

**Site Details:**

Greenwood Place Community Centre

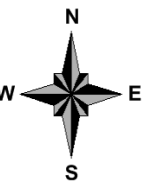
**Client Ref:** EMS\_184935\_271159  
**Report Ref:** EMS-184935\_271159  
**Grid Ref:** 528833, 185396

**Map Name:** National Grid

**Map date:** 1952

**Scale:** 1:1,250

**Printed at:** 1:2,500



Surveyed 1952  
 Revised 1952  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1952  
 Revised 1952  
 Edition N/A  
 Copyright N/A  
 Levelled 1933

Surveyed 1952  
 Revised 1952  
 Edition N/A  
 Copyright N/A  
 Levelled 1934

Surveyed 1952  
 Revised 1952  
 Edition N/A  
 Copyright N/A  
 Levelled 1934



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Production date: 08 November 2012

To view map legend click here [Legend](#)

**Site Details:**

Greenwood Place Community Centre

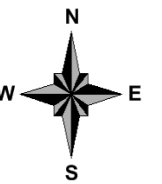
**Client Ref:** EMS\_184935\_271159  
**Report Ref:** EMS-184935\_271159  
**Grid Ref:** 528833, 185396

**Map Name:** National Grid

**Map date:** 1952

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1952  
 Revised 1952  
 Edition 1954  
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 Levelled 1934

Surveyed 1952  
 Revised 1952  
 Edition 1954  
 Copyright N/A  
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**Site Details:**

Greenwood Place Community Centre

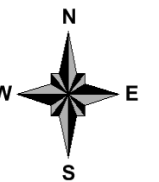
**Client Ref:** EMS\_184935\_271159  
**Report Ref:** EMS-184935\_271159  
**Grid Ref:** 528833, 185396

**Map Name:** County Series

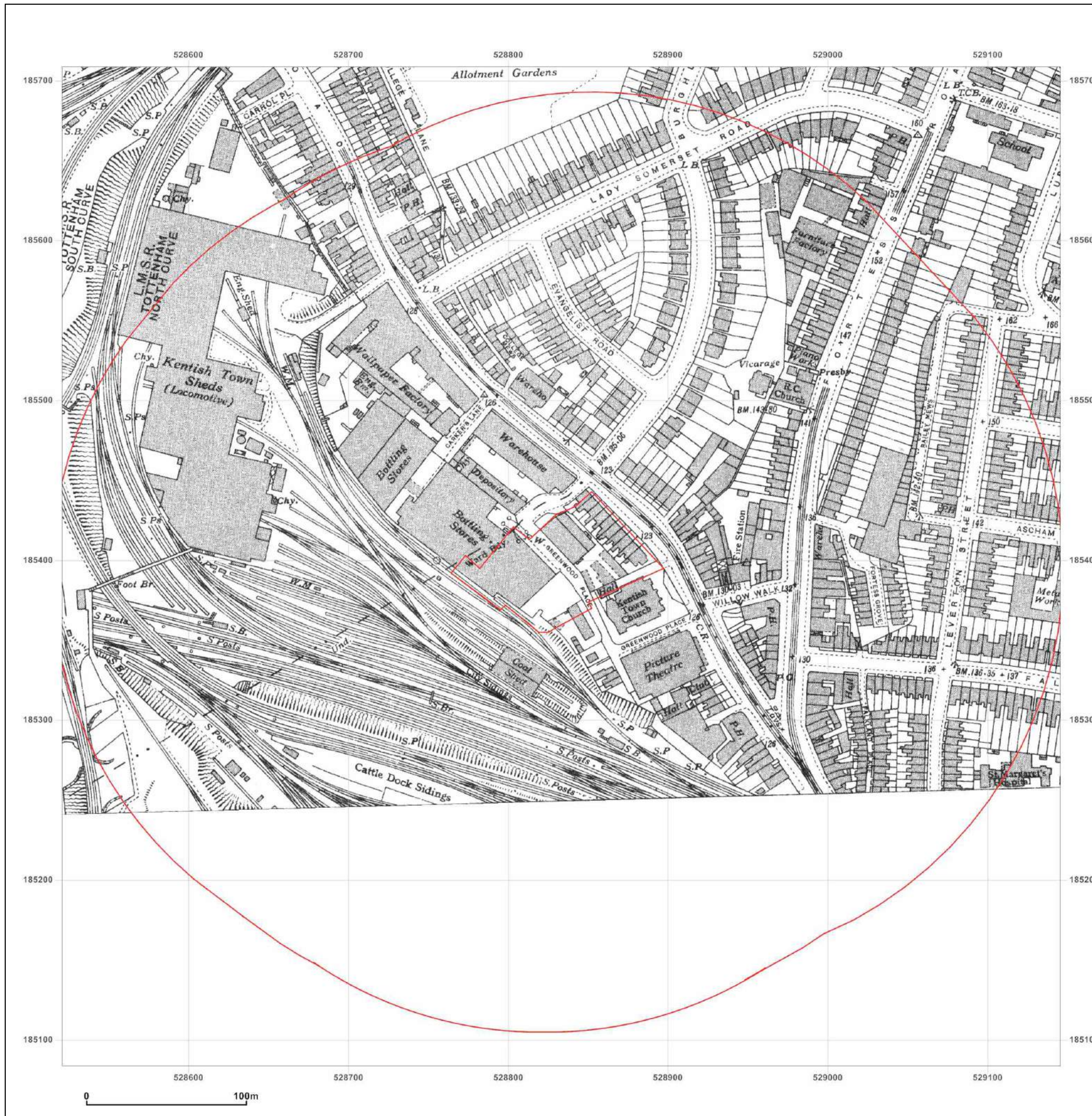
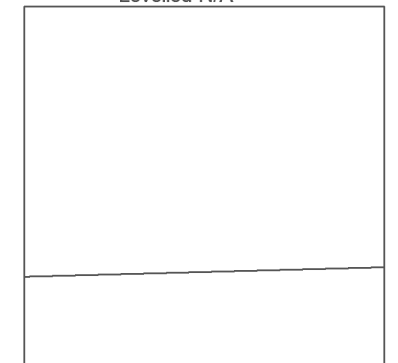
**Map date:** 1936

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1936  
 Revised 1936  
 Edition N/A  
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 Levelled N/A



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Production date: 08 November 2012

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**Site Details:**

Greenwood Place Community Centre

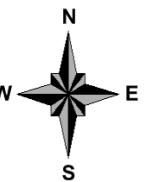
**Client Ref:** EMS\_184935\_271159  
**Report Ref:** EMS-184935\_271159  
**Grid Ref:** 528833, 185396

**Map Name:** County Series

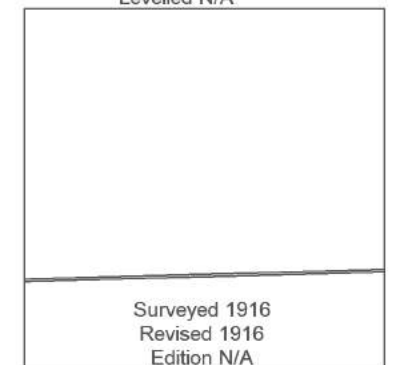
**Map date:** 1915-1916

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1915  
 Revised 1915  
 Edition N/A  
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 Levelled N/A



Surveyed 1916  
 Revised 1916  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



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**Site Details:**

Greenwood Place Community Centre

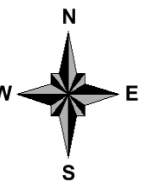
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**Map Name:** County Series

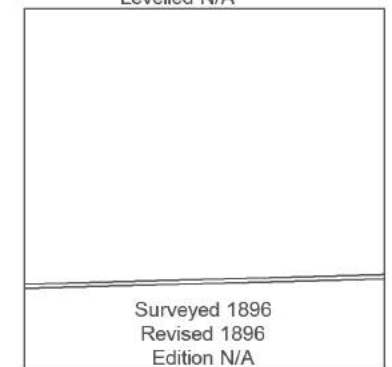
**Map date:** 1896

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1896  
 Revised 1896  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



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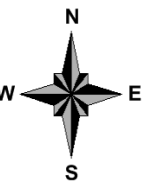
Grid Ref: 528833, 185396

Map Name: 1056 Scale Town Plan

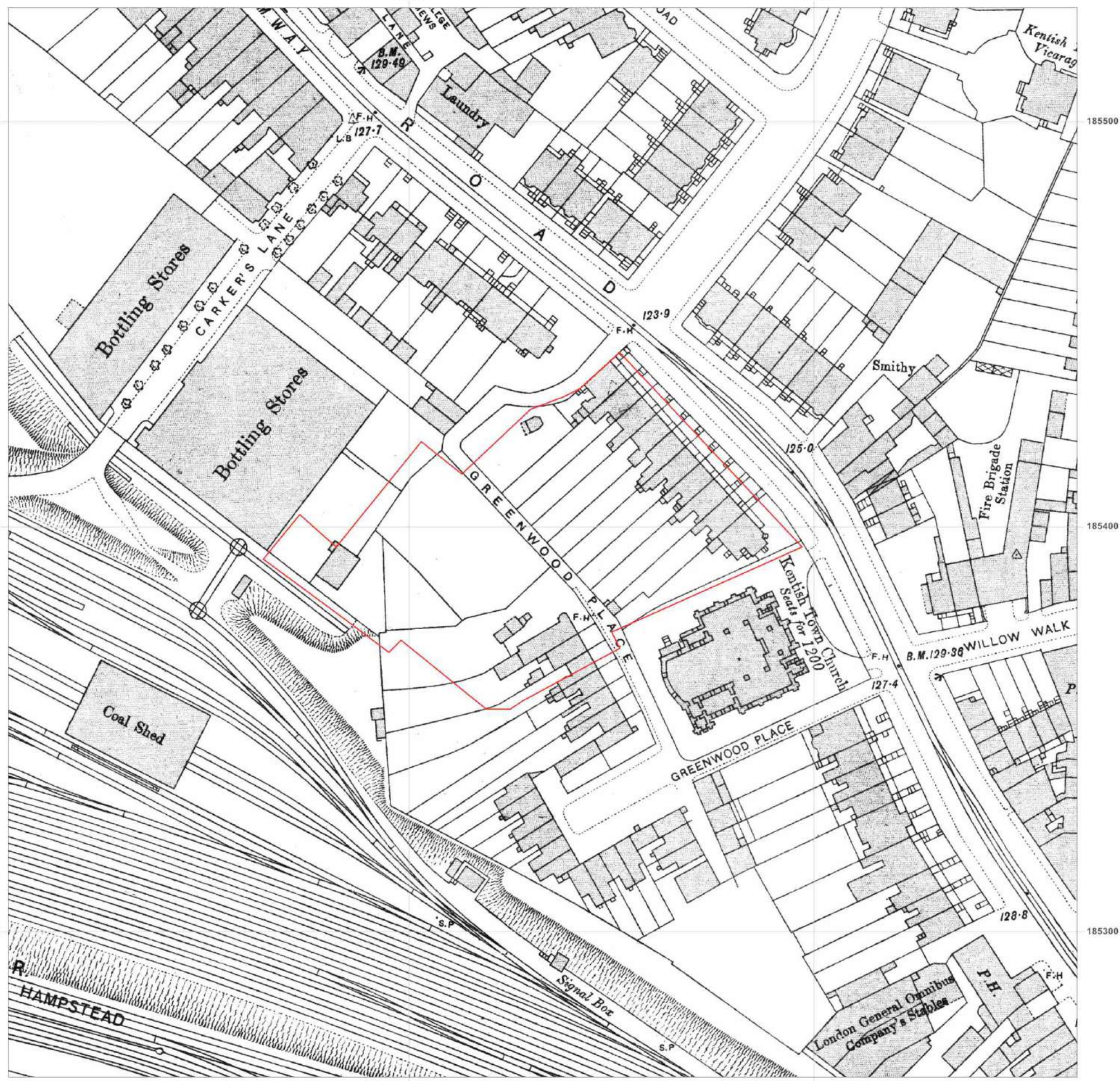
Map date: 1894

Scale: 1:1,056

Printed at: 1:1,056



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright N/A  
Levelled N/A



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## Site Details:

Greenwood Place Community Centre

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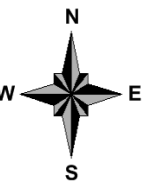
Grid Ref: 528833, 185396

Map Name: 1056 Scale Town Plan

Map date: 1872

Scale: 1:1,056

Printed at: 1:1,056



Surveyed N/A  
Revised N/A  
Edition N/A  
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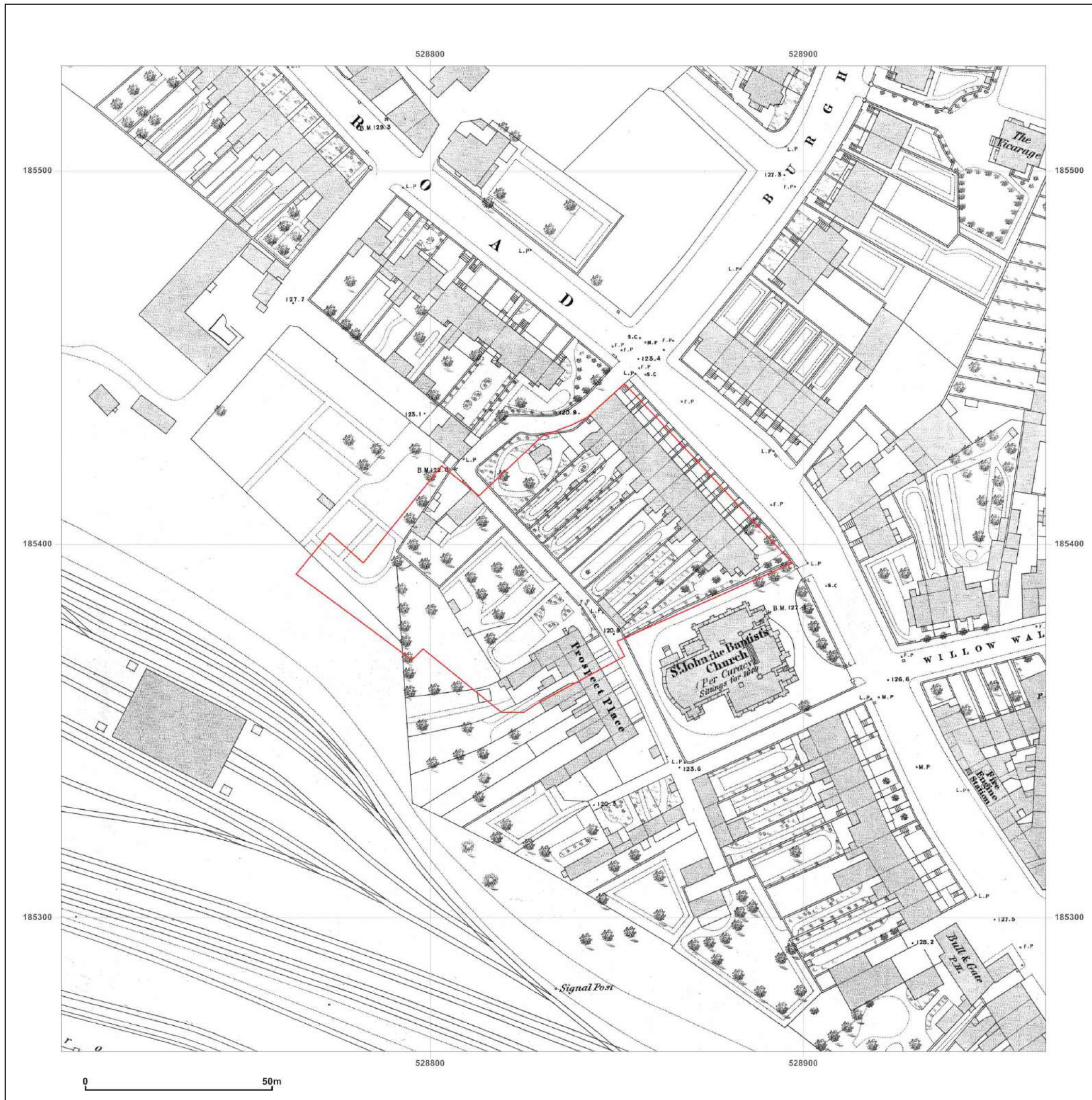


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Production date: 08 November 2012

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RE: 11167 Greenwood Place, Highgate Road, NW5  
 Felix, Amedeo  
 to:  
 'EllenJones@campbellreith.com'  
 13/11/2012 14:34  
 Hide Details  
 From: "Felix, Amedeo" <Amedeo.Felix@camden.gov.uk>  
 To: "'EllenJones@campbellreith.com'" <EllenJones@campbellreith.com>,

History: This message has been forwarded.

1 Attachment



image001.jpg

Building Control has no information on ground conditions, or any of the other information you outline a need for.

Regards,

Amedeo Felix  
 Technical Support Officer

Telephone: 020 7974 5131

**From:** EllenJones@campbellreith.com [<mailto:EllenJones@campbellreith.com>]  
**Sent:** 13 November 2012 12:13  
**To:** BC Mail  
**Cc:** RhyaddWatkins@campbellreith.com  
**Subject:** 11167 Greenwood Place, Highgate Road, NW5

Dear Sir/ Madam,

I am undertaking a geo-environmental desktop study of Greenwood Place, Highgate, NW5, National Grid Reference: 528840<sup>E</sup>, 185400<sup>N</sup>.

I would be grateful if you could provide any information on the following:

- What are the typical ground conditions in the site area?
- What are the typical foundation solutions in the site area?
- What is the site's current and previous land use history, including that of the adjacent land?
- What is the water table level in the area?
- What are the seasonal high and low water table levels?
- Is / was there any mining / mineral / gravel extraction in the area?
- Does fill material occur in the area?
- Are there any methane problem in the area or any such history of problems?
- Are soakaways or piped networks used in the area?
- Do you hold any relevant investigation reports for the site?

Please could you advise if there is likely to be a charge for providing the above information. Thank you for your time in advance

Kind regards,

Ellen

**Ellen Jones**

Graduate Environmental Scientist

**CampbellReith**  
consulting engineers

Raven House,  
29 Linkfield Lane,  
Redhill, Surrey  
RH1 1SS

Tel +44 (0)1737 784500

[www.campbellreith.com](http://www.campbellreith.com)

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37-51 Greenwood Place, Highgate Road NW5 1LB

Helen McCarthy

to:

'Ellen Jones'

08/01/2013 14:29

Hide Details

From: Helen McCarthy <HelenMcCarthy@crossrail.co.uk>

To: "'Ellen Jones'" <ellenjones@campbellreith.com>,

Crossrail Ref: CRL-00-058283

Dear Ellen Jones,

37-51 Greenwood Place, Highgate Road NW5 1LB

Thank you for your enquiry of 03 December 2012, regarding the effect of the proposed Chelsea-Hackney Line on the above property.

Crossrail Limited acts as an agent for Transport for London in the administration of the Chelsea-Hackney Line Safeguarding Direction made by the Secretary of State for Transport in June 2008.

The current safeguarded route for the Chelsea-Hackney Line follows the District Line from Wimbledon in the south to proposed new tunnels at Parsons Green. The new tunnels would continue via new stations at Kings Road, Victoria, Piccadilly Circus, Tottenham Court Road, Kings Cross, Angel, Essex Road, Dalston, Hackney and Homerton. The tunnels would surface in north London, south of Leytonstone, and then run on London Underground's Central Line to Epping.

The above property falls outside the safeguarded limits of land shown on the plans accompanying the Directions referred to above.

You may be aware that Crossrail (a scheme linking Maidenhead/Heathrow with Central London and Shenfield/Abbey Wood) was enacted as the Crossrail Act 2008.

The design, planning and construction resources required to build Crossrail are very substantial and must remain a priority, but the collective desire of the Department for Transport and Transport for London is to maintain the safeguarding of the Chelsea-Hackney Line for development at some point in the future. Construction on the Chelsea-Hackney Line could begin, at the very earliest, in 2024.

In addition, the latest project developments can be found on the Crossrail website [www.crossrail.co.uk/safeguarding](http://www.crossrail.co.uk/safeguarding), which is updated on a regular basis.

I hope this information is helpful, but if you require any further assistance then please feel free to contact a member of the Safeguarding Team on 0345 602 3813, or by email to [safeguarding@crossrail.co.uk](mailto:safeguarding@crossrail.co.uk)

Yours sincerely,

Helen McCarthy  
Stakeholder Administrator

Crossrail Limited | 25 Canada Square | London | E14 5LQ  
Tel: 020 3229 9100 | Helpdesk (24hr) 0345 602 3813

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11167 Greenwood Place, Highgate Road, NW5

Schultz, Weronika

to:

'EllenJones@campbellreith.com'

21/11/2012 14:22

Cc:

"Labarr, Winston"

Hide Details

From: "Schultz, Weronika" <Weronika.Schultz@camden.gov.uk>

To: "'EllenJones@campbellreith.com'" <EllenJones@campbellreith.com>,

Cc: "Labarr, Winston" <Winston.Labarr@camden.gov.uk>

History: This message has been forwarded.

Dear Ellen,

Further to your contaminated land enquiry please note that there is a charge of £60.00 payable to LB Camden for contaminated land searches. If you wish to proceed please make a payment online and forward the copy of the payment confirmation to me by email. I attach a link to the payment pages:

<https://forms.camden.gov.uk/cus/servlet/auth.Login?ask=no&auth=205&st=&redirect=https%3A%2F%2Fforms.camden.gov.uk%2Fcus%2Fservlet%2Fep.app%3Ftype%3D18773%26auth%3D205%26ut%3DA&anonymous=https%3A%2F%2Fforms.camden.gov.uk%2Fcus%2Fservlet%2Fep.app%3Ftype%3D18773%26auth%3D205%26ut%3DAX&context=Pay+for+a+contaminated+land+enquiry>

Please note that even though that the requested information will be used for a planning application for Council development the charge still applies.

Regards,

Thank you

Weronika

Weronika Schultz

Environmental Health Officer LAPPC (Industrial Installations)

Telephone: 020 7974 2794

**From:** [EllenJones@campbellreith.com](mailto:EllenJones@campbellreith.com) [<mailto:EllenJones@campbellreith.com>]

**Sent:** 21 November 2012 13:04

**To:** Kypriotis, Angela

**Cc:** Labarr, Winston; [RhyaddWatkins@campbellreith.com](mailto:RhyaddWatkins@campbellreith.com)

**Subject:** RE: 11167 Greenwood Place, Highgate Road, NW5

Dear Angela,

Thank you for your email. I apologise for the late response. I work for a company called CampbellReith within their land quality team. We are undertaking a geo-environmental desk top study of the area in question on behalf of our client Camden Council which may be used within a planning application for the redevelopment of the site, however, nothing is concrete at this stage.

We would be grateful if you could provide any information on the following:

- Are there any landfill sites within a 1km radius of the site? If so, what is the location, period of operation, type of fill and date of filling?
- Are there any ground gas problems in the area or any such history of problems?
- Do you have any knowledge of the previous site uses?
- Do you have any records regarding whether the site or any neighbouring areas are contaminated?
- Are there any prosecutions for nuisance or special sites?
- Are there any authorised processes near the site?
- Are there any private water abstractions within 1km of the site?
- Are there any known problems with asbestos / radon / radioactivity?
- Do you hold any contamination investigation reports for the site?
- 

If you do hold any information on the above, please could you advise if there is likely to be a charge for providing the information. Thank you for your time in advance.

If you have any other questions please do not hesitate to contact me.

Many thanks,

Ellen

**Ellen Jones**

Graduate Environmental Scientist

**CampbellReith**  
consulting engineers

Raven House,  
29 Linkfield Lane,  
Redhill, Surrey  
RH1 1SS

Tel +44 (0)1737 784500

[www.campbellreith.com](http://www.campbellreith.com)

From: "Kypriotis, Angela" <[Angela.Kypriotis@camden.gov.uk](mailto:Angela.Kypriotis@camden.gov.uk)>  
To: "'EllenJones@campbellreith.com'" <[EllenJones@campbellreith.com](mailto:EllenJones@campbellreith.com)>,  
Cc: "Labarr, Winston" <[Winston.Labarr@camden.gov.uk](mailto:Winston.Labarr@camden.gov.uk)>  
Date: 19/11/2012 11:47  
Subject: RE: 11167 Greenwood Place, Highgate Road, NW5

---

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Greenwood Place, Highgate Road, NW5

Schultz, Weronika

to:

'EllenJones@campbellreith.com'

29/11/2012 10:56

Hide Details

From: "Schultz, Weronika" <Weronika.Schultz@camden.gov.uk>

To: "'EllenJones@campbellreith.com'" <EllenJones@campbellreith.com>,

History: This message has been forwarded.

#### 5 Attachments



235-LandUseHistoric.xlsx



235-EADraftLandfill250k.xlsx



235-LandUseHistoric.xlsx



235-PartBM.xlsx



Greenwood place.doc

-  
Dear Ellen

-

#### **RE: Contaminated Land Enquiry 37-51 Greenwood Place NW5 1LB**

Further to your contaminated land search enquiry relating to the land at Greenwood Place, I would like to confirm the following:

The site has not been determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

With regard to details under the Council's Part IIA strategy, Camden is in a process to create a revised Contaminated Land Database to identify and prioritise sites within the Borough with a former potentially contaminative land use. Sites recorded on the database are not contaminated land (as defined by Part IIA of the Environmental Protection Act 1990); rather they are considered as having the potential to be contaminated land through their previous use. The Council is in the process of identifying prioritised sites, confirming current land use and the existence of pollutant linkages. The site at 37-51 Greenwood Place has been identified as a potential priority site and may be investigated in the future.

Further to your enquiry, a historical record search was performed to determine the past land uses and it appears that the following past industrial uses of plausible concern were carried out on or within 100 metres of the site:

Chemical Works, Depository (Depot), Laundry, Welding Works, Coach Building Works, Railway Land, Garage, Unknown Industrial Use, Unknown Warehouse, Smithy, Bottling Works. Please see the attachment for further reference.

According to our contaminated land risk categorisation, land on which several of the above processes/activities were carried out is inherently considered to present a plausible risk of contamination. It is considered likely that such land would exhibit substantial areas of significantly elevated contamination levels widespread across the site with moderate magnitude to cause harm. However, as mentioned, at present the site is not being investigated under Part IIA Contaminated Land regime neither it is on our contaminated land register. Council has no present evidence that

confirms there are contamination issues affecting the site, other than the potentially contaminative past uses of the land.

If the land was to be redeveloped in the future a planning condition would be imposed with a requirement to carry out extensive site investigation (desk top, walkover and intrusive investigation) and if necessary remediation works. However if the site remains in current state (established development/hard-standing area) and there are no soft landscaped areas or gardens the site would not be prioritised for investigation under contaminated land regime until change of use would be proposed by a developer. Any future construction works involving excavation would immediately have to be assessed and approved by a contaminated land officer under contaminated land planning strategy.

**Additional Information:**

The Council holds no information on pollution incidents in the area.

No historical landfills identified within 1 km of the site. No information about ground gas problems.

The Council holds no information about water abstraction points.

There are no Local Authority Pollution Prevention and Control processes permitted under the Environmental Permitting Regulations 2010 on or within 100 metres of the site.

It is highly likely that asbestos contamination will be found on site.

The Council has no record of any former site investigations on or directly adjacent to the site.

Information relating to radon and radioactivity should be sought from the Environment Agency.

**Disclaimer:**

The above response is provided from such information that is readily available to the Council and in its possession. It is believed to be correct but the Council expressly gives no warranty in this respect nor will the Council accept any liability whatsoever for any error, omission or loss occasioned thereby to any person (whether or not the person requested the information) and in particular the Council gives no warranty that it has researched all its relevant archives in order to respond to the request for information.

I hope the information provided is sufficient, however if you require further clarification please contact me directly.

I also attach an environmental search carried out by former contaminated land officer in 2004.

Regards,

Weronika Schultz

Weronika Schultz  
Environmental Health Officer LAPPC (Industrial Installations)

Telephone: 020 7974 2794

**From:** EllenJones@campbellreith.com [<mailto:EllenJones@campbellreith.com>]

**Sent:** 23 November 2012 10:51



**To:** Schultz, Weronika  
**Cc:** Labarr, Winston; RhyaddWatkins@campbellreith.com  
**Subject:** Re: 11167 Greenwood Place, Highgate Road, NW5

Dear Weronika,

Please find attached payment confirmation for a contaminated land enquiry for Greenwood Place. If you have any questions please do not hesitate to contact me.

Kind regards,

Ellen

**Ellen Jones**  
Graduate Environmental Scientist

**CampbellReith**  
consulting engineers

Raven House,  
29 Linkfield Lane,  
Redhill, Surrey  
RH1 1SS

Tel +44 (0)1737 784500  
[www.campbellreith.com](http://www.campbellreith.com)

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To: "EllenJones@campbellreith.com" <[EllenJones@campbellreith.com](mailto:EllenJones@campbellreith.com)>,  
Cc: "Labarr, Winston" <[Winston.Labarr@camden.gov.uk](mailto:Winston.Labarr@camden.gov.uk)>  
Date: 21/11/2012 14:22  
Subject: 11167 Greenwood Place, Highgate Road, NW5

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Regards,

Thank you

Weronika

Weronika Schultz  
Environmental Health Officer LAPPC (Industrial Installations)

Telephone: 020 7974 2794

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**Sent:** 21 November 2012 13:04

**To:** Kypriotis, Angela

**Cc:** Labarr, Winston; [RhyaddWatkins@campbellreith.com](mailto:RhyaddWatkins@campbellreith.com)

**Subject:** RE: 11167 Greenwood Place, Highgate Road, NW5

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Many thanks,

Ellen

**Ellen Jones**  
Graduate Environmental Scientist

## CampbellReith

consulting engineers

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29 Linkfield Lane,  
Redhill, Surrey  
RH1 1SS

Tel +44 (0)1737 784500  
[www.campbellreith.com](http://www.campbellreith.com)

From: "Kypriotis, Angela" <[Angela.Kypriotis@camden.gov.uk](mailto:Angela.Kypriotis@camden.gov.uk)>  
To: "'EllenJones@campbellreith.com'" <[EllenJones@campbellreith.com](mailto:EllenJones@campbellreith.com)>,  
Cc: "Labarr, Winston" <[Winston.Labarr@camden.gov.uk](mailto:Winston.Labarr@camden.gov.uk)>  
Date: 19/11/2012 11:47  
Subject: RE: 11167 Greenwood Place, Highgate Road, NW5

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RE: 11167 Greenwood Place, Highgate Road, NW5

Location Enquiries

to:

'EllenJones@campbellreith.com'

14/11/2012 12:11

Hide Details

From: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>

To: "'EllenJones@campbellreith.com'" <EllenJones@campbellreith.com>,

History: This message has been replied to and forwarded.

1 Attachment



SI-6-141112 Greenwood Place, Highgate Road, NW5.pdf

London Underground Infrastructure Protection response to your communication attached.

Kind regards

Shahina Inayathusein

Information Manager

[locationenquiries@tube.tfl.gov.uk](mailto:locationenquiries@tube.tfl.gov.uk)

Tel: 0207 918 0016

Auto: 40016

**From:** EllenJones@campbellreith.com [<mailto:EllenJones@campbellreith.com>]

**Sent:** 14 November 2012 11:16

**To:** Location Enquiries

**Subject:** RE: 11167 Greenwood Place, Highgate Road, NW5

Hi Shahina,

Thank you for your email and advice.

Please find attached two more plans which will hopefully give you a clearer idea of the site's location. The site boundary covers four existing buildings; the Greenwood Centre, AA Storage Depot, Highgate Centre and Deane House.

If you need any further information please do not hesitate to contact me.

Many thanks for your help,

Ellen

**Ellen Jones**

Graduate Environmental Scientist

**CampbellReith**  
consulting engineers

Raven House,  
29 Linkfield Lane,  
Redhill, Surrey

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From: Location Enquiries <[SMBLocationEnquiries@tfl.gov.uk](mailto:SMBLocationEnquiries@tfl.gov.uk)>  
To: "'EllenJones@campbellreith.com'" <[EllenJones@campbellreith.com](mailto:EllenJones@campbellreith.com)>,  
Date: 14/11/2012 10:29  
Subject: RE: 11167 Greenwood Place, Highgate Road, NW5

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Hi Ellen,

To ensure that we provide you with the correct information can you please send a legible plan of the locality to your search showing surrounding streets with your site clearly outlined or plotted. Also we need the property name or no.

Please see our attached leaflet on how to request asset location enquiries which you may find helpful.

Kind regards

**Shahina Inayathusein**  
Information Manager  
London Underground Infrastructure Protection  
**Tel: 020 7918 0016**  
**Email: [locationenquiries@tube.tfl.gov.uk](mailto:locationenquiries@tube.tfl.gov.uk)**

**From:** [EllenJones@campbellreith.com](mailto:EllenJones@campbellreith.com) [<mailto:EllenJones@campbellreith.com>]  
**Sent:** 13 November 2012 14:02  
**To:** Location Enquiries  
**Cc:** [RhyaddWatkins@campbellreith.com](mailto:RhyaddWatkins@campbellreith.com)  
**Subject:** 11167 Greenwood Place, Highgate Road, NW5

Dear Sir/ Madam,

We are currently undertaking a desk study for a proposed development at Greenwood Place, Highgate Road, NW5, National Grid Reference: 528840<sup>E</sup>, 185400<sup>N</sup>.

Below groundworks are likely to comprise a ground investigation (boreholes and trial pits). The foundations of the proposed development are likely to be piled foundations.

Would you be able to tell us if there are any London Underground assets within the vicinity of the site?

Please find attached a site location plan (outlined in red in the middle of the large circle). If you have any questions please do not hesitate to contact me.

I look forward to hearing from you.

Kind regards,