

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.

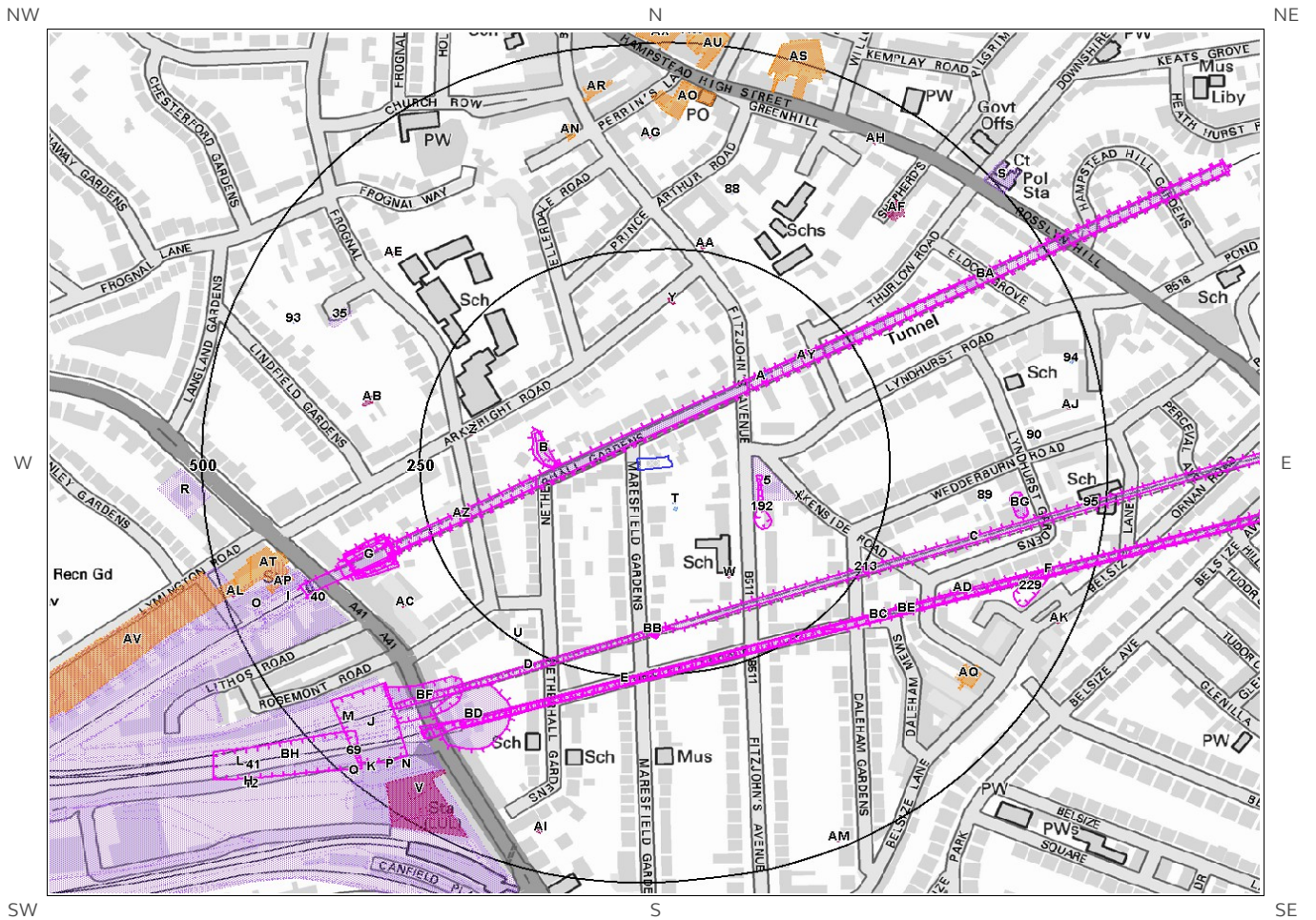
Note: Maps

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).

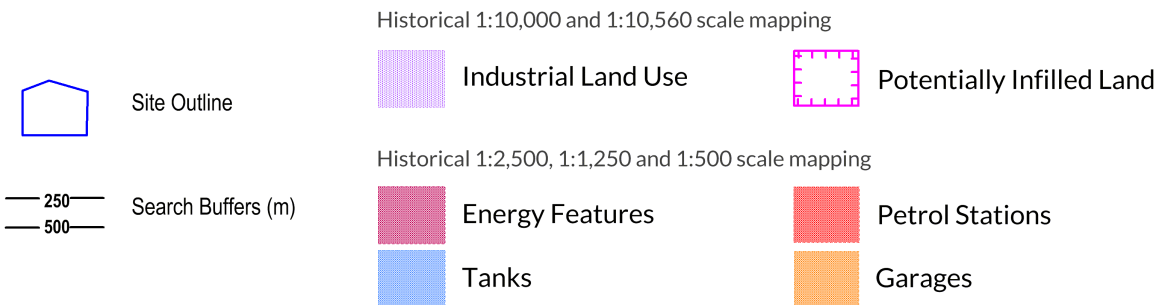
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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: 80

ID	Distance [m]	Direction	Use	Date
1AY	18	NW	Tunnel	1965
2A	18	NW	Tunnel	1974
3A	18	NW	Tunnel	1996
4B	91	W	Unspecified Ground Workings	1920
5	92	E	Hospital	1965
6B	93	W	Unspecified Ground Workings	1949
7AZ	117	W	Tunnel	1958
8BA	121	NE	Tunnel	1958
9C	182	S	Tunnel	1958
10C	182	S	Tunnel	1974
11C	182	S	Tunnel	1965
12C	182	S	Tunnel	1996
13D	193	S	Tunnels	1973
14D	193	S	Tunnels	1989
15D	193	S	Tunnels	1957
16D	193	S	Tunnels	1968
17E	233	S	Tunnels	1968
18E	233	S	Tunnels	1973
19E	233	S	Tunnels	1989
20E	233	S	Tunnels	1957
21BC	235	S	Tunnel	1866
22F	258	SE	Tunnel	1958
23F	258	SE	Tunnel	1974
24F	258	SE	Tunnel	1996
25F	258	SE	Tunnel	1965
26G	291	W	Cuttings	1866
27G	296	W	Cuttings	1949
28G	296	W	Cuttings	1958
29G	296	W	Cuttings	1894
30G	298	SW	Cuttings	1965
31G	299	W	Cuttings	1920
32BD	311	SW	Cuttings	1866
33BE	318	SE	Unspecified Shaft	1866

34BF	325	SW	Cuttings	1894
35	371	NW	Unspecified Tanks	1911
36L	380	SW	Railway Sidings	1920
37H	388	SW	Railway Sidings	1957
38J	388	SW	Cuttings	1957
39BG	390	E	Unspecified Pit	1866
40	390	SW	Railway Building	1958
41	393	SW	Railway Sidings	1866
42	394	SW	Railway Sidings	1948
43I	394	W	Railway Station	1958
44H	395	SW	Railway Sidings	1973
45H	395	SW	Railway Sidings	1968
46I	398	W	Railway Station	1866
47I	399	SW	Railway Station	1894
48I	400	W	Railway Station	1965
49I	400	W	Railway Station	1949
50AP	401	W	Railway Buildings	1958
51J	403	SW	Railway Station	1894
52I	405	W	Railway Station	1920
53K	406	SW	Coal Depot	1957
54K	406	SW	Coal Depot	1968
55M	407	SW	Railway Station	1920
56O	411	W	Railway Sidings	1949
57J	413	SW	Railway Station	1866
58K	414	SW	Railway Buildings	1948
59L	418	SW	Railway Sidings	1894
60N	435	SW	Railway Buildings	1894
61M	435	SW	Railway Building	1948
62M	435	SW	Railway Building	1957
63N	437	SW	Railway Building	1920
64BH	454	SW	Cuttings	1866
65P	454	SW	Railway Building	1920
66O	454	W	Railway Building	1949
67V	457	SW	Railway Building	1920
68P	465	SW	Railway Building	1920
69	468	SW	Railway Building	1866
70K	474	SW	Railway Building	1920
71AV	485	W	Unspecified Depot	1920
72Q	487	SW	Railway Building	1866
73Q	491	SW	Railway Building	1920
74R	491	W	Telephone Exchange	1996
75R	491	W	Telephone Exchange	1974
76S	492	NE	Police Station	1974
77S	492	NE	Police Station	1965
78S	492	NE	Police Station	1996
79Q	492	SW	Railway Building	1894

80S

494

NE

Police Station

1958

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:

15

ID	Distance (m)	Direction	Use	Date
81T	41	S	Unspecified Tank	1935
82T	41	S	Unspecified Tank	1915
83T	49	S	Unspecified Tank	1896
84A	147	NE	Unspecified Tank	1896
85U	242	SW	Unspecified Tank	1955
86U	243	SW	Unspecified Tank	1953
87U	243	SW	Unspecified Tank	1960
88	325	N	Unspecified Tank	1896
89	359	E	Unspecified Tank	1871
90	416	E	Unspecified Tank	1870
91V	426	SW	Gas Board Depot	1955
92V	426	SW	Gas Board Depot	1953
93	426	NW	Unspecified Tank	1870
94	472	E	Unspecified Tank	1896
95	480	E	Unspecified Tank	1935

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:

65

ID	Distance (m)	Direction	Use	Date
96W	145	SE	Electricity Substation	1991
97W	145	SE	Electricity Substation	1991
98W	145	SE	Electricity Substation	1986
99X	146	E	Electricity Substation	1991
100X	147	E	Electricity Substation	1991
101X	147	E	Electricity Substation	1986
102Y	183	N	Electricity Substation	1991
103Y	183	N	Electricity Substation	1978

104Y	183	N	Electricity Substation	1995
105Y	183	N	Electricity Substation	1992
106Z	189	W	Electricity Substation	1991
107Z	190	W	Electricity Substation	1992
108Z	190	W	Electricity Substation	1995
109AA	253	N	Electricity Substation	1977
110AA	253	N	Electricity Substation	1991
111AA	253	N	Electricity Substation	1986
112AA	254	N	Electricity Substation	1991
113AB	305	W	Electricity Substation	1970
114AB	305	W	Electricity Substation	1978
115AB	311	W	Electricity Substation	1991
116AB	311	W	Electricity Substation	1995
117AB	311	W	Electricity Substation	1992
118AC	313	SW	Electricity Substation	1991
119AC	314	SW	Electricity Substation	1995
120AC	314	SW	Electricity Substation	1992
121AC	314	SW	Electricity Substation	1978
122AC	314	SW	Electricity Substation	1970
123G	329	W	Electricity Substation	1991
124G	329	W	Electricity Substation	1995
125G	329	W	Electricity Substation	1992
126G	331	W	Electricity Substation	1970
127G	331	W	Electricity Substation	1978
128AD	363	SE	Electricity Substation	1991
129AD	363	SE	Electricity Substation	1977
130AD	364	SE	Electricity Substation	1986
131AD	364	SE	Electricity Substation	1991
132AE	371	NW	Electricity Substation	1991
133AE	372	NW	Electricity Substation	1970
134AE	372	NW	Electricity Substation	1978
135AE	372	NW	Electricity Substation	1995
136AE	372	NW	Electricity Substation	1992
137AF	383	NE	Electricity Substation	1953
138AF	384	NE	Electricity Substation	1953
139AG	385	N	Electricity Substation	1974
140AG	385	N	Electricity Substation	1998
141AG	385	N	Electricity Substation	1991
142V	426	SW	Gas Board Depot	1955
143V	426	SW	Gas Board Depot	1953
144AH	445	NE	Electricity Substation	1991
145AH	446	NE	Electricity Substation	1994
146AI	448	S	Electricity Substation	1971
147AI	448	S	Electricity Substation	1991
148AI	449	S	Electricity Substation	1986
149AI	449	S	Electricity Substation	1953

150AJ	458	E	Electricity Substation	1953
151AJ	458	E	Electricity Substation	1986
152AK	478	SE	Electricity Substation	1991
153AK	478	SE	Electricity Substation	1991
154AK	481	SE	Electricity Substation	1979
155AL	485	W	Electricity Substation	1971
156AL	485	W	Electricity Substation	1991
157AL	485	W	Electricity Substation	1991
158AM	489	SE	Electricity Substation	1985
159AM	489	SE	Electricity Substation	1994
160AM	490	SE	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: 26

ID	Distance (m)	Direction	Use	Date
161AN	393	N	Garage	1953
162AN	393	N	Garage	1953
163AN	393	N	Garage	1953
164AO	407	N	Garage	1953
165AO	407	N	Garage	1965
166AQ	412	SE	Garage	1953
167AT	416	W	Garage	1953
168AP	418	W	Garage	1965
169AP	418	W	Garage	1953
170AQ	421	SE	Garage	1955
171AO	424	N	Garage	1953
172AR	435	N	Garage	1953
173AR	435	N	Garage	1953
174AS	457	N	Garage	1953
175AS	457	N	Garage	1953

176AT	457	W	Garage	1953
177AT	457	W	Garage	1953
178AT	457	W	Garage	1953
179AU	469	N	Garage	1953
180AU	469	N	Garage	1953
181AV	480	W	Works Depot	1935
182AX	491	N	Garage	1966
183AW	498	N	Garage	1973
184AW	498	N	Garage	1966
185AW	498	N	Garage	1953
186AX	500	N	Garage	1974

1.6 Potentially Infilled Land

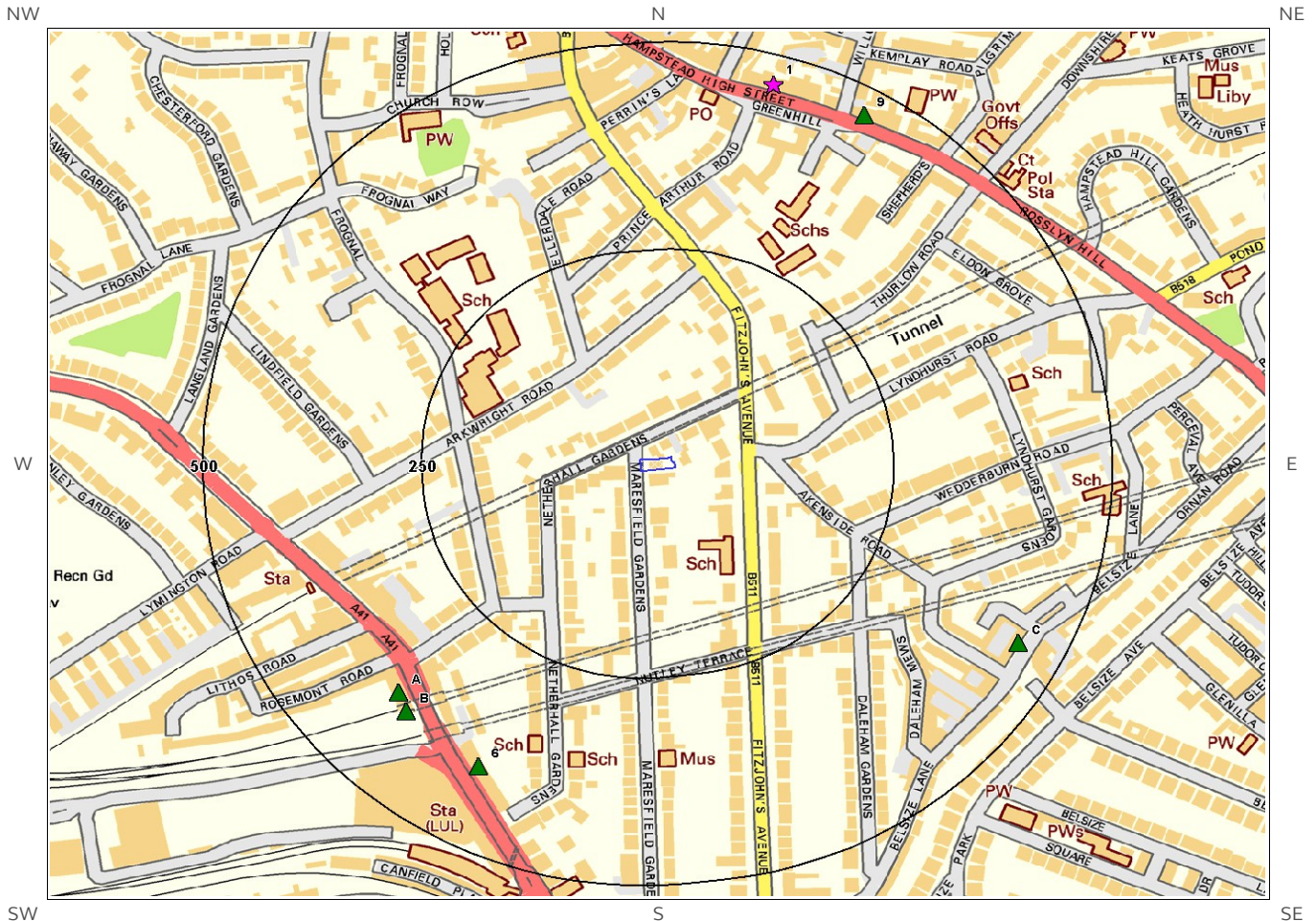
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 44

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













ID	Distance(m)	Direction	Use	Date
187AY	18	NW	Tunnel	1965
188A	18	NW	Tunnel	1974
189A	18	NW	Tunnel	1996
190B	91	W	Unspecified Ground Workings	1920
191B	93	W	Unspecified Ground Workings	1949
192	98	E	Pond	1866
193AZ	117	W	Tunnel	1958
194BA	121	NE	Tunnel	1958
195A	141	NE	Ventilating Shaft	1873
196C	182	S	Tunnel	1965
197C	182	S	Tunnel	1974
198C	182	S	Tunnel	1996
199C	182	S	Tunnel	1958
200D	193	S	Tunnels	1957
201D	193	S	Tunnels	1989
202D	193	S	Tunnels	1973
203D	193	S	Tunnels	1968
204BB	194	S	Air Shaft	1948
205BB	195	S	Air Shaft	1973
206BB	195	S	Air Shaft	1989
207BB	195	S	Air Shaft	1920
208E	233	S	Tunnels	1957
209E	233	S	Tunnels	1973
210E	233	S	Tunnels	1968
211E	233	S	Tunnels	1989
212BC	235	S	Tunnel	1866

213	253	SE	Air Shaft	1920
214F	258	SE	Tunnel	1974
215F	258	SE	Tunnel	1965
216F	258	SE	Tunnel	1958
217F	258	SE	Tunnel	1996
218G	291	W	Cuttings	1866
219G	296	W	Cuttings	1958
220G	296	W	Cuttings	1949
221G	296	W	Cuttings	1894
222G	298	SW	Cuttings	1965
223G	299	W	Cuttings	1920
224BD	311	SW	Cuttings	1866
225BE	318	SE	Unspecified Shaft	1866
226BF	325	SW	Cuttings	1894
227J	388	SW	Cuttings	1957
228BG	390	E	Unspecified Pit	1866
229	421	E	Pond	1866
230BH	454	SW	Cuttings	1866

2. Environmental Permits, Incidents and Registers Map



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

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

8

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
2A	387	SW	526166 184924	Address: Ariana Hand Laundry Ltd, 281a Finchley Road, NW3 6ND Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
3A	387	SW	526166 184924	Address: Ariana Hand Laundry Ltd, 281a Finchley Road, NW3 6ND Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4B	397	SW	526177 184901	Address: Hampstead Express Clothes Clinic, 279a Finchley Road, NW3 6LT Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
5B	397	SW	526177 184901	Address: Hampstead Express Dry Cleaning, 279a Finchley Road, NW3 6LT Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
6	404	SW	526258 184835	Address: Executive Clean Dry Cleaners, 148 Finchley Road, NW3 5HS Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
7C	446	SE	526874 184982	Address: Pyramid Cleaners, 52 Belsize Lane, Belsize Park, NW3 5AR Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
8C	446	SE	526874 184982	Address: Pyramid Cleaners, 52 Belsize Lane, NW3 5AR Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
9	465	NE	526700 185619	Address: Heath Dry Cleaners, 66 Rosslyn Hill, NW3 1ND Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales 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	464	N	526595 185659	Incident Date: 13-Feb-2002 Incident Identification: 58214 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

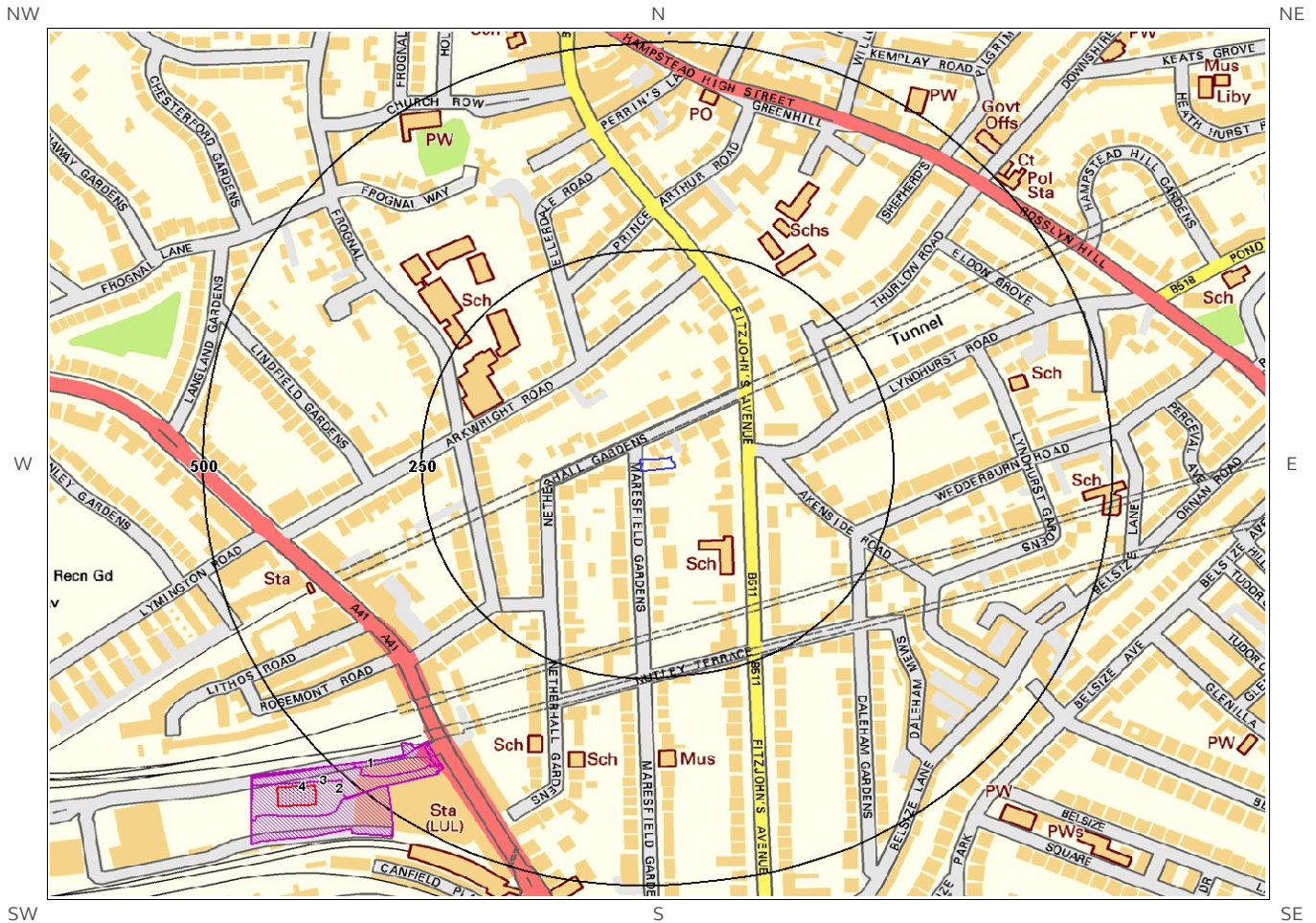
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?










0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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- | | | | | | |
|---|------------------------|---|---------------------------|---|---|
|  | Site Outline |  | EA/NRW Active Landfill |  | Historic and Planned Waste Sites |
|  | 250 Search Buffers (m) |  | EA/NRW Historic Landfill |  | EA/NRW Licensed Waste Site |
|  | 500 Search Buffers (m) |  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records |