

APPENDIX A

Conditions and Limitations

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The report has been prepared on the basis of information, data and materials which were available at the time of writing. Accordingly any conclusions, opinions or judgements made in the report should not be regarded as definitive or relied upon to the exclusion of other information, opinions and judgements.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief; as such these do not necessarily address all aspects of ground behaviour at the site. No liability is accepted for any reliance placed on it by others unless specifically agreed in writing.

Any decisions made by you, or by any organisation, agency or person who has read, received or been provided with information contained in the report (“you” or “the Recipient”) are decisions of the Recipient and we will not make, or be deemed to make, any decisions on behalf of any Recipient. We will not be liable for the consequences of any such decisions.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

Any Recipient must take into account any other factors apart from the Report of which they and their experts and advisers are or should be aware. The information, data, conclusions, opinions and judgements set out in the report may relate to certain contexts and may not be suitable in other contexts. It is your responsibility to ensure that you do not use the information we provide in the wrong context.

This report is based on readily available geological records, the recorded physical investigation, the strata observed in the works, together with the results of completed site and laboratory tests. Whilst skill and care has been taken to interpret these conditions likely between or below investigation points, the possibility of other characteristics not revealed cannot be discounted, for which no liability can be accepted. The impact of our assessment on other aspects of the development required evaluation by other involved parties.

The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous in ground activities. The ground conditions have been sampled or monitored in recorded locations and tests for some of the more common chemicals generally expected. Other concentrations of types of chemicals may exist. It was not part of the scope of this report to comment on environment/contaminated land considerations.

The conclusions and recommendations relate to 51 Lancaster Grove, Belsize Park, London NW3 4HB.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sampler borehole implies the specific technique used to produce a trial hole.

The depth to roots and/or of desiccation may vary from that found during the investigation. The client is responsible for establishing the depth to roots and/or of desiccation on a plot-by-plot basis prior to the construction of foundations. Where trees are mentioned in the text this means existing trees, recently removed trees (approximately 15 years to full recovery on cohesive soils) and those planned as part of the site landscaping.

Ownership of copyright of all printed material including reports, laboratory test results, trial pit and borehole log sheets, including drillers log sheets, remain with Ground and Water Limited. Licence is for the sole use of the client and may not be assigned, transferred or given to a third party.

Recipients are not permitted to publish this report outside of their organisation without our express written consent.

APPENDIX B

Historical Maps

Site Details:

51, LANCASTER GROVE,
LONDON, NW3 4HB

Client Ref: GWPR2283
Report Ref: HMD-445-4359133
Grid Ref: 527175, 184608

Map Name: 1056 Scale Town Plan

Map date: 1866-1871

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1866
Revised N/A
Edition 1871
Copyright N/A
Levelled N/A

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

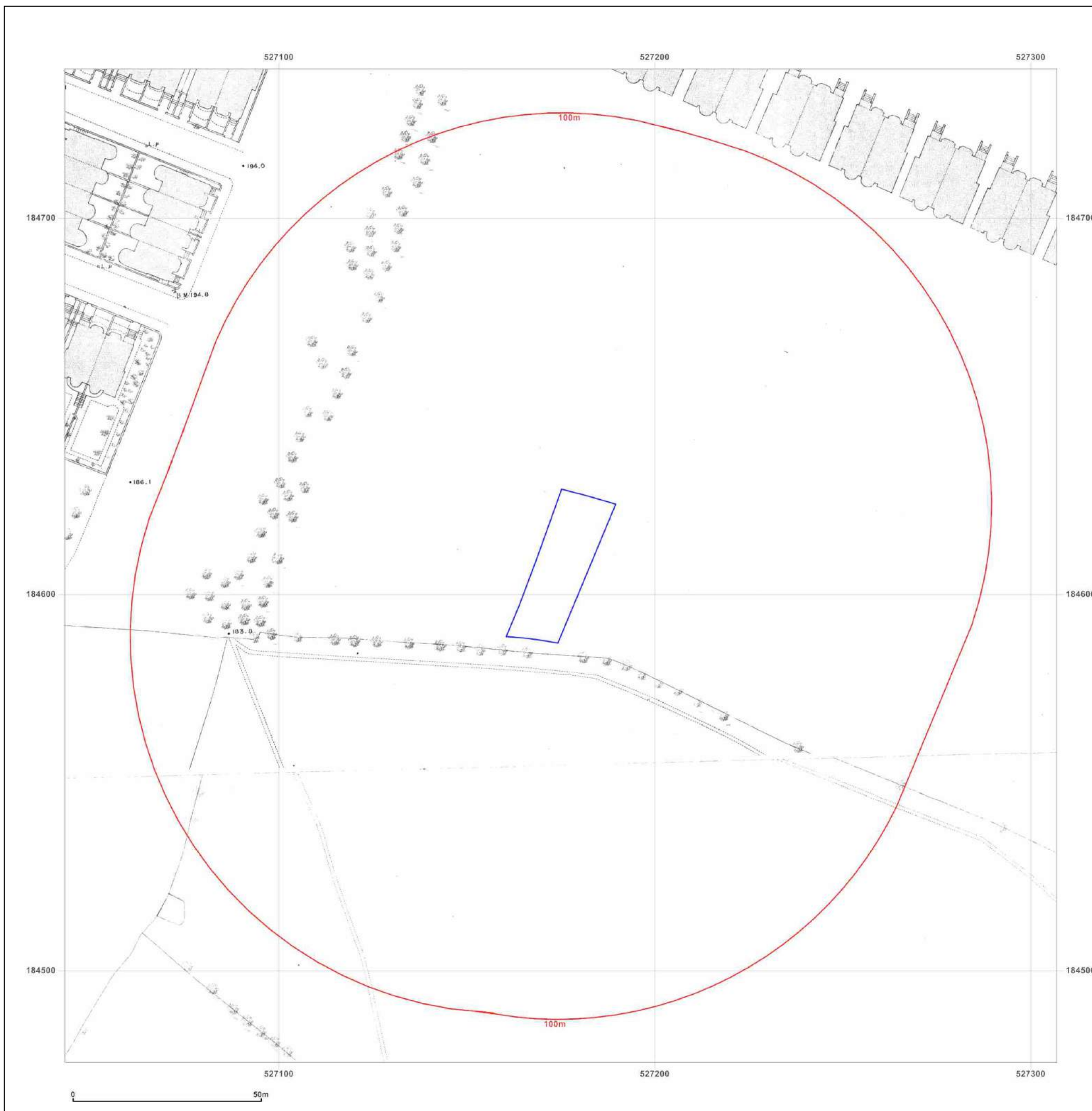


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2015 Ordnance Survey 100035207

Production date: 18 October 2017

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



Site Details:

51, LANCASTER GROVE,
LONDON, NW3 4HB

Client Ref: GWPR2283
Report Ref: HMD-445-4359133
Grid Ref: 527175, 184608

Map Name: County Series

Map date: 1871

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1866
Revised N/A
Edition 1871
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2015 Ordnance Survey 100035207

Production date: 18 October 2017

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



Site Details:

51, LANCASTER GROVE,
LONDON, NW3 4HB

Client Ref: GWPR2283
Report Ref: HMD-445-4359133
Grid Ref: 527175, 184608

Map Name: 1056 Scale Town Plan

Map date: 1896

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1894
Revised N/A
Edition 1896
Copyright N/A
Levelled N/A

Surveyed 1894
Revised N/A
Edition 1896
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2015 Ordnance Survey 100035207

Production date: 18 October 2017

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



Site Details:

51, LANCASTER GROVE,
LONDON, NW3 4HB

Client Ref: GWPR2283
Report Ref: HMD-445-4359133
Grid Ref: 527175, 184608

Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2015 Ordnance Survey 100035207

Production date: 18 October 2017

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



Site Details:

51, LANCASTER GROVE,
LONDON, NW3 4HB

Client Ref: GWPR2283
Report Ref: HMD-445-4359133
Grid Ref: 527175, 184608

Map Name: County Series

Map date: 1915

Scale: 1:2,500

Printed at: 1:2,500



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2015 Ordnance Survey 100035207

Production date: 18 October 2017

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



Site Details:

51, LANCASTER GROVE,
LONDON, NW3 4HB

Client Ref: GWPR2283
Report Ref: HMD-445-4359133
Grid Ref: 527175, 184608

Map Name: 1056 Scale Town Plan

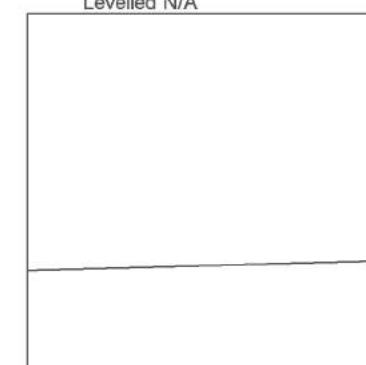
Map date: 1919

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1894
Revised 1916
Edition 1916
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2015 Ordnance Survey 100035207

Production date: 18 October 2017

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

