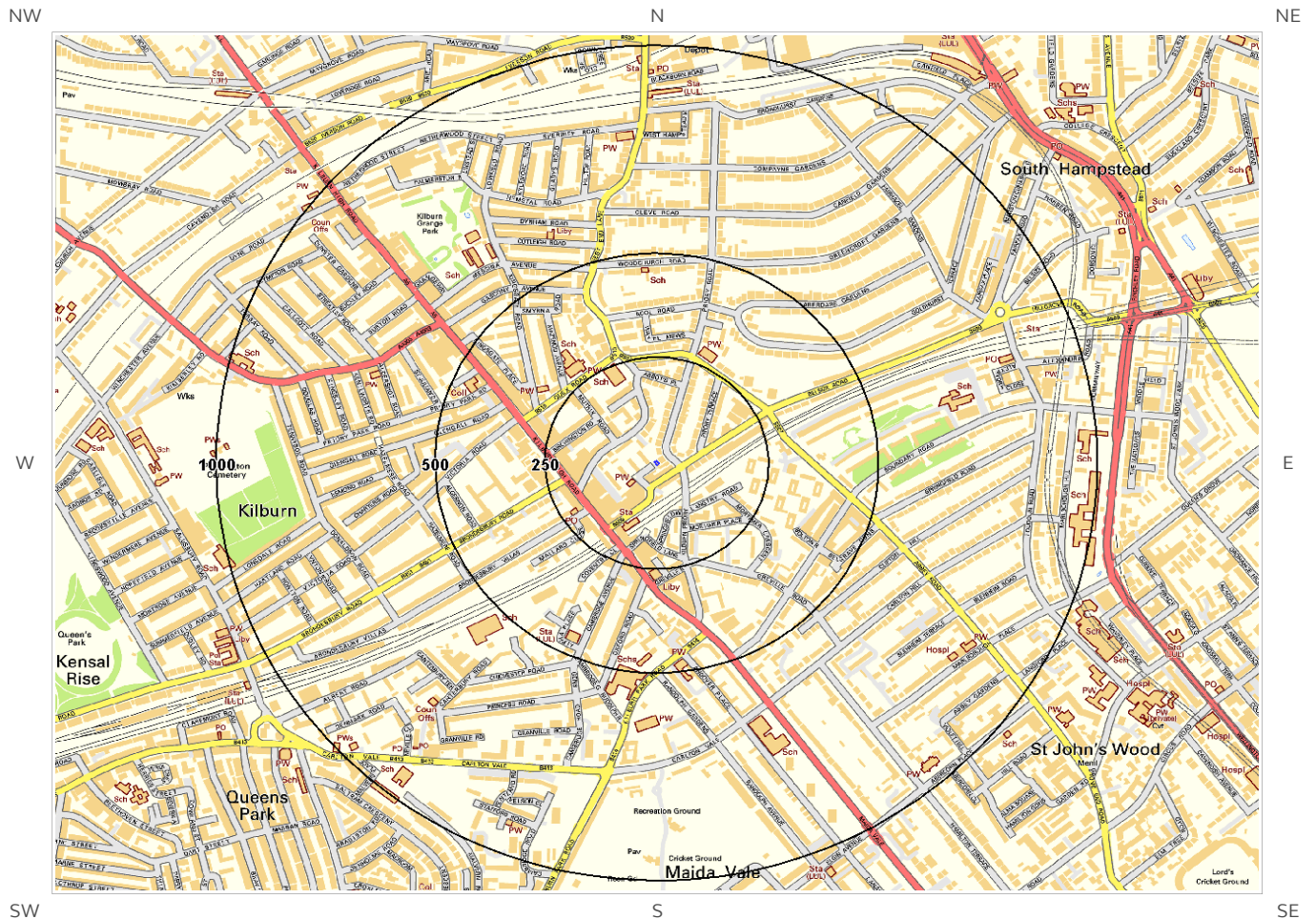
What is the British Geological Survey confidence rating in this result?

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:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

3

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
Not shown	1626	SE	St John's Wood Church Grounds	Natural England
Not shown	1849	NW	Westbere Copse	Natural England
Not shown	1852	NW	Westbere Copse	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

BGS Geological Hazards Reports and general geological enquiries:
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
Email: 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
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

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

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



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

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

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) 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.

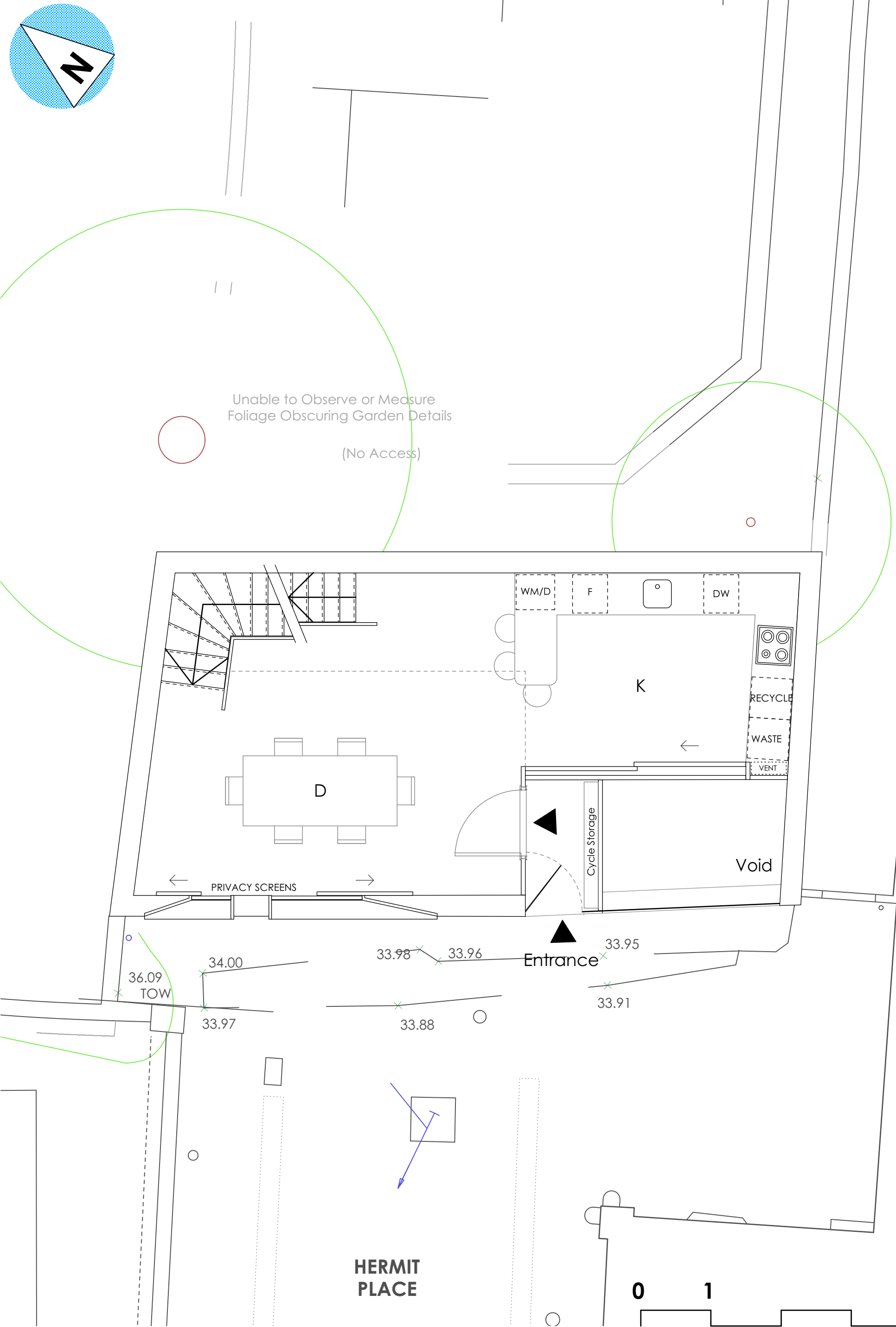
12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: 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

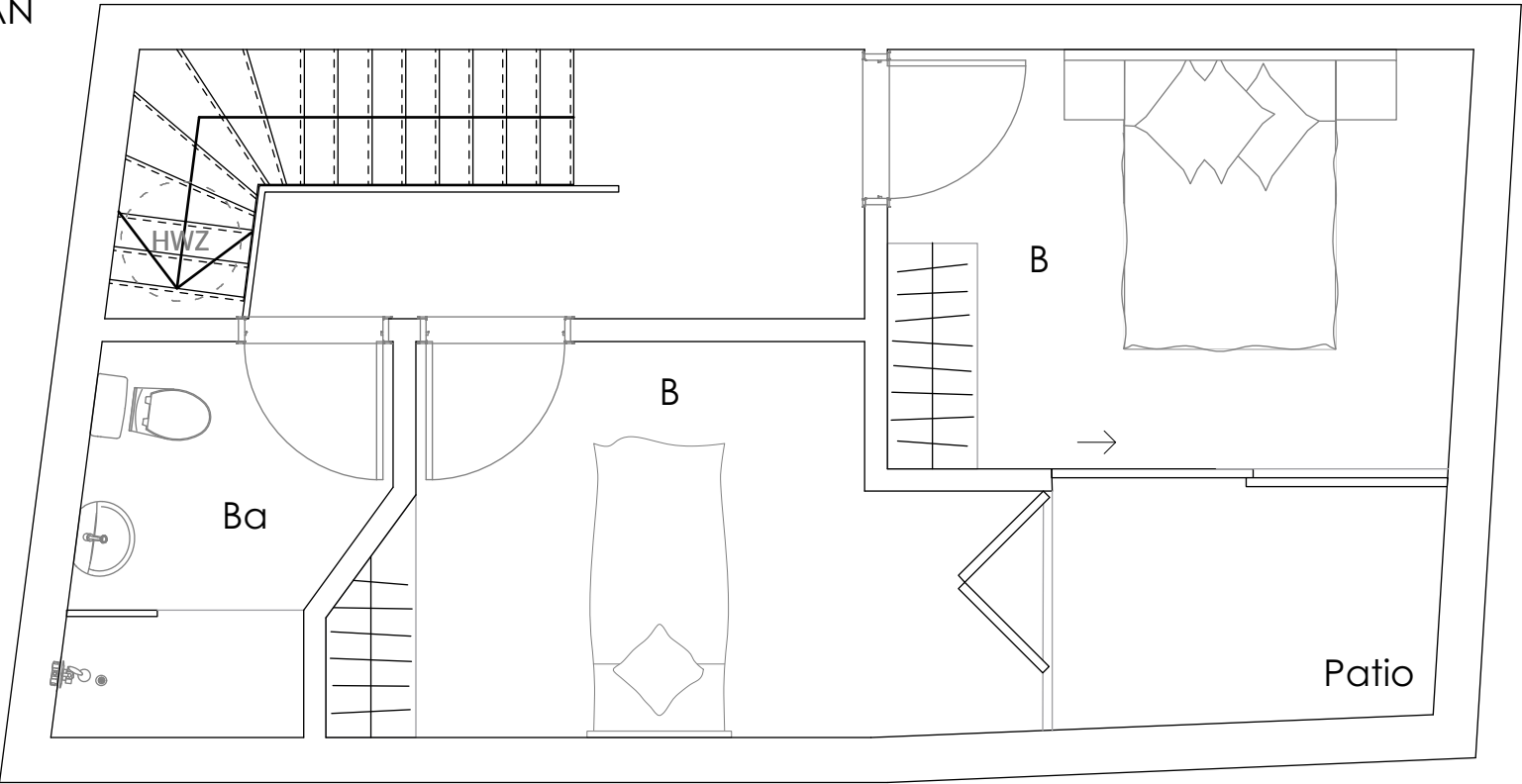
APPENDIX B

Site plans

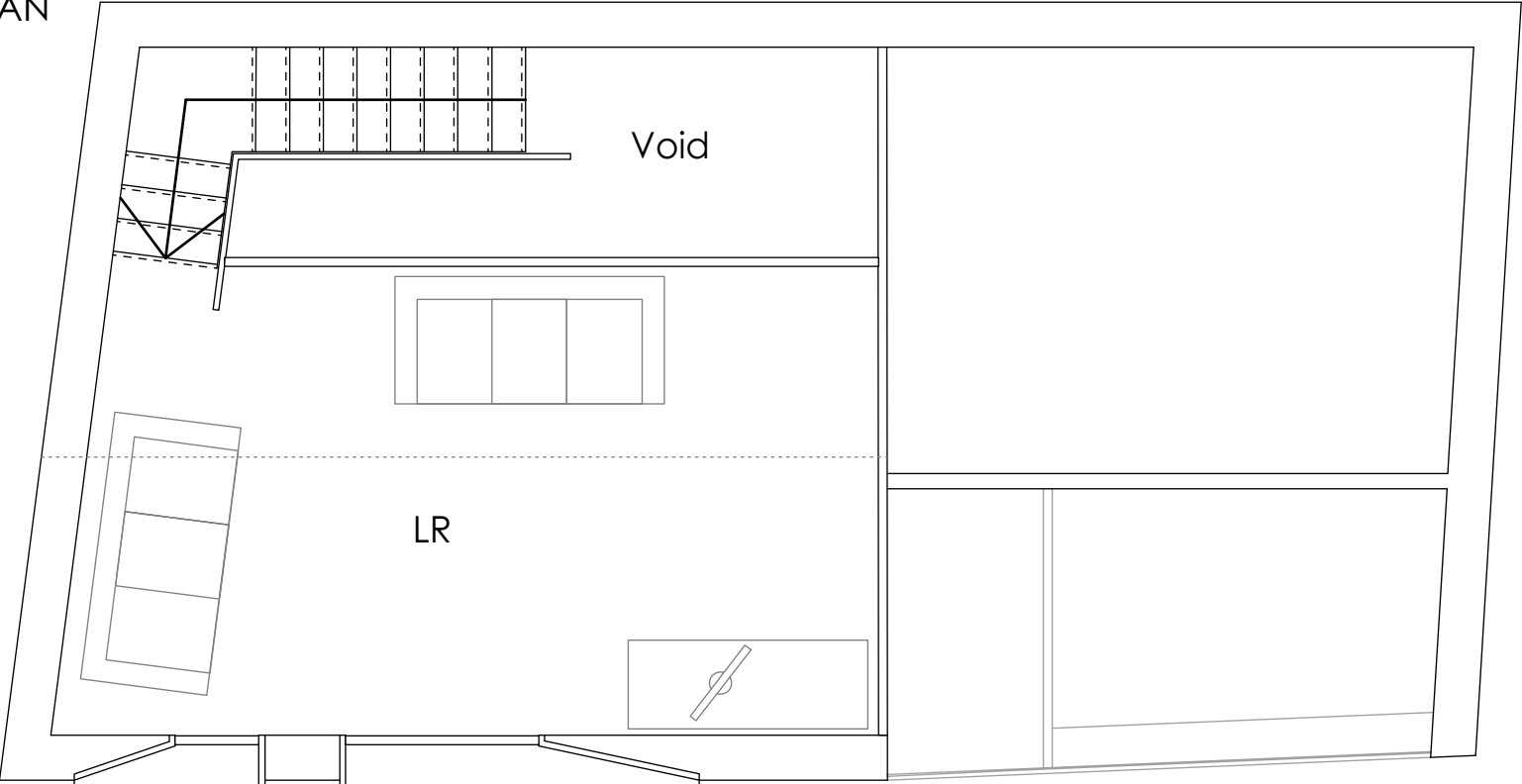
GROUND FLOOR PLAN



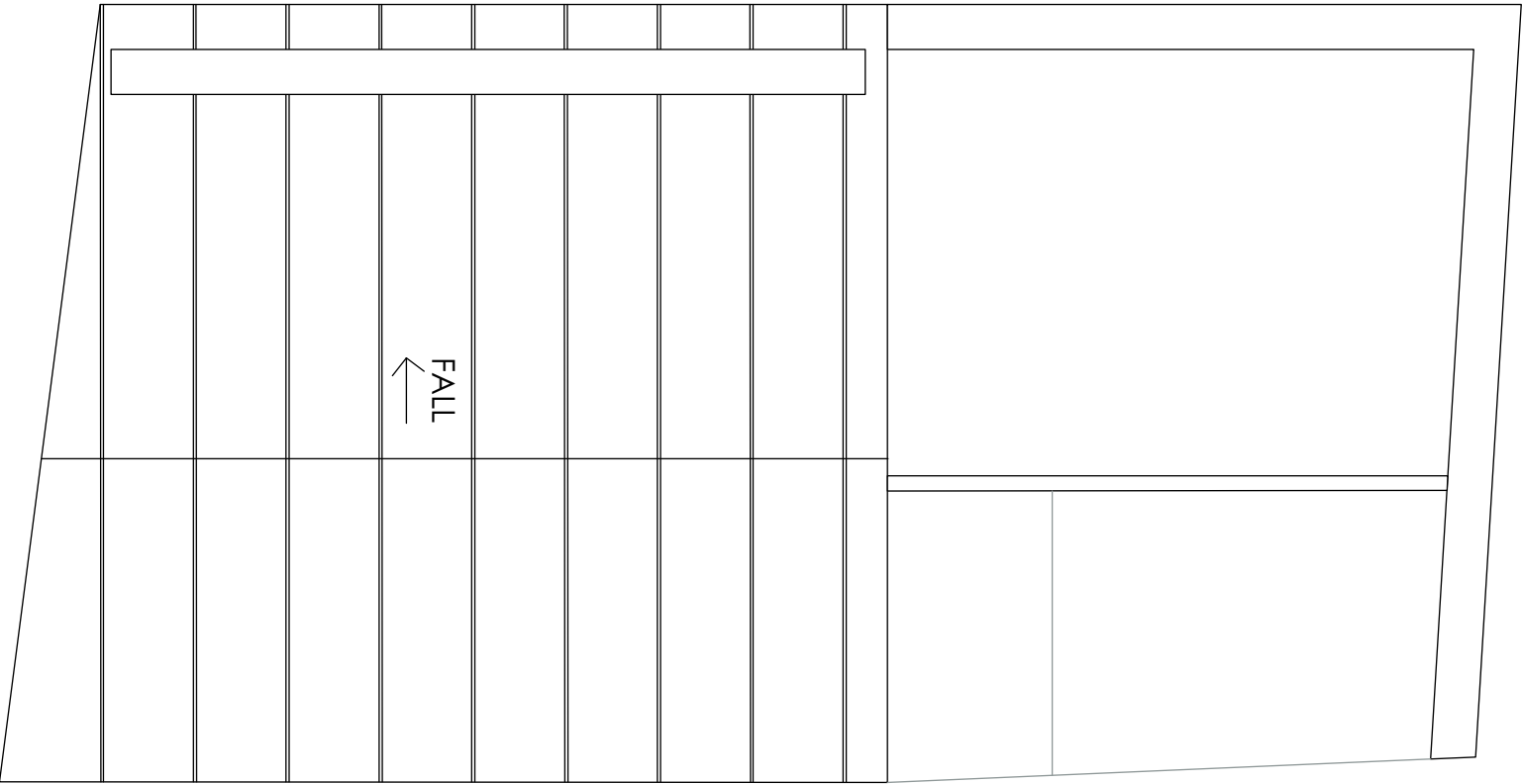
BASEMENT PLAN



MEZZANINE PLAN



ROOF PLAN

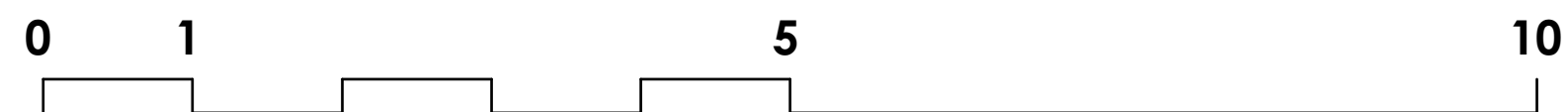
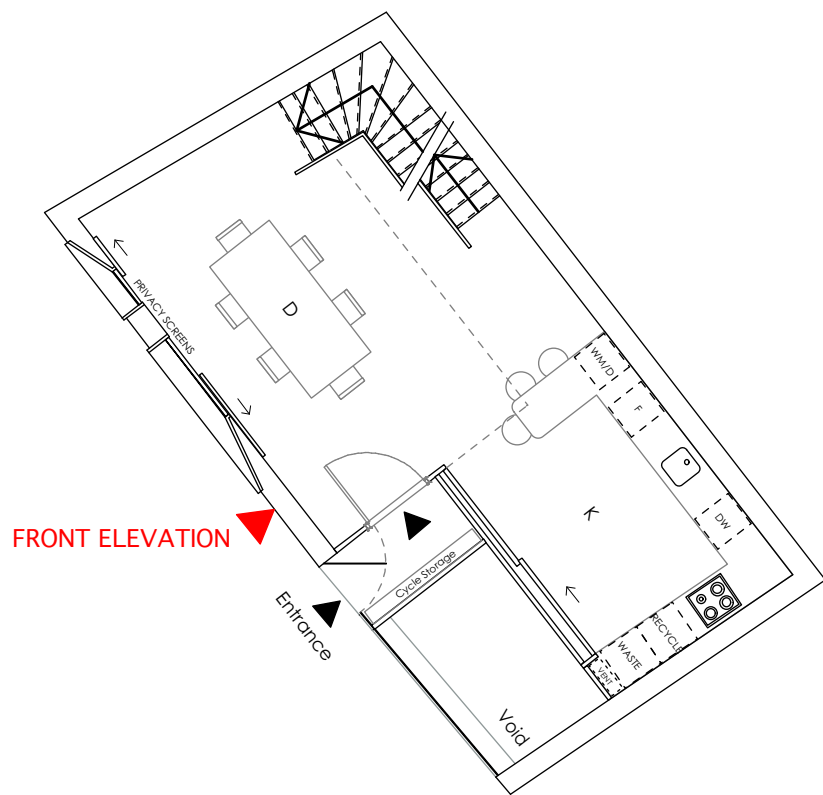


	AREA (sq m)
Basement	34.337
Ground Floor	32.168
Mezzanine	16.986
Staircases	5.667
External	6.162
Internal excl. stairs	83.49
Internal incl. stairs	89.158
Total	95.32

PLANNING ISSUE

AP (a.) alan power (ARCHITECTS.) <small>Alan Power Architects Ltd 13 Needham Road London, W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172</small>	DRAWING	PROPOSED PLANS	DRWG. N°. 527/100
	PROJECT	5 HERMIT PLACE LONDON NW6 4BZ	Rev. A
	CLIENT	EMPIRE COMMUNICATIONS LTD	Scale 1:50 @ A2 1:100 @ A4
			Date Dec 2014 Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



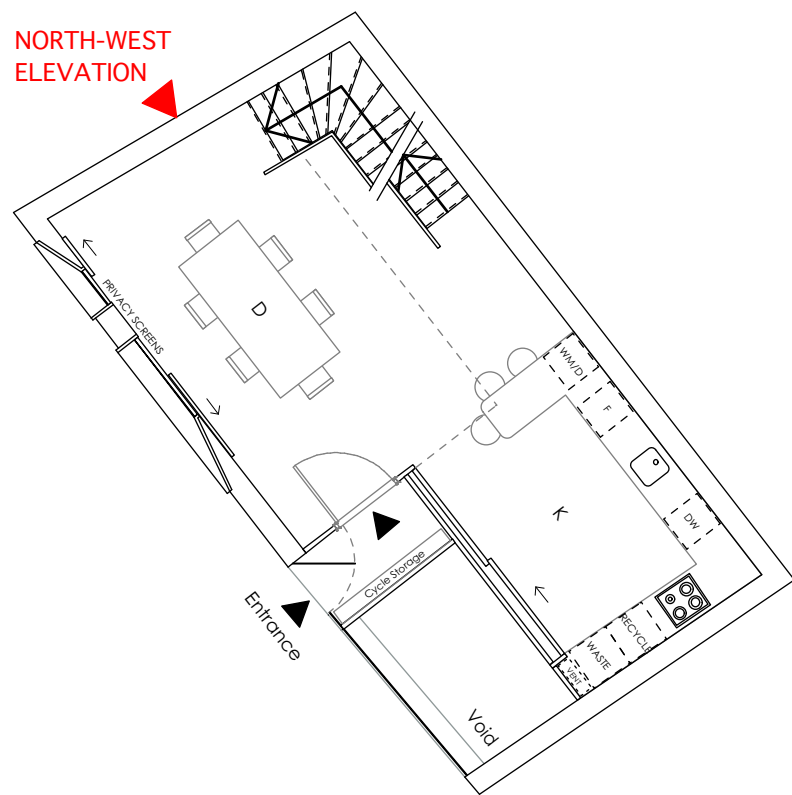
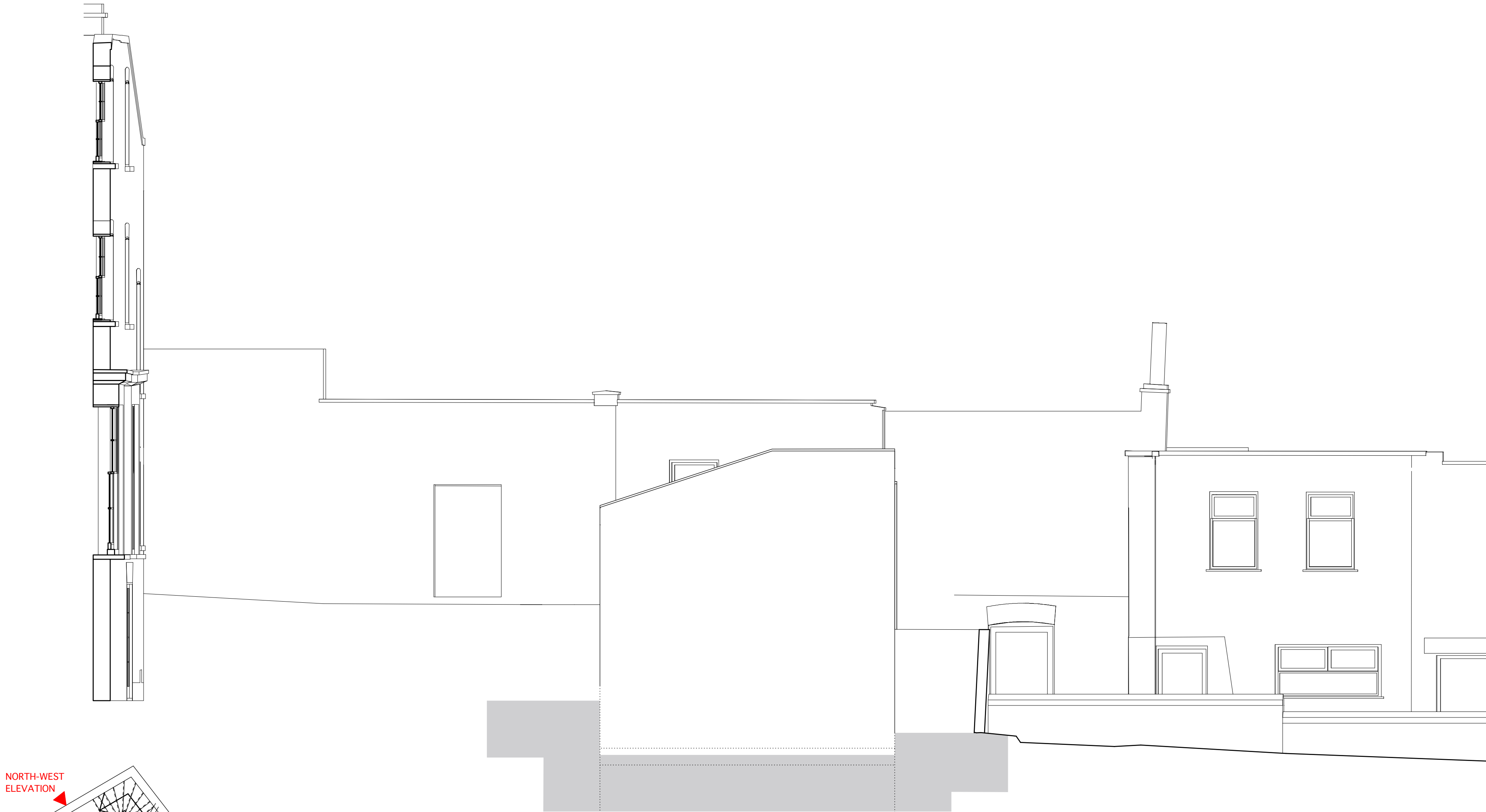
Rev A - 22-12-2014; planning issue

PLANNING ISSUE

A2 1:50 @ A2
1:100 @ A4

AP (a.) alan power (ARCHITECTS.) <small>Alan Power Architects Ltd 13 Needham Road London, W11 2RP Tel: 020 7229 9375 Fax: 020 7221 4172</small>	DRAWING PROPOSED FRONT ELEVATION	DRWG. N°. 527/106
	PROJECT 5 HERMIT PLACE LONDON NW6 4BZ	Rev. A
	CLIENT EMPIRE COMMUNICATIONS LTD	Scale 1:50 @ A2 1:100 @ A4
		Date Dec 2014 Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



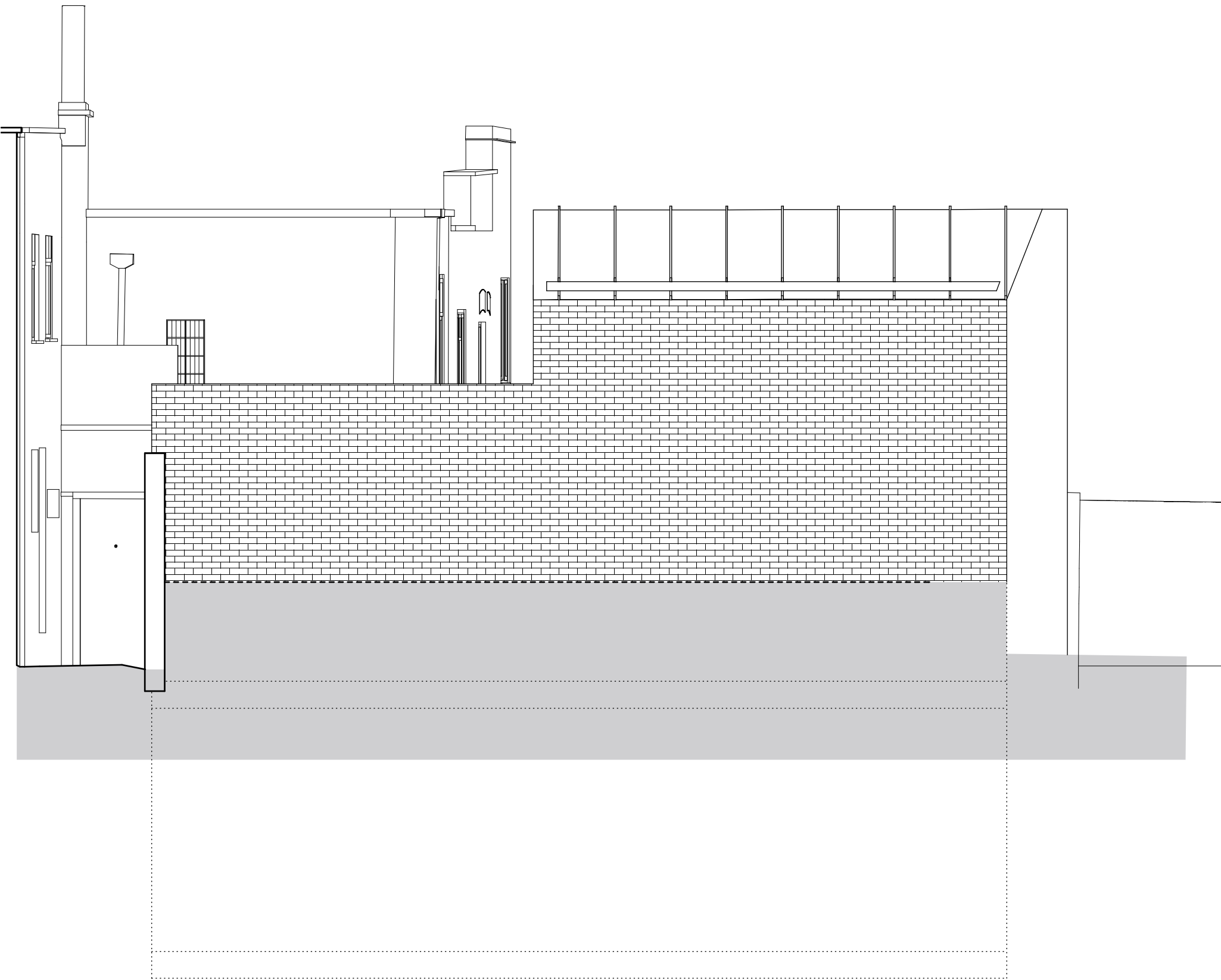
Rev A - 22-12-2014; planning issue

PLANNING ISSUE

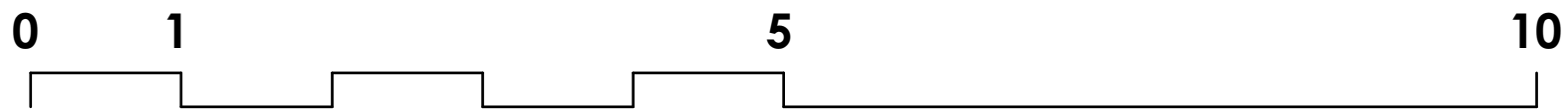
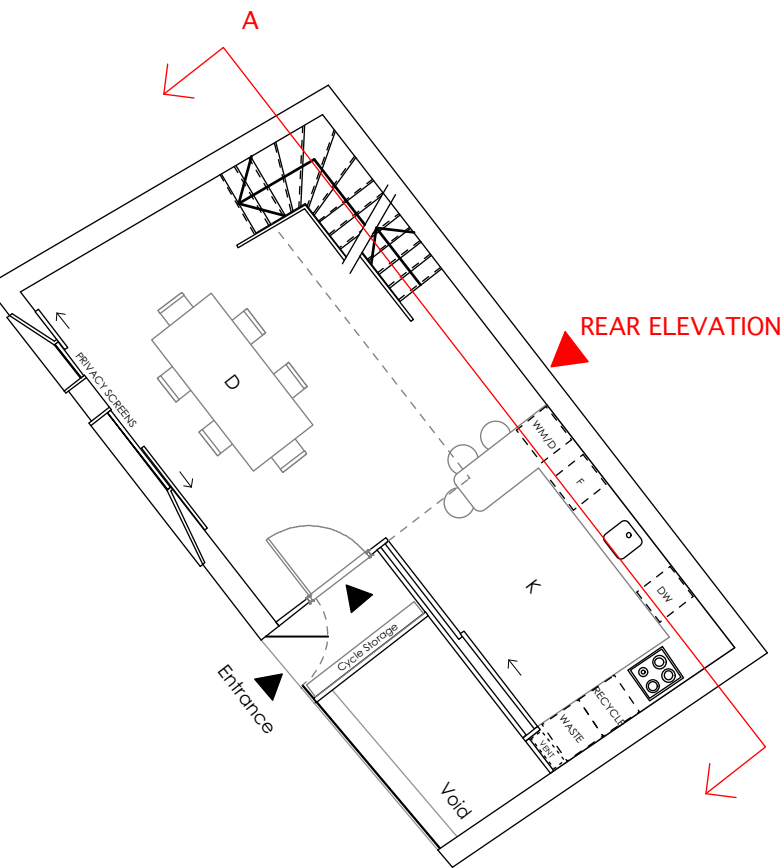
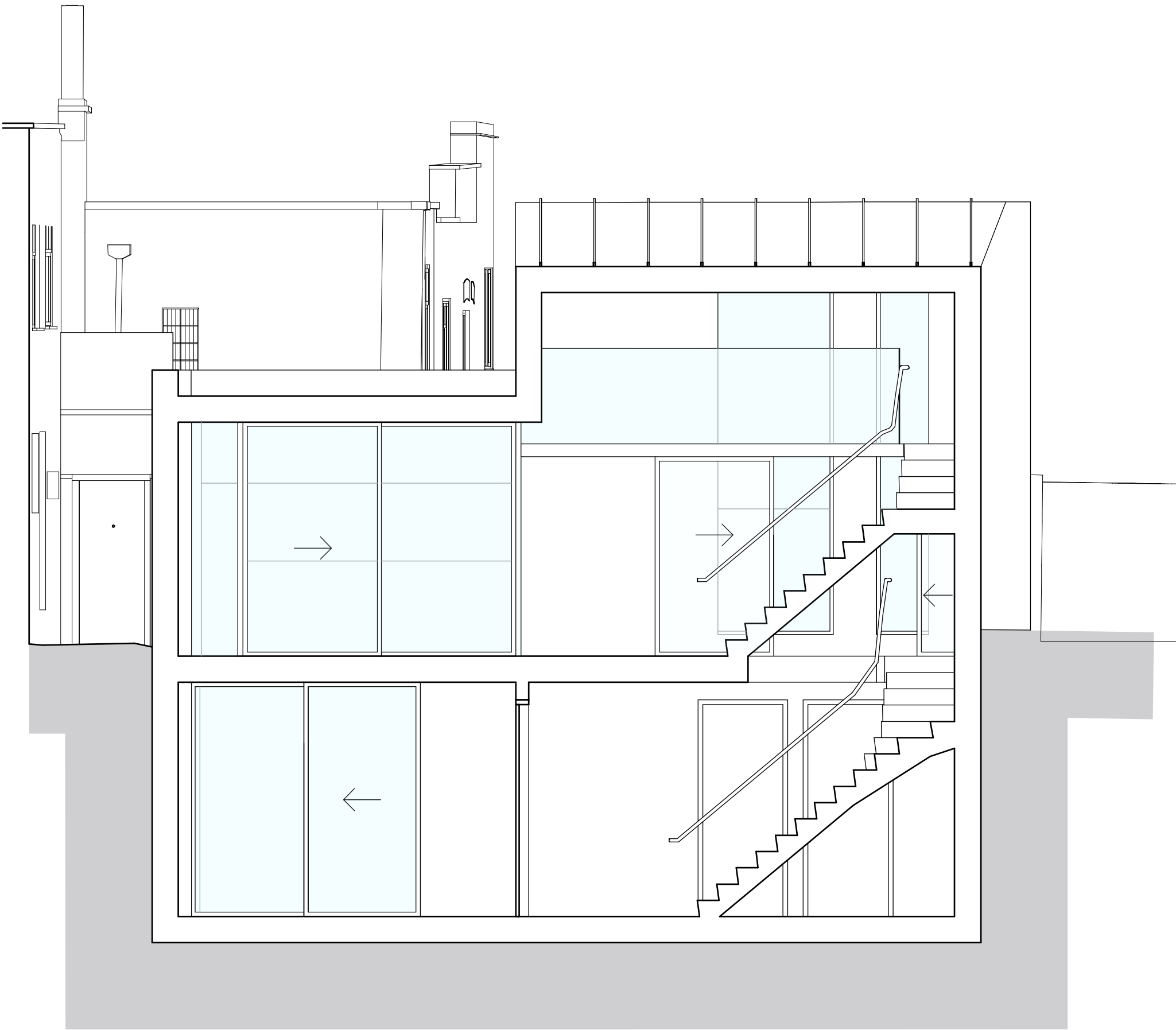
<div>AP (a.)</div> <div>alan power (ARCHITECTS.)</div> <div>Alan Power Architects Ltd 13 Needham Road London, W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172</div>	DRAWING PROPOSED NORTH-WEST ELEVATION	DRWG. N°. 527/108
	PROJECT 5 HERMIT PLACE LONDON NW6 4BZ	Rev. A
	CLIENT EMPIRE COMMUNICATIONS LTD	Scale 1:50 @ A2 1:100 @ A4
		Date Dec 2014 Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

REAR ELEVATION



SECTION AA



Rev A - 22-12-2014; planning issue

PLANNING ISSUE

<div>AP (a.)</div> <div>alan power (ARCHITECTS.)</div> <div><small>Alan Power Architects Ltd 13 Needham Road London, W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172</small></div>	DRAWING PROPOSED SECTION AA AND REAR ELEVATION	DRWG. N°. 527/101
	PROJECT 5 HERMIT PLACE LONDON NW6 4BZ	Rev. A
	CLIENT EMPIRE COMMUNICATIONS LTD	Scale 1:50 @ A2 1:100 @ A4
		Date Dec 2014 Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

A2 1:50 @ A2
1:100 @ A4

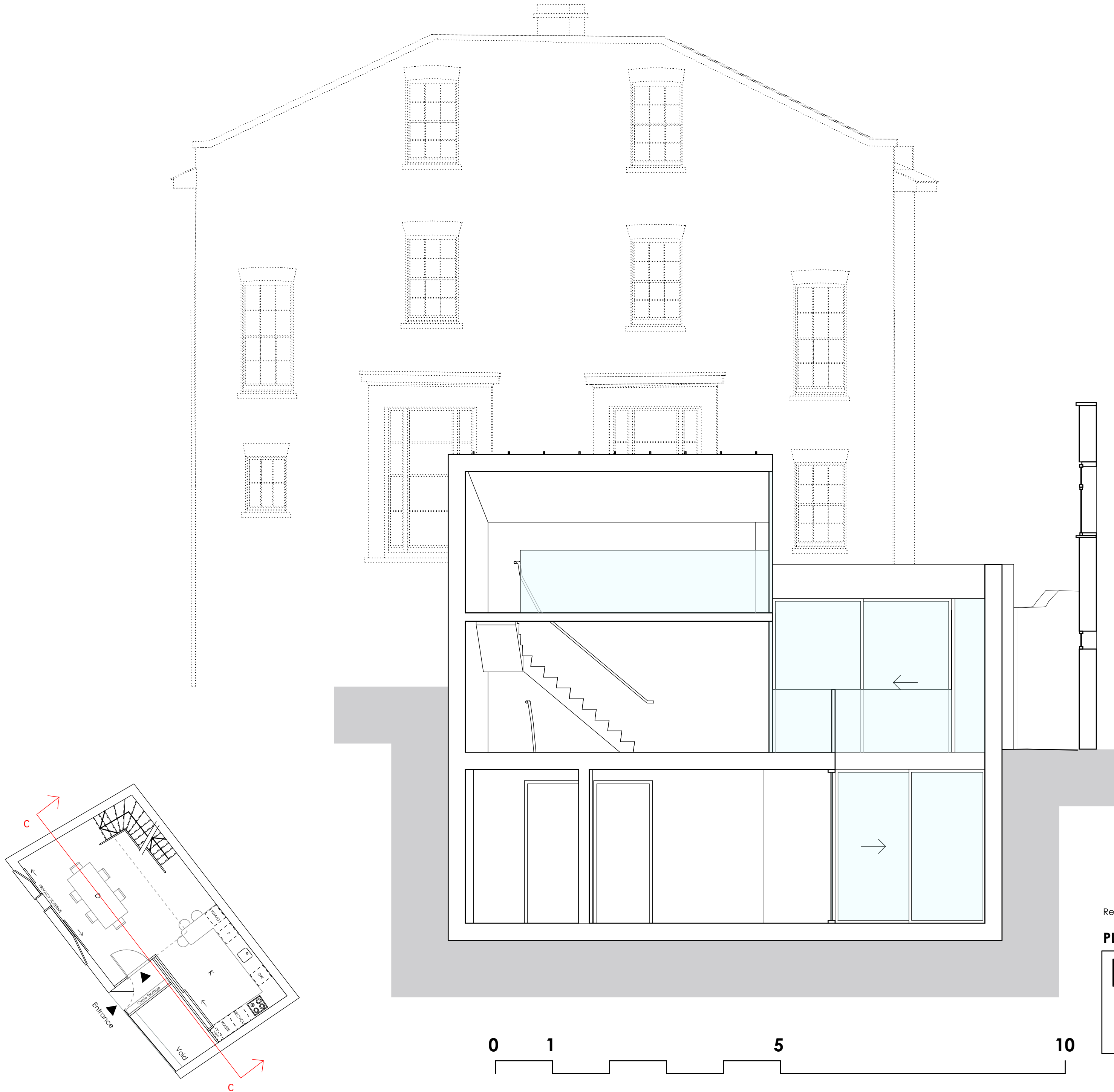


Rev A - 22-12-2014; planning issue

PLANNING ISSUE

<div>AP (a.)</div> <div>alan power (ARCHITECTS.)</div> <div><small>Alan Power Architects Ltd 13 Needham Road London, W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172</small></div>	DRAWING	PROPOSED SECTION BB	DRWG. N° 527/102
	PROJECT	5 HERMIT PLACE LONDON NW6 4BZ	Rev. A
	CLIENT	EMPIRE COMMUNICATIONS LTD	Scale 1:50 @ A2 1:100 @ A4
			Date Dec 2014 Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



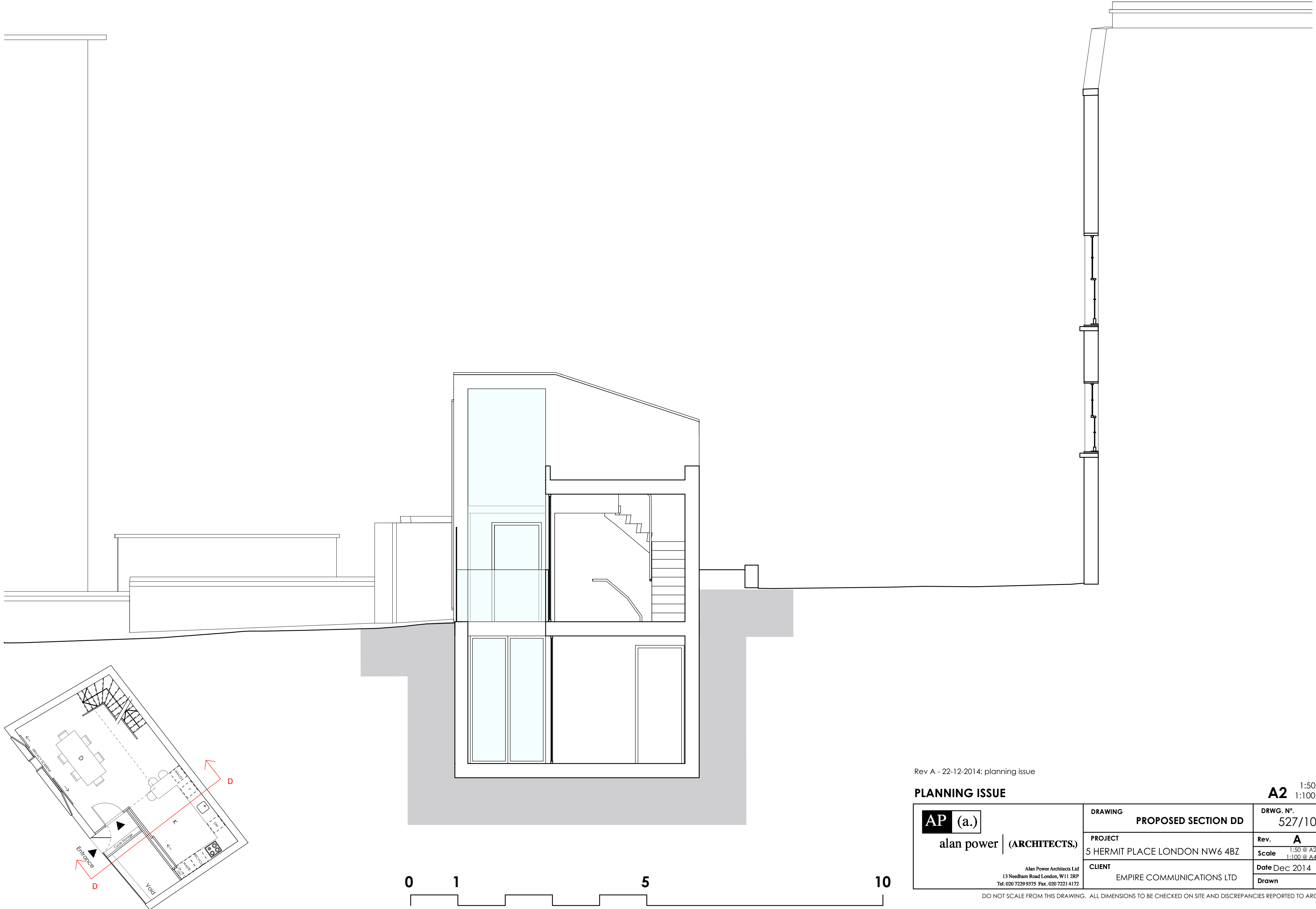
Rev A - 22-12-2014; planning issue

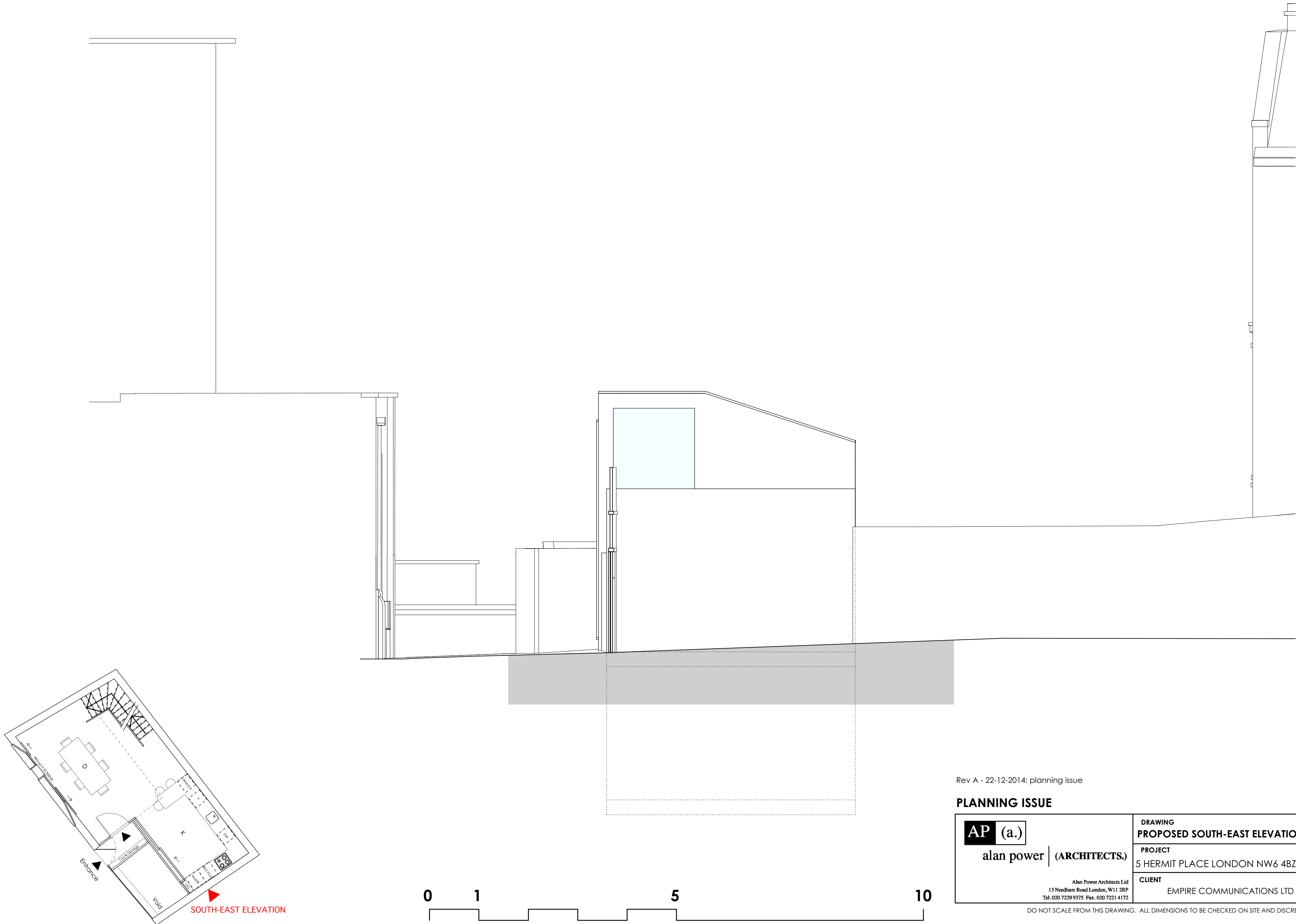
PLANNING ISSUE

<div>AP (a.)</div> <div>alan power (ARCHITECTS.)</div> <div><small>Alan Power Architects Ltd 13 Needham Road London, W11 2RP Tel: 020 7229 9375 Fax: 020 7221 4172</small></div>	DRAWING	PROPOSED SECTION CC	DRWG. N°.	527/103
	PROJECT	5 HERMIT PLACE LONDON NW6 4BZ	Rev.	A
	CLIENT	EMPIRE COMMUNICATIONS LTD	Scale	1:50 @ A2 1:100 @ A4
			Date	Dec 2014
			Drawn	

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

A2 1:50 @ A2
1:100 @ A4





Rev A - 22-12-2014; planning issue

PLANNING ISSUE

A2 1:50 @ A2
1:100 @ A4

<div>AP (a.)</div> <div>alan power (ARCHITECTS.)</div> <div>Alan Power Architects Ltd 13 Needham Road London, W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172</div>	DRAWING PROPOSED SOUTH-EAST ELEVATION	DRWG. N°. 527/107
	PROJECT 5 HERMIT PLACE LONDON NW6 4BZ	Rev. A
	CLIENT EMPIRE COMMUNICATIONS LTD	Scale 1:50 @ A2 1:100 @ A4
		Date Dec 2014 Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

APPENDIX C

Thames Water asset location search

Asset Location Search



Hannah Fraser
H Fraser Consulting Ltd
72 Canon Street
SHREWSBURY
SHROPSHIRE
SY2 5HH

Search address supplied	5 Hermit Place Old River Kilburn Westbourne NW6 4BZ
Your reference	N/A
Our reference	ALS/ALS Standard/2016_3256004
Search date	17 February 2016

You are now able to order your Asset Location Search requests online by visiting
www.thameswater-propertysearches.co.uk



Asset Location Search



Search address supplied: 5, Hermit Place, Old River Kilburn, Westbourne, NW6 4BZ

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Asset Location Search



Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and

Asset Location Search



pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

Thank you for your payment covering the cost of this enquiry. We have enclosed a VAT Receipt for your records.

Asset Location Search



Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

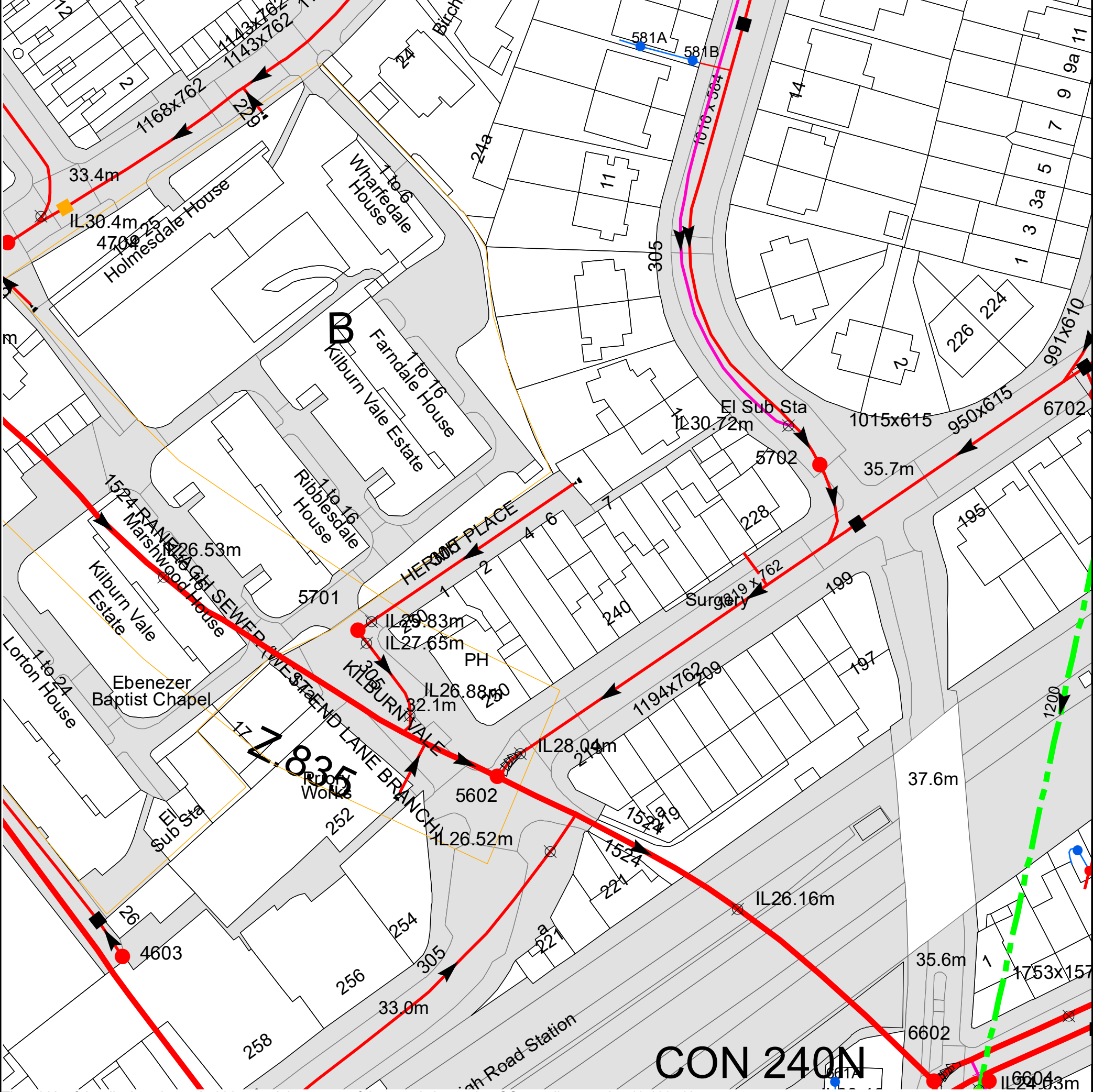
Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 525549,183742
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
661A	n/a	n/a
6602	34.96	n/a
6604	34.66	26.48
661B	n/a	n/a
661C	n/a	n/a
5702	35.75	29.18
581B	n/a	n/a
581A	n/a	n/a
4603	34.62	33.56
5602	32.55	26.45
5701	32.53	27.65
4704	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.		
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.		
	Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.		
	Trunk Surface Water		Trunk Foul
	Storm Relief		Trunk Combined
	Vent Pipe		Bio-solids (Sludge)
	Proposed Thames Surface Water Sewer		Proposed Thames Water Foul Sewer
	Gallery		Foul Rising Main
	Surface Water Rising Main		Combined Rising Main
	Sludge Rising Main		Proposed Thames Water Rising Main
	Vacuum		

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

Areas

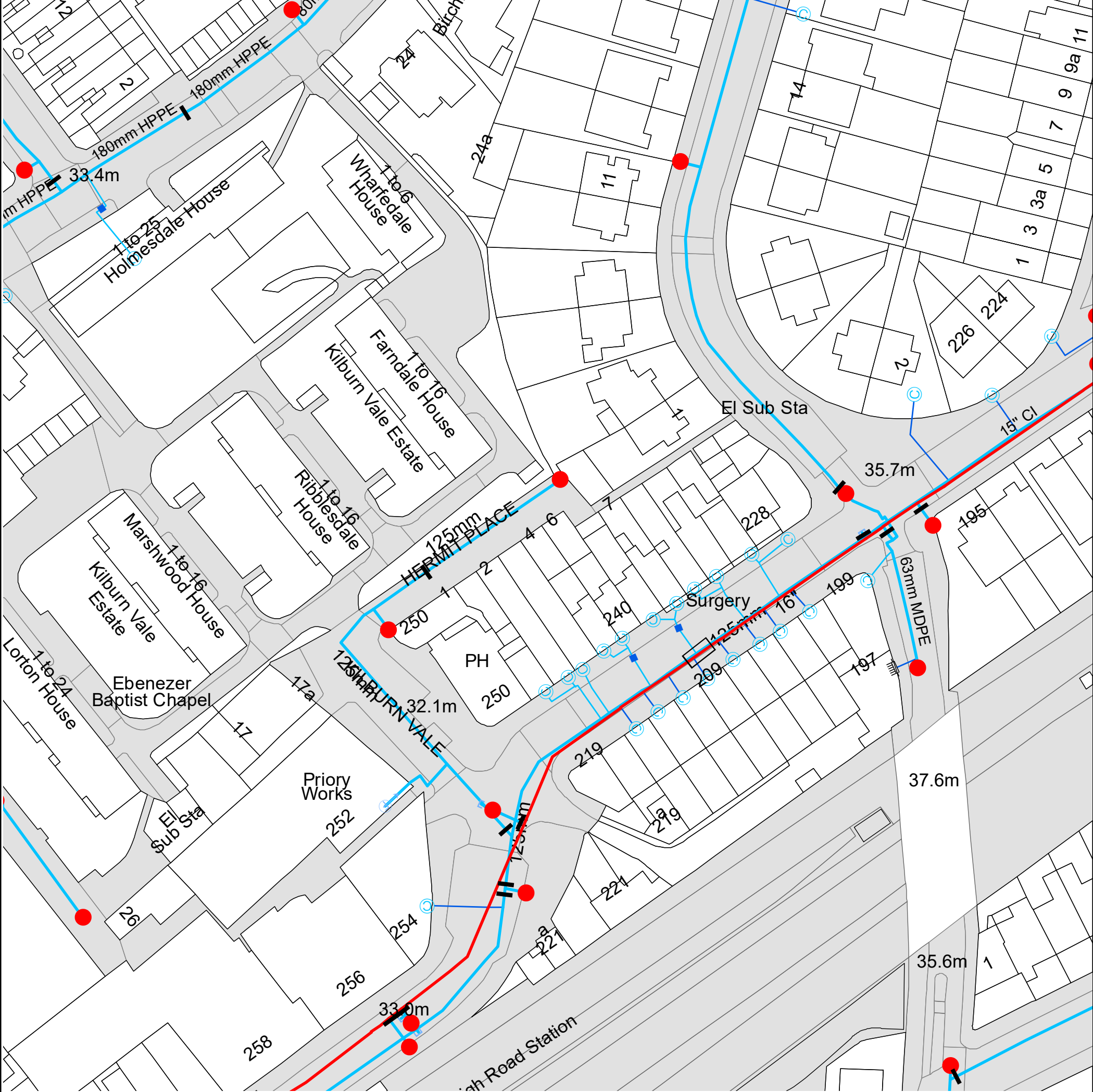
Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer		Surface Water Sewer
	Combined Sewer		Gully
	Culverted Watercourse		Proposed
			Abandoned Sewer

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 525549, 183742.

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0845 070 9148 quoting your invoice number starting CBA or ADS.	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

Invoice

Hannah Fraser

H Fraser Consulting Ltd
72
Canon Street
Shropshire
SY2 5HH

Thames Water Utilities Ltd.
PO Box 3189
Slough
SL1 4WW



Customer Reference: N/A

Invoice No: ADS16388870
Our Ref: ALS/ALS
Standard/2016_3256004

Customer Number: ADS131156
Purchase Order No:

Posting Date: 17-02-2016
Due Date: 02-03-2016

Search Address Supplied: 5, Hermit Place, Old River Kilburn, Westbourne, NW6 4BZ

Description of Charges	Qty	Unit Price	VAT (20%)	Amount (Inc VAT)
Asset Location Search	1	£47.40	£9.48	£56.88

Thank you for your payment of 111111	£56.88
---	--------

OUTSTANDING AMOUNT (Inc. VAT) £0.00

Please send any outstanding amount to Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.

For queries please contact the Property Searches Customer Support Team on Tel: 0845 070 9148.

VAT Reg. No GB 537456915





Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

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