



© Crown Copyright. All Rights Reserved. License Number 100022432.

Envirocheck®

LANDMARK INFORMATION GROUP®

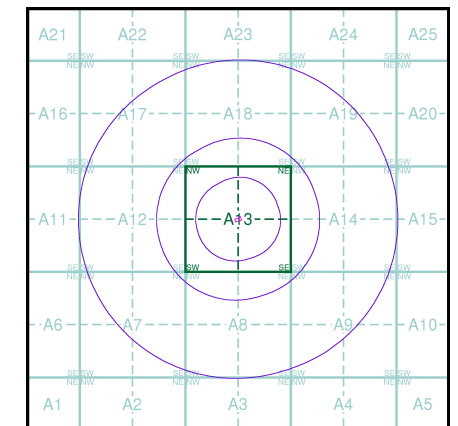
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

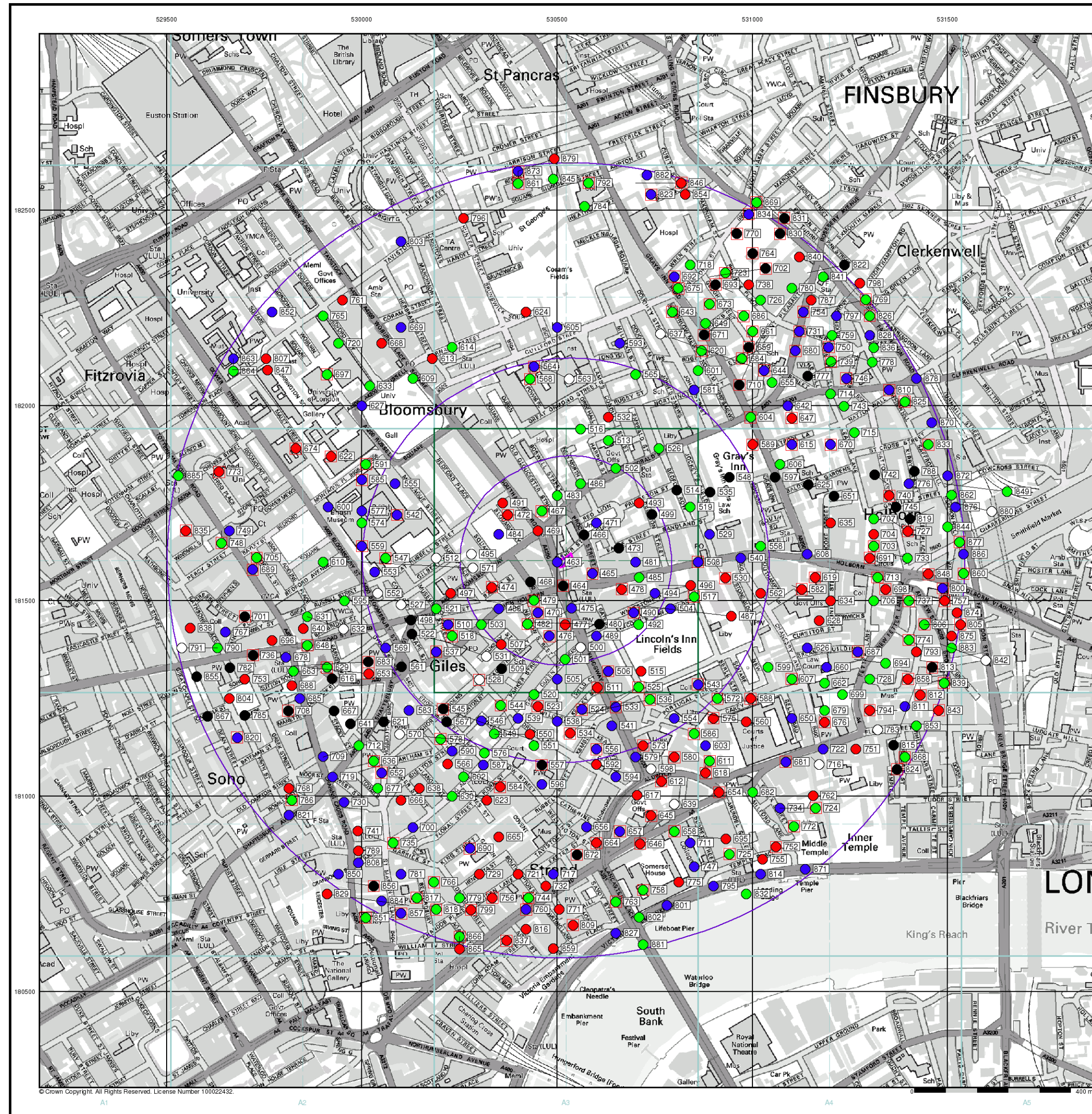
Order Number: 109627647_1_1
Customer Ref: 70025363
National Grid Reference: 530520, 181600
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

8, Southampton Row, London, WC1B 4AE

Landmark®
LANDMARK INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown Copyright. All Rights Reserved. License Number 100022432.

Envirocheck[®]

LANDMARK INFORMATION GROUP[®]

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

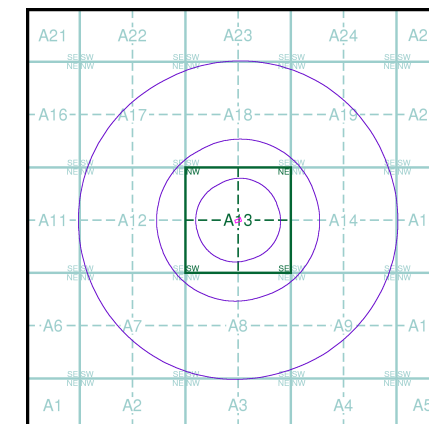
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

Order Number: 109627647_1_1
Customer Ref: 70025363
National Grid Reference: 530520, 181600
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

8, Southampton Row, London, WC1B 4AE

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown Copyright. All Rights Reserved. License Number 100022432.

Envirocheck[®]

LANDMARK INFORMATION GROUP[®]

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

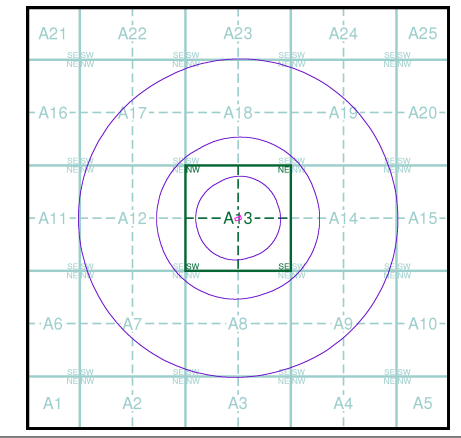
Detailed River Network Data

- Primary River
- Secondary River
- Tertiary River
- Canal
- Canal Tunnel
- Undefined River
- Lake/Reservoir
- Offline Drainage Feature
- Extended Culvert (greater than 50m)
- Underground River (inferred)
- Underground River (local knowledge)
- Downstream of High Water Mark
- Downstream of Seaward Extension
- Not assigned River feature

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW - Mean Low Water
- MHW - Mean High Water

E/NRW Detailed River Network Map - Slice A



Order Details

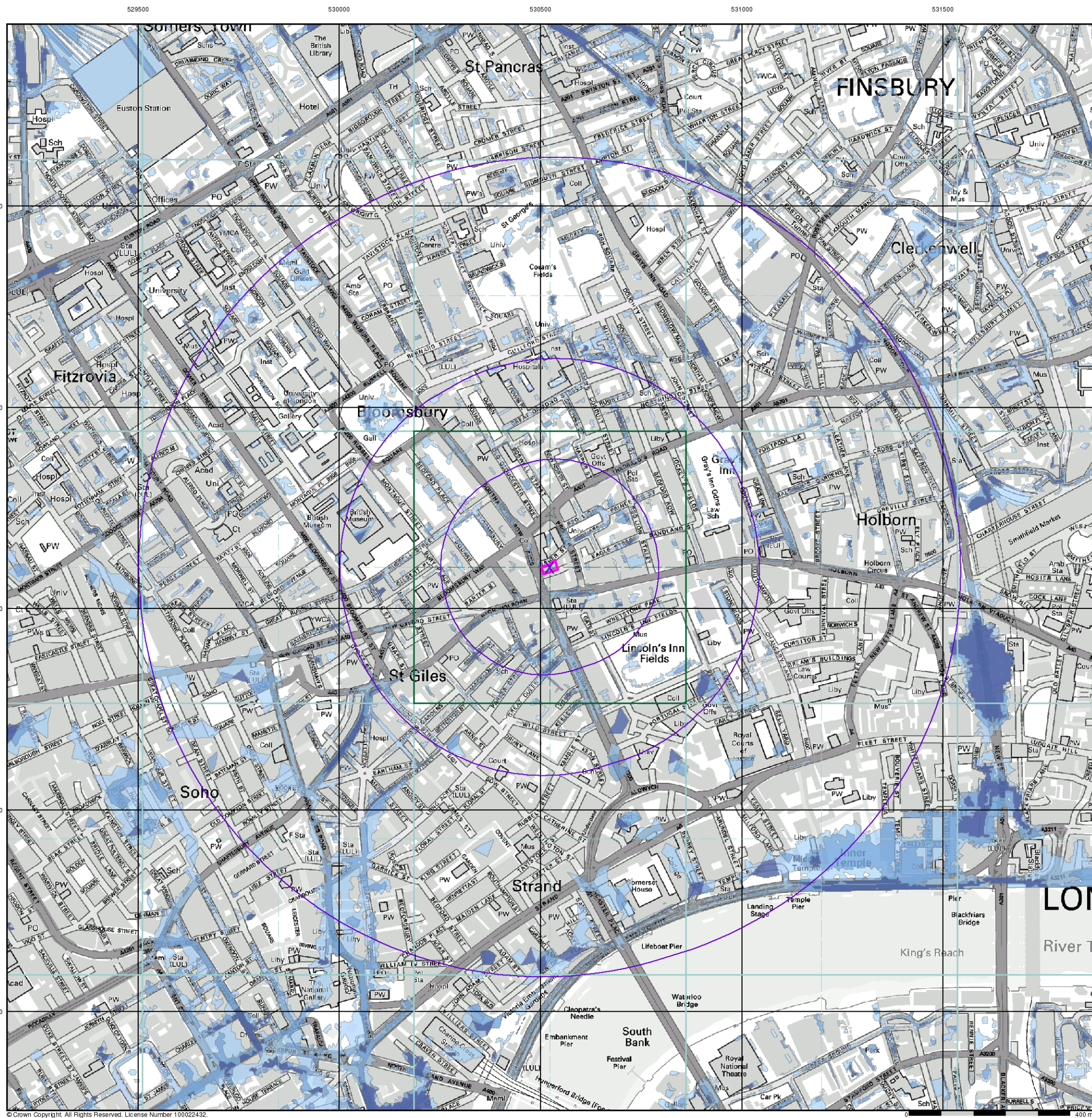
Order Number: 109627647_1_1
Customer Ref: 70025363
National Grid Reference: 530520, 181600
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

8, Southampton Row, London, WC1B 4AE

Landmark[®]
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Risk of Flooding from Surface Water

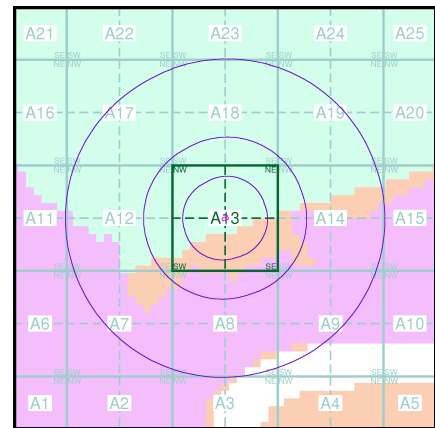
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EANRW Suitability Map - Slice A



Order Details

Order Number: 109627647_1_1
Customer Ref: 70025363
National Grid Reference: 530520, 181600
Slice: A
Site Area (Ha): 0.08
Search Buffer (m): 1000

Site Details

8, Southampton Row, London, WC1B 4AE

Appendix F

REGULATORY RESPONSES



From: Arthur, Anona [mailto:Anona.Arthur@camden.gov.uk]

Sent: 30 January 2017 15:42

To: Nichols, Claire

Subject: Contaminated land enquiry - 1 & 2 Fisher Street, 2-6 Catton Street and 8-10 Southampton Row London WC1B 4AE

Dear Claire Nichols

RE: Contaminated Land Enquiry, 1 & 2 Fisher Street, 2-6 Catton Street and 8-10 Southampton Row

Thank you for your contaminated land enquiry relating to the above land. I would like to confirm the following:

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

With regards to details under the Council's Part IIA Strategy, Camden has a Contaminated Land Database to identify and prioritise sites within the Borough with a former potentially contaminative land use. Sites recorded on the database are not contaminated land (as defined by Part IIA of the Environmental Protection Act 1990); rather they are considered as having the potential to be contaminated land through their previous use. The Council is currently reviewing its inspecting strategy and prioritisation list. The rear of the site at 2 Fisher Street has been identified as a medium priority for inspection. The Council considers it to be suitable for its current use, however the Council cannot guarantee that the land will not be investigated in the future (for example if subject to redevelopment which involves excavations). The Council holds no records of any intrusive ground works confirming ground conditions.

Further to your enquiry, a historical record search was performed to determine historical land uses and it appears that the following past industrial uses of plausible concern were carried out on or within 50 metres of 1 & 2 Fisher Street, 2-6 Catton Street and 8-10 Southampton Row (full list is attached):

- Electrical Sub Station
- Unknown Industrial

According to our contaminated land risk characterisation, land on which the above process/activity was carried out is inherently considered to present a medium risk of contamination. It is conservatively considered likely that such land would exhibit areas of significantly elevated contamination levels with moderate magnitude to cause harm. However as explained above the site is not being investigated under the Part IIA Contaminated Land Regime neither it is on our contaminated land register. The Council has no present evidence that confirms that there are contamination issues affecting the site other than the potentially contaminative past use of the land.

If the land was to be redeveloped in the future and the works would involve excavations, a planning condition may be imposed with a requirement to carry out a detailed site investigation (desk top, walkover and intrusive investigation) and if

necessary remediation works. However, if the site remains in the current state (established development/hard-standing) and there are no extensive soft landscaped areas or gardens the site would not be considered for investigation under the contaminated land regime.

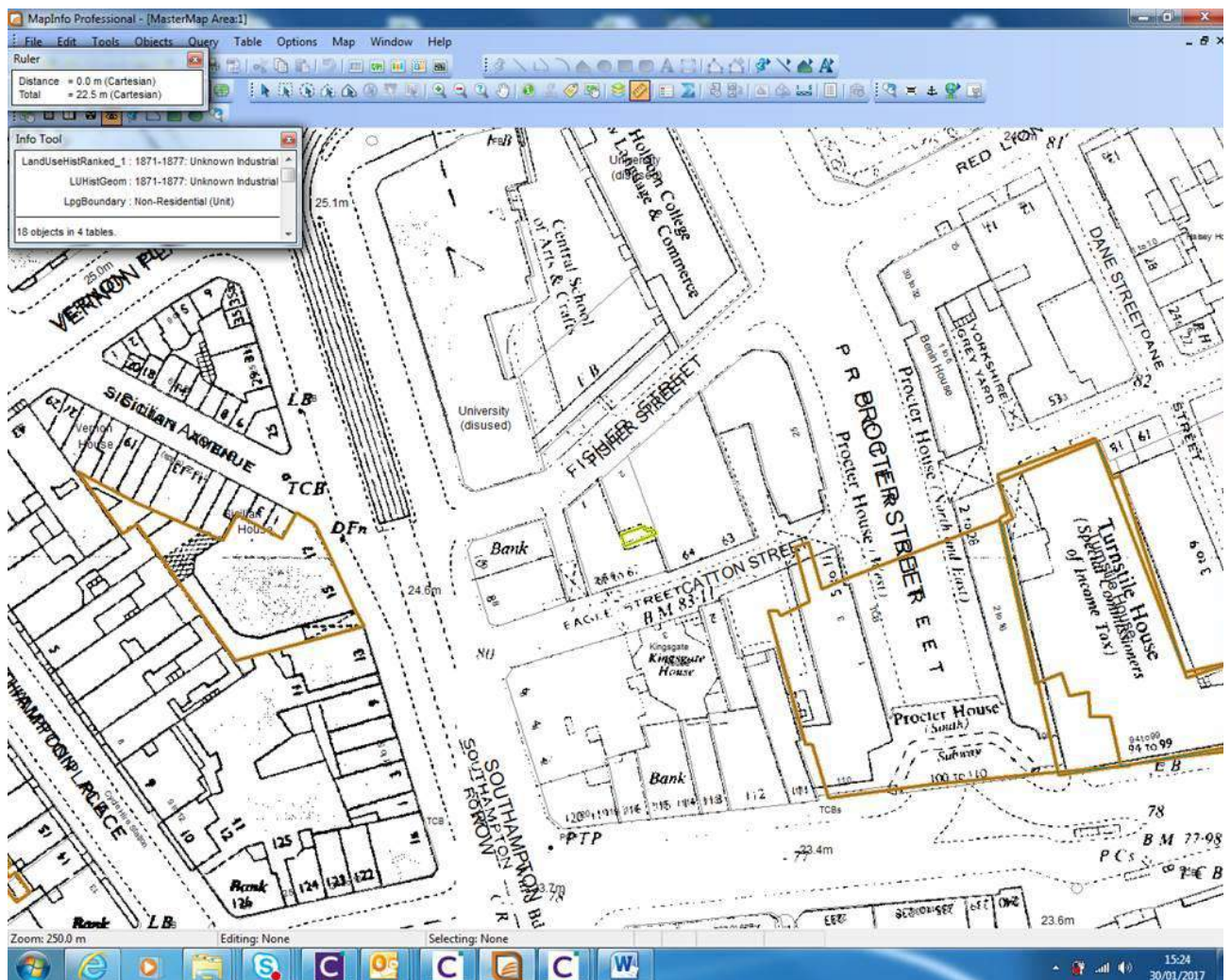
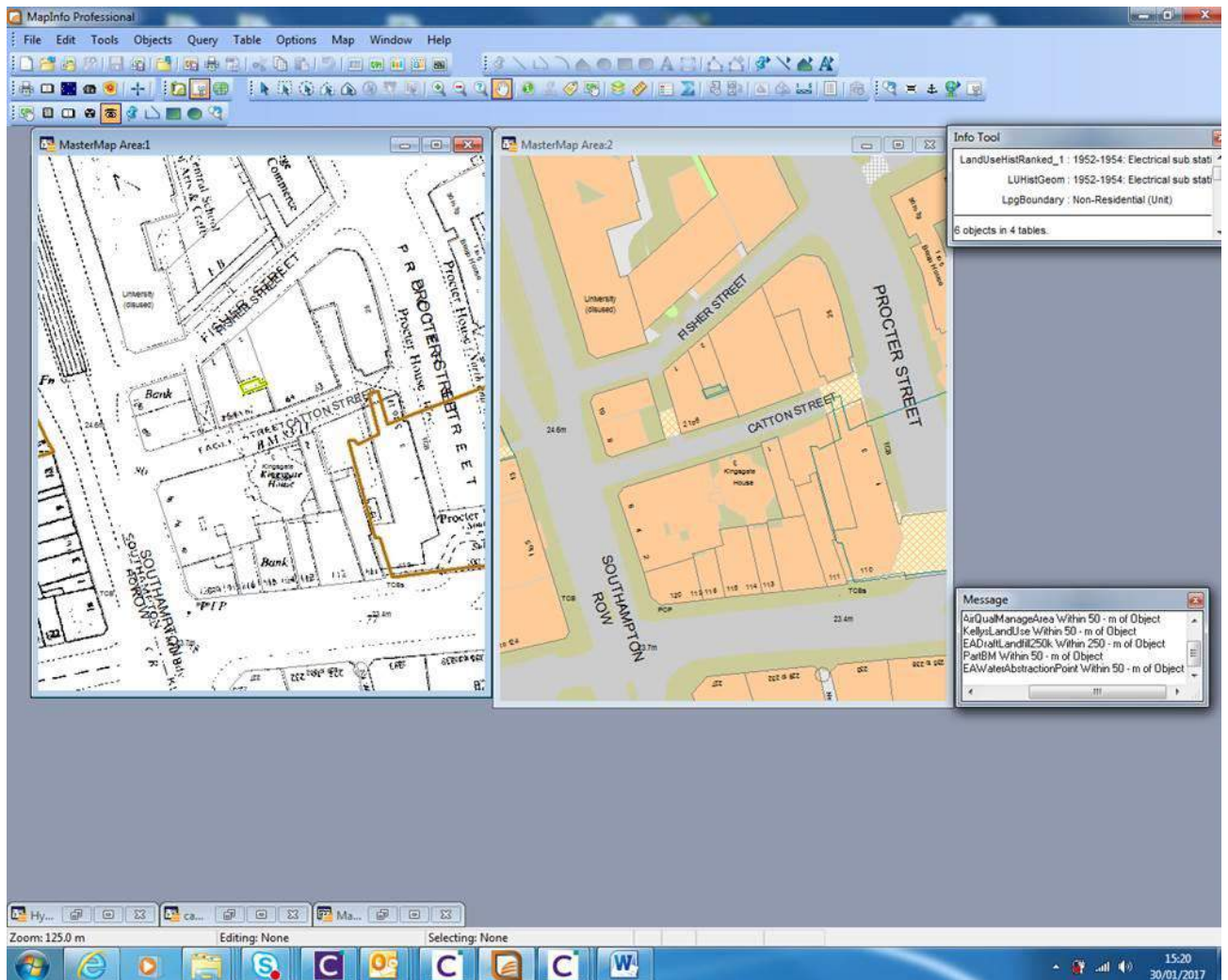
Additional Information:

- The Council holds no information on pollution incidents in the area.
- Currently, the Council holds no information about water abstraction points or private water supplies.
- The Council holds no information relating to materials extraction, mine gasses, or animal burial grounds.
- There are no IPPC (Environment Agency) industrial processes within 50 metres of the site.
- There are no LAPPC (Local Authority) industrial process within 50 metres of the site.
- The Council holds no records relating to flooding.
- The Council has no information about the extent of made ground on subject site, however Camden soil profile tends to exhibit high levels of Lead (BGS data).
- The Council holds no information relating to radon levels (please contact the Environment Agency)
- Details of any records of complaints, notices etc. about nuisance relating to the current or previous site uses may be obtained from the Council's Land Charges Department (0207 974 4444 – Contact Camden) but those will be limited to actual entries relating to outstanding matters i.e. fees for works in default etc. Details with regards to complaints relating to noise issues may be obtained from Council's Noise & Licensing Team, odour issues from our Private Sector Housing Team. Both can be contacted via the main line: 0207 974 4444.

Disclaimer:

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

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



Regards

Anona Arthur BSc (Hons) Env Health; Dip Acoustics
Environmental Health Officer / Contaminated Land Officer
Communities
Supporting Communities
London Borough of Camden

Telephone: 020 7974 2990
Fax: 020 7974 6940
Web: camden.gov.uk
8th Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

From: NET Enquiries [<mailto:HNLenquiries@environment-agency.gov.uk>]
Sent: 24 January 2017 14:05
To: Nichols, Claire
Subject: HNL/34777/JH --- RE: Ref: 160109/RD02 Request for information

Dear Claire

Enquiry: Ref: 160109/RD02 Request for information

Thank you for your enquiry which was received on 6 January 2017.

Please find attached a site map showing the surrounding 500m of the property. We only have data showing one historic landfill site: EAHLD12040 – Portugal Street, Lincoln's Inn fields, London WC2A – TW 530700, 181200. We hold no details on licensing or content. Please contact the local authority who may hold additional details.

There are no investigated sites within 500m of the site. There are a number of pollution incidents in the area, data attached as shape file and associated map.

The site is not designated as a Special Site under Part IIa of the EPA 1990. The Environment Agency only regulates Special Sites. The local council regulates all other contaminated land sites and maintains the Contaminated Land Strategy. Please contact the relevant local authority for further information.

The closest water quality monitoring point is 3.7km from the site.

We respond to requests under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004.

I have attached our **open government licence** which explains the permitted use of this information.

Please get in touch if you have any further queries. If you want us to review the information we have sent, please contact us again within two months from the date of this email.

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey. We use every piece of feedback we receive: <http://www.smartsurvey.co.uk/s/EnvironmentAgencyCustomerSurvey/?a=HNL>

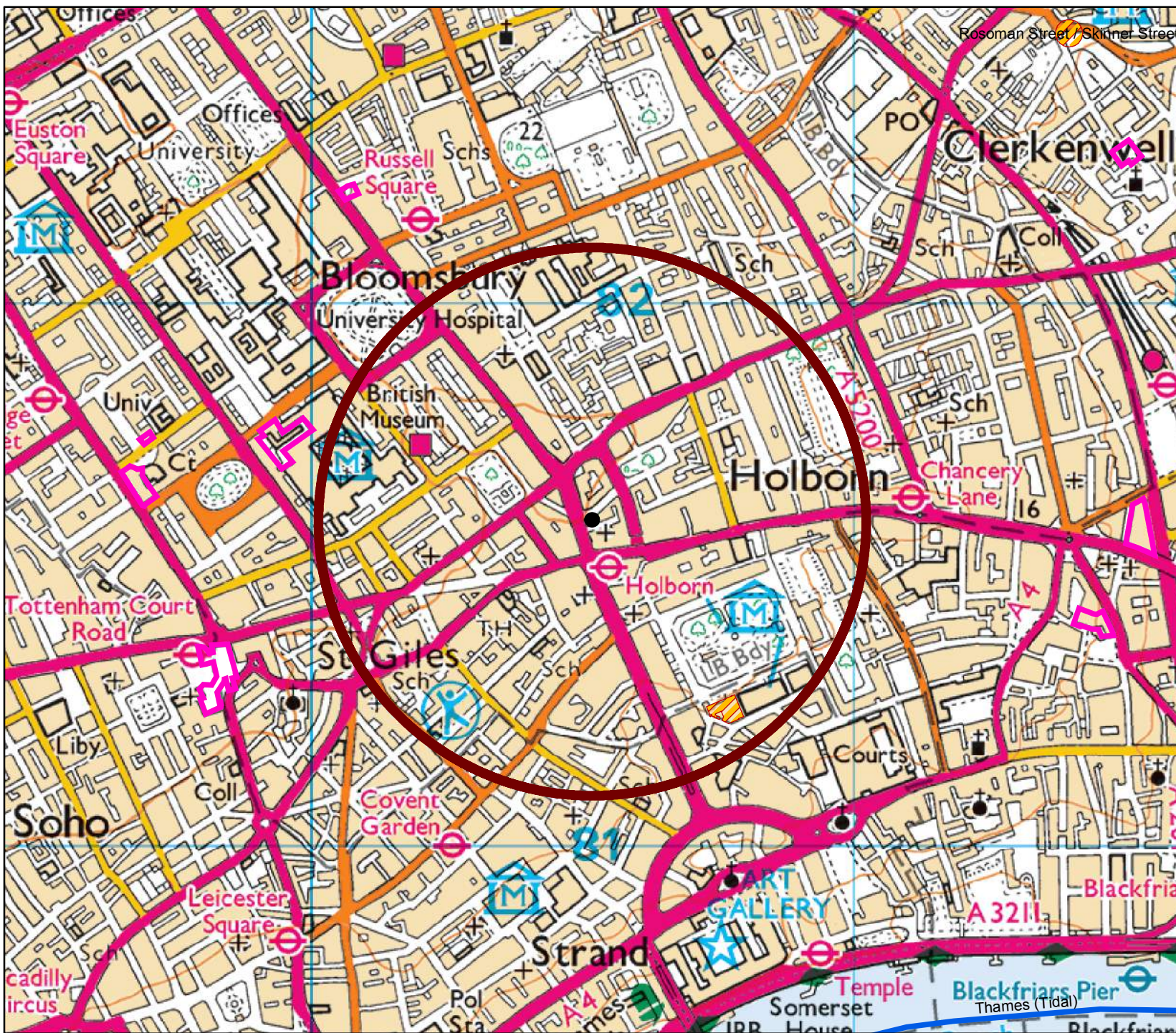
Did you know that the Environment Agency publishes most of its data via www.data.gov.uk? Using this site, you can search for our data alongside other environmental data providers from local authorities or from DEFRA (the Department of the Environment, Fisheries and Rural Affairs).

Yours sincerely

James Hammett
Customers and Engagement Officer

Direct dial 0203 0259058

Direct email HNLequiries@environment-agency.gov.uk







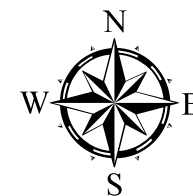
Environment Agency
2 Bishops Square Business Park
St Albans Road West
Hatfield
Hertfordshire
AL10 9EX

HNL/34777/JH
500m area

24 January 2017

Legend

-  CL_Sites
-  Current Landfill Outlines
-  Old Landfill
-  All Current WML






0 70 140 280 420 560
Metres

Produced by:
Customer and Engagement
Hertfordshire and North London

Pollution incidents - HNL34777/JH

Legend

-  Historic Landfill Sites
-  Open Pollution Incidents
-  Closed Pollution Incidents



0 50 100 150
Metres





Open Government Licence

for public sector information

delivered by
The National Archives

[Back to The National Archives](#)

You are encouraged to use and re-use the Information that is available under this licence freely and flexibly, with only a few conditions.




Using Information under this licence

Use of copyright and database right material expressly made available under this licence (the 'Information') indicates your acceptance of the terms and conditions below.


The Licensor grants you a worldwide, royalty-free, perpetual, non-exclusive licence to use the Information subject to the conditions below.

This licence does not affect your freedom under fair dealing or fair use or any other copyright or database right exceptions and limitations.

You are free to:

-  copy, publish, distribute and transmit the Information;
-  adapt the Information;
-  exploit the Information commercially and non-commercially for example, by combining it with other Information, or by including it in your own product or application.

You must (where you do any of the above):

-  acknowledge the source of the Information in your product or application by including or linking to any attribution statement specified by the Information Provider(s) and, where possible, provide a link to this licence;

If the Information Provider does not provide a specific attribution statement, you must use the following:

Contains public sector information licensed under the Open Government Licence v3.0.

If you are using Information from several Information Providers and listing multiple attributions is not practical in your product or application, you may include a URI or hyperlink to a resource that contains the required attribution statements.

These are important conditions of this licence and if you fail to comply with them the rights granted to you under this licence, or any similar licence granted by the Licensor, will end automatically.

Exemptions

This licence does not cover:

- personal data in the Information;
- Information that has not been accessed by way of publication or disclosure under information access legislation (including the Freedom of Information Acts for the UK and Scotland) by or with the consent of the Information Provider;
- departmental or public sector organisation logos, crests and the Royal Arms except where they form an integral part of a document or dataset;
- military insignia;
- third party rights the Information Provider is not authorised to license;
- other intellectual property rights, including patents, trade marks, and design rights; and
- identity documents such as the British Passport

Non-endorsement

This licence does not grant you any right to use the Information in a way that suggests any official status or that the Information Provider and/or Licensor endorse you or your use of the Information.

No warranty

The Information is licensed 'as is' and the Information Provider and/or Licensor excludes all representations, warranties, obligations and liabilities in relation to the Information to the maximum extent permitted by law.

The Information Provider and/or Licensor are not liable for any errors or omissions in the Information and shall not be liable for any loss, injury or damage of any kind caused by its use. The Information Provider does not guarantee the continued supply of the Information.

Governing Law

This licence is governed by the laws of the jurisdiction in which the Information Provider has its principal place of business, unless otherwise specified by the Information Provider.

Definitions

In this licence, the terms below have the following meanings:

'Information' means information protected by copyright or by database right (for example, literary and artistic works, content, data and source code) offered for use under the terms of this licence.

'Information Provider' means the person or organisation providing the Information under this licence.

'Licensor' means any Information Provider which has the authority to offer Information under the terms of this licence or the Controller of Her Majesty's Stationery Office, who has the authority to offer Information subject to Crown copyright and Crown database rights and Information subject to copyright and database right that has been assigned to or acquired by the Crown, under the terms of this licence.

'Use' means doing any act which is restricted by copyright or database right, whether in the original medium or in any other medium, and includes without limitation distributing, copying, adapting, modifying as may be technically necessary to use it in a different mode or format.

'You', 'you' and 'your' means the natural or legal person, or body of persons corporate or incorporate, acquiring rights in the Information (whether the Information is obtained directly from the Licensor or otherwise) under this licence.

About the Open Government Licence

The Controller of Her Majesty's Stationery Office (HMSO) has developed this licence as a tool to enable Information Providers in the public sector to license the use and re-use of their Information under a common open licence. The Controller invites public sector bodies owning their own copyright and database rights to permit the use of their Information under this licence.

The Controller of HMSO has authority to license Information subject to copyright and database right owned by the Crown. The extent of the Controller's offer to license this Information under the terms of this licence is set out in [the UK Government Licensing Framework](#).

This is version 3.0 of the Open Government Licence. The Controller of HMSO may, from time to time, issue new versions of the Open Government Licence. If you are already using Information under a previous version of the Open Government Licence, the terms of that licence will continue to apply.

These terms are compatible with the Creative Commons Attribution License 4.0 and the Open Data Commons Attribution License, both of which license copyright and database rights. This means that when the Information is adapted and licensed under either of those licences, you automatically satisfy the conditions of the OGL when you comply with the other licence. The OGLv3.0 is Open Definition compliant.

Further context, best practice and guidance can be found in the [UK Government Licensing Framework section](#) on The National Archives website.



[Go to the version 1 of the licence.](#)

[Go to the version 2 of the licence.](#)

[Go to the Welsh version of the licence.](#)

From: NET Enquiries [mailto:HNLenquiries@environment-agency.gov.uk]
Sent: 24 January 2017 15:17
To: Nichols, Claire
Subject: RE: HNL/34777/JH --- RE: Ref: 160109/RD02 Request for information

Hi Claire

Please find attached the redacted incident reports.

Kind regards

James Hammett

Customer and Engagement Officer
Tel: 59058 / 0203 0259058
E-mail HNLenquiries@environment-agency.gov.uk.

From: Nichols, Claire [mailto:Claire.Nichols@wspgroup.com]
Sent: Tuesday, January 24, 2017 2:41 PM
To: NET Enquiries <HNLenquiries@environment-agency.gov.uk>
Subject: RE: HNL/34777/JH --- RE: Ref: 160109/RD02 Request for information

Dear James,

Thank you for your reply. Do you have any further information regarding the pollution incidents in the area? Incidents 1087165, 531737 and 285597 would be of particular interest.

Kind regards,
Claire



Claire Nichols
Graduate Engineer | Ground Risk & Remediation

Mountbatten House, Basing View, Basingstoke, RG21 4HJ
Mob: +44 (0) 7976 442844
Tel: +44 (0) 1256 318 800

www.wsp-pb.co.uk

Check our [LinkedIn](#) page
Follow [@WSP_PB_UK](#) on Twitter

Confidential

This message, including any document or file attached, is intended only for the addressee and may contain privileged and/or confidential information. Any other person is strictly prohibited from reading, using, disclosing or copying this message. If you have received this message in error, please notify the sender and delete the message. Thank you.

WSP UK Limited (trading as WSP | Parsons Brinckerhoff). Registered Office: WSP House, 70 Chancery Lane, London, WC2A 1AF. Registered Number: 01383511 England



If possible, please consider saving paper by not printing your e-mail.

NATIONAL INCIDENT REPORTING SYSTEM

INCIDENT SUMMARY

CORE EVENT DETAILS:

Incident No:	00285597	Reported To:	Emma Jones
Date & Time Notified:	05/01/2005 06:20	Date & Time Observed:	05/01/2005 06:20
Reporter Name:	London Fire Brigade	Feedback Requested:	N
Reporter Contact Details:	Work Telephone: 02085551200 ext xxxxxxxx Work FAX: 020 7587 4001 Work Telephone: 02033797555 EMail: xxxxxxxxxxxxxxxxxxxxxxxx EMail: MERADMIN@london-fire.gov.uk		
Type of Report:		Suspected Source:	
Event Details:	Ref: 2585051 Unknown quantity of diesel has been spilt to roadside drains - no other details (rcc phoned back at 06.55 and still no other details!)		

INCIDENT LOCATION DETAILS:

Confirmed Location:	Procter Street, Holborn, London	Incident NGR:	TQ 30600 81500
Multi-location:		Incident room area:	
Catchment:	Thames	Local Authority:	CAMDEN LONDON BORO
Operational Area:	South East - Thames	Public Facing Area:	North East

INCIDENT ASSESSMENT DETAILS:

Initial Assessment By:	Kay Champion	Date and Time of Initial Assessment:	5/1/2005 07:00:00
Agency Incident:	Y	Event Substantiated:	Y
Non-attendance Reason:	Deployment of FCRM resources not justified	Attendance Priority:	No attendance necessary
Attendance Justification:		Potential Environmental Impact:	4
Duplicate Report References:			

INCIDENT INVESTIGATION & CLASSIFICATION DETAILS:

Investigation Report:	no details from the fire brigade - in combined drainage area - no attendance required		
Agency Resource Impact:	Level D	Environmental Impact Air:	3
Environmental Impact Land:	3	Environmental Impact Water:	4
Action Taken:			
Alleged Offender Name:			

NATIONAL INCIDENT REPORTING SYSTEM

INCIDENT SUMMARY

INCIDENT CLOSURE DETAILS:

Incident Closed Date:

05/01/2005

Closure Authorised
By:

Kay Champion

NATIONAL INCIDENT REPORTING SYSTEM

INCIDENT SUMMARY

CORE EVENT DETAILS:

Incident No:	00531737	Reported To:	Doug Mackenzie Dodds
Date & Time Notified:	15/09/2007 23:01	Date & Time Observed:	15/09/2007 23:01
Reporter Name:	ref number 181929071 London Fire Brigade	Feedback Requested:	N
Reporter Contact Details:	Work Telephone: 020 7536 7210 Work FAX: 020 7587 4001 Work Telephone: 020 7536 7211		
Type of Report:		Suspected Source:	
Event Details:	for info- up to 100 litres diesel gone into drains at Bedford place (corner of Bloomsbury square), London wc1. No callback or attendance required at this time. Thankyou.		

INCIDENT LOCATION DETAILS:

Confirmed Location:	British Museum	Incident NGR:	TQ 30298 81722
Multi-location:		Incident room area:	
Catchment:	Thames	Local Authority:	CAMDEN LONDON BORO
Operational Area:	South East - Thames	Public Facing Area:	North East

INCIDENT ASSESSMENT DETAILS:

Initial Assessment By:	Rob D Argent	Date and Time of Initial Assessment:	16/9/2007 08:00:00
Agency Incident:	Y	Event Substantiated:	Y
Non-attendance Reason:	Deployment of FCRM resources not justified	Attendance Priority:	No Attendance
Attendance Justification:		Potential Environmental Impact:	4
Duplicate Report References:			

INCIDENT INVESTIGATION & CLASSIFICATION DETAILS:

Investigation Report:	or info- up to 100 litres diesel gone into drains at Bedford place (corner of Bloomsbury square), London wc1.		
Agency Resource Impact:	Level D	Environmental Impact Air:	4
Environmental Impact Land:	4	Environmental Impact Water:	4
Action Taken:			
Alleged Offender Name:			

INCIDENT CLOSURE DETAILS:

NATIONAL INCIDENT REPORTING SYSTEM

INCIDENT SUMMARY

Incident Closed Date: 24/09/2007

Closure Authorised
By:

Rob D Argent

NATIONAL INCIDENT REPORTING SYSTEM

INCIDENT SUMMARY

CORE EVENT DETAILS:

Incident No:	01087165	Reported To:	Ian Thoburn
Date & Time Notified:	16/02/2013 10:46	Date & Time Observed:	16/02/2013 10:46
Reporter Name:	Control Room London Fire Brigade	Feedback Requested:	N
Reporter Contact Details:	Work Telephone: 0207 5367216 Work FAX: 020 7587 4001 Work Telephone: 0207 5367216		
Type of Report:		Suspected Source:	
Event Details:	M/I 11:14 0800 1412720 SE - Fire Service Notification - London Fire Brigade are in attendance at a bus fire at the junction of Proctor St., and Red Lion Sq., London WC1. Sixty litres of firefighting foam has entered the drains in the area as a result. Info only. Log No 20118131.		

INCIDENT LOCATION DETAILS:

Confirmed Location:	British Museum	Incident NGR:	TQ 30576 81659
Multi-location:		Incident room area:	
Catchment:	Thames	Local Authority:	CAMDEN LONDON BORO
Operational Area:	Herts and North London	Public Facing Area:	Herts and North London

INCIDENT ASSESSMENT DETAILS:

Initial Assessment By:	Dave R Eppy	Date and Time of Initial Assessment:	16/2/2013 11:20:00
Agency Incident:	Y	Event Substantiated:	Y
Non-attendance Reason:	Deployment of FCRM resources not justified	Attendance Priority:	No Attendance
Attendance Justification:		Potential Environmental Impact:	4
Duplicate Report References:			

INCIDENT INVESTIGATION & CLASSIFICATION DETAILS:

Investigation Report:	bus fire at the junction of Proctor St., and Red Lion Sq., London WC1. Sixty litres of firefighting foam has entered the drains in the area as a result. Info only. Log No 20118131. Combined drainage area - no expected impact on cotrolled waters		
Agency Resource Impact:	Level D	Environmental Impact Air:	4
Environmental Impact Land:	4	Environmental Impact Water:	4
Action Taken:			
Alleged Offender Name:			

INCIDENT CLOSURE DETAILS:

NATIONAL INCIDENT REPORTING SYSTEM

INCIDENT SUMMARY

Incident Closed Date: 18/02/2013

Closure Authorised
By:

Dave R Eppy



4th Floor
6 Devonshire Square
London
EC2M 4YE

wsp.com

CONFIDENTIAL