

## **APPENDIX C**

*Groundsure reports*

# Groundsure Enviroinsight

Address: Centric Close, Camden, NW1 7EP

Date: 9 May 2016

Reference: CGL01-2966481

Client: Card Geotechnics Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 04-May-2014

Grid Reference: 528521,183892

Site Size: 0.36ha

Report Reference: CGL01-2966481

Client Reference: 18804\_PO3183

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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	1	8	51	65
1.2 Additional Information – Historical Tank Database	0	2	10	26
1.3 Additional Information – Historical Energy Features Database	0	14	26	41
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	26	79
1.6 Potentially Infilled Land	0	0	23	0
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	1	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	6	7
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	1	0
2.1.8 Records of Licensed Discharge Consents	0	0	3	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	1
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0



Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	2	0	0	13

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	2	6	20	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	1	2
4.3 National Grid Underground Electricity Cables	0	0	11	6
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	9	24
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	2	0	0	3
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	5	6
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	Yes	No
6.10 Detailed River Network entries within 500m of the site	0	0	4	9	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	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.

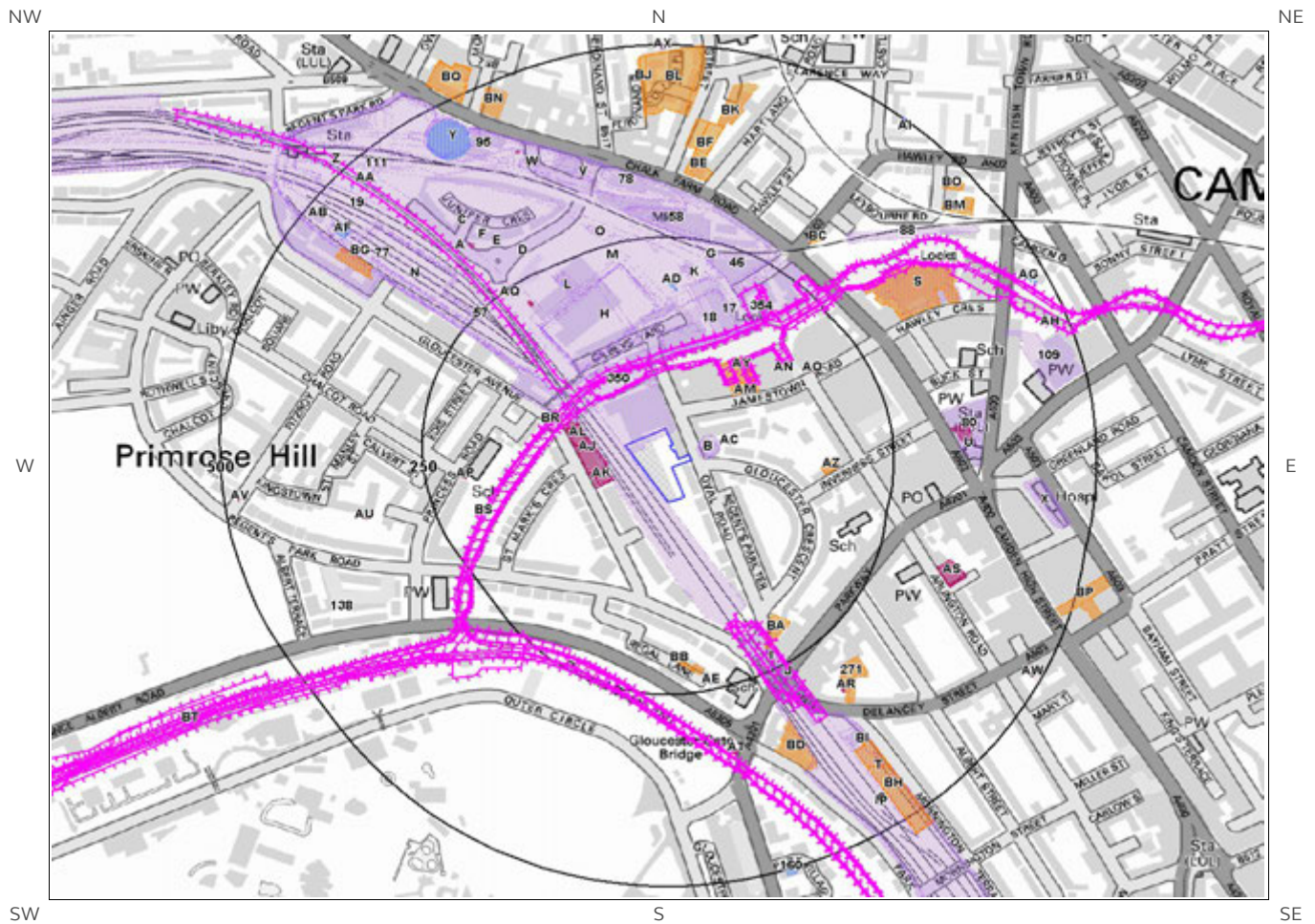
## Note: Maps

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: 125

ID	Distance [m]	Direction	Use	Date
1D	0	On Site	Railway Land	1911
2A	1	SW	Railway Sidings	1973
3A	1	SW	Railway Sidings	1968
4A	3	SW	Railway Sidings	1957
5B	11	NE	Unspecified Tank	1920
6B	15	NE	Unspecified Tank	1968
7B	15	NE	Unspecified Tank	1989
8B	15	NE	Unspecified Tank	1973
9B	15	NE	Unspecified Tank	1948
10C	55	NW	Railway Sidings	1894
11C	60	NW	Railway Sidings	1911
12F	65	NW	Railway Sidings	1882
13D	65	NW	Goods Depot	1882
14E	89	N	Railway Sidings	1938
15E	89	N	Railway Sidings	1920
16F	94	N	Railway Sidings	1948
17	94	N	Goods Station	1948
18	95	N	Railway Building	1894
19	98	NW	Railway Sidings	1989
20G	99	N	Unspecified Commercial/Industrial	1920
21G	99	N	Unspecified Commercial/Industrial	1938
22H	100	NW	Goods Shed	1957
23H	100	NW	Goods Shed	1973
24H	100	NW	Goods Shed	1968
25N	102	NW	Railway Sidings	1911
26A	103	NW	Tunnel	1989
27H	108	NW	Goods Station	1911
28H	111	NW	Goods Station	1894
29H	112	NW	Goods Shed	1882
30H	116	NW	Goods Station	1920
31H	116	NW	Goods Station	1938
32I	169	S	Tunnel	1968
33I	169	S	Tunnel	1957

34I	169	S	Tunnel	1948
35I	172	S	Tunnel	1920
36I	172	S	Tunnel	1938
37I	178	S	Tunnel	1973
38I	178	S	Tunnel	1989
39J	189	SE	Tunnel	1973
40J	189	SE	Tunnel	1989
41K	193	N	Railway Buildings	1894
42K	197	N	Railway Building	1968
43K	197	N	Railway Building	1973
44K	203	N	Railway Station	1920
45L	203	NW	Railway Building	1911
46	204	NE	Railway Building	1894
47L	205	NW	Railway Building	1948
48K	205	N	Railway Building	1948
49L	207	NW	Railway Building	1920
50L	207	NW	Railway Building	1938
51L	209	NW	Railway Building	1894
52L	224	NW	Railway Building	1968
53L	224	NW	Goods Station	1973
54M	226	N	Railway Building	1894
55M	229	N	Railway Building	1948
56AQ	239	NW	Railway Building	1948
57	242	NW	Railway Building	1948
58	246	N	Railway Building	1894
59N	246	NW	Railway Building	1911
60N	250	NW	Railway Building	1894
61N	251	NW	Engine Shed	1882
62N	251	NW	Engine Shed	1948
63O	251	N	Railway Building	1920
64O	254	N	Railway Building	1957
65O	254	N	Railway Building	1948
66N	256	NW	Engine Shed	1920
67N	256	NW	Engine Shed	1938
68O	265	N	Railway Building	1894
69P	280	SE	Railway Sidings	1989
70P	280	SE	Railway Sidings	1973
71Q	288	SE	Railway Sidings	1968
72Q	288	SE	Railway Sidings	1957
73Q	288	SE	Railway Sidings	1948
74R	289	SE	Railway Sidings	1938
75R	289	SE	Railway Sidings	1920
76BG	299	NW	Goods Station	1957
77	299	NW	Goods Station	1968
78	308	N	Railway Building	1894
79S	312	NE	Brewery	1948

80	315	E	Electricity Railway Station	1948
81S	318	NE	Brewery	1938
82S	318	NE	Brewery	1920
83T	320	SE	Carriage Shed	1948
84T	320	SE	Carriage Shed	1968
85T	320	SE	Railway Building	1957
86U	328	E	Electricity Railway Station	1938
87U	328	E	Electricity Railway Station	1920
88	330	NE	Railway Station	1894
89U	332	E	London Transport Station	1968
90U	332	E	London Transport Station	1989
91U	332	E	London Transport Station	1973
92V	334	N	Railway Building	1894
93V	339	N	Railway Building	1973
94V	339	N	Railway Building	1968
95	362	NW	Unspecified Warehouses	1948
96T	363	SE	Carriage Shed	1938
97T	363	SE	Carriage Shed	1920
98BI	369	SE	Railway Buildings	1989
99T	370	SE	Carriage Shed	1973
100W	372	NW	Railway Building	1894
101W	373	NW	Railway Building	1938
102W	373	NW	Railway Building	1920
103X	410	E	Hospital	1938
104X	410	E	Hospital	1920
105X	416	E	Hospital	1948
106X	417	E	Hospital	1989
107X	417	E	Hospital	1973
108X	417	E	Hospital	1968
109	419	NE	Bakery	1920
110Y	425	NW	Railway Building	1894
111	427	NW	Railway Station	1882
112Y	427	NW	Unspecified Warehouse	1938
113Y	427	NW	Unspecified Warehouse	1920
114Y	431	NW	Railway Building	1973
115Y	431	NW	Railway Building	1968
116Y	431	NW	Unspecified Tank	1882
117Z	443	NW	Railway Station	1911
118Z	448	NW	Railway Station	1894
119Z	451	NW	Railway Station	1948
120AA	454	NW	Railway Buildings	1948
121Z	456	NW	Railway Station	1920
122Z	456	NW	Railway Station	1938
123AA	465	NW	Railway Building	1957
124AB	475	NW	Railway Building	1973
125AB	475	NW	Railway Building	1989



## 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:

38

ID	Distance (m)	Direction	Use	Date
126AC	49	NE	Unspecified Tank	1952
127AC	49	NE	Unspecified Tank	1952
128AC	55	NE	Unspecified Tank	1952
129AC	58	NE	Unspecified Tank	1916
130AY	119	NE	Unspecified Tank	1896
131AN	158	NE	Unspecified Tank	1916
132K	180	N	Unspecified Tank	1992
133AD	185	N	Unspecified Tank	1991
134AD	185	N	Unspecified Tank	1991
135AD	185	N	Unspecified Tank	1986
136AE	237	S	Unspecified Tank	1968
137AE	237	S	Unspecified Tank	1969
138	408	SW	Unspecified Tank	1875
139Y	428	NW	Unspecified Tank	1896
140AF	439	NW	Unspecified Tank	1952
141AF	440	NW	Unspecified Tank	1952
142AF	440	NW	Unspecified Tank	1952
143AG	473	NE	Unspecified Tank	1975
144AG	473	NE	Unspecified Tank	1975
145AH	474	E	Unspecified Tank	1996
146AH	474	E	Unspecified Tank	1991
147AH	474	E	Unspecified Tank	1991
148AH	474	E	Unspecified Tank	1992
149AA	475	NW	Unspecified Tank	1952
150AA	475	NW	Unspecified Tank	1952
151AA	475	NW	Unspecified Tank	1952
152AG	480	NE	Tanks	1975
153AG	480	NE	Tanks	1975
154AI	489	NE	Unspecified Tank	1996
155AI	489	NE	Unspecified Tank	1991
156AI	489	NE	Unspecified Tank	1991
157AI	489	NE	Tanks	1975
158AI	489	NE	Tanks	1975
159AI	489	NE	Tanks	1963
160	494	S	Unspecified Tank	1962

161AI	498	NE	Unspecified Tank	1996
162AI	498	NE	Unspecified Tank	1991
163AI	498	NE	Unspecified Tank	1991

### 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
164AJ	31	SW	Electricity Substation	1952
165AJ	31	SW	Electricity Substation	1952
166AK	34	SW	Electricity Substation	1968
167AK	36	SW	Electricity Substation	1971
168AK	37	SW	Electricity Substation	1969
169AK	37	SW	Electricity Substation	1991
170AK	37	SW	Electricity Substation	1987
171AK	37	SW	Electricity Substation	1971
172AJ	46	W	Electricity Substation	1991
173AJ	47	W	Electricity Substation	1987
174AJ	47	W	Electricity Substation	1968
175AL	47	W	Electricity Substation	1969
176AJ	47	W	Electricity Substation	1971
177AL	47	W	Electricity Substation	1952
178AM	105	NE	Electricity Substation	1969
179AM	105	NE	Electricity Substation	1952
180AM	105	NE	Electricity Substation	1995
181AM	105	NE	Electricity Substation	1952
182AM	105	NE	Electricity Substation	1968
183AM	106	NE	Electricity Substation	1991
184AM	106	NE	Electricity Substation	1982
185AM	106	NE	Electricity Substation	1996
186AM	106	NE	Electricity Substation	1975
187AN	185	NE	Electricity Substation	1975
188AO	186	NE	Electricity Substation	1991
189AO	186	NE	Electricity Substation	1991
190AO	186	NE	Electricity Substation	1986
191AO	186	NE	Electricity Substation	1992
192AO	186	NE	Electricity Substation	1971
193AO	186	NE	Electricity Substation	1952
194AP	198	W	Electricity Substation	1968
195AP	199	W	Electricity Substation	1969

196AP	199	W	Electricity Substation	1952
197AP	199	W	Electricity Substation	1987
198AP	199	W	Electricity Substation	1991
199AP	199	W	Electricity Substation	1995
200AP	200	W	Electricity Substation	1996
201AP	200	W	Electricity Substation	1982
202AQ	215	NW	Electricity Substation	1991
203AQ	217	NW	Electricity Substation	1995
204AR	312	SE	Electricity Substation	1971
205AR	312	SE	Electricity Substation	1969
206AR	314	SE	Electricity Substation	1968
207AR	315	SE	Electricity Substation	1996
208AR	315	SE	Electricity Substation	1952
209AR	315	SE	Electricity Substation	1952
210F	318	NW	Electricity Substation	1952
211U	323	E	Electricity Substation	1952
212U	323	E	Electricity Substation	1969
213U	323	E	Electricity Substation	1952
214AS	325	E	Electricity Substation	1991
215AS	325	E	Electricity Substation	1982
216AS	325	E	Electricity Substation	1952
217AS	326	E	Electricity Substation	1968
218AS	326	E	Electricity Substation	1971
219AS	326	E	Electricity Substation	1971
220AS	326	E	Electricity Substation	1968
221AS	326	E	Electricity Substation	1995
222AT	331	S	Electricity Substation	1969
223AT	331	S	Electricity Substation	1982
224AT	331	S	Electricity Substation	1991
225AT	332	S	Electricity Substation	1987
226AT	332	S	Electricity Substation	1991
227AT	332	S	Electricity Substation	1995
228AU	332	W	Electricity Substation	1996
229AU	333	W	Electricity Substation	1952
230AU	333	W	Electricity Substation	1952
231W	401	NW	Electricity Substation	1991
232W	403	NW	Electricity Substation	1969
233AV	480	W	Electricity Substation	1952
234AV	480	W	Electricity Substation	1969
235AV	480	W	Electricity Substation	1995
236AV	481	W	Electricity Substation	1982
237AV	481	W	Electricity Substation	1991
238AW	484	SE	Electricity Substation	1971
239AW	485	SE	Electricity Substation	1952
240AW	485	SE	Electricity Substation	1952
241AW	485	SE	Electricity Substation	

242AW	485	SE	Electricity Substation
243AX	494	N	Electricity Substation
244AX	494	N	Electricity Substation

## 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: 105

ID	Distance (m)	Direction	Use	Date
245AM	94	NE	Garages	1971
246AY	96	NE	Garages	1952
247AY	96	NE	Garage	1952
248AY	97	NE	Garage	1952
249AM	98	NE	Garages	1952
250AM	98	NE	Garages	1968
251AM	105	NE	Garages	1969
252AM	105	NE	Garages	1952
253AM	105	NE	Garages	1952
254AZ	160	E	Vehicle Testing Station	1971
255AZ	160	E	Vehicle Testing Station	1969
256AZ	160	E	Vehicle Testing Station	1968
257AZ	161	E	Vehicle Testing Station	1982
258AZ	161	E	Vehicle Testing Station	1991
259BA	186	SE	Garages	1952
260BA	187	SE	Garages	1952
261BA	187	SE	Garages	1952
262BB	201	S	Garage	1952
263BB	201	S	Garage	1952
264BB	201	S	Garage	1952
265BB	209	S	Garages	1952
266BB	209	S	Garages	1952
267BB	209	S	Garages	1952

268BB	213	S	Garages	1952
269BB	213	S	Garages	1952
270BB	214	S	Garages	1952
271	293	SE	Garages	1952
272AR	293	SE	Garages	1952
273AR	293	SE	Garages	1952
274BC	300	NE	Garage	1952
275BC	301	NE	Garage	1952
276BC	301	NE	Garage	1952
277S	303	NE	Motor Engineering Works	1952
278S	303	NE	Motor Engineering Works	1952
279S	303	NE	Motor Engineering Works	1952
280BD	319	SE	Garages	1952
281BD	327	SE	Garages	1952
282BD	327	SE	Garages	1952
283BE	327	N	Garage	1975
284BE	327	N	Garage	1975
285BE	327	N	Garage	1992
286BE	327	N	Garage	1991
287BE	327	N	Garage	1991
288BE	327	N	Garage	1986
289BF	331	N	Motor Body Works	1952
290BF	332	N	Garage	1996
291BF	362	N	Motor Body Works	1952
292BF	362	N	Motor Body Works	1952
293BF	367	N	Garage	1952
294BF	367	N	Garage	1952
295BF	367	N	Garage	1952
296BG	381	NW	Garage	1952
297BG	385	NW	Garage	1952
298BG	385	NW	Garage	1952
299BH	388	SE	Carriage Shed	1971
300BH	388	SE	Carriage Shed	1916
301BH	389	SE	Carriage Shed	1968
302BH	389	SE	Carriage Shed	1952
303BI	390	SE	Carriage Shed	1982
304T	390	SE	Carriage Shed	1952
305T	390	SE	Carriage Shed	1969
306T	390	SE	Carriage Shed	1952
307BJ	399	N	London Transport Garage	1995
308BJ	399	N	London Transport Garage	1994
309BK	399	N	Motor Body Works	1952
310BK	399	N	Motor Body Works	1952
311BK	399	N	Motor Body Works	1952
312BJ	402	N	Garage	1965
313BJ	402	N	London Transport Garage	1987

314BJ	402	N	London Transport Garage	1991
315BJ	402	N	London Transport Garage	1991
316BL	408	N	London Transport Garage	1992
317BL	408	N	London Transport Garage	1991
318BL	408	N	London Transport Garage	1991
319BL	408	N	London Transport Garage	1986
320BL	410	N	London Transport Garage	1975
321BL	410	N	London Transport Garage	1975
322BL	410	N	London Transport Executive Garage	1963
323BJ	410	N	London Transport Executive Garage	1970
324BJ	411	N	Garage	1968
325BH	417	SE	Carriage Shed	1962
326BH	417	SE	Carriage Shed	1976
327BH	417	SE	Carriage Shed	1952
328BM	445	NE	Garage	1952
329BM	448	NE	Garage	1952
330BM	448	NE	Garage	1952
331BN	453	NW	Garage	1987
332BN	453	NW	Garage	1991
333BN	453	NW	Garage	1991
334BN	453	NW	Garage	1982
335BM	456	NE	Garage	1963
336BO	464	NE	Garage	1963
337BO	465	NE	Garage	1970
338BO	465	NE	Garage	1968
339BM	467	NE	Garage	1970
340BM	467	NE	Garage	1968
341BP	481	E	Car Body Works	1951
342BP	482	E	Car Body Works	1952
343BQ	489	NW	Garage	1970
344BQ	490	NW	Garage	1968
345BQ	491	NW	Garage	1965
346BQ	491	NW	Garage	1991
347BQ	491	NW	Garage	1987
348BQ	491	NW	Garage	1991
349BQ	491	NW	Garage	1982

## 1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 23

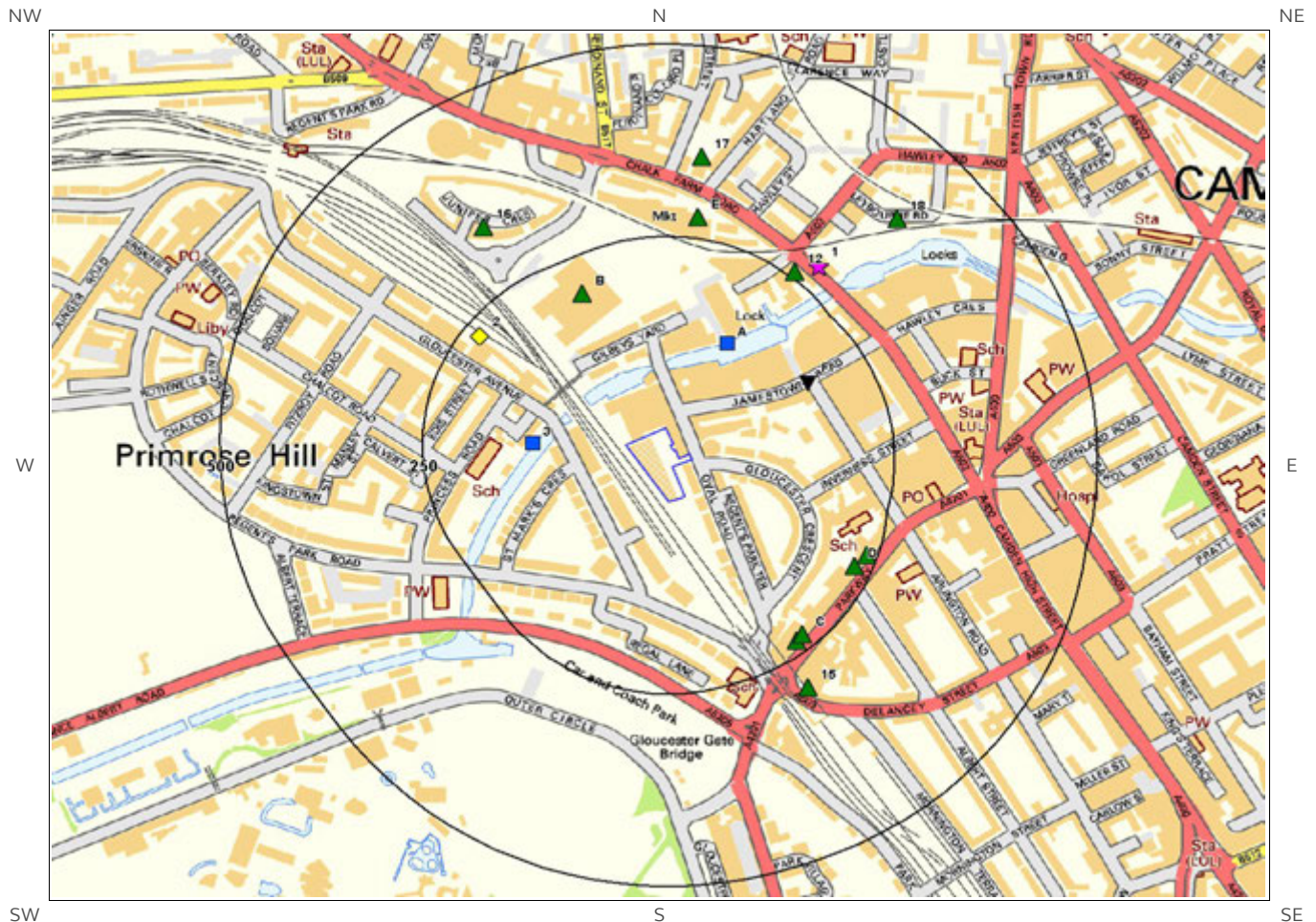
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
350	65	NW	Canal	1882

















351	66	NW	Canal	1894
352BR	67	NW	Canal	1920
353BR	67	NW	Canal	1938
354	76	N	Canal	1882
355	78	NW	Canal	1882
356BS	80	NW	Canal	1957
357BS	80	NW	Canal	1989
358BS	80	NW	Canal	1968
359BS	80	NW	Canal	1973
360A	103	NW	Tunnel	1989
361I	169	S	Tunnel	1948
362I	169	S	Tunnel	1957
363I	169	S	Tunnel	1968
364I	172	S	Tunnel	1938
365I	172	S	Tunnel	1920
366I	178	S	Tunnel	1989
367I	178	S	Tunnel	1973
368J	189	SE	Tunnel	1973
369J	189	SE	Tunnel	1989
370BT	230	SW	Canal	1911
371	232	SW	Canal	1948
372BT	233	SW	Canal	1882

## 2. Environmental Permits, Incidents and Registers Map



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

## 2. Environmental Permits, Incidents and Registers

### 2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

---

#### 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:

1

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
2	229	NW	528295 184059	Name: Todd-ao Uk, 13 Hawley Crescent, London Status: Not Active Receiving Water: - Authorised Substances: Silver

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

13

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
6B	200	NW	528421 184113	Address: Wm Morrisons Supermarkets Plc, Chalk Farm Road, NW1 8AA Process: Dry Cleaning Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
7B	200	NW	528421 184113	Address: Wm Morrisons Supermarkets plc, Chalk Farm Road, NW1 8AA Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
8D	229	SE	528757 183758	Address: Paradise Cleaners Ltd, 58 Parkway, NW1 7AH Process: Dry Cleaning Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
9C	232	SE	528693 183670	Address: Smart Dry Cleaners, 104 Parkway, NW1 7AN Process: Dry Cleaning Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
10C	233	SE	528685 183662	Address: Smart Dry Cleaners, 104 Parkway, NW1 7AN Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
11D	238	E	528772 183772	Address: Paradise Cleaners Ltd, 58 Parkway, NW1 7AH Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
12	256	NE	528683 184141	Address: Safeways, Chalk Farm Road, London, NW1 8AA Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Distance (m)	Direction	NGR	Details
13E	275	N	528564 184212	Address: Wm Morrisons Esso, 29 Chalk Farm Road, London, NW1 8AG Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
14E	275	N	528564 184212	Address: Esso Chalk Farm Service Station, 29 Chalk Farm Road, London, NW1 8AG Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
15	293	SE	528700 183600	Address: Jet Parkway, NW1 7NY Process: Petrol Vapour Recovery Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
16	332	NW	528300 184200	Address: Lex Volvo-regents Pk Bodyshop, Dumpton Place, Gloucester Ave, NW1 8JD Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
17	354	N	528568 184291	Address: Esso 29, Chalk Farm Road, London, NW1 8AG Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
18	393	NE	528810 184210	Address: W Starling, 9-11 Leyborne Road, London, NW1 8QY Process: Respraying of Road Vehicles 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:

1

The following RAS Licence (3 or 4) records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Address	Operator	Type	Permis sion Number	Dates	Status
20F	174	NE	528700 184000	Omnilabs (uk) Ltd, Bewlay House, 32 Jamestown Road, London, NW1 7BY	Omnilab s (uk) Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AE8755	Date of Approval:31/3/199 1 Effective from:31/3/1991 Last date of update:2015-01- 01	Revoked/ca ncelled

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

3

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
3	115	W	528360 183920	<p>Address: FITZROY BRIDGE OUTLET, PRIMROSE HIL, FITZROY BRIDGE OUTLET, PRIMROSE, HILL, CAMDEN, LONDON, -, -</p> <p>Effluent Type: TRADE DISCHARGES - COOLING WATER</p> <p>Permit Number: CTMR.0387</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 28/03/1980 Effective Date: 28-Mar-1980 Revocation Date: -</p>
4A	133	NE	528600 184050	<p>Address: 30 OVAL ROAD, CAMDEN TOWN, LONDON,, 30 OVAL ROAD, CAMDEN TOWN, LONDO, N, NW1 7DE, -, -</p> <p>Effluent Type: TRADE DISCHARGES - COOLING WATER</p> <p>Permit Number: CNTM.1566</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 01/09/1994 Effective Date: 01-Sep-1994 Revocation Date: 01/10/1996</p>
5A	133	NE	528600 184050	<p>Address: 30 OVAL ROAD, CAMDEN TOWN, LONDON,, 30 OVAL ROAD, CAMDEN TOWN, LONDO, N, NW1 7DE, -, -</p> <p>Effluent Type: TRADE DISCHARGES - COOLING WATER</p> <p>Permit Number: CATM.2853</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: REVOKED (WRA 91, S88 &amp; SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 01/04/1997 Effective Date: 01-Apr-1997 Revocation Date: 30/09/2005</p>

### 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:

1

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	282	NE	528712 184151	Incident Date: 09-Feb-2008 Incident Identification: 562771 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)

### 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?

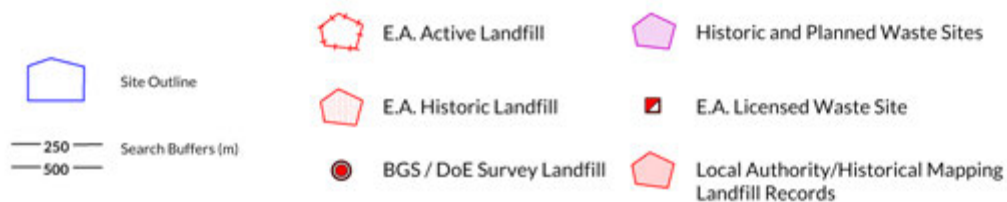
0

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:

0

Database searched and no data found.

---

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:

15

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

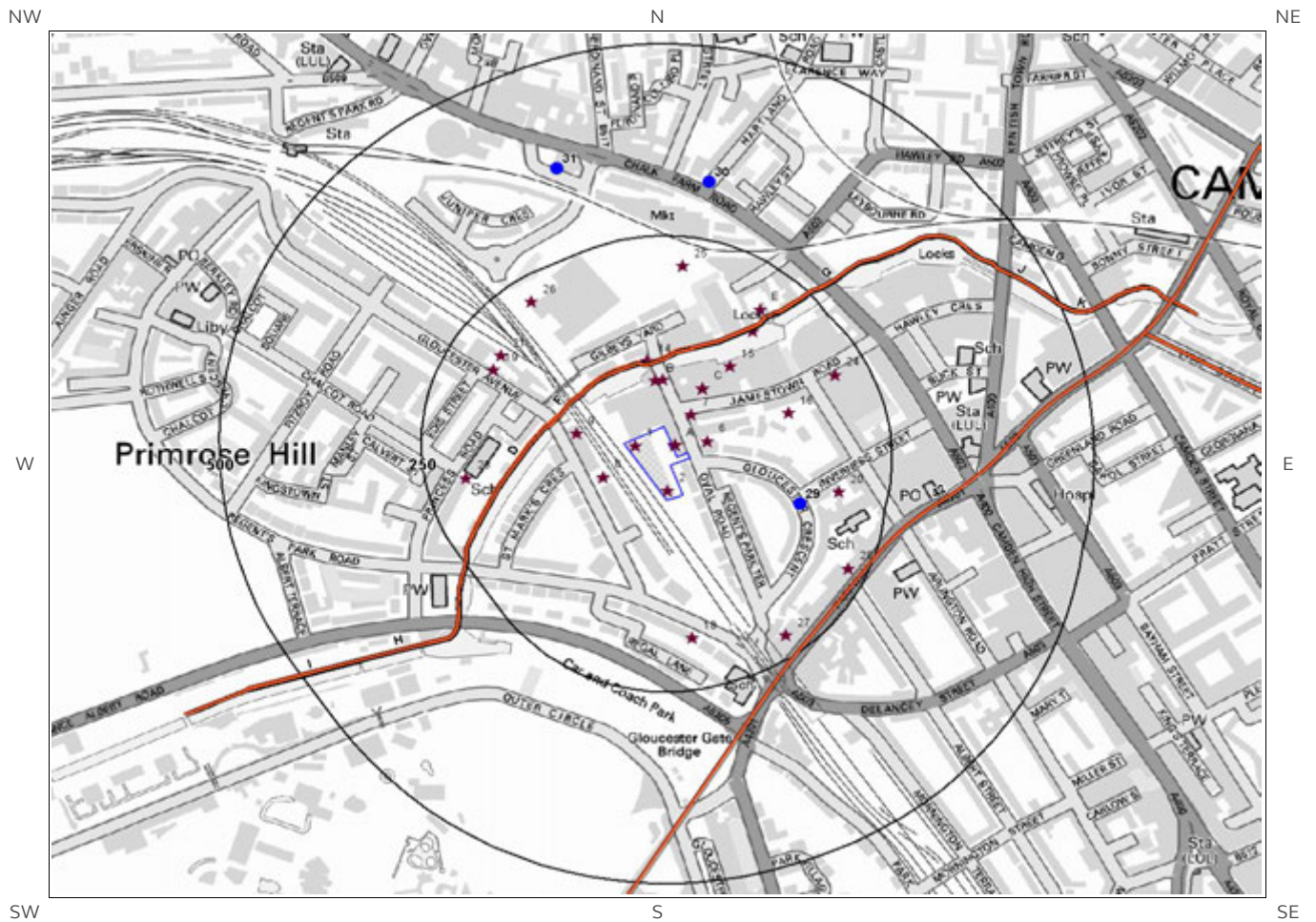
ID	Distance (m)	Direction	NGR	Details
1A	171	NE	528667 184035	<p>Site Address: - Type: Household Waste Amenity Site Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM003 EPR reference: EA/EPR/UP3697NB/S002 Operator: Camden London Borough Council Waste Management licence No: 80482 Annual Tonnage: 20000.0</p> <p>Issue Date: 15/10/1994 Effective Date: - Modified: - Surrendered Date: 25/07/1997 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Jamestown Road CA Site Correspondence Address: -, -</p>
2A	171	NE	528667 184035	<p>Site Address: - Type: Household Waste Amenity Site Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: CAM003 EPR reference: - Operator: Camden London Borough Council Waste Management licence No: 80482 Annual Tonnage: 0.0</p> <p>Issue Date: 15/10/1994 Effective Date: - Modified: - Surrendered Date: 25/07/1997 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Jamestown Road Ca Site Correspondence Address: Camden LB Council, Town Hall Extension, Argyle Street, London, WC1H 8EQ</p>
Not shown	1072	E	529591 183605	<p>Site Address: - Type: Metal Recycling Site (mixed MRS's) Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ARB001 EPR reference: EA/EPR/EP3491NW/A001 Operator: Arbuckle William David Waste Management licence No: 80302 Annual Tonnage: 1014.0</p> <p>Issue Date: 05/06/1997 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Arbuckle, St Pancras Way Correspondence Address: -, -</p>
Not shown	1217	N	528740 185138	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: Londonwaste Limited Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -, -</p>
Not shown	1217	N	528740 185138	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: LondonWaste Ltd Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -, -</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1217	N	528740 185138	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM001 EPR reference: EA/EPR/DP3091NK/V003 Operator: Camden London Borough Council Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: - Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Regis Road Recycling Centre Correspondence Address: -, -</p>
Not shown	1235	SW	527519 183131	<p>Site Address: Regents Park Office, The Store Yard, Inner Circle, Regents Park, London, NW1 4NR Type: Composting Facility Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ROY003 EPR reference: EA/EPR/CB3106XV/A001 Operator: The Royal Parks Waste Management licence No: 401853 Annual Tonnage: 575.0</p> <p>Issue Date: 24/02/2015 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Regents Park Leaf Yard Correspondence Address: -, -</p>
Not shown	1287	E	529843 183948	<p>Site Address: Murphy Ltd, British Rail Goods Yard, off York Way, Kings Cross, London, NW1 Type: Household, Commercial &amp; Industrial Waste T Stn Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MUR002 EPR reference: - Operator: Murphy Limited Waste Management licence No: 80310 Annual Tonnage: 0.0</p> <p>Issue Date: 04/09/1995 Effective Date: - Modified: - Surrendered Date: 06/08/2002 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: "Murphy, Goods Way, Kings Cross" Correspondence Address: Murphy Limited, 2 Ashley House, Ashley Road, London, N17 9LZ</p>
Not shown	1287	E	529843 183948	<p>Site Address: Murphy Ltd, British Rail Goods Yard, off, York Way, Kings Cross, London, NW1 Type: Household, Commercial &amp; Industrial Waste T Stn Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MUR002 EPR reference: EA/EPR/VP3591NC/S002 Operator: Murphy Ltd Waste Management licence No: 80310 Annual Tonnage: 7592.0</p> <p>Issue Date: 04/09/1995 Effective Date: - Modified: - Surrendered Date: 06/08/2002 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Murphy, Goods Way, Kings Cross Correspondence Address: -, -</p>
Not shown	1347	E	529900 184000	<p>Site Address: R Wiles, 1-2 Engineers Cottages, York Way, London, N1 0BA Type: Metal Recycling Site (mixed MRS's) Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: YOR001 EPR reference: EA/EPR/RP3591NK/S003 Operator: York Way Metals Ltd Waste Management licence No: 80341 Annual Tonnage: 10974.0</p> <p>Issue Date: 11/11/1996 Effective Date: - Modified: - Surrendered Date: 29/10/1999 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: York Way Metals, N1 Correspondence Address: -, -</p>



ID	Distance (m)	Direction	NGR	Details	
Not shown	1347	E	529900 184000	<p>Site Address: R Wiles, 1-2 Engineers Cottages, York Way, London, N1 0BA</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: Unknown</p> <p>Environmental Permitting Regulations (Waste) Licence Number: YOR001</p> <p>EPR reference: -</p> <p>Operator: York Way Metals Ltd</p> <p>Waste Management licence No: 80341</p> <p>Annual Tonnage: 10400.0</p>	<p>Issue Date: 11/11/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 29/10/1999</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: "York Way Metals, N1"</p> <p>Correspondence Address: York Way Metals Ltd, 1-2 Engineers Cottages, York Way, London, N1 0BA</p>
Not shown	1360	E	529908 183746	<p>Site Address: Nick Dean, Kings Cross Goods Depot, Goods Way, Kings Cross, London, NW1</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &gt;= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: GRS001</p> <p>EPR reference: EA/EPR/EP3991NL/S005</p> <p>Operator: GRS (Roadstone) Ltd</p> <p>Waste Management licence No: 80299</p> <p>Annual Tonnage: 196000.0</p>	<p>Issue Date: 30/03/1993</p> <p>Effective Date: -</p> <p>Modified: 18/09/1997</p> <p>Surrendered Date: 15/10/2002</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: GRS (Roadstone), Kings Cross</p> <p>Correspondence Address: -, -</p>
Not shown	1371	E	529829 183362	<p>Site Address: Ronald Hall, St Pancras Metals, 86, Pancras Road, London, NW1 1WJ</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: SAI006</p> <p>EPR reference: EA/EPR/AP3691NW/A001</p> <p>Operator: Hall Ronald Herbert Charles</p> <p>Waste Management licence No: 80335</p> <p>Annual Tonnage: 2080.0</p>	<p>Issue Date: 20/11/1992</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: St Pancras Metals, N W 1</p> <p>Correspondence Address: -, -</p>
Not shown	1437	E	529928 183449	<p>Site Address: P. Donaghy, 2, Camley Street, Kings Cross, London, NW1</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &gt;= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: RUT001</p> <p>EPR reference: EA/EPR/WP3791NW/S004</p> <p>Operator: Rutland (Waste Disposal) Ltd</p> <p>Waste Management licence No: 80327</p> <p>Annual Tonnage: 25000.0</p>	<p>Issue Date: 17/02/1992</p> <p>Effective Date: -</p> <p>Modified: 15/07/1997</p> <p>Surrendered Date: 07/01/2000</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Rutland (Waste Disposal) Ltd, Kings Cross</p> <p>Correspondence Address: -, -</p>
Not shown	1497	E	529975 183399	<p>Site Address: Shanks &amp; McEwan (Southern) Ltd, Kings Cross Transfer Station, 1, Camley Street, Camden, London, NW1 1UU</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &gt;= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: SHA005</p> <p>EPR reference: EA/EPR/AP3091NU/S002</p> <p>Operator: Shanks Waste Services Ltd</p> <p>Waste Management licence No: 80329</p> <p>Annual Tonnage: 52326.0</p>	<p>Issue Date: 16/02/1993</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 06/03/2001</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Shanks &amp; McEwan, King's Cross</p> <p>Correspondence Address: -, -</p>

## 4. Current Land Use Map



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## 4. Current Land Uses

### 4.1 Current Industrial Data

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

28

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Autoglass	528489 183916	6 Centric Close, Oval Road, London, NW1 7EP	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	0	On Site	Speedy Hire Plc	528528 183857	1 Centric Close, Oval Road, London, NW1 7EP	Construction and Tool Hire	Hire Services
3A	5	SE	A Concept	528538 183916	31, Oval Road, London, NW1 7EA	Published Goods	Industrial Products
4A	5	SE	H U M	528538 183916	31, Oval Road, London, NW1 7EA	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
5A	5	SE	Ingealtair	528538 183916	31, Oval Road, London, NW1 7EA	Structural Engineers	Engineering Services
6	29	NE	Max Fordham LLP	528578 183921	42-43, Gloucester Crescent, London, NW1 7PE	Civil Engineers	Engineering Services
7	36	NE	London Labels Ltd	528557 183956	20, Oval Road, London, NW1 7DJ	Stationery, Stamps, Tags and Labels	Industrial Products
8	46	SW	Electricity Sub Station	528449 183875	NW1	Electrical Features	Infrastructure and Facilities
9	61	W	Electricity Sub Station	528416 183932	NW1	Electrical Features	Infrastructure and Facilities
10B	62	N	Electricity Sub Station	528513 184001	NW1	Electrical Features	Infrastructure and Facilities
11B	63	N	Electricity Sub Station	528523 184003	NW1	Electrical Features	Infrastructure and Facilities
12C	70	NE	T V Choice	528572 183990	Academic House 24-28, Oval Road, London, NW1 7DT	Published Goods	Industrial Products
13C	70	NE	That's Life Magazine	528572 183990	Academic House 24-28, Oval Road, London, NW1 7DT	Published Goods	Industrial Products
14	90	N	Pumping Station	528503 184027	NW1	Water Pumping Stations	Industrial Features
15	114	NE	The Ice Works	528606 184020	NW1	Unspecified Works Or Factories	Industrial Features
16	135	NE	Corporation Yard and Engineering Depot	528678 183959	NW1	Container and Storage	Transport, Storage and Delivery
17	167	NE	Camden Lock Waterbus	528634 184066	NW1	Ferries and Ferry Terminals	Water

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
18	181	S	Bicycle Wheel Builder	528559 183665	Flat 3 11-13, Gloucester Avenue, London, NW1 7AU	Vehicle Components	Industrial Products
19	188	NW	Warehouse	528314 184015	NW1	Container and Storage	Transport, Storage and Delivery
20	188	E	Electricity Sub Station	528740 183856	NW1	Electrical Features	Infrastructure and Facilities
21	191	NW	Warehouse	528323 184034	NW1	Container and Storage	Transport, Storage and Delivery
22E	195	NE	Wharf	528644 184094	NW1	Moorings and Unloading Facilities	Water
23	200	W	Electricity Sub Station	528280 183874	NW1	Electrical Features	Infrastructure and Facilities
24	209	NE	Dr Clive Medical Ltd	528736 184008	Apartment 303 226, Arlington Road, London, NW1 7HY	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
25	212	N	Morrisons Camden	528547 184151	Chalk Farm Road, Chalk Farm, London, Greater London, NW1 8AA	Petrol and Fuel Stations	Road and Rail
26	219	NW	Electricity Sub Station	528360 184104	NW1	Electrical Features	Infrastructure and Facilities
27	222	SE	Works	528675 183669	NW1	Unspecified Works Or Factories	Industrial Features
28	226	SE	Parkway Business Centre	528752 183756	60, Parkway, London, NW1 7AH	Published Goods	Industrial Products

## 4.2 Petrol and Fuel Sites

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

3

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
29	145	E	528693 183840	Obsolete	Parkway Filling Station, 120, Parkway, Parkway, Camden Town, London, Greater London, NW1 7AN	Not Applicable	Obsolete
30	325	N	528580 184260	Esso	Chalk Farm Service Station, 29-33, Chalk Farm Road, Chalk Farm, London, Greater London, NW1 8AJ	Not Applicable	Obsolete
31	363	N	528392 184278	Morrisons	Morrisons Camden, Chalk Farm Road, Chalk Farm Road, Greater London, NW1 8AA	No	Open

### 4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

17

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

ID	Distance (m)	Direction	Details
32D	83	NW	Cable Set: - Cable Route: - Cable Make: -  Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
33D	84	NW	Cable Set: CITR4 - SJOW4 2 CABLE SECT 06 Cable Route: CITY ROAD - ST JOHNS WOOD 2 Cable Make: BICC OIL FILLED PB SHEATH 400KV CABLE  Cable Type: A/C Operating Voltage (kV): 400 Year of installation: 1982 Cable in tunnel: -
34E	84	N	Cable Set: - Cable Route: - Cable Make: -  Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
35F	84	NW	Cable Set: - Cable Route: - Cable Make: -  Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
36E	85	N	Cable Set: CITR4 - SJOW4 2 CABLE SECT 07 Cable Route: CITY ROAD - ST JOHNS WOOD 2 Cable Make: BICC OIL FILLED PB SHEATH 400KV CABLE  Cable Type: A/C Operating Voltage (kV): 400 Year of installation: 1982 Cable in tunnel: -
37F	85	NW	Cable Set: CITR4 - SJOW4 1 CABLE SECT 06 Cable Route: CITY ROAD - ST JOHNS WOOD 1 Cable Make: BICC OIL FILLED PB SHEATH 400KV CABLE  Cable Type: A/C Operating Voltage (kV): 400 Year of installation: 1982 Cable in tunnel: -
38G	110	N	Cable Set: CITR4 - SJOW4 1 CABLE SECT 07 Cable Route: CITY ROAD - ST JOHNS WOOD 1 Cable Make: BICC OIL FILLED PB SHEATH 400KV CABLE  Cable Type: A/C Operating Voltage (kV): 400 Year of installation: 1982 Cable in tunnel: -
39G	117	NE	Cable Set: - Cable Route: - Cable Make: -  Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
40H	218	SW	Cable Set: - Cable Route: - Cable Make: -  Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
41H	227	SW	Cable Set: CITR4 - SJOW4 1 CABLE SECT 05 Cable Route: CITY ROAD - ST JOHNS WOOD 1 Cable Make: BICC OIL FILLED PB SHEATH 400KV CABLE  Cable Type: A/C Operating Voltage (kV): 400 Year of installation: 1982 Cable in tunnel: -
42	237	SE	Cable Set: - Cable Route: LONDON POWER TUNNELS (PLANNED ROUTE) Cable Make: -  Cable Type: A/C Operating Voltage (kV): 400 Year of installation: - Cable in tunnel: Y

ID	Distance (m)	Direction	Details	
43I	274	SW	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
44I	280	SW	Cable Set: CITR4 - SJOW4 2 CABLE SECT 05 Cable Route: CITY ROAD - ST JOHNS WOOD 2 Cable Make: BICC OIL FILLED PB SHEATH 400KV CABLE	Cable Type: A/C Operating Voltage (kV): 400 Year of installation: 1982 Cable in tunnel: -
45J	360	NE	Cable Set: CITR4 - SJOW4 2 CABLE SECT 08 Cable Route: CITY ROAD - ST JOHNS WOOD 2 Cable Make: BICC OIL FILLED PB SHEATH 400KV CABLE	Cable Type: A/C Operating Voltage (kV): 400 Year of installation: 1982 Cable in tunnel: -
46J	364	NE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
47K	437	NE	Cable Set: CITR4 - SJOW4 1 CABLE SECT 08 Cable Route: CITY ROAD - ST JOHNS WOOD 1 Cable Make: BICC OIL FILLED PB SHEATH 400KV CABLE	Cable Type: A/C Operating Voltage (kV): 400 Year of installation: 1982 Cable in tunnel: -
48K	437	NE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -

#### 4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

# 5. Geology

## 5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

---

## 5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

---

## 5.3 Bedrock and Solid Geology

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

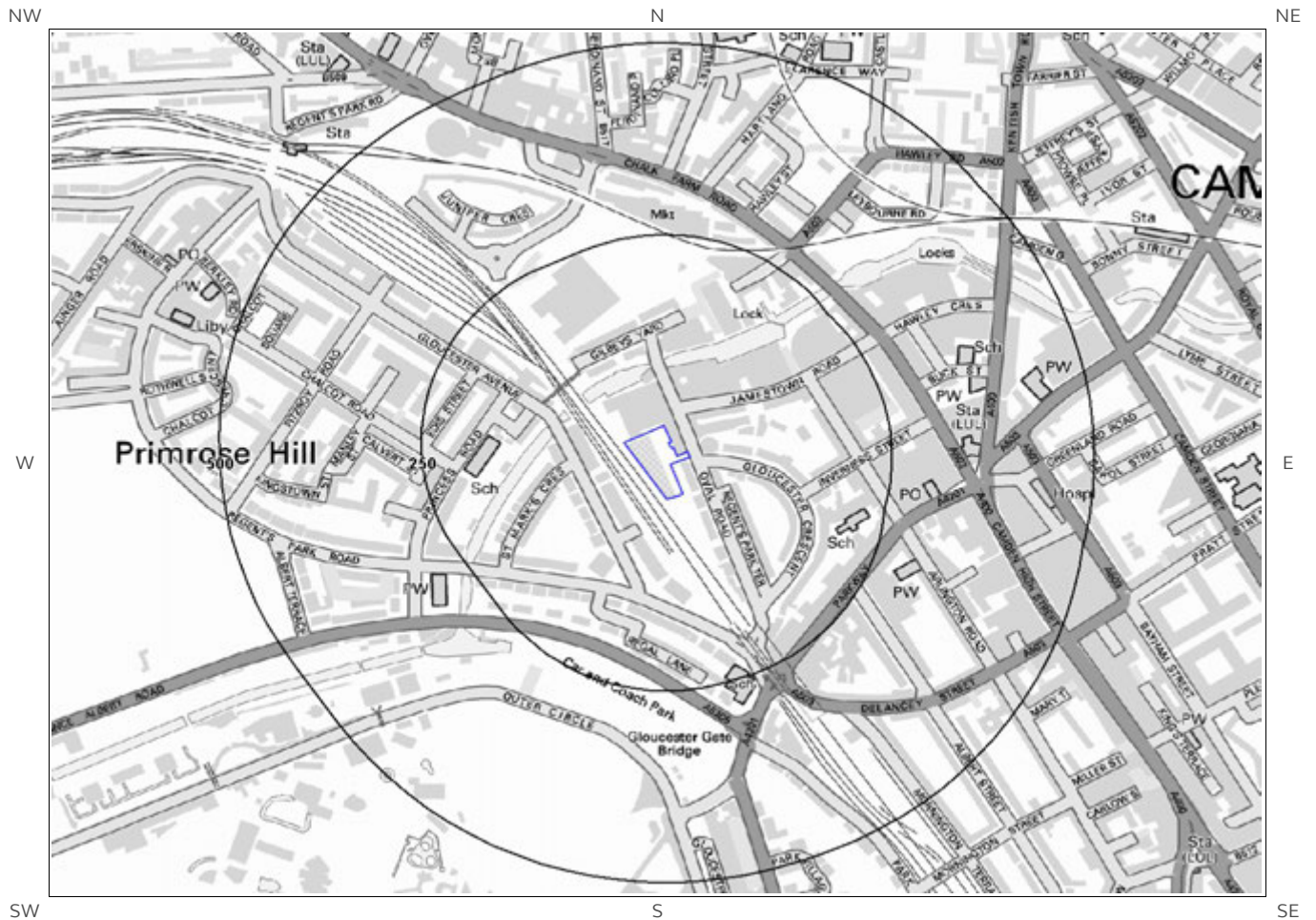
Lex Code	Description	Rock Type
LC-CLSISA	LONDON CLAY FORMATION	CLAY, SILT AND SAND

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

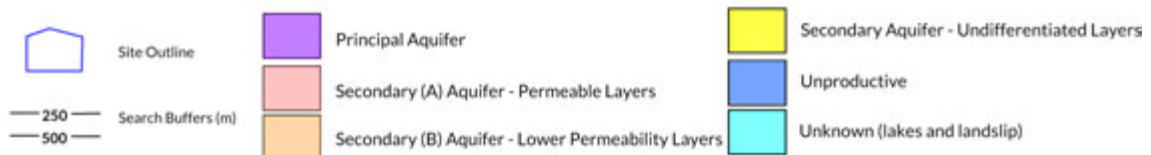
---

# 6 Hydrogeology and Hydrology

## 6a. Aquifer Within Superficial Geology



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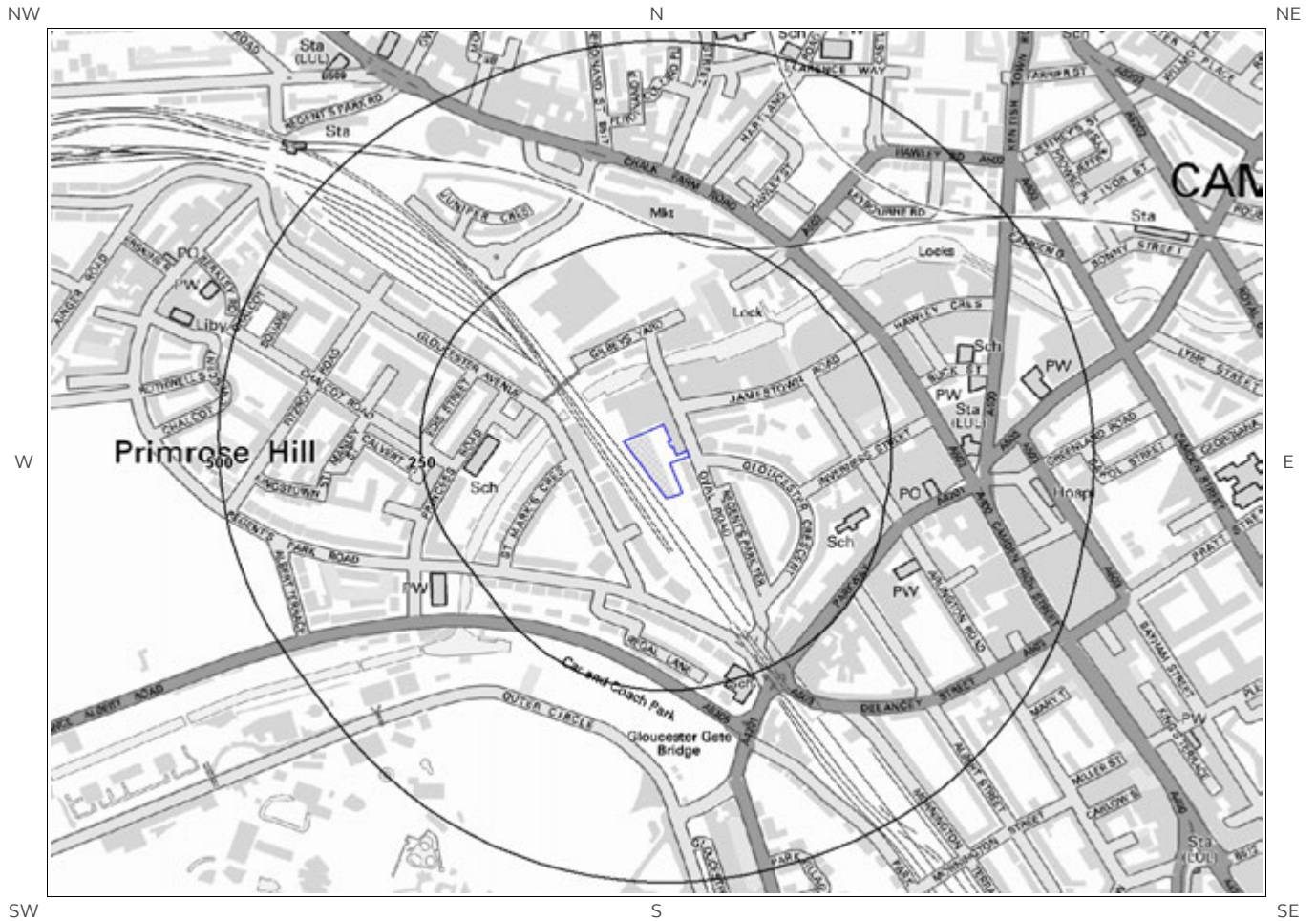
# 6b. Aquifer Within Bedrock Geology and Abstraction Licenses



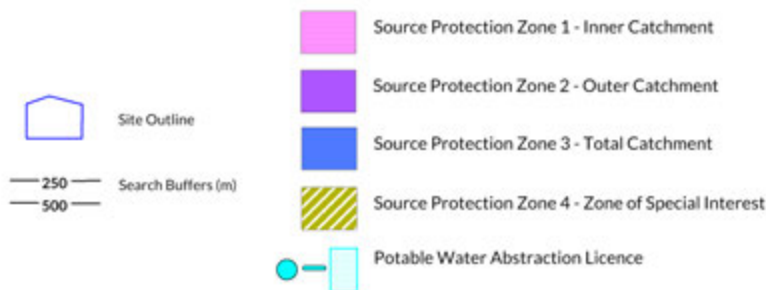
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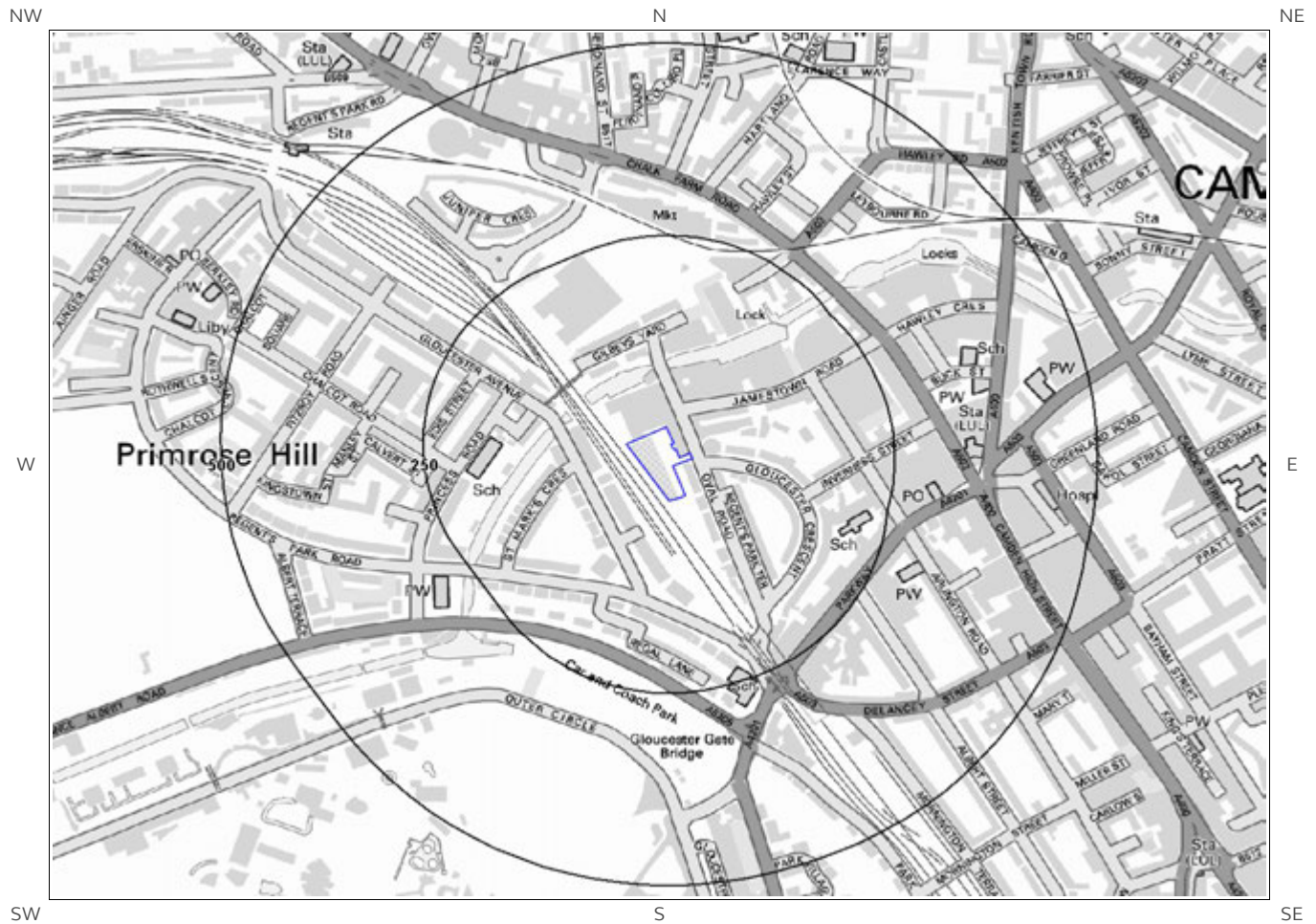
# 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



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



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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
2	690	SW	528000 183400	<div> <div>Status: Historical Licence No: 28/39/39/0035 Details: Animal Watering &amp; General Use in non Farming situations Direct Source: Thames Groundwater Point: Borehole At Regent's Park, London Nw1 Data Type: Point Name: ZOOLOGICAL SOCIETY OF LONDON</div> <div> Annual Volume (m<sup>3</sup>): 681.9  Max Daily Volume (m<sup>3</sup>): 59  Original Application No: -  Original Start Date: 4/4/1966  Expiry Date: -  Issue No: 100  Version Start Date: 4/4/1966  Version End Date: </div> </div>

ID	Distance (m)	Direction	NGR	Details	
Not shown	808	N	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
Not shown	808	N	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
Not shown	808	N	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Laundry Use Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
Not shown	808	N	528800 184700	Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED	Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/5/2012 Version End Date:
Not shown	808	N	528800 184700	Status: Active Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED	Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/5/2012 Version End Date:
Not shown	866	W	527640 183690	Status: Historical Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD	Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/R/1026 Original Start Date: 1/4/2007 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 1/4/2007 Version End Date:
Not shown	866	W	527640 183690	Status: Historical Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD	Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/2/2(24) Original Start Date: 26/9/2002 Expiry Date: 31/3/2007 Issue No: 1 Version Start Date: 26/9/2002 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	868	W	527636 183697	<p>Status: Active Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Borehole At Barrow Hill Data Type: Point Name: THAMES WATER UTILITIES LTD</p> <p>Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: NPS/WR/009229 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:</p>
Not shown	1370	E	529920 184040	<p>Status: Active Licence No: TH/039/0039/027 Details: General Use Relating To Secondary Category (High Loss) Direct Source: Thames Groundwater Point: Kings Cross Concrete Plant-borehole Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD</p> <p>Annual Volume (m³): 33400 Max Daily Volume (m³): 200 Original Application No: NPS/WR/011609 Original Start Date: 21/4/2010 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: 13/8/2012 Version End Date:</p>
Not shown	1370	E	529920 184040	<p>Status: Historical Licence No: 28/39/39/0222 Details: General Use Relating To Secondary Category (High Loss) Direct Source: Thames Groundwater Point: Kings Cross Concrete Plant-borehole Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD</p> <p>Annual Volume (m³): 55200 Max Daily Volume (m³): 200 Original Application No: GEN/39/ Original Start Date: 31/8/2006 Expiry Date: 31/3/2010 Issue No: 1 Version Start Date: 31/8/2006 Version End Date:</p>
Not shown	1626	S	528407 182223	<p>Status: Historical Licence No: TH/039/0039/022 Details: Heat Pump Direct Source: Thames Groundwater Point: Confined Chalk, Doric Villa, York Terrace East, London Data Type: Point Name: Ritblat</p> <p>Annual Volume (m³): 118260 Max Daily Volume (m³): 324 Original Application No: NPS/WR/002585 Original Start Date: 26/2/2010 Expiry Date: 31/3/2019 Issue No: 1 Version Start Date: 26/2/2010 Version End Date:</p>
Not shown	1626	S	528407 182223	<p>Status: Active Licence No: TH/039/0039/022 Details: Heat Pump Direct Source: Thames Groundwater Point: Doric Villa, York Terrace East, London Data Type: Point Name: Ritblat</p> <p>Annual Volume (m³): 118260 Max Daily Volume (m³): 324 Original Application No: NPS/WR/002585 Original Start Date: 26/2/2010 Expiry Date: 31/3/2019 Issue No: 1 Version Start Date: 26/2/2010 Version End Date:</p>
Not shown	1651	SW	527420 182620	<p>Status: Historical Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Two Boreholes At Abbey Lodge, Park Road, London Nw8 Data Type: Point Name: WOOD MANAGEMENT TRUSTEES LTD</p> <p>Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/11/1991 Version End Date:</p>
Not shown	1651	SW	527420 182620	<p>Status: Active Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Abbey Lodge, Park Road, London Nw8- two Boreholes Data Type: Point Name: ABBEY LODGE RTM COMPANY LIMITED</p> <p>Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/6/2006 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1714	W	526800 184280	<p>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</p> <p>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:</p>
Not shown	1759	W	526750 184261	<p>Status: Active Licence No: TH/039/0039/087 Details: Lake &amp; Pond Throughflow Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN</p> <p>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:</p>
Not shown	1759	W	526750 184261	<p>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</p> <p>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:</p>
Not shown	1759	W	526750 184261	<p>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</p> <p>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:</p>
Not shown	1871	S	527850 182100	<p>Status: Historical Licence No: 28/39/39/0070 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Abbey House, Baker Street- Borehole Data Type: Point Name: BASKERVILLE ESTATES (GP) LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 13/6/1966 Expiry Date: - Issue No: 102 Version Start Date: 19/12/2003 Version End Date:</p>
Not shown	1883	SE	530052 182718	<p>Status: Historical Licence No: TH/039/0039/001 Details: Heat Pump Direct Source: Thames Groundwater Point: Bidborough House 20 Mabledon Place London Data Type: Point Name: LONDON BOROUGH OF CAMDEN</p> <p>Annual Volume (m³): 327600 Max Daily Volume (m³): 1260 Original Application No: NPSWR0000003 Original Start Date: 9/4/2009 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 9/4/2009 Version End Date:</p>
Not shown	1883	SE	530052 182718	<p>Status: Historical Licence No: TH/039/0039/001 Details: Heat Pump Direct Source: Thames Groundwater Point: Borehole At Bidborough House 20 Mabledon Place London Data Type: Point Name: LONDON BOROUGH OF CAMDEN</p> <p>Annual Volume (m³): 327600 Max Daily Volume (m³): 1260 Original Application No: NPSWR0000003 Original Start Date: 9/4/2009 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 9/4/2009 Version End Date:</p>
Not shown	1883	SE	530052 182718	<p>Status: Active Licence No: TH/039/0039/064 Details: Heat Pump Direct Source: Thames Groundwater Point: Borehole At Bidborough House, 20 Mabledon Place, London Data Type: Point Name: University College London</p> <p>Annual Volume (m³): 327600 Max Daily Volume (m³): 1440 Original Application No: NPS/WR/017625 Original Start Date: 16/4/2013 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: 21/11/2014 Version End Date:</p>



ID	Distance (m)	Direction	NGR	Details
Not shown	1890	SW	527800 182100	<p>Status: Historical Licence No: 28/39/39/0070 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole At Abbey House, Baker Street, London Nw1 Data Type: Point Name: ABBEY NATIONAL PLC</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 2/5/2000 Version End Date:</p>
Not shown	1903	E	530368 183294	<p>Status: Active Licence No: TH/039/0039/055 Details: Heat Pump Direct Source: Thames Groundwater Point: Regent Quarter - Borehole A Data Type: Point Name: BNP Paribas Jersey Trust Corp Ltd and Anley Trustees Ltd</p> <p>Annual Volume (m³): 323612 Max Daily Volume (m³): 2160 Original Application No: NPS/WR/015663 Original Start Date: 6/2/2013 Expiry Date: 31/3/2025 Issue No: 2 Version Start Date: 25/6/2014 Version End Date:</p>
Not shown	1915	S	528480 181930	<p>Status: Historical Licence No: 28/39/39/0215 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: 3-5 Devonshire Place-borehole A Data Type: Point Name: TRUSTEES OF THE LONDON CLINIC LIMITED</p> <p>Annual Volume (m³): 122400 Max Daily Volume (m³): 511 Original Application No: WRA/N/1383 Original Start Date: 24/2/2005 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 24/2/2005 Version End Date:</p>
Not shown	1915	S	528460 181930	<p>Status: Historical Licence No: 28/39/39/0215 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: 3-5 Devonshire Place-borehole B Data Type: Point Name: TRUSTEES OF THE LONDON CLINIC LIMITED</p> <p>Annual Volume (m³): 122400 Max Daily Volume (m³): 511 Original Application No: WRA/N/1383 Original Start Date: 24/2/2005 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 24/2/2005 Version End Date:</p>
Not shown	1925	S	528480 181920	<p>Status: Historical Licence No: 28/39/39/0215 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: 20 Devonshire Place, London-borehole A Data Type: Point Name: TRUSTEES OF THE LONDON CLINIC LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WRA/N/1383 Original Start Date: 24/2/2005 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 24/2/2005 Version End Date:</p>
Not shown	1935	S	528470 181910	<p>Status: Historical Licence No: 28/39/39/0215 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: 20 Devonshire Place, London-borehole B Data Type: Point Name: TRUSTEES OF THE LONDON CLINIC LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WRA/N/1383 Original Start Date: 24/2/2005 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 24/2/2005 Version End Date:</p>
Not shown	1967	S	528830 181900	<p>Status: Historical Licence No: TH/039/0039/010 Details: Heat Pump Direct Source: Thames Groundwater Point: 10 Weymouth Street, Ridgeford Properties Data Type: Point Name: Ridgeford Properties Limited</p> <p>Annual Volume (m³): 50000 Max Daily Volume (m³): 400 Original Application No: NPSWR001161 Original Start Date: 13/8/2009 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 13/8/2009 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1967	S	528830 181900	Status: Active Licence No: TH/039/0039/068 Details: Heat Pump Direct Source: Thames Groundwater Point: 10 Weymouth Street, Ridgeford Properties Data Type: Point Name: Ridgeford Properties Limited Annual Volume (m³): 50000 Max Daily Volume (m³): 400 Original Application No: NPSWR009221 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:
Not shown	1983	S	527800 182000	Status: Historical Licence No: 28/39/39/0021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Two Boreholes At Dorset House, Gloucester Place, London. W1 Data Type: Point Name: BELLNORTH LIMITED Annual Volume (m³): 56370 Max Daily Volume (m³): 318 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 101 Version Start Date: 10/1/1994 Version End Date:
Not shown	1983	S	527800 182000	Status: Active Licence No: 28/39/39/0021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Dorset House, London- 2 Boreholes Data Type: Point Name: Dorset House Residential Limited Annual Volume (m³): 56370 Max Daily Volume (m³): 318 Original Application No: NPS/WR/017647 Original Start Date: 13/12/1965 Expiry Date: - Issue No: 103 Version Start Date: 20/11/2014 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
35A	84	N	528500 184020	Status: Active Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: Southampton Bridge, London, Nw8 - 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:
36A	87	NW	528490 184020	Status: Historical Licence No: 28/39/39/0173 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: Oval Road, Camden - Grand Union Regents Canal Data Type: Point Name: BRITISH WATERWAYS BOARD Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 8/12/1994 Expiry Date: - Issue No: 100 Version Start Date: 8/12/1994 Version End Date:
Not shown	1228	E	529750 183600	Status: Historical Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: Thames Surface Water - Non Tidal Point: Grand Union Canal At Camley Street Nature Park, London Data Type: Point Name: BRITISH WATERWAYS BOARD Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 18/9/1991 Expiry Date: - Issue No: 100 Version Start Date: 18/9/1991 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	1228	E	529750 183600	Status: Historical Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: Thames Surface Water - Non Tidal Point: Camley Street Nature Park, London Data Type: Point Name: BRITISH WATERWAYS BOARD Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 18/9/1991 Version End Date:
Not shown	1793	E	530310 183520	Status: Active Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: Maiden Lane Bridge, London, Nw1 - 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? Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	808	N	528800 184700	Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	808	N	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	866	W	527640 183690	Status: Historical Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/2/2(24) Original Start Date: 26/9/2002 Expiry Date: 31/3/2007 Issue No: 1 Version Start Date: Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	866	W	527640 183690	<p>Status: Historical Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD</p> <p>Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/R/1026 Original Start Date: 1/4/2007 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: Version End Date:</p>
Not shown	868	W	527636 183697	<p>Status: Active Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Borehole At Barrow Hill Data Type: Point Name: THAMES WATER UTILITIES LTD</p> <p>Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: NPS/WR/009229 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: Version End Date:</p>
Not shown	1651	SW	527420 182620	<p>Status: Active Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Abbey Lodge, Park Road, London Nw8- two Boreholes Data Type: Point Name: ABBEY LODGE RTM COMPANY LIMITED</p> <p>Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:</p>
Not shown	1651	SW	527420 182620	<p>Status: Historical Licence No: 28/39/39/0115 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Two Boreholes At Abbey Lodge, Park Road, London Nw8 Data Type: Point Name: WOOD MANAGEMENT TRUSTEES LTD</p> <p>Annual Volume (m³): 28640 Max Daily Volume (m³): 100 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:</p>
Not shown	1871	S	527850 182100	<p>Status: Historical Licence No: 28/39/39/0070 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Abbey House, Baker Street- Borehole Data Type: Point Name: BASKERVILLE ESTATES (GP) LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 13/6/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:</p>
Not shown	1890	SW	527800 182100	<p>Status: Historical Licence No: 28/39/39/0070 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole At Abbey House, Baker Street, London Nw1 Data Type: Point Name: ABBEY NATIONAL PLC</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:</p>
Not shown	1983	S	527800 182000	<p>Status: Historical Licence No: 28/39/39/0021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Two Boreholes At Dorset House, Gloucester Place, London. W1 Data Type: Point Name: BELLNORTH LIMITED</p> <p>Annual Volume (m³): 56370 Max Daily Volume (m³): 318 Original Application No: - Original Start Date: 13/12/1965 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1983	S	527800 182000	Status: Active Licence No: 28/39/39/0021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Dorset House, London- 2 Boreholes Data Type: Point Name: Dorset House Residential Limited	Annual Volume (m³): 56370 Max Daily Volume (m³): 318 Original Application No: NPS/WR/017647 Original Start Date: 13/12/1965 Expiry Date: - Issue No: 103 Version Start Date: Version End Date:

## 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?

Yes

### 6.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
15	626	E	529150 184100	River Name: Grand Union Canal (paddington Arm) Reach: Canal Feeder - Camden Road End/Start of Stretch: End of Stretch NGR	F	F	F	F	E

### 6.9.2 Chemical Quality:

Database searched and no data found.

## 6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details	
1	76	NW	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
2	167	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
3	167	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
4	213	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
5	271	SW	River Name: Cumberland Basin Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
6	276	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
7	320	SW	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
8A	322	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
9A	322	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
10	397	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
11B	416	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
12B	416	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
13	459	NE	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined

## 6.11 Surface Water Features

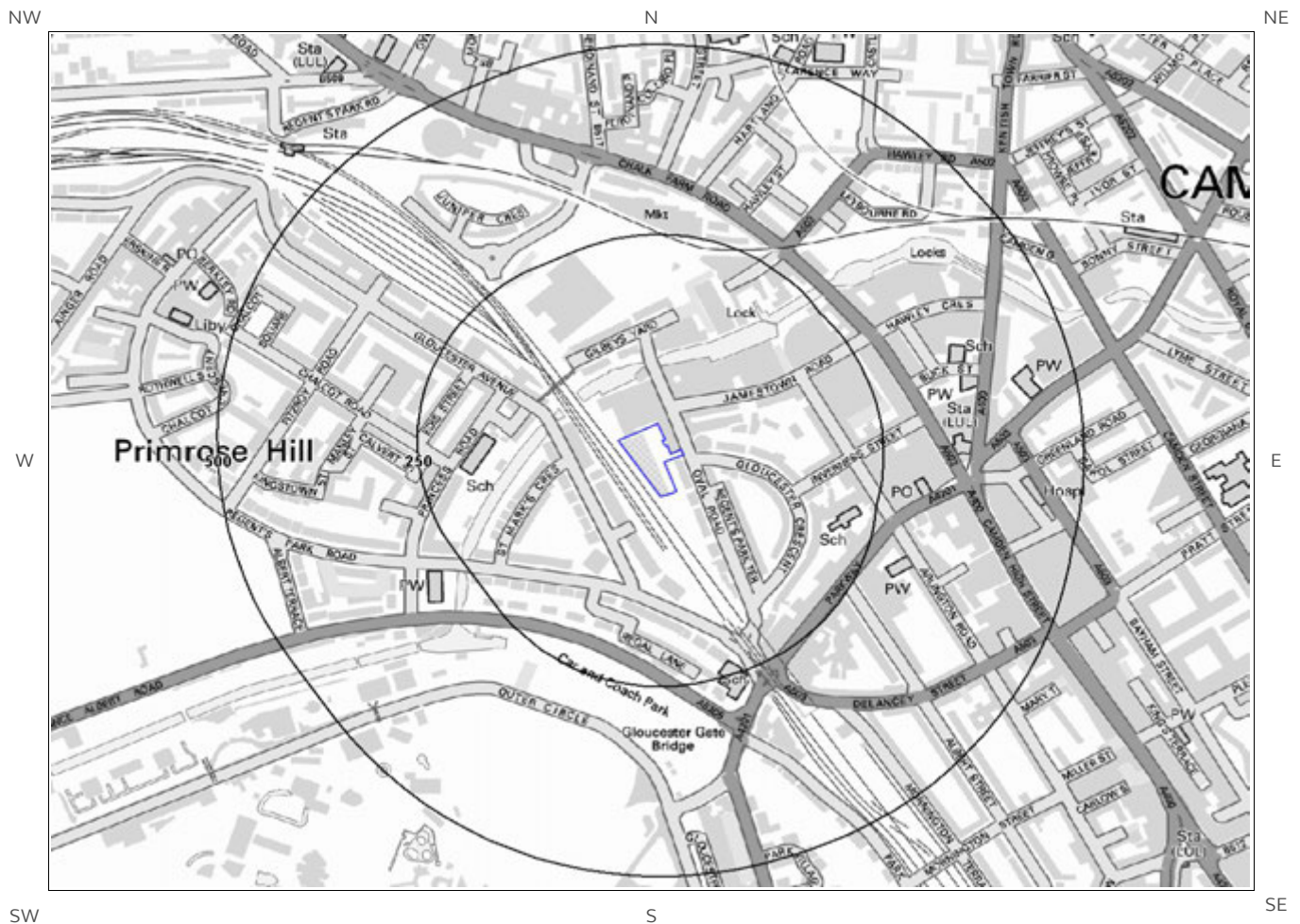
Are there any surface water features within 250m of the study site? Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
65	NW
74	NW
78	N
87	W



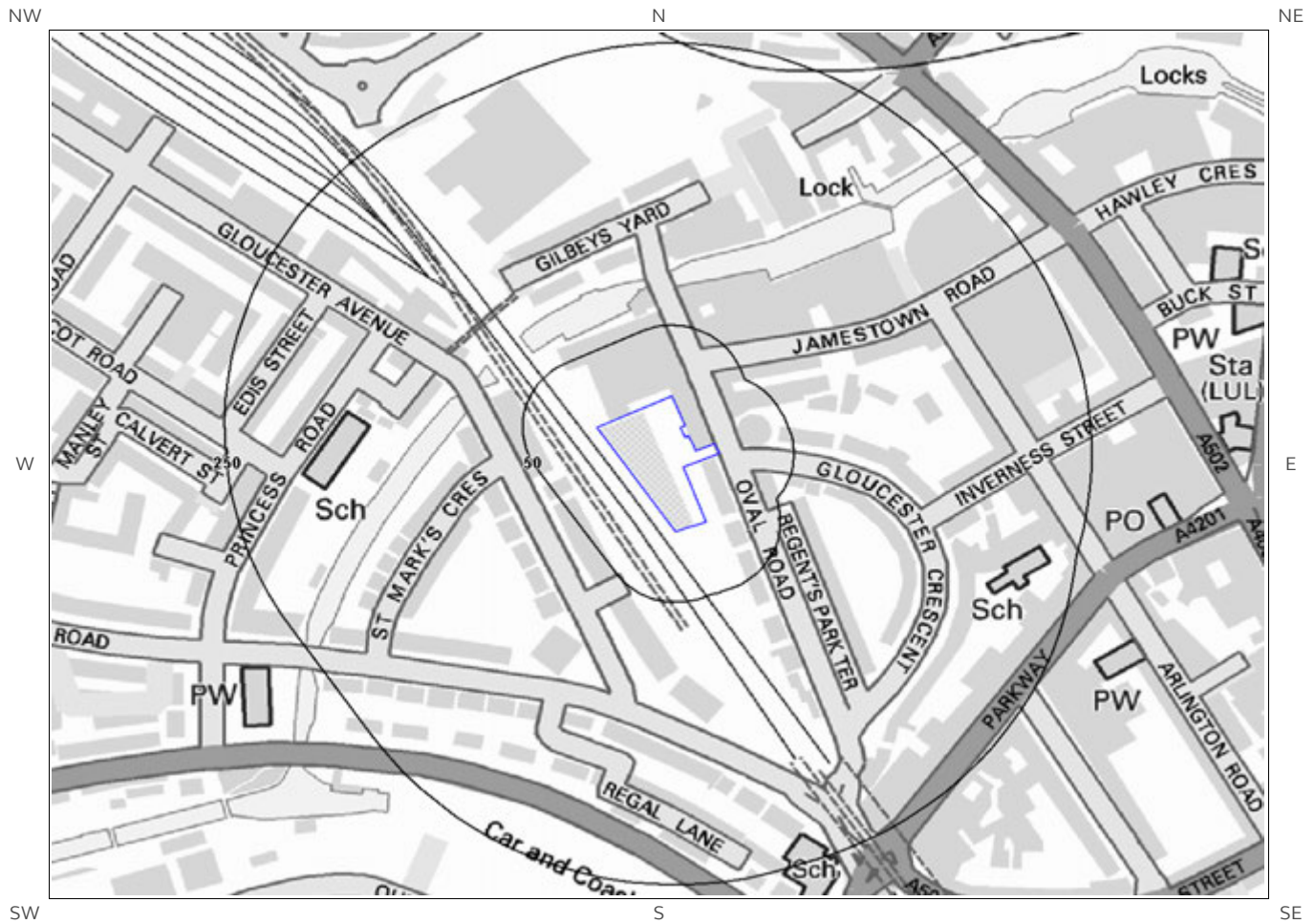
# 7a. Environment Agency Flood Map for Planning (from rivers and the sea)



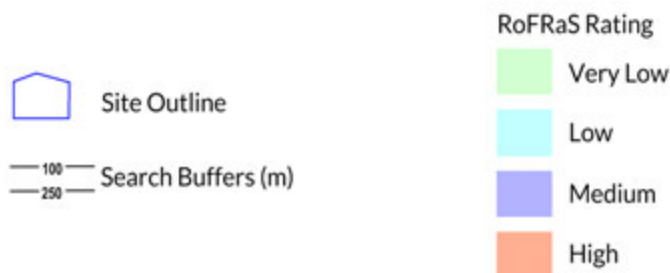
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# 7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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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

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## 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?

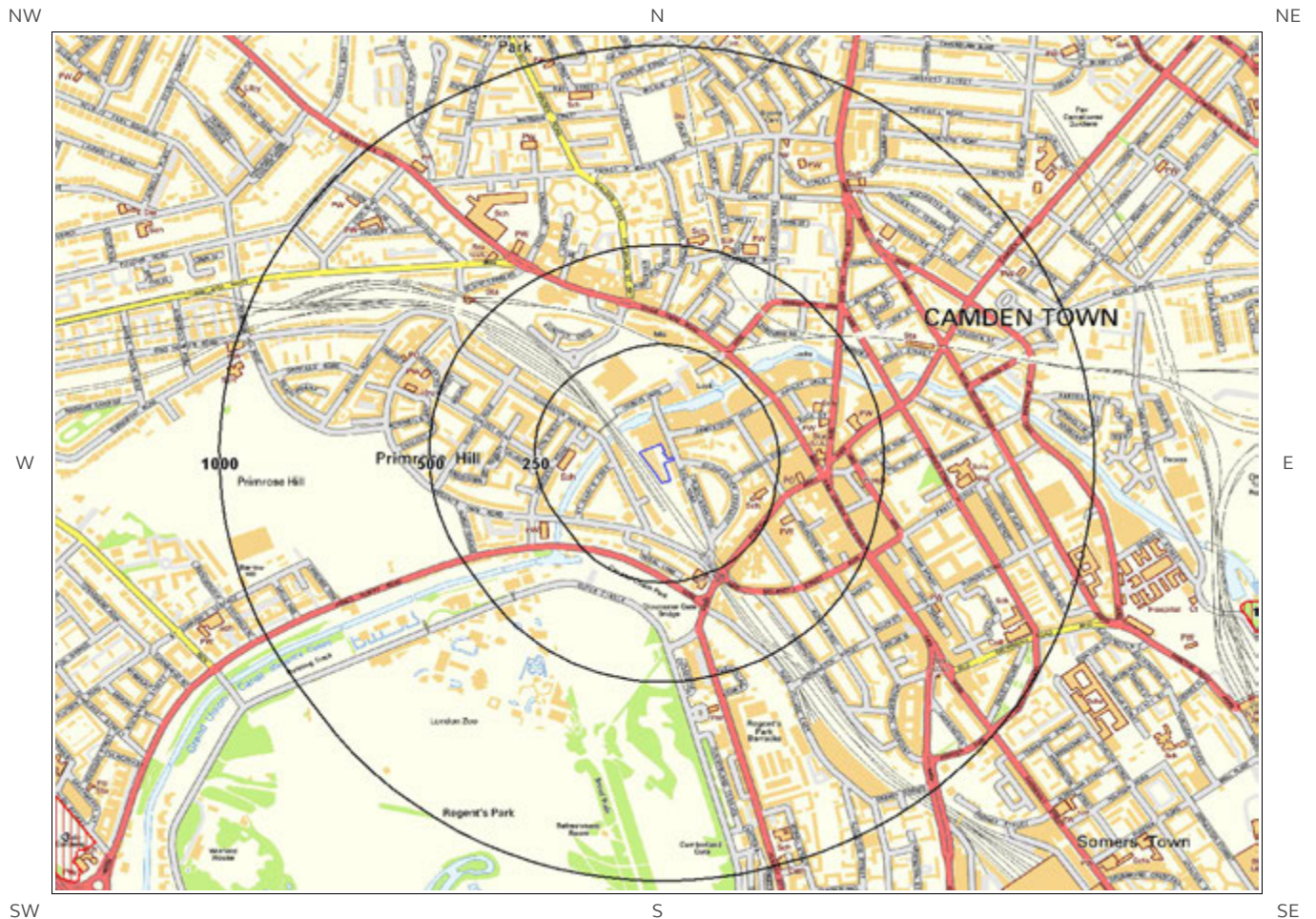
Not Applicable

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
1	1394	E	Camley Street Nature Park	Natural England
Not shown	1618	NW	Belsize Wood	Natural England
3	1621	SW	St John's Wood Church Grounds	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.

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## 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.

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# Contact Details

**Groundsure Helpline**  
Telephone: 08444 159 000  
info@groundsure.com

**British Geological Survey Enquiries**  
Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email:  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries:  
[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

**Environment Agency**  
National Customer Contact Centre, PO Box 544  
Rotherham, S60 1BY  
Tel: 08708 506 506  
Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

**Public Health England**  
Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
[www.gov.uk/phe](http://www.gov.uk/phe)  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000

**The Coal Authority**  
200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)

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

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

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



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](http://www.Groundsure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

### 3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary’s professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

## 6 Intellectual Property and Confidentiality

### 6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
- (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

## 7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

## 8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

- (i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

## 10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

## 11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

## 12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

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

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013

# Groundsure Geoinsight

**Address:** Centric Close, Camden, NW1 7EP

**Date:** 9 May 2016

**Reference:** CGL01-2966482

**Client:** Card Geotechnics Ltd

NW N NE

W E



SW S SE

**Aerial Photograph Capture date:** 04-May-2014

**Grid Reference:** 528521,183892

**Site Size:** 0.36ha



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# Overview of Findings

The Groundsure Geosight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the 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:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	No
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	No
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	No
1.4 Radon data	1.4.1 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
	1.4.2 Is the property in an area where Radon Protection Measures 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

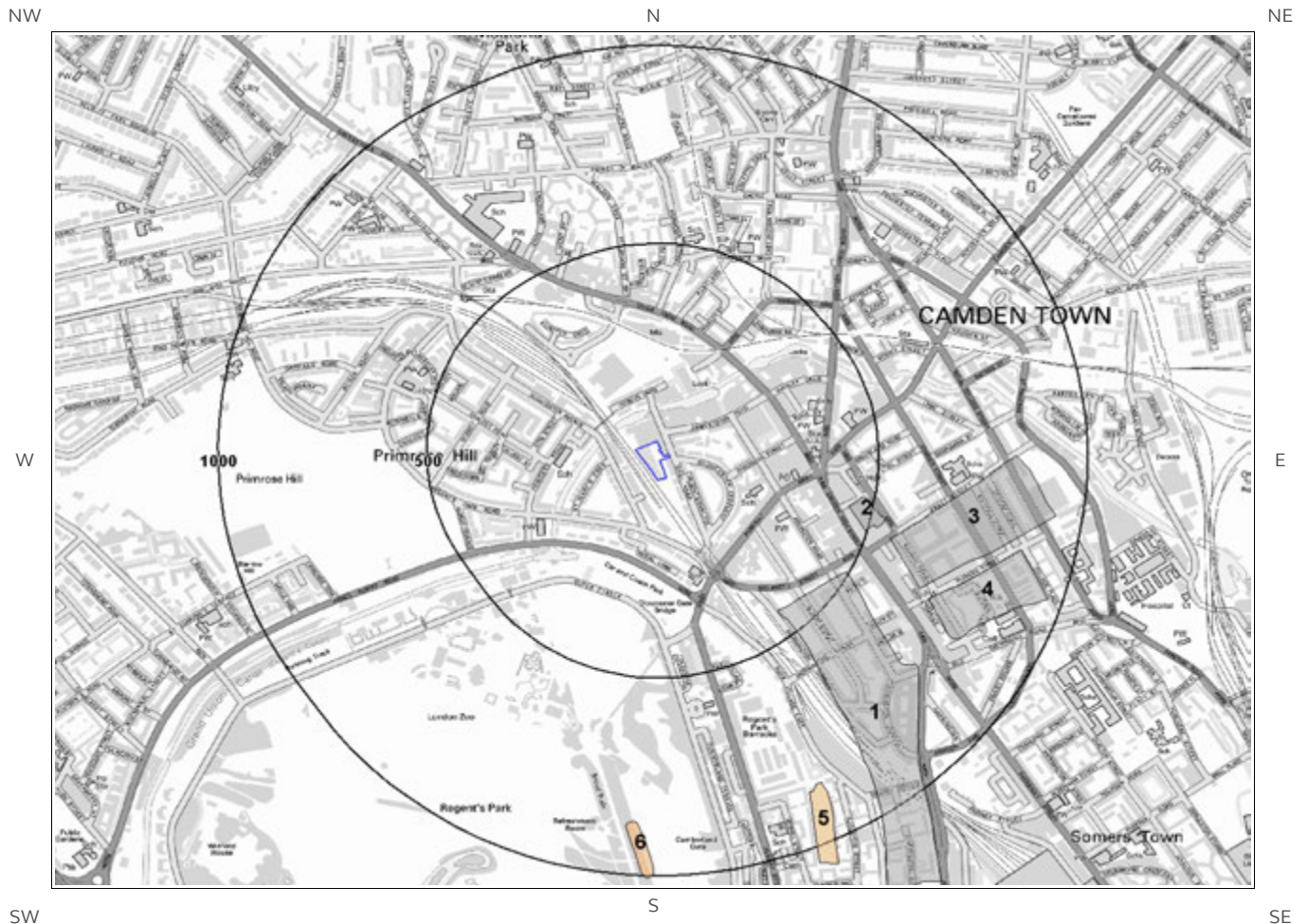
Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	16	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	10	0	11
2.3 Current Ground Workings	0	0	0	0	0

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	2
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0
Section 4: Natural Ground Subsidence	On-site				
4.1 Shrink Swell Clay	Moderate				
4.2 Landslides	Very Low				
4.3 Ground Dissolution of Soluble Rocks	Negligible				
4.4 Compressible Deposits	Negligible				
4.5 Collapsible Deposits	Very Low				
4.6 Running Sand	Negligible				
Section 5: Borehole Records	On-site	0-50m	51-250		
5 BGS Recorded Boreholes	0	1	24		
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
6 Records of Background Soil Chemistry	2	0	4		
Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500	
7.1 Tunnels	0	0	2	Not Searched	
7.2 Historical Railway and Tunnel Features	3	33	92	Not Searched	
7.3 Historical Railways	0	1	3	Not Searched	
7.4 Active Railways	0	11	36	Not Searched	

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	1	2

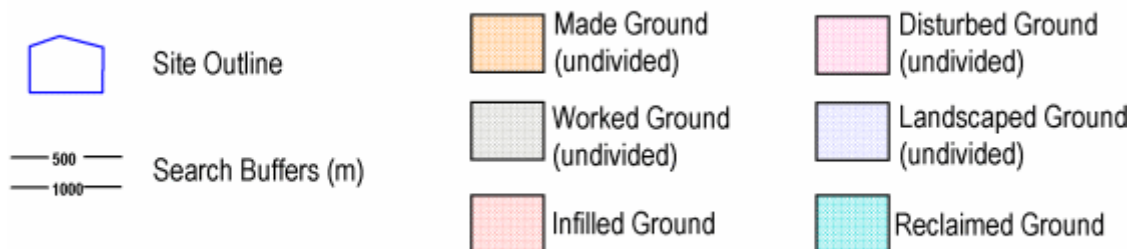
# 1 Geology

## 1.1 Artificial Ground Map



Artificial Ground Legend

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# 1 Geology

## 1.1 Artificial Ground

### 1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:256

Are there any records of Artificial/Made Ground within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	430.0	SE	WGR-OPEN	WORKED GROUND (UNDIVIDED)	VOID
2	442.0	E	WGR-OPEN	WORKED GROUND (UNDIVIDED)	VOID

---

### 1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

---



Site Outline

— 500 —  
— 1000 — Search Buffers (m)

# 1.2 Superficial Deposits and Landslips

## 1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? No

Database searched and no data found.

---

## 1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? No

Database searched and no data found.

---

## 1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

---

## 1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site\*\* boundary? No

Database searched and no data found.

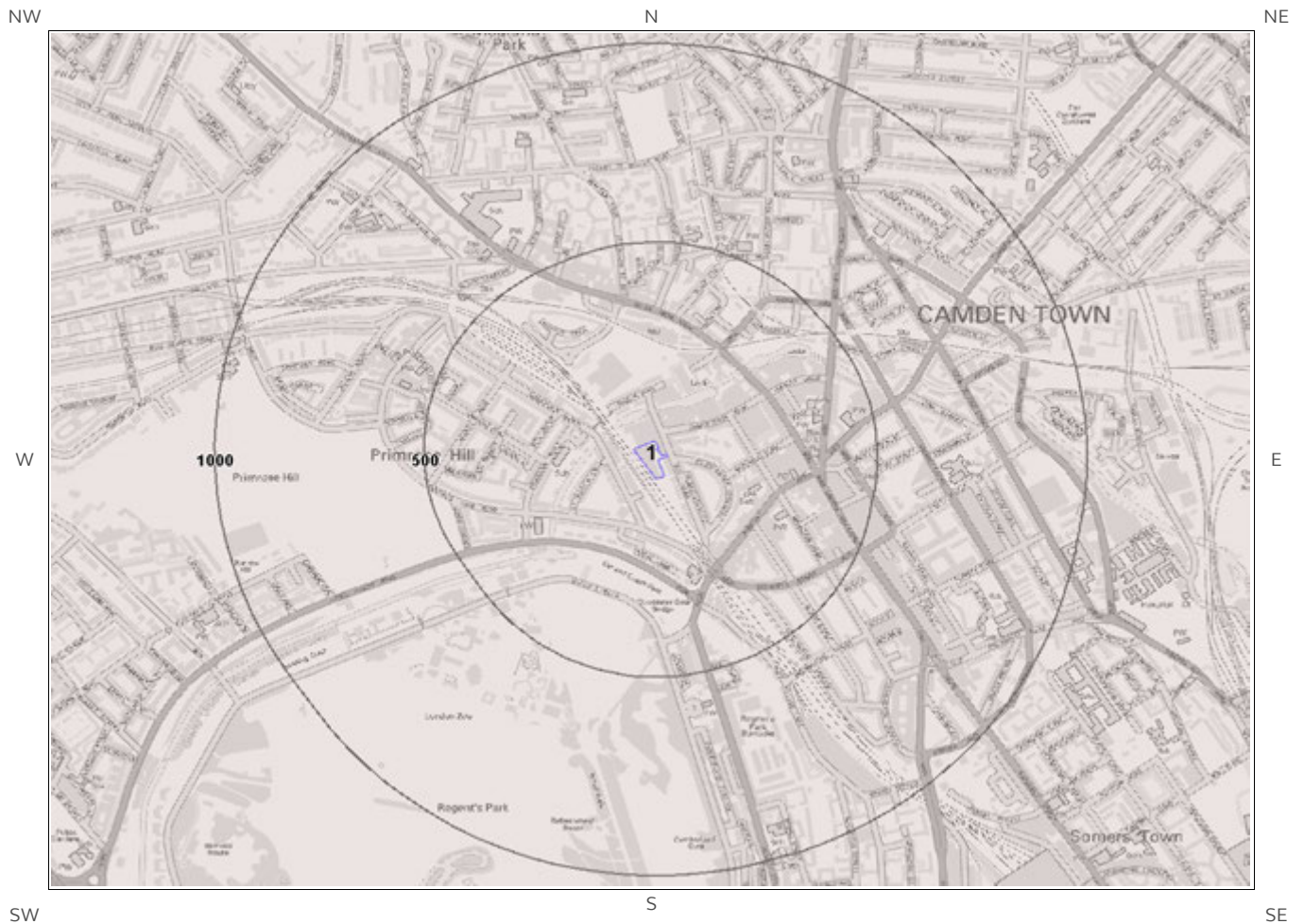
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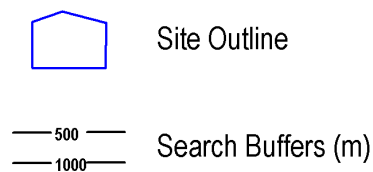
\* This includes an automatically generated 50m buffer zone around the site

# 1.3 Bedrock and Faults Map



Bedrock and Faults Legend

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# 1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:256

## 1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	No Details

## 1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site\* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Moderate	Very Low

## 1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

\* This includes an automatically generated 50m buffer zone around the site

# 1.4 Radon Data

## 1.4.1 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

---

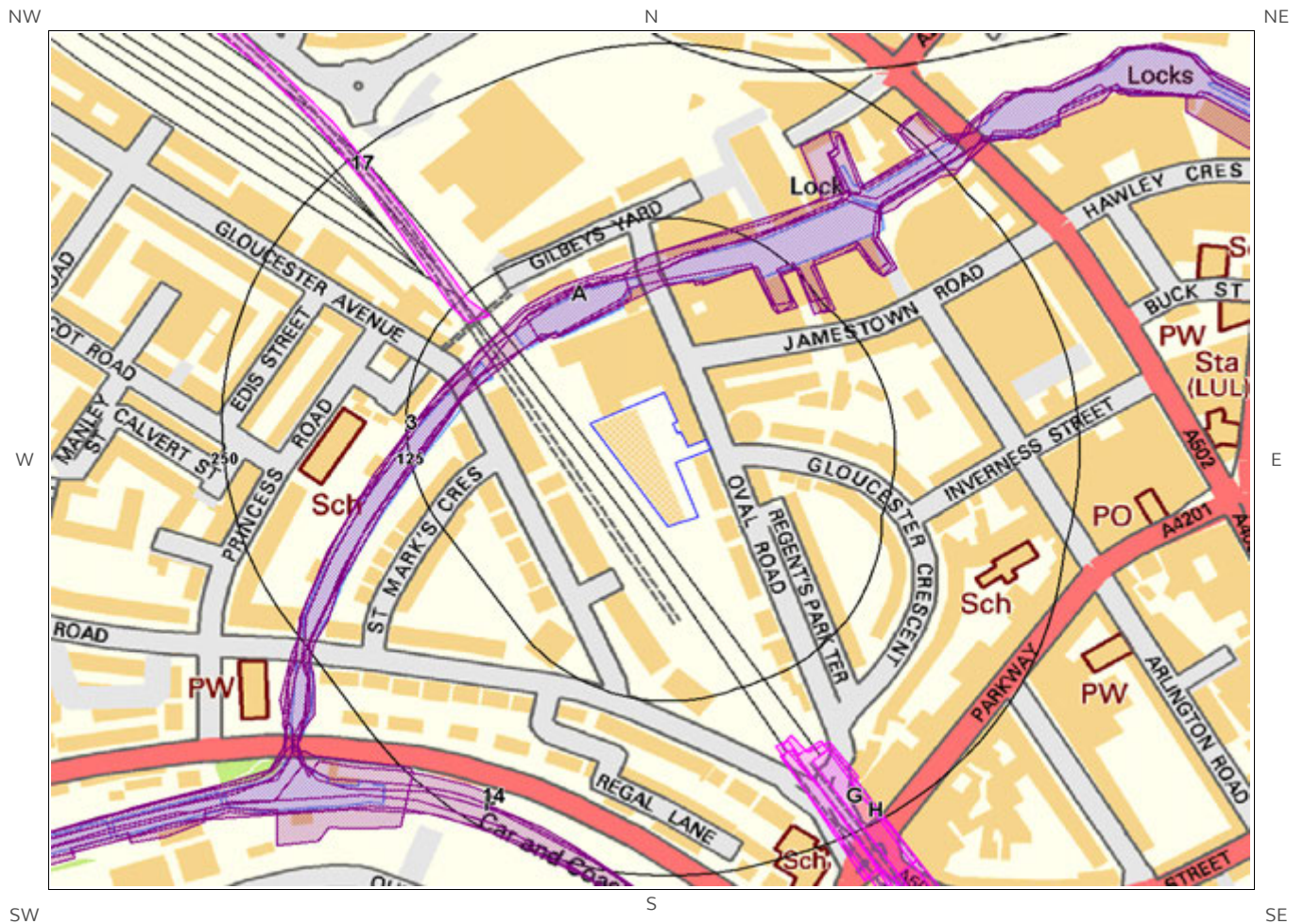
## 1.4.2 Radon Protection

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

---

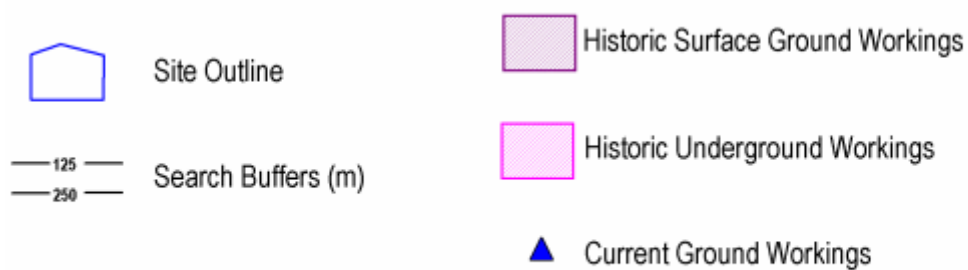


## 2 Ground Workings Map



Ground Workings Legend

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## 2 Ground Workings

### 2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

The following Historical Surface Ground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
1A	65.0	NW	528467 184001	Canal	1873
2A	65.0	NW	528467 184001	Canal	1873
3	66.0	NW	527867 183526	Canal	1894
4B	67.0	NW	528292 183795	Canal	1914
5B	67.0	NW	528292 183795	Canal	1938
6C	76.0	N	528650 184092	Canal	1873
7C	76.0	N	528650 184092	Canal	1873
8D	78.0	NW	528309 183832	Canal	1873
9D	78.0	NW	528309 183832	Canal	1873
10E	80.0	NW	527422 183270	Canal	1973
11E	80.0	NW	527422 183270	Canal	1968
12E	80.0	NW	527422 183270	Canal	1957
13E	80.0	NW	527422 183270	Canal	1989
14	232.0	SW	527387 183212	Canal	1940
15F	233.0	SW	527876 183526	Canal	1873
16F	233.0	SW	527876 183526	Canal	1873

## 2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? Yes

The following Historical Underground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
17	103.0	NW	528256 184173	Tunnel	1989
18G	169.0	S	528651 183636	Tunnel	1968
19G	169.0	S	528651 183636	Tunnel	1940
20G	169.0	S	528651 183636	Tunnel	1957
21G	172.0	S	528658 183631	Tunnel	1914
22G	172.0	S	528658 183631	Tunnel	1938
23G	178.0	S	528642 183634	Tunnel	1989
24G	178.0	S	528642 183634	Tunnel	1973
25H	189.0	SE	528675 183621	Tunnel	1973
26H	189.0	SE	528675 183621	Tunnel	1989
Not shown	743.0	NW	526978 184220	Tunnel	1957
Not shown	743.0	NW	526978 184220	Tunnel	1973
Not shown	743.0	NW	526978 184220	Tunnel	1989
Not shown	743.0	NW	526978 184220	Tunnel	1968
Not shown	892.0	NW	527650 184271	Air Shafts	1989
Not shown	956.0	NW	527589 184287	Air Shafts	1989
Not shown	969.0	W	527362 184138	Tunnel	1973
Not shown	969.0	W	527362 184138	Tunnel	1968
Not shown	969.0	W	527362 184138	Tunnel	1989
Not shown	970.0	W	527368 184142	Tunnels	1957
Not shown	991.0	W	527028 184182	Tunnels	1957

## 2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

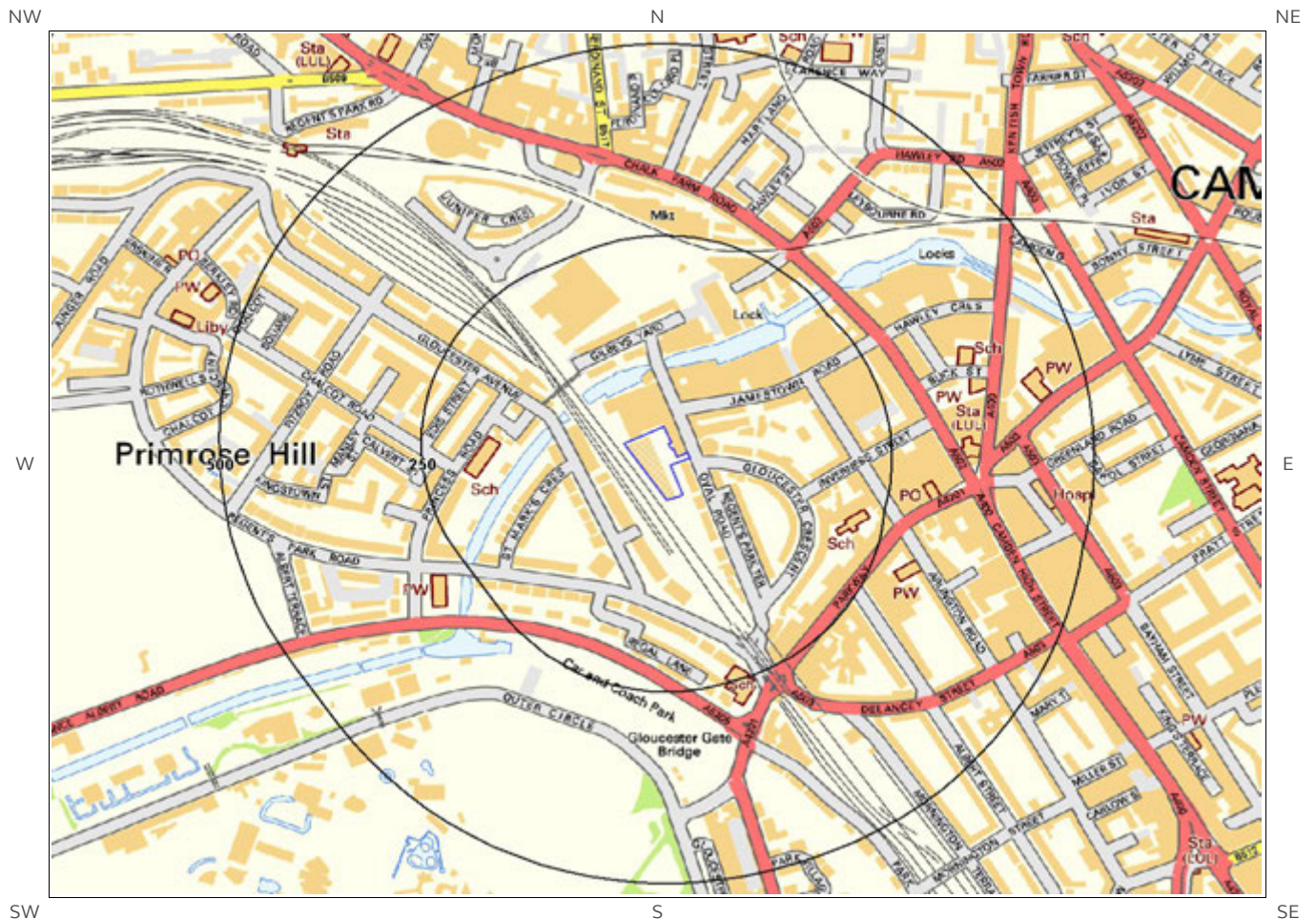
Are there any BGS Current Ground Workings within 1000m of the study site boundary? No

Database searched and no data found.

---



# 3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

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# 3 Mining, Extraction & Natural Cavities

## 3.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? Yes

The following Historical Mining information is provided by Groundsure:

ID	Distance (m)	Direction	NGR	Details	Date
Not shown	892.0	NW	527650 184271	Air Shafts	1989
Not shown	956.0	NW	527589 184287	Air Shafts	1989

## 3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

## 3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.



### 3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

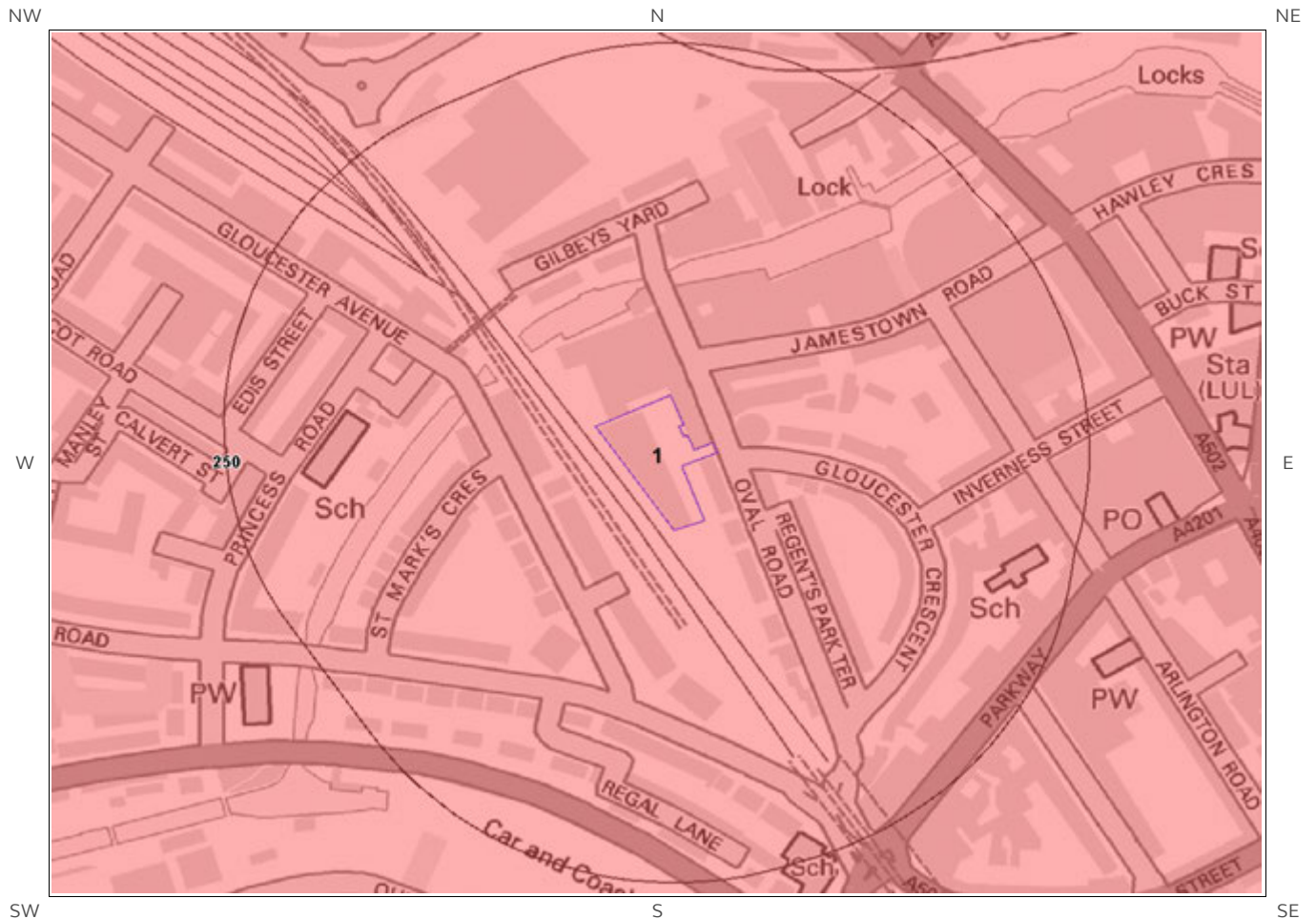
Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

# 4 Natural Ground Subsidence

## 4.1 Shrink-Swell Clay Map

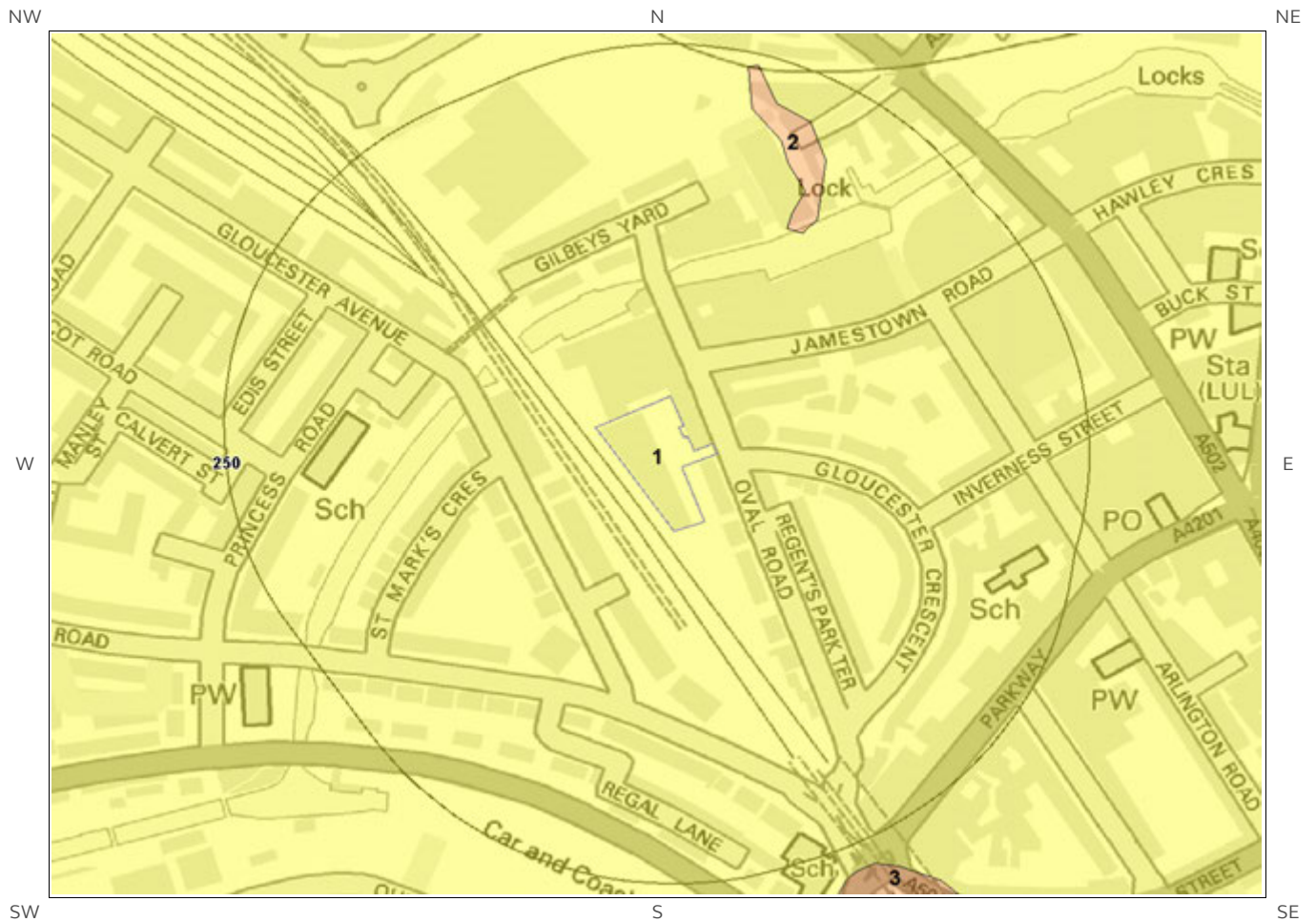


Shrink Swell Clay Legend

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## 4.2 Landslides Map

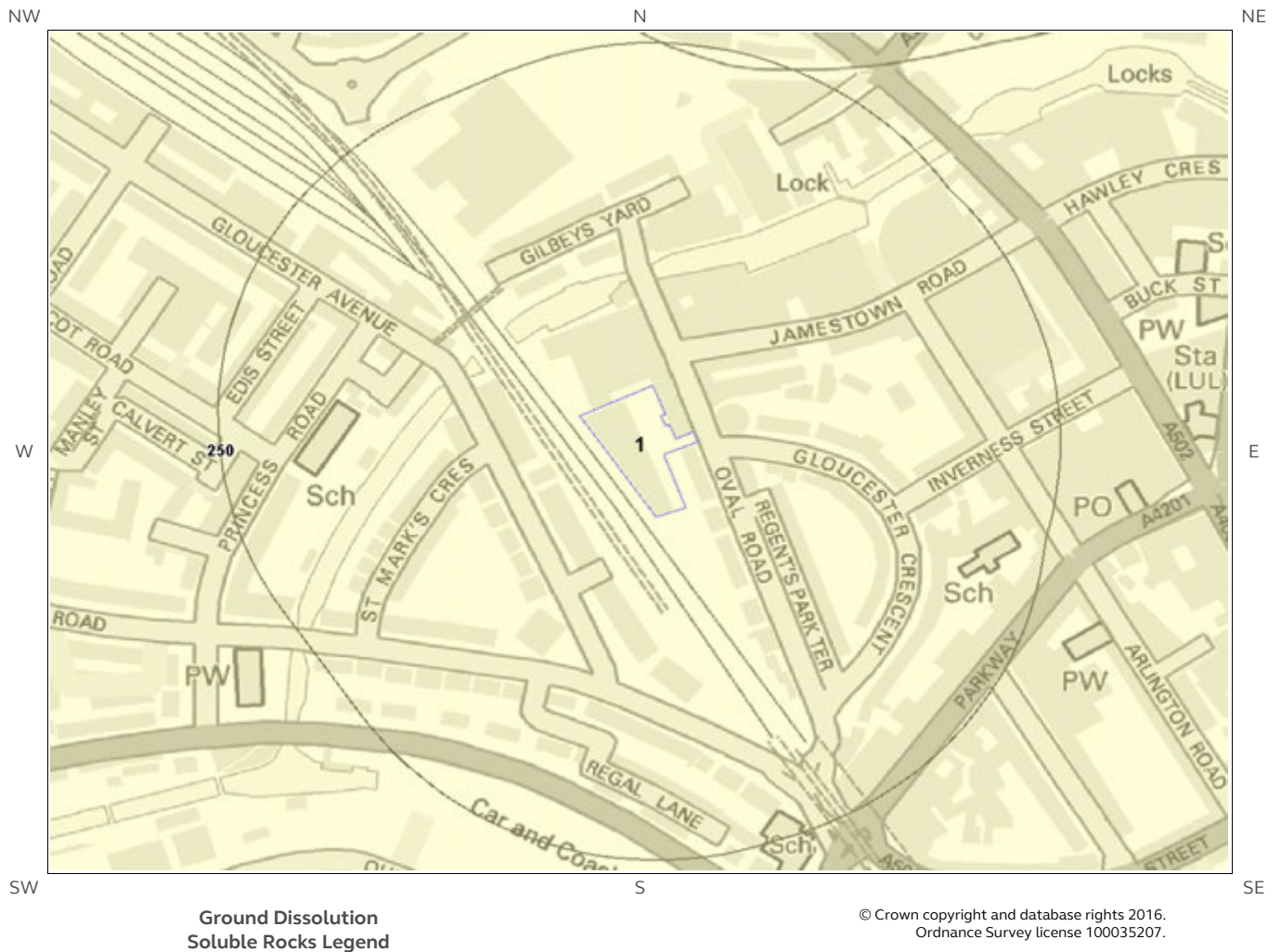


Landslides Legend

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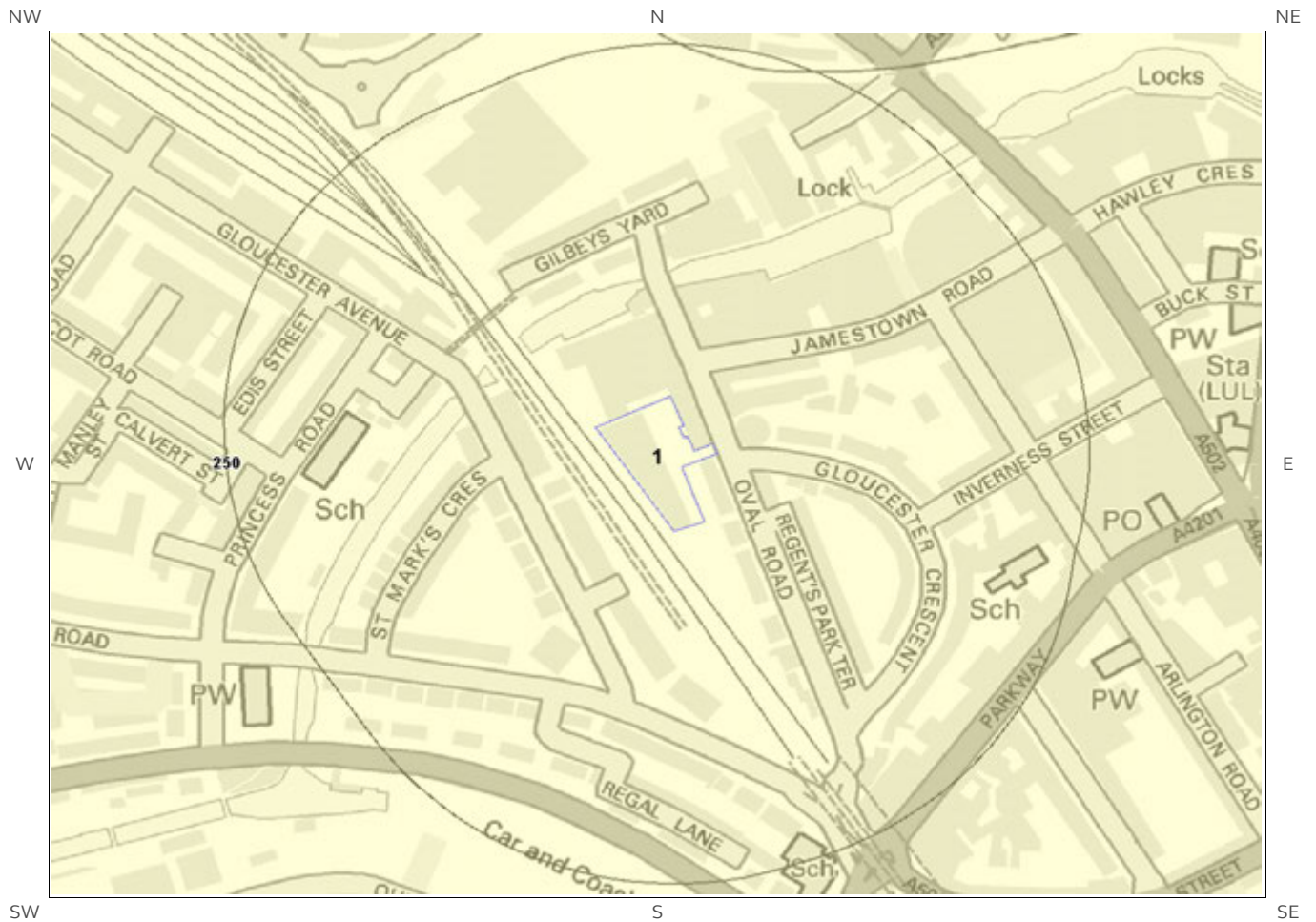


## 4.3 Ground Dissolution Soluble Rocks Map





## 4.4 Compressible Deposits Map



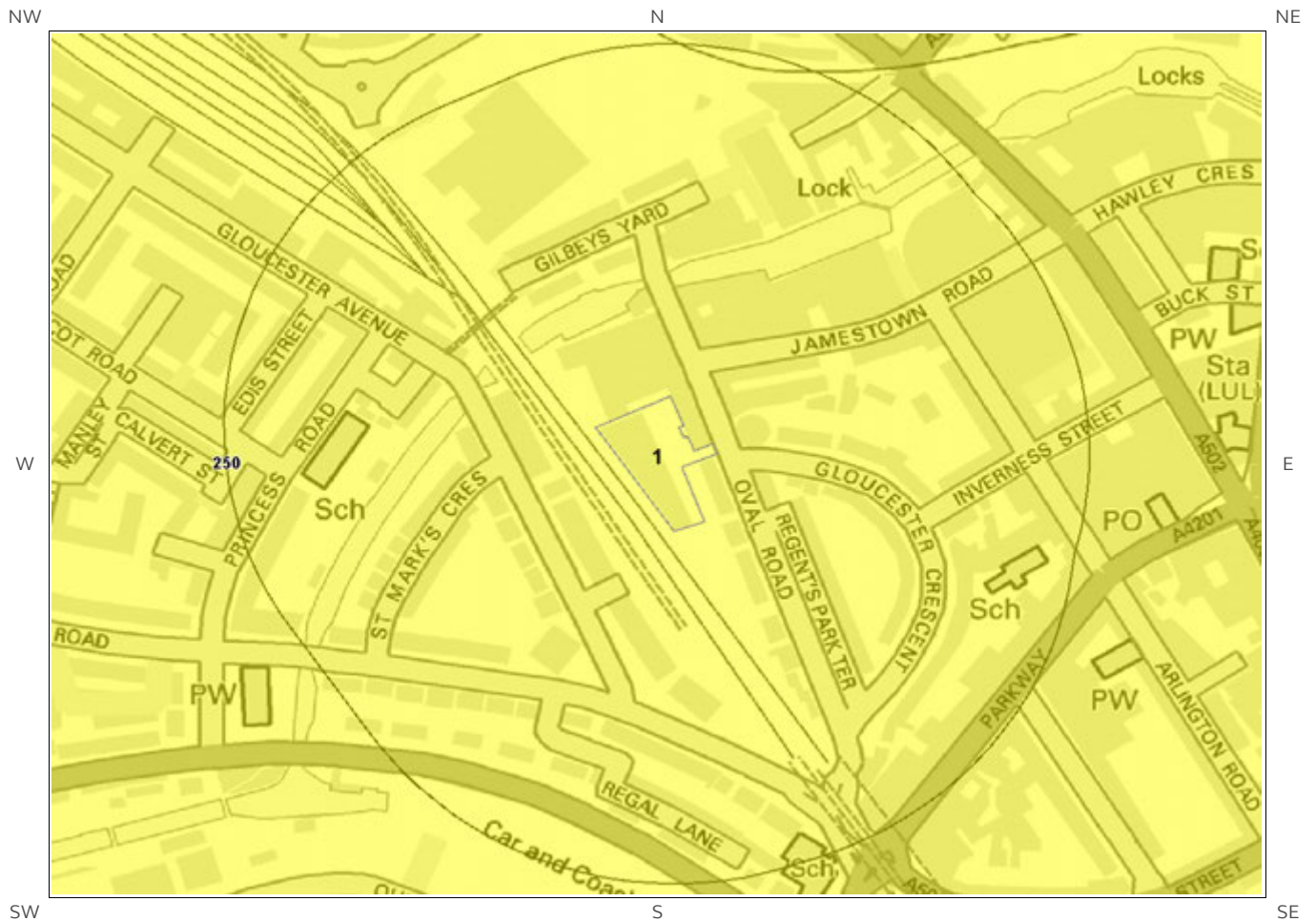
Compressible Deposits Legend

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## 4.5 Collapsible Deposits Map

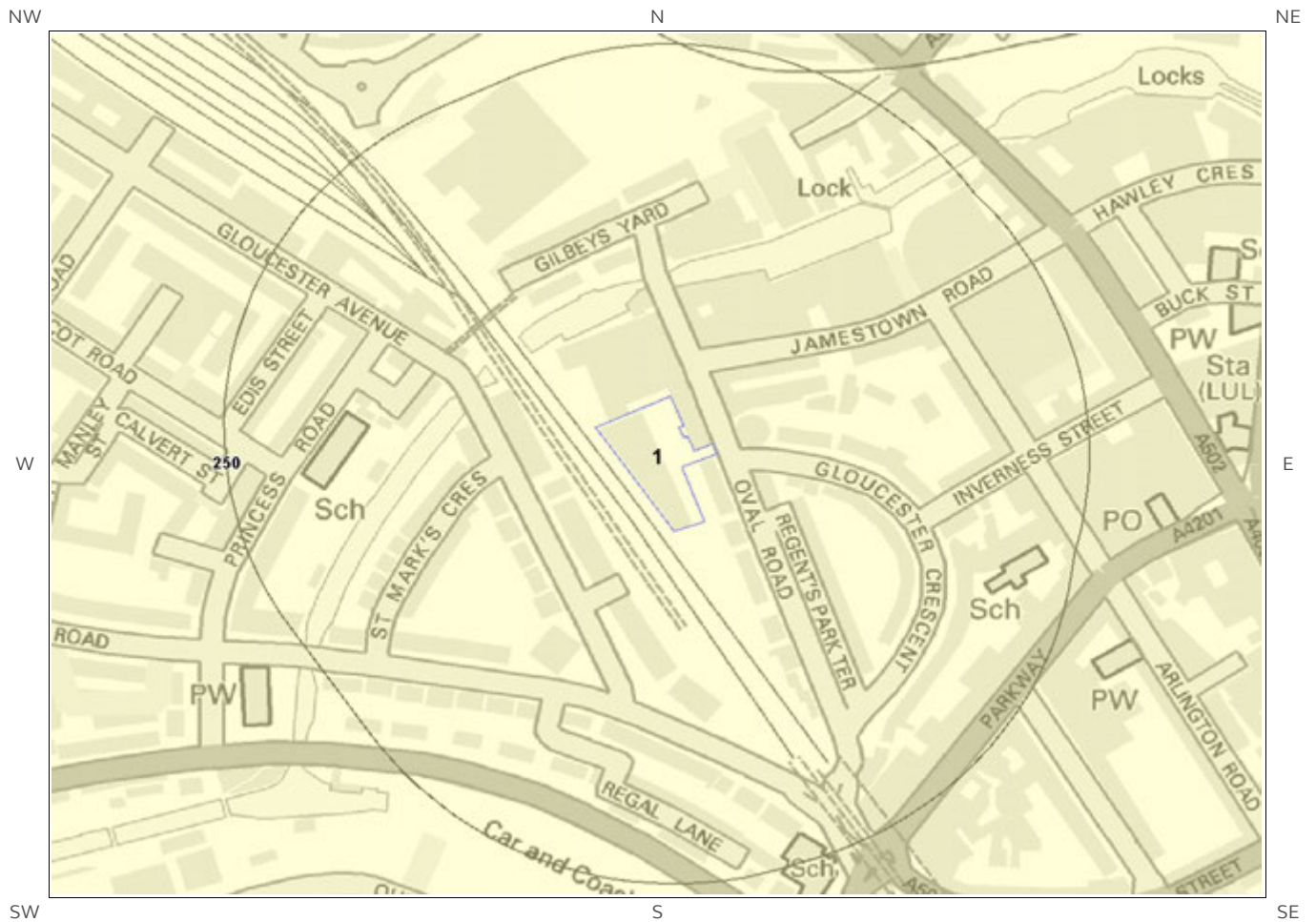


Collapsible Deposits Legend

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## 4.6 Running Sand Map



Running Sand Legend

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## 4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site\*\* boundary?      Moderate

### 4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	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.

### 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	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.

### 4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	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 includes an automatically generated 50m buffer zone around the site

#### 4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

#### 4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	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.

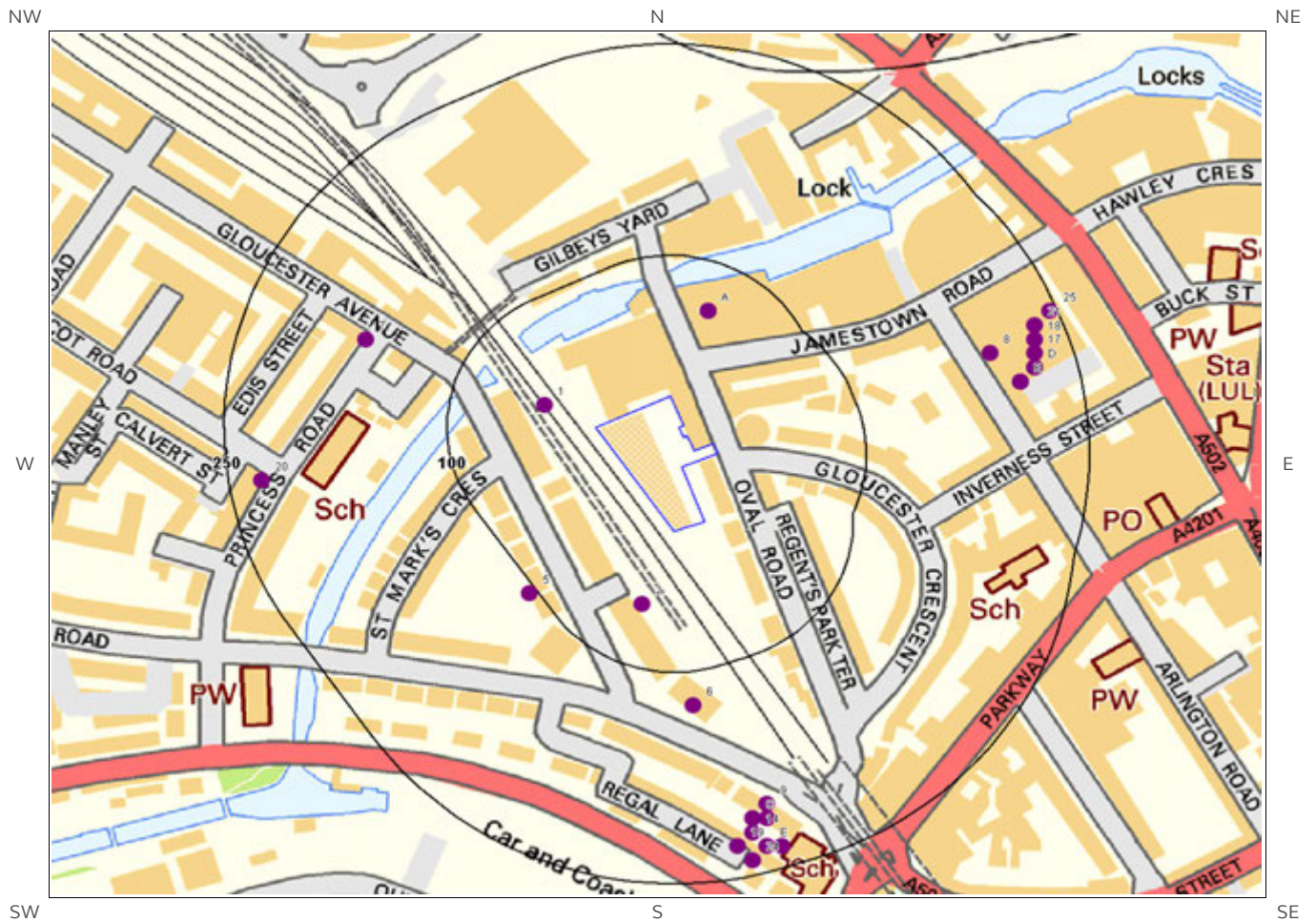
#### 4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	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.

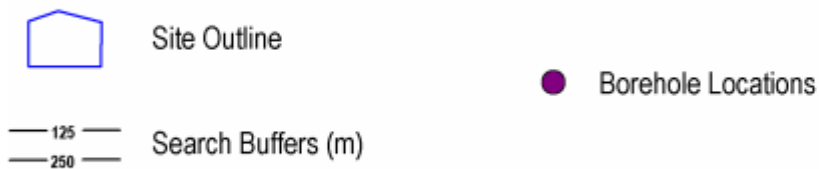


# 5 Borehole Records Map



Borehole Records Legend

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## 5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

25

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	38.0	NW	528440 183933	TQ28SE1829	2.81	CHANNEL TUNNEL RAIL LINK TP3739
2	56.0	SW	528506 183792	TQ28SE7	90.53	PICKFORDS CAMDEN TOWN ST PANCRAS
3A	65.0	NE	528550 184000	TQ28SE686/A-D	3.96	GILBEYS WAREHOUSE CAMDEN TOWN BH1-3
4A	65.0	NE	528550 184000	TQ28SE686/A	3.0	GILBEY'S WAREH'SE CAMDEN.BH.1-
5	105.0	SW	528430 183800	TQ28SE637	18.29	GLOUCESTER AVENUE NW.1 1
6	125.0	S	528540 183720	TQ28SE309	13.03	ALBERT ROAD C32 ST PANCRAS
7	167.0	W	528320 183980	TQ28SE1215	10.0	GLOUCESTER AVE SEWER 1
8	196.0	E	528740 183970	TQ28SE2271	1.75	ARLINGTON HOUSE 220 ARLINGTON ROAD CAMDEN LONDON NW1 TP7
9	204.0	S	528590 183650	TQ28SE2148	-1.0	3 - 5 GLOUCESTER ROAD LONDON NW1 TP1
10B	209.0	E	528760 183950	TQ28SE2267	1.78	ARLINGTON HOUSE 220 ARLINGTON ROAD CAMDEN LONDON NW1 TP2
11B	209.0	E	528760 183950	TQ28SE2266	1.78	ARLINGTON HOUSE 220 ARLINGTON ROAD CAMDEN LONDON NW1 TP1
12C	211.0	S	528580 183640	TQ28SE2149	-1.0	3 - 5 GLOUCESTER ROAD LONDON NW1 TP2
13C	213.0	S	528590 183640	TQ28SE2155	-1.0	3 - 5 GLOUCESTER ROAD LONDON NW1 3
14	220.0	S	528580 183630	TQ28SE2150	-1.0	3 - 5 GLOUCESTER ROAD LONDON NW1 TP3
15D	222.0	E	528770 183960	TQ28SE2268	0.58	ARLINGTON HOUSE 220 ARLINGTON ROAD CAMDEN LONDON NW1 TP3
16D	222.0	E	528770 183960	TQ28SE2265	4.0	ARLINGTON HOUSE 220 ARLINGTON ROAD CAMDEN LONDON NW1 WS1



ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
17	225.0	E	528770 183970	TQ28SE2269	1.8	ARLINGTON HOUSE 220 ARLINGTON ROAD CAMDEN LONDON NW1 TP4
18	228.0	E	528770 183980	TQ28SE2270	1.08	ARLINGTON HOUSE 220 ARLINGTON ROAD CAMDEN LONDON NW1 TP6
19	228.0	S	528570 183620	TQ28SE2154	-1.0	3 - 5 GLOUCESTER ROAD LONDON NW1 2
20	228.0	W	528250 183880	TQ28SE1216	15.0	GLOUCESTER AVE SEWER 2
21	232.0	NE	528770 183990	TQ28SE2272	1.08	ARLINGTON HOUSE 220 ARLINGTON ROAD CAMDEN LONDON NW1 TP8
22E	232.0	S	528590 183620	TQ28SE2152	-1.0	3 - 5 GLOUCESTER ROAD LONDON NW1 TP5
23E	235.0	S	528600 183620	TQ28SE2156	-1.0	3 - 5 GLOUCESTER ROAD LONDON NW1 4
24	240.0	S	528580 183610	TQ28SE2151	-1.0	3 - 5 GLOUCESTER ROAD LONDON NW1 TP4
25	245.0	NE	528780 184000	TQ28SE2264	10.0	ARLINGTON HOUSE 220 ARLINGTON ROAD CAMDEN LONDON NW1 1

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#1: [scans.bgs.ac.uk/sobi\\_scans/boreholes/15614879](https://scans.bgs.ac.uk/sobi_scans/boreholes/15614879)  
 #2: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591491](https://scans.bgs.ac.uk/sobi_scans/boreholes/591491)  
 #3A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592260](https://scans.bgs.ac.uk/sobi_scans/boreholes/592260)  
 #4A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592259](https://scans.bgs.ac.uk/sobi_scans/boreholes/592259)  
 #5: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592204](https://scans.bgs.ac.uk/sobi_scans/boreholes/592204)  
 #6: [scans.bgs.ac.uk/sobi\\_scans/boreholes/591828](https://scans.bgs.ac.uk/sobi_scans/boreholes/591828)  
 #7: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592796](https://scans.bgs.ac.uk/sobi_scans/boreholes/592796)  
 #8: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18375285](https://scans.bgs.ac.uk/sobi_scans/boreholes/18375285)  
 #10B: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18375278](https://scans.bgs.ac.uk/sobi_scans/boreholes/18375278)  
 #11B: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18375276](https://scans.bgs.ac.uk/sobi_scans/boreholes/18375276)  
 #15D: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18375280](https://scans.bgs.ac.uk/sobi_scans/boreholes/18375280)  
 #16D: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18375274](https://scans.bgs.ac.uk/sobi_scans/boreholes/18375274)  
 #17: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18375282](https://scans.bgs.ac.uk/sobi_scans/boreholes/18375282)  
 #18: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18375283](https://scans.bgs.ac.uk/sobi_scans/boreholes/18375283)  
 #20: [scans.bgs.ac.uk/sobi\\_scans/boreholes/592797](https://scans.bgs.ac.uk/sobi_scans/boreholes/592797)  
 #21: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18375286](https://scans.bgs.ac.uk/sobi_scans/boreholes/18375286)  
 #25: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18375270](https://scans.bgs.ac.uk/sobi_scans/boreholes/18375270)

## 6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

6

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geosight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	London	No data	No data	No data	No data	No data
0.0	On Site	London	No data	No data	No data	No data	No data
60.0	N	London	No data	No data	No data	No data	No data
60.0	N	London	No data	No data	No data	No data	No data
65.0	NW	London	No data	No data	No data	No data	No data
65.0	NW	London	No data	No data	No data	No data	No data

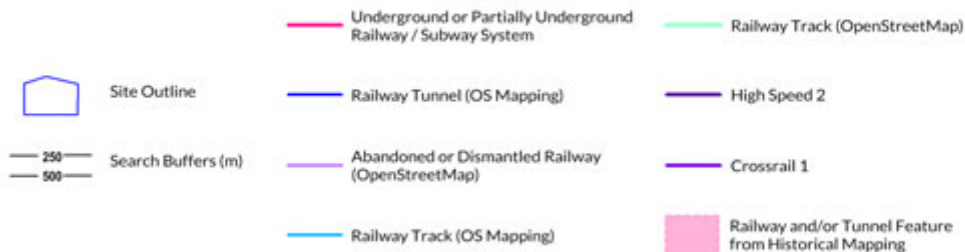
\*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

# 7 Railways and Tunnels Map



Railways and Tunnels Legend

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# 7 Railways and Tunnels

## 7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

*Any records that have been identified are represented on the Railways and Tunnels Map.*

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? Yes

Distance (m)	Direction	Detail
177	S	Railway Tunnel
189	SE	Railway Tunnel

*Any records that have been identified are represented on the Railways and Tunnels Map.*

## 7.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? Yes

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
58	0	On Site	n/a	Railway	1930
59	0	On Site	n/a	Railway	1870
60	0	On Site	528348 184140	Railway Sidings	1875
1A	1	SW	528395 184032	Railway Sidings	1973

ID	Distance (m)	Direction	NGR	Details	Date
2A	1	SW	528395 184032	Railway Sidings	1968
61	2	SW	n/a	Railway	1879
62	2	SW	n/a	Railway	1896
63O	2	SW	528383 184019	Railway Sidings	1896
3	3	SW	528377 184105	Railway Sidings	1957
64N	3	SW	n/a	Railways	1897
65N	3	SW	n/a	Railways	1930
66N	3	SW	n/a	Railways	1875
67	3	SW	n/a	Railway	1870
68O	3	SW	528381 184023	Railway Sidings	1916
69P	3	SW	n/a	Railways	1916
70P	3	SW	n/a	Railways	1871
71Q	20	SW	528563 183757	Railway Sidings	1952
72Q	20	SW	528563 183757	Railway Sidings	1968
73	25	SW	528530 183770	Railway Sidings	1952
74	25	SW	528477 183856	Railway Sidings	1952
12E	26	SW	528442 183913	Tunnel	1991
13E	26	SW	528442 183913	Tunnel	1987
14F	26	SW	528460 183888	Tunnel	1968
15E	26	SW	528445 183911	Tunnel	1978
16F	26	SW	528460 183887	Tunnel	1971
17E	27	SW	528442 183911	Tunnel	1969
75R	30	NW	n/a	Railways	1875
76R	30	NW	n/a	Railways	1871
77R	30	NW	n/a	Railways	1930
78	30	S	n/a	Railway	1897
18G	31	SW	528518 183803	Tunnel	1982
19G	31	SW	528518 183803	Tunnel	1991
20G	31	SW	528518 183803	Tunnel	1995
21G	31	SW	528517 183803	Tunnel	1969
79S	32	SW	528538 183759	Railway Sidings	1952
80S	32	SW	528538 183759	Railway Sidings	1952
4B	55	NW	528366 184156	Railway Sidings	1894
5B	60	NW	528412 184158	Railway Sidings	1911

ID	Distance (m)	Direction	NGR	Details	Date
6D	65	NW	528135 184166	Railway Sidings	1882
81T	66	NW	528396 183973	Railway Sidings	1952
82T	67	NW	528395 183973	Railway Sidings	1952
83U	69	N	528298 184181	Railway Sidings	1968
84U	69	N	528298 184181	Railway Sidings	1952
85U	69	N	528298 184181	Railway Sidings	1952
86V	69	N	528504 184024	Railway Sidings	1952
87V	69	N	528504 184024	Railway Sidings	1963
88	69	N	528321 184174	Railway Sidings	1970
7C	89	N	528320 184188	Railway Sidings	1920
8C	89	N	528320 184188	Railway Sidings	1938
89	92	N	528368 184155	Railway Sidings	1952
90W	92	N	528501 184034	Railway Sidings	1975
91W	92	N	528501 184034	Railway Sidings	1975
92X	93	NW	528250 184173	Railway Sidings	1965
93X	93	NW	528250 184174	Railway Sidings	1973
9D	94	N	528162 184160	Railway Sidings	1948
10	98	NW	528199 184182	Railway Sidings	1989
11	102	NW	528201 184135	Railway Sidings	1911
119	103	NW	528256 184173	Tunnel	1989
94Y	105	NW	528205 184149	Railway Sidings	1991
95Y	105	NW	528205 184149	Railway Sidings	1987
96Y	105	NW	528205 184149	Railway Sidings	1991
97	105	NW	528250 184155	Railway Sidings	1982
98Z	116	NW	528196 184140	Railway Sidings	1952
22H	118	NW	528263 184167	Tunnel	1970
23H	118	NW	528261 184167	Tunnel	1965
24H	118	NW	528261 184167	Tunnel	1968



ID	Distance (m)	Direction	NGR	Details	Date
25H	119	NW	528261 184167	Tunnel	1996
26H	119	NW	528261 184167	Tunnel	1995
27H	119	NW	528261 184167	Tunnel	1994
28H	119	NW	528261 184167	Tunnel	1973
29H	119	NW	528259 184167	Tunnel	1987
30H	119	NW	528259 184167	Tunnel	1991
31H	119	NW	528259 184167	Tunnel	1982
32H	119	NW	528259 184167	Tunnel	1991
99Z	123	NW	528218 184126	Railway Sidings	1995
100Z	123	NW	528218 184126	Railway Sidings	1994
101Z	123	NW	528218 184126	Railway Sidings	1996
102A B	132	NW	n/a	Railway	1930
103A A	144	SE	n/a	Railways	1938
104A A	150	SE	n/a	Railway	1916
105A B	151	NW	n/a	Railway	1916
106A C	164	N	528517 184125	Railway Sidings	1963
107A C	164	N	528517 184125	Railway Sidings	1952
108A C	164	N	528517 184125	Railway Sidings	1975
109A C	164	N	528517 184125	Railway Sidings	1975
120A F	169	S	528651 183636	Tunnel	1968
121A F	169	S	528651 183636	Tunnel	1957
122A F	169	S	528651 183636	Tunnel	1948
110A D	172	N	528523 184144	Railway Sidings	1975
111A D	172	N	528523 184144	Railway Sidings	1975
112A D	172	N	528523 184144	Railway Sidings	1963
113A D	172	N	528523 184144	Railway Sidings	1952
123A F	172	S	528658 183631	Tunnel	1938
124A F	172	S	528658 183631	Tunnel	1920

ID	Distance (m)	Direction	NGR	Details	Date
33	173	S	528629 183660	Tunnels	1916
34I	175	S	n/a	Railway Tunnels	1916
35I	175	S	n/a	Railway Tunnels	1871
36J	176	S	528642 183637	Tunnel	1991
37J	176	S	528642 183637	Tunnel	1982
38J	177	S	528641 183637	Tunnel	1952
39J	177	S	528641 183637	Tunnel	1968
40J	177	S	528642 183637	Tunnel	1952
41J	177	S	528642 183637	Tunnel	1969
42J	177	S	528642 183637	Tunnel	1952
43J	177	S	528641 183637	Tunnel	1995
44J	177	S	528641 183637	Tunnel	1971
45K	177	S	n/a	Railway Tunnels	1938
125A F	178	S	528642 183634	Tunnel	1973
126A F	178	S	528642 183634	Tunnel	1989
46I	185	SE	528652 183660	Tunnels	1916
47K	188	SE	528674 183623	Tunnel	1968
48L	188	SE	528674 183623	Tunnel	1991
49L	188	SE	528674 183622	Tunnel	1952
114A E	188	N	528549 184162	Railway Sidings	1963
115A E	188	N	528549 184162	Railway Sidings	1952
116A E	188	N	528549 184162	Railway Sidings	1975
117A E	188	N	528549 184162	Railway Sidings	1975
50L	189	SE	528673 183622	Tunnel	1995
127K	189	SE	528675 183621	Tunnel	1973
128K	189	SE	528675 183621	Tunnel	1989
51L	190	SE	528674 183621	Tunnel	1952
52L	190	SE	528674 183621	Tunnel	1969
53L	190	SE	528674 183621	Tunnel	1952
118	240	W	528224 183986	Railway Sidings	1896

ID	Distance (m)	Direction	NGR	Details	Date
54	241	SE	528656 183615	Tunnels	1916
55M	245	SE	n/a	Railway Tunnels	1916
56M	245	SE	n/a	Railway Tunnels	1871
57M	248	SE	528689 183599	Tunnels	1916

*Any records that have been identified are represented on the Railways and Tunnels Map.*

### 7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Status
29	SW	Disused
69	S	Disused
70	NW	Abandoned
89	NW	Abandoned

Note: multiple sections of the same track may be listed in the detail above

*Any records that have been identified are represented on the Railways and Tunnels Map.*

### 7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
5	SW	Up Fast	Rail
9	SW	Not given	Rail
9	SW	Not given	Multi Track
15	SW	West Coast Main Line	Rail
17	SW	Not given	Rail
18	SW	Not given	Rail
19	SW	Not given	Multi Track
20	SW	Not given	Rail
24	SW	Down Fast	Rail
25	SW	Not given	Rail
28	SW	Not given	Rail
67	NW	Euston Station Railway Bridges	Rail

Distance (m)	Direction	Name	Type
67	NW	Euston Station Railway Bridges	Rail
68	NW	Euston Station Railway Bridges	Rail
68	NW	Euston Station Railway Bridges	Rail
70	NW	Euston Station Railway Bridges	Rail
71	NW	Euston Station Railway Bridges	Rail
87	NW	Up Fast	Rail
87	NW	Not given	Rail
88	NW	West Coast Main Line	Rail
88	NW	Not given	Rail
90	NW	Down Fast	Rail
91	NW	Not given	Rail
127	NW	Not given	Multi Track
127	NW	Not given	Multi Track
132	NW	Not given	Rail
156	NW	Not given	Multi Track
156	NW	Not given	Multi Track
157	NW	Not given	Rail
165	NW	Not given	Rail
172	S	Down Fast	Rail
174	S	Not given	Rail
186	NW	Not given	Rail
186	NW	Not given	Rail
186	SE	Up Fast	Rail
187	SE	Not given	Rail
188	SE	West Coast Main Line	Rail
188	SE	Not given	Rail
188	NW	Not given	Rail
188	NW	Not given	Rail
209	NW	Not given	Rail
222	NW	Not given	Rail
237	NW	Not given	Rail
240	N	North London line	Rail
240	N	Not given	Multi Track
242	N	North London line	Rail
244	N	North London line	Rail

Note: multiple sections of the same track may be listed in the detail above  
Any records that have been identified are represented on the Railways and Tunnels Map.

## 7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? Yes

Is the study site within 500m of the route of the Crossrail 1 rail project? No

*Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.*

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

# Contact Details

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BGS Geological Hazards Reports and general geological enquiries



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## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**“Beneficiary”** means the person or entity for whose benefit the Client has obtained the Services.

**“Client”** means the party or parties entering into a Contract with Groundsure.

**“Commercial”** means any building or property which is not Residential.

**“Confidential Information”** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

**“Support Services”** means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**“Contract”** means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**“Third Party Data Provider”** means any third party providing Third Party Content to Groundsure.

**“Data Reports”** means reports comprising factual data with no accompanying interpretation.

**“Fees”** has the meaning set out in clause 5.1.

**“Groundsure”** means Groundsure Limited, a company registered in England and Wales under number 03421028.

**“Groundsure Materials”** means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**“Intellectual Property”** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**“Mapping”** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**“Order”** means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

**“Ordnance Survey”** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**“Order Website”** means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

**“Report”** means a Risk Screening Report or Data Report for Commercial or Residential property.

**“Residential”** means any building or property used as or intended to be used as a single dwelling.

**“Risk Screening Report”** means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

**“Services”** means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

**“Site”** means the area of land in respect of which the Client has requested Groundsure to provide the Services.

**“Third Party Content”** means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

**“User Guide”** means the user guide, as amended from time to time, available upon request from Groundsure and on the website ([www.Groundsure.com](http://www.Groundsure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure.

Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,  
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),  
(iv) the first purchaser or first tenant of the Site, and  
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together “Fees”).

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client (“Payment Date”). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

### 6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and  
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

## **7.Liability: Particular Attention Should Be Paid To This Clause**

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

## **8 Groundsure's right to suspend or terminate**

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## **9. Client's Right to Terminate and Suspend**

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event  
(b) by their nature cannot be returned.

## **10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

## **11 Anti-Bribery**

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

## **12 General**

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

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

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law