

Appendix E Historical Maps (Groundsure)

Site Details:

VINE HOUSE, HAMPSTEAD
SQUARE, LONDON, NW3 1AB

Client Ref: Vine_House
Report Ref: HMD-6443813
Grid Ref: 526413, 186111

Map Name: County Series

Map date: 1870

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised N/A
Edition 1870
Copyright N/A
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Site Details:

VINE HOUSE, HAMPSTEAD
SQUARE, LONDON, NW3 1AB

Client Ref: Vine_House
Report Ref: HMD-6443813
Grid Ref: 526413, 186111

Map Name: 1056 Scale Town Plan

Map date: 1871

Scale: 1:1,056

Printed at: 1:1,056



Surveyed N/A
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Site Details:

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SQUARE, LONDON, NW3 1AB

Client Ref: Vine_House
Report Ref: HMD-6443813
Grid Ref: 526413, 186111

Map Name: 1056 Scale Town Plan

Map date: 1871

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1886
Revised N/A
Edition 1871
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Site Details:

VINE HOUSE, HAMPSTEAD
SQUARE, LONDON, NW3 1AB

Client Ref: Vine_House
Report Ref: HMD-6443813
Grid Ref: 526413, 186111

Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1896
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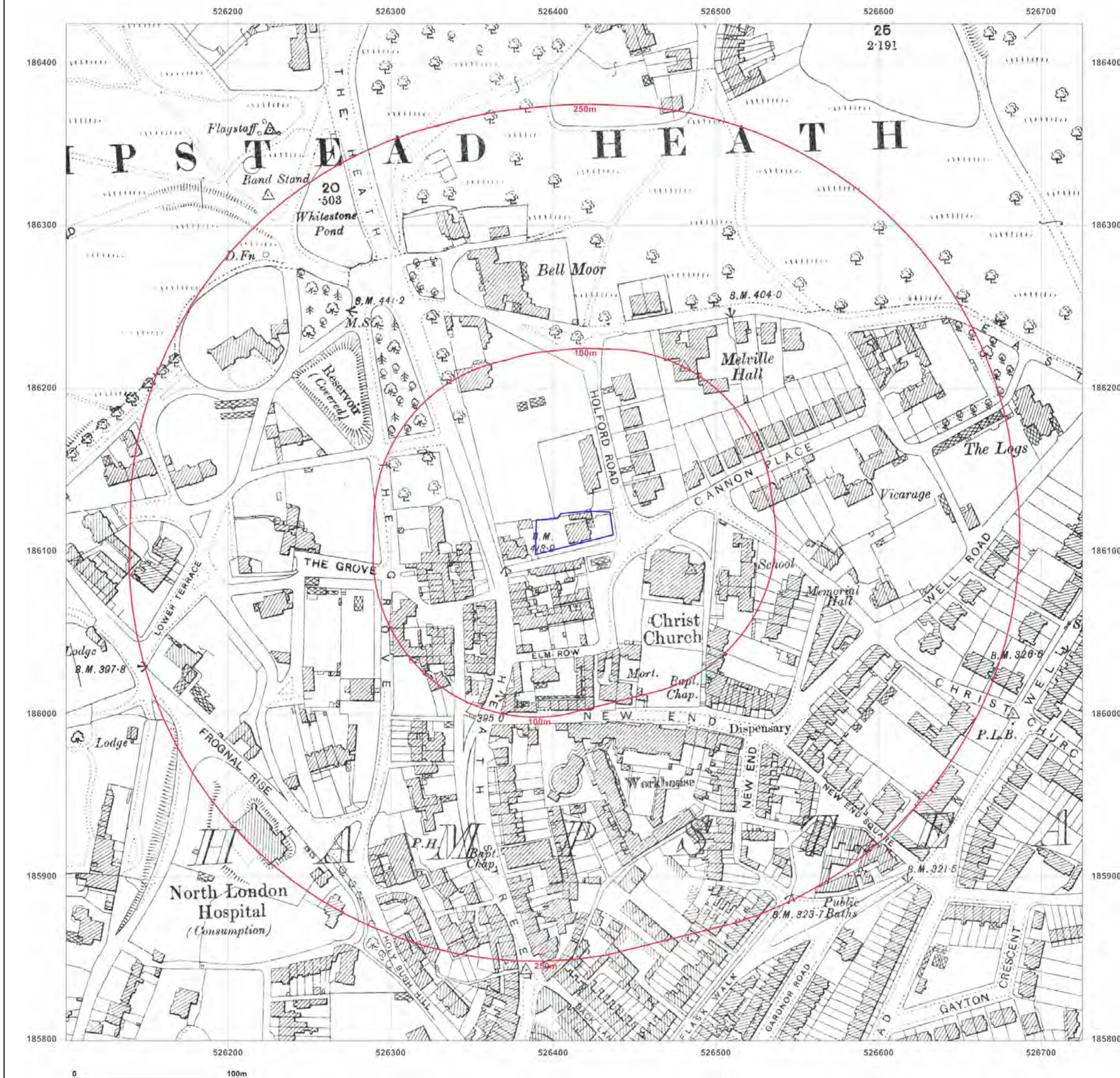


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Site Details:

VINE HOUSE, HAMPSTEAD SQUARE,
LONDON, NW3 1AB

Client Ref: Vine_House
Report Ref: HMD-6443813
Grid Ref: 526413, 186111

Map Name: National Grid

Map date: 1953

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

VINE HOUSE, HAMPSTEAD
SQUARE, LONDON, NW3 1AB

Client Ref: Vine_House
Report Ref: HMD-6443813
Grid Ref: 526413, 186111

Map Name: National Grid

Map date: 1953

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1953
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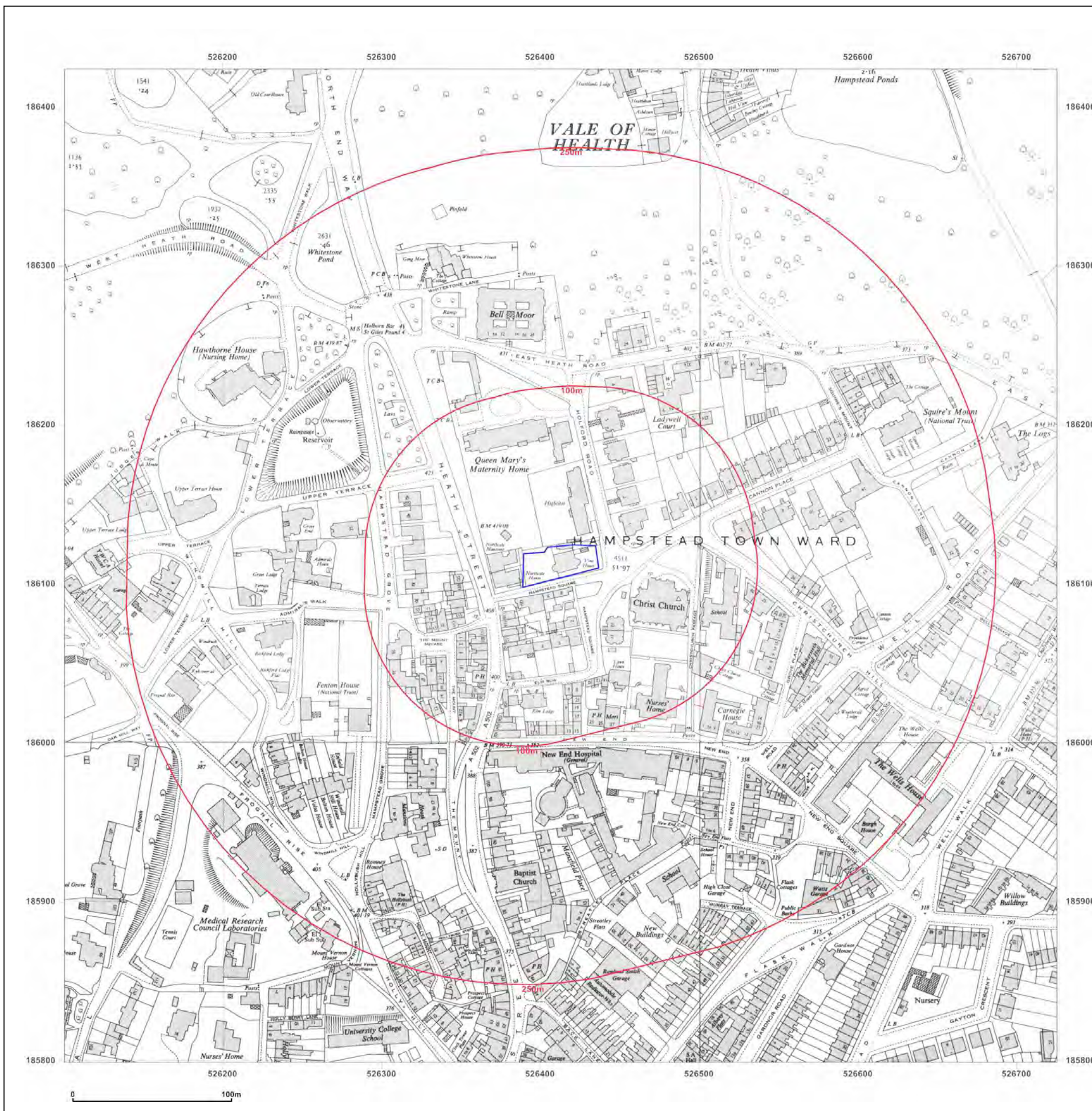


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Site Details:

VINE HOUSE, HAMPSTEAD
SQUARE, LONDON, NW3 1AB

Client Ref: Vine_House
Report Ref: HMD-6443813
Grid Ref: 526413, 186111

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

Printed at: 1:2,000



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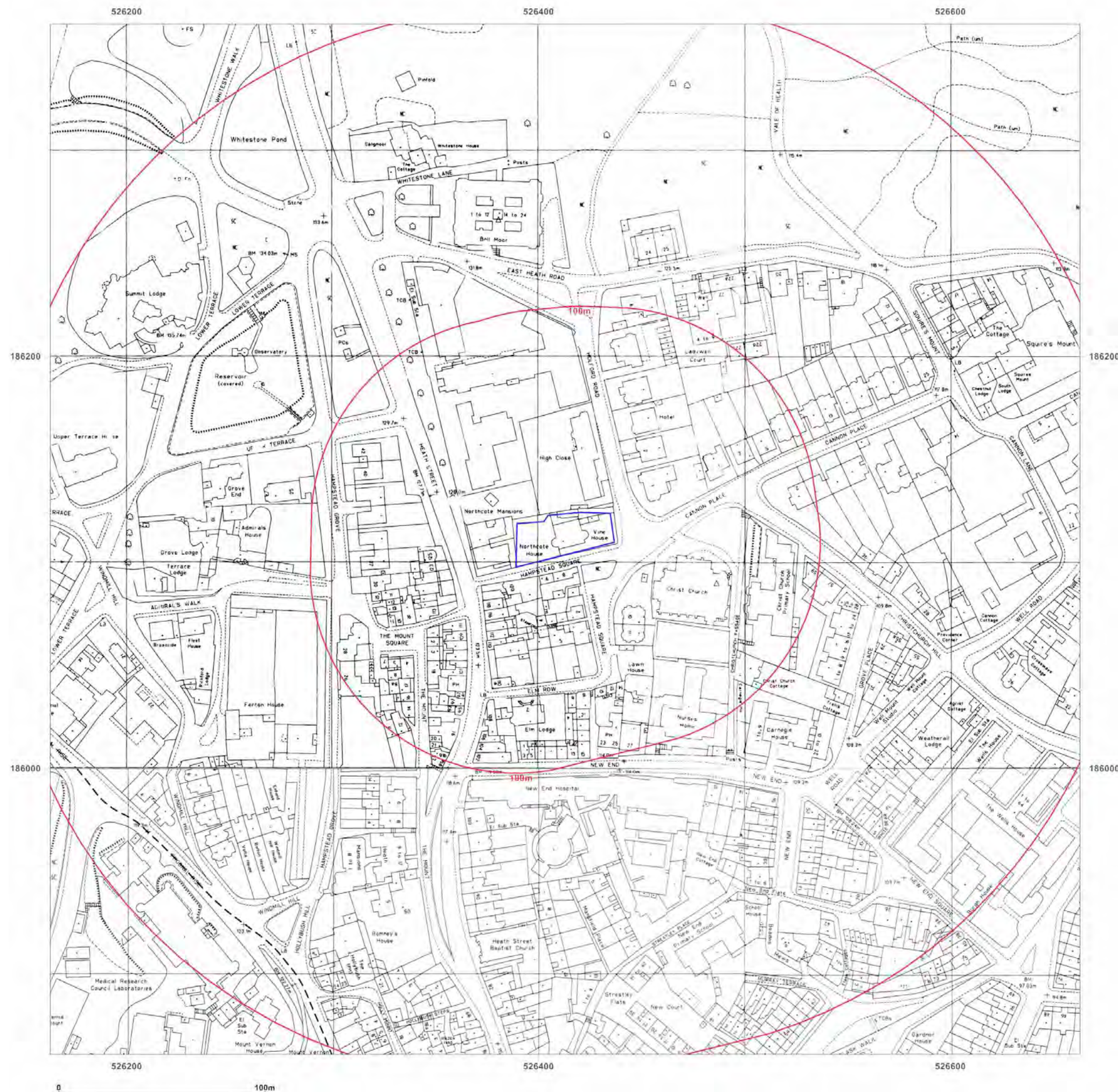


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Site Details:

VINE HOUSE, HAMPSTEAD SQUARE,
LONDON, NW3 1AB

Client Ref: Vine_House
Report Ref: HMD-6443813
Grid Ref: 526413, 186111

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Appendix F Groundsure Geo and Enviro Insight Reports



Maund Geo- Consulting Ltd
20, Mortlake Avenue,
Worcester, WR5 IQD

Groundsure Reference: HMD-6443811

Your Reference: Vine_House

Report Date 5 Nov 2019

Report Delivery Method: Email - pdf

Enviro Insight

Address: VINE HOUSE, HAMPSTEAD SQUARE, LONDON, NW3 1AB

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Address: VINE HOUSE, HAMPSTEAD SQUARE, LONDON, NW3 1AB
Date: 5 Nov 2019
Reference: HMD-6443811
Client: Maund Geo- Consulting Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 12-Aug-2016
Grid Reference: 526417,186115
Site Size: 0.0875ha

Report Reference: HMD-6443811
Client Reference: Vine_House

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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	0	1	19	24
1.2 Additional Information – Historical Tank Database	0	0	0	3
1.3 Additional Information – Historical Energy Features Database	0	0	16	12
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	17	22
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	0	22	31
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	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	2
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	1	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/Natural Resources Wales 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/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	1
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/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	5	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	12
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	None identified
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 Records of Strata Classification in the Superficial Geology within 500m of the study site				None identified		
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site				Identified		
	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	0	4
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
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)	1	0	1	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	No
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	0	6	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 Environment Agency Zone 2 floodplains within 250m of the study site	None identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	None identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Limited potential					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Low					

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	1	1
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	1	1	1
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
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

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
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 Maximum risk of natural ground subsidence	Low
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Negligible
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Low
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 site 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 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

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 licences, 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.

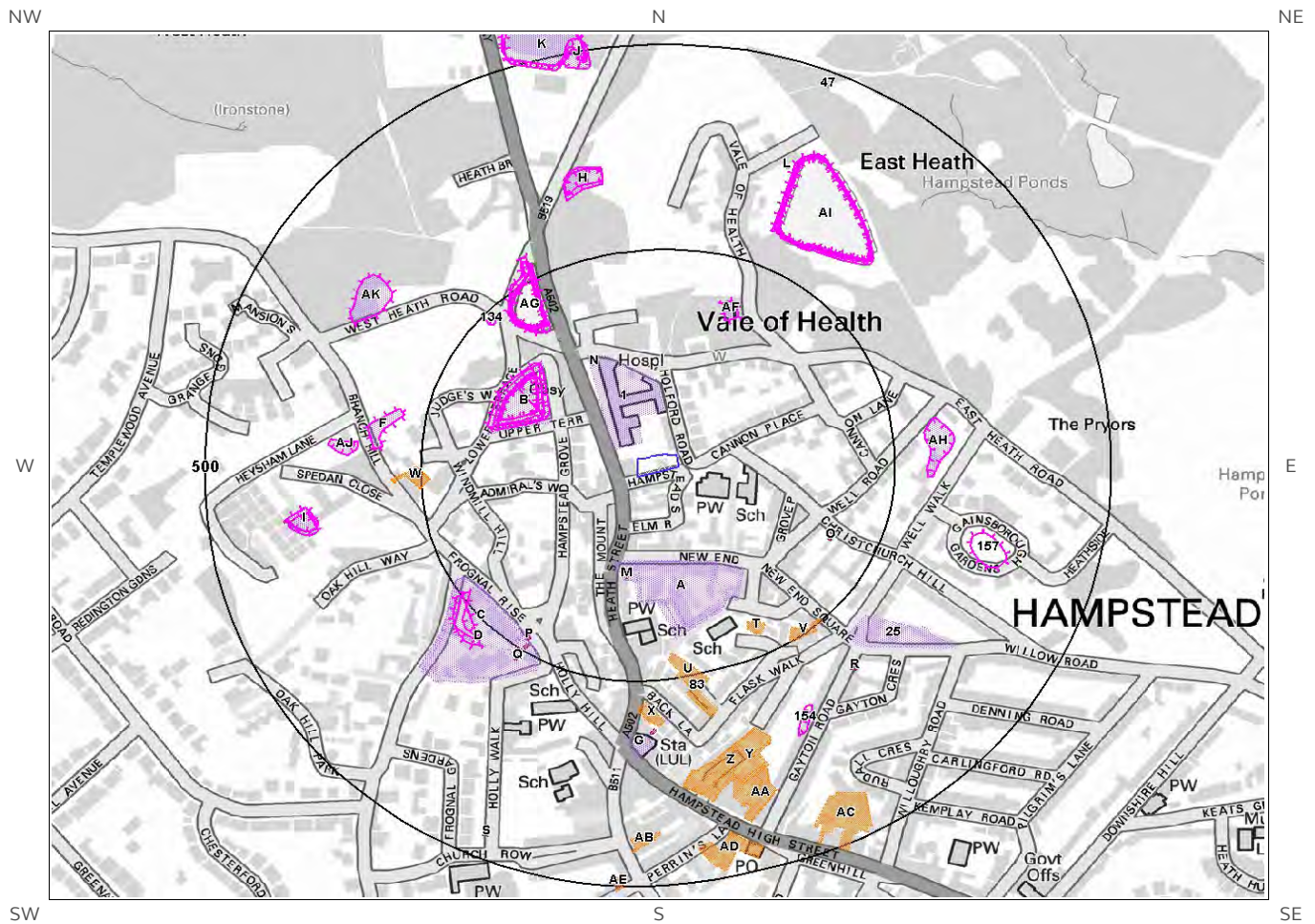
Note: Maps

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).

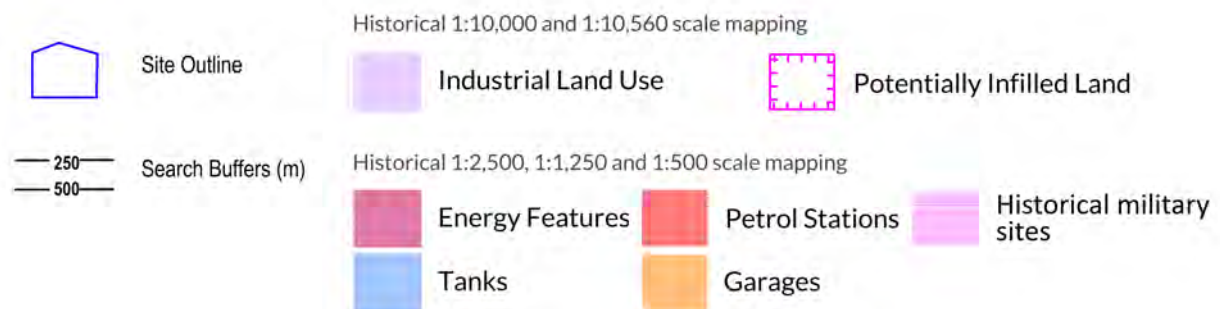
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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: 44

ID	Distance [m]	Direction	Use	Date
1	18	N	Hospital	1996
2A	102	S	Unspecified Workhouse	1911
3A	103	S	Hospital	1949
4A	104	S	Unspecified Workhouse	1894
5A	104	S	Hospital	1965
6A	104	S	Hospital	1974
7A	104	S	Hospital	1958
8B	111	NW	Water Works	1873
9B	117	NW	Unspecified Heap	1996
10B	117	NW	Unspecified Heap	1965
11B	117	NW	Unspecified Heap	1974
12B	117	NW	Unspecified Heap	1958
13AF	174	N	Gravel Pit	1873
14C	223	SW	Hospital	1894
15C	224	SW	Hospital	1911
16D	225	SW	Hospital	1938
17D	226	SW	Hospital	1938
18D	229	SW	Hospital	1920
19E	240	SW	Unspecified Ground Workings	1920
20E	249	SW	Unspecified Ground Workings	1949
21F	275	W	Unspecified Ground Workings	1996
22F	275	W	Unspecified Ground Workings	1974
23F	275	W	Unspecified Ground Workings	1965
24F	275	W	Unspecified Ground Workings	1958
25	282	SE	Militia Barracks	1873
26AH	286	E	Gravel Pit	1873
27G	314	S	Unspecified Station	1958
28G	314	S	London Transport Station	1974
29G	314	S	London Transport Station	1996
30G	314	S	London Transport Station	1965

31AJ	324	W	Unspecified Pit	1938
32H	326	N	Cuttings	1920
33H	331	N	Cuttings	1938
34AK	346	NW	Unspecified Pit	1873
35I	373	W	Unspecified Ground Workings	1938
36I	375	W	Unspecified Ground Workings	1920
37I	375	W	Unspecified Ground Workings	1949
38J	477	N	Unspecified Heap	1965
39J	477	N	Unspecified Heap	1996
40J	477	N	Unspecified Heap	1974
41J	477	N	Unspecified Heap	1958
42K	482	N	Unspecified Pit	1920
43K	488	N	Unspecified Pit	1938
44K	488	N	Unspecified Pit	1938

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:

3

ID	Distance (m)	Direction	Use	Date
45L	371	N	Unspecified Tank	1896
46L	372	N	Unspecified Tank	1870
47	480	N	Unspecified Tank	1952

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:

28

ID	Distance (m)	Direction	Use	Date
48M	121	S	Electricity Substation	1998
49M	121	S	Electricity Substation	1974
50M	121	S	Electricity Substation	1991
51N	125	NW	Electricity Substation	1973
52N	126	NW	Electricity Substation	1991

53N	126	NW	Electricity Substation	1991
54O	193	SE	Electricity Substation	1987
55O	193	SE	Electricity Substation	1986
56O	193	SE	Electricity Substation	1991
57O	194	SE	Electricity Substation	1953
58O	194	SE	Electricity Substation	1954
59O	194	SE	Electricity Substation	1953
60P	230	SW	Electricity Substation	1953
61P	231	SW	Electricity Substation	1998
62P	240	SW	Electricity Substation	1953
63P	240	SW	Electricity Substation	1953
64Q	257	SW	Electricity Substation	1991
65Q	258	SW	Electricity Substation	1953
66Q	258	SW	Electricity Substation	1953
67Q	258	SW	Electricity Substation	1974
68Q	258	SW	Electricity Substation	1953
69G	308	S	Electricity Substation	1998
70R	315	SE	Electricity Substation	1991
71R	316	SE	Electricity Substation	1973
72R	317	SE	Electricity Substation	1991
73S	467	S	Electricity Substation	1998
74S	468	S	Electricity Substation	1974
75S	468	S	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: 39

ID	Distance (m)	Direction	Use	Date
76T	205	SE	Garage	1953
77T	205	SE	Garage	1973
78T	205	SE	Garage	1966

79T	205	SE	Garage	1953
80T	205	SE	Garage	1965
81U	219	S	Garage	1953
82U	219	S	Garage	1953
83	234	S	Garage	1953
84V	235	SE	Garage	1953
85V	236	SE	Garage	1953
86W	240	W	Garage	1953
87W	240	W	Garage	1953
88W	240	W	Garage	1991
89W	240	W	Garage	1991
90W	241	W	Garage	1953
91W	241	W	Garage	1953
92W	241	W	Garage	1973
93X	276	S	Garage	1953
94X	276	S	Garage	1953
95X	278	S	Garage	1953
96Y	330	S	Garage	1966
97Y	330	S	Garage	1973
98Y	330	S	Garage	1953
99Z	331	S	Garage	1965
100Y	331	S	Garage	1953
101Z	345	S	Garage	1974
102Z	345	S	Garage	1966
103AA	378	S	Garage	1953
104AA	379	S	Garage	1953
105AB	434	S	Garage	1953
106AB	434	S	Garage	1953
107AC	437	SE	Garage	1953
108AC	438	SE	Garage	1953
109AD	446	S	Garage	1965
110AD	447	S	Garage	1953
111AD	449	S	Garage	1953
112AE	488	S	Garage	1953
113AE	488	S	Garage	1953
114AE	488	S	Garage	1953

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary:

0

Database searched and no data found.

1.7 Potentially Infilled Land

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

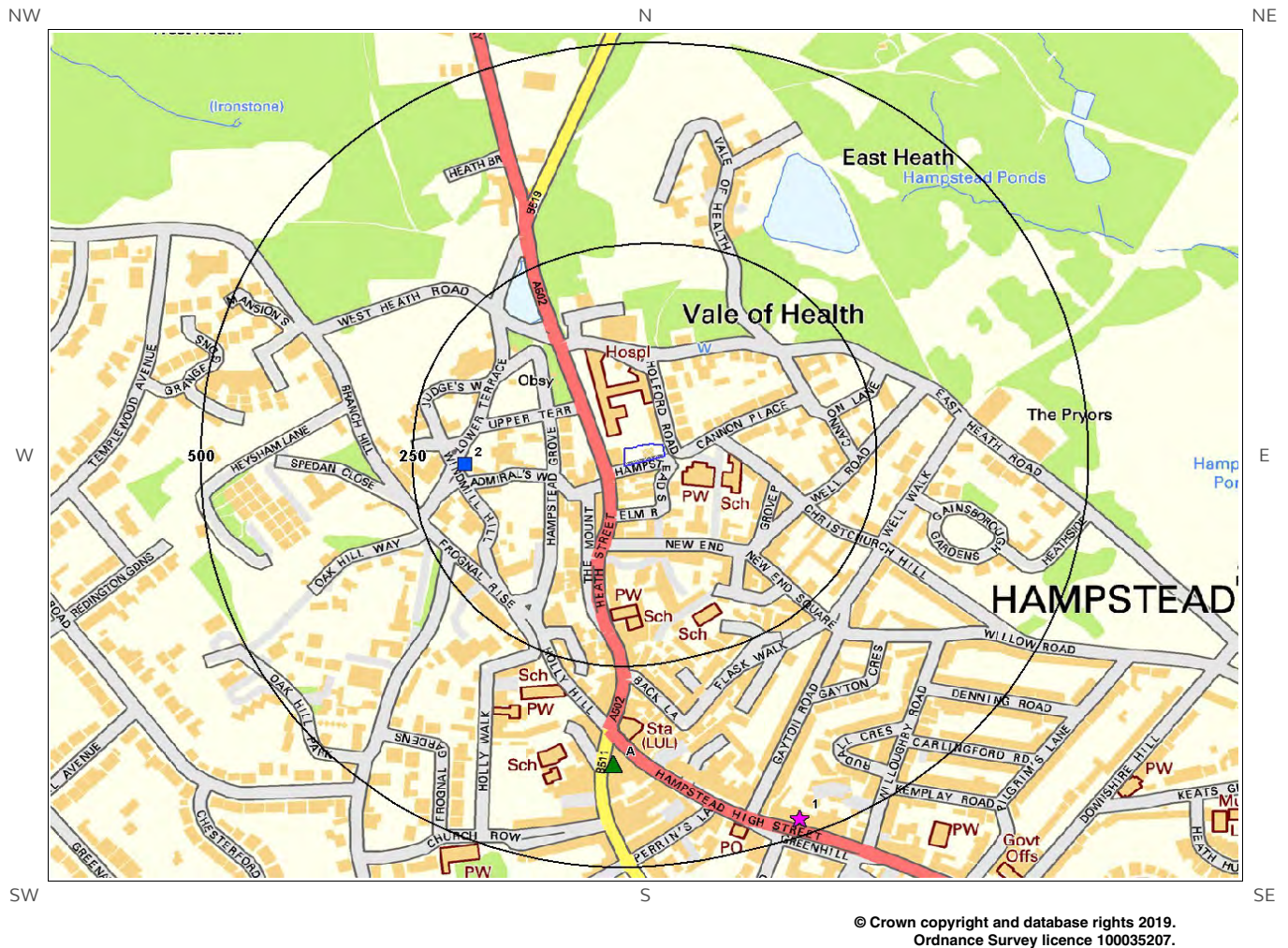
53

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

ID	Distance(m)	Direction	Use	Date
115B	117	NW	Unspecified Heap	1958
116B	117	NW	Unspecified Heap	1965
117B	117	NW	Unspecified Heap	1974
118B	117	NW	Unspecified Heap	1996
119B	122	NW	Reservoir	1938
120B	122	NW	Covered Reservoir	1873
121B	125	NW	Reservoir	1920
122B	130	NW	Reservoir	1949
123B	131	NW	Reservoir	1938
124AF	174	N	Gravel Pit	1873
125AG	187	NW	Pond	1894
126AG	189	NW	Pond	1873
127AG	193	NW	Pond	1974
128AG	193	NW	Pond	1996
129AG	193	NW	Pond	1958
130AG	193	NW	Pond	1965
131AG	194	NW	Pond	1920
132AG	197	NW	Pond	1938
133AG	198	NW	Pond	1938
134	234	NW	Pond	1949
135C	240	SW	Unspecified Ground Workings	1920
136C	249	SW	Unspecified Ground Workings	1949
137F	275	W	Unspecified Ground Workings	1958
138F	275	W	Unspecified Ground Workings	1974
139F	275	W	Unspecified Ground Workings	1996
140F	275	W	Unspecified Ground Workings	1965
141AH	286	E	Gravel Pit	1873
142AI	289	NE	Reservoirs	1894
143AI	290	NE	Pond	1920
144AI	290	NE	Pond	1938
145AI	292	NE	Ponds	1965

146AI	292	NE	Ponds	1949
147AI	292	NE	Ponds	1974
148AI	292	NE	Ponds	1996
149AI	292	NE	Ponds	1958
150AI	293	NE	Pond	1938
151AI	294	NE	Ponds	1873
152AJ	324	W	Unspecified Pit	1938
153H	326	N	Cuttings	1920
154	327	SE	Pond	1873
155H	331	N	Cuttings	1938
156AK	346	NW	Unspecified Pit	1873
157	349	E	Pond	1873
158I	373	W	Unspecified Ground Workings	1938
159I	375	W	Unspecified Ground Workings	1920
160I	375	W	Unspecified Ground Workings	1949
161J	477	N	Unspecified Heap	1958
162J	477	N	Unspecified Heap	1996
163J	477	N	Unspecified Heap	1974
164J	477	N	Unspecified Heap	1965
165K	482	N	Unspecified Pit	1920
166K	488	N	Unspecified Pit	1938
167K	488	N	Unspecified Pit	1938

2. Environmental Permits, Incidents and Registers Map



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:

2

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
3A	374	S	526376 185724	Address: Perkins Dry Cleaners, 40 Heath Street, NW3 6TE Process: Dry Cleaning Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4A	374	S	526376 185724	Address: Perkins Dry Cleaners, 40 Heath Street, NW3 6TE 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:

1

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

ID	Distance (m)	Direction	NGR	Details
2	189	W	526200 186100	Address: Hampstead Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: TEMP.0140 Permit Version: 1 Receiving Water: RIVER THAMES Status: REVOKED - UNSPECIFIED Issue date: 15/09/1989 Effective Date: 15-Sep-1989 Revocation Date: 05/10/2000

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	478	S	526595.0 185659.0	Incident Date: 13-Feb-2002 Incident Identification: 58214.0 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.

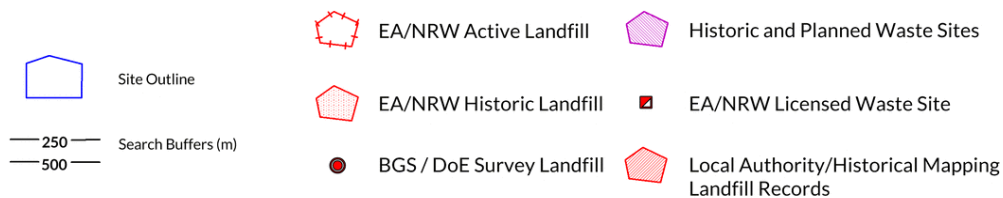
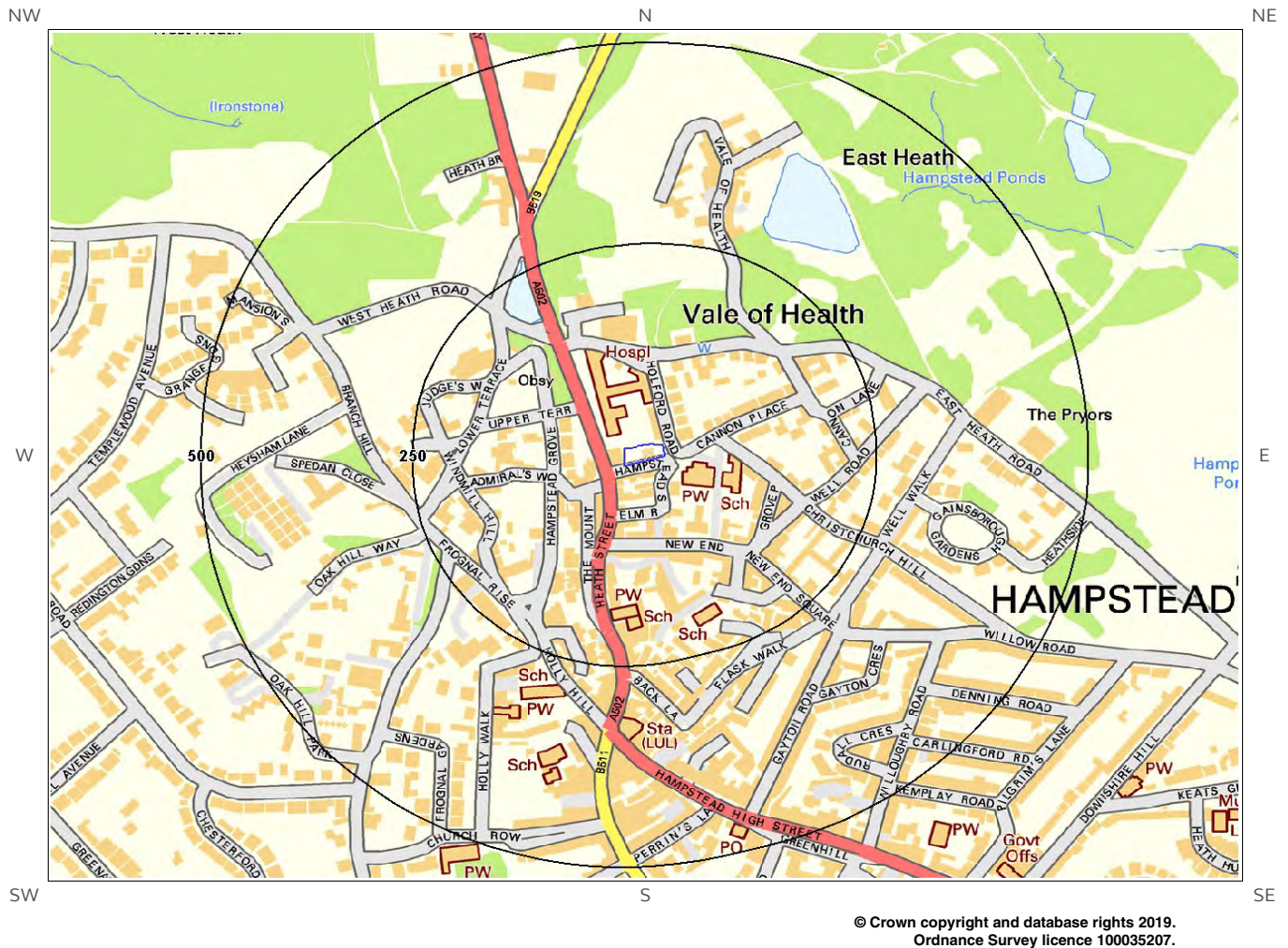
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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



3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1323	S	Site Address: Canfield Place, London NW6 Waste Licence: - Site Reference: DON009 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

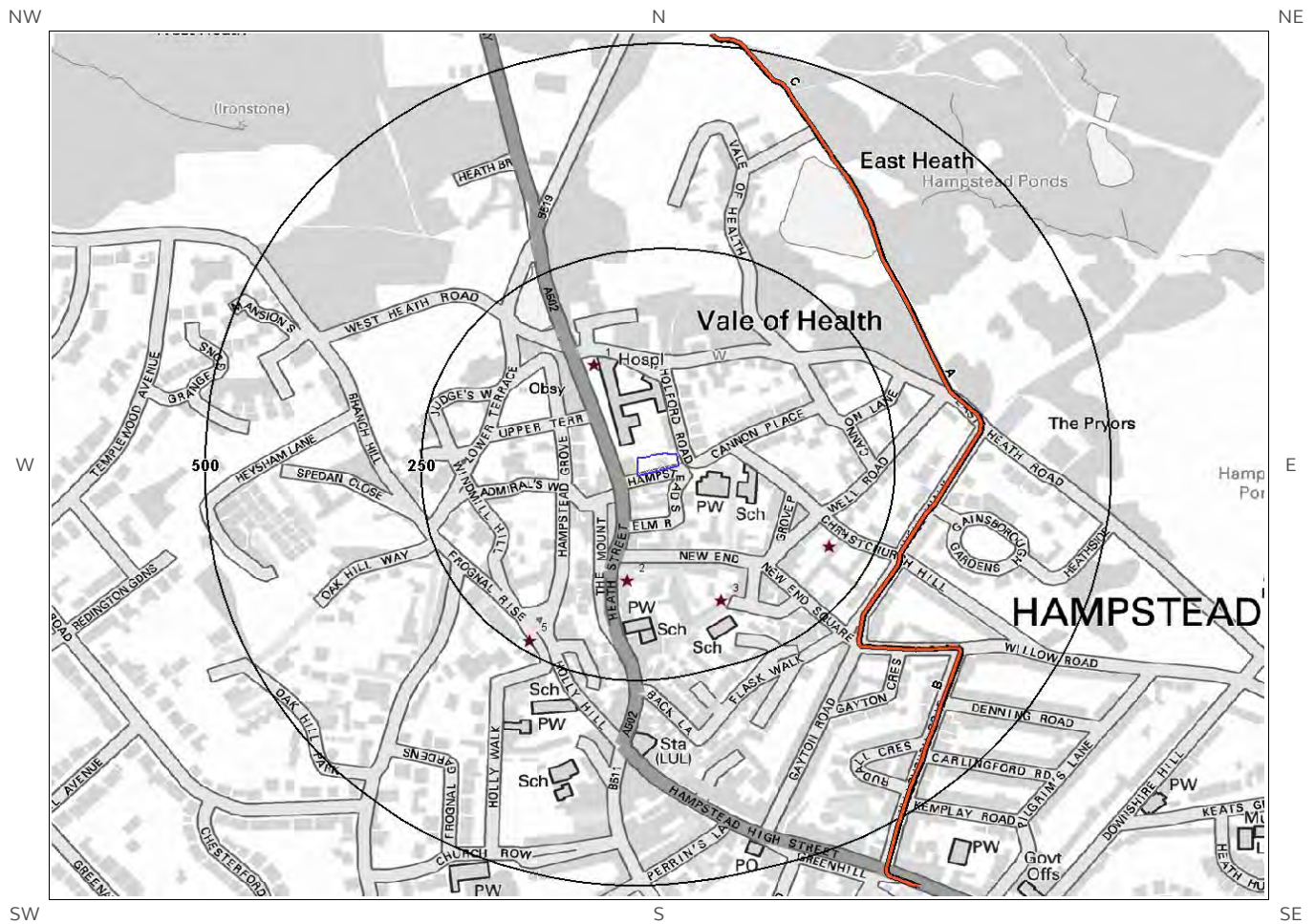
Database searched and no data found.

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

0

Database searched and no data found.

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:

5

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	125	NW	Electricity Sub Station	526338 186233	Greater London, NW3	Electrical Features	Infrastructure and Facilities
2	128	S	Electricity Sub Station	526377 185970	Greater London, NW3	Electrical Features	Infrastructure and Facilities
3	171	S	Chimney	526485 185946	Greater London, NW3	Chimneys	Industrial Features
4	199	SE	Electricity Sub Station	526610 186012	Greater London, NW3	Electrical Features	Infrastructure and Facilities
5	237	SW	Electricity Sub Station	526264 185897	Greater London, NW3	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

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:

12

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

ID	Distance (m)	Direction	Details	
6A	276	SE	Cable Set: - Cable Route: -	Cable Type: PILOT Operating Voltage (kV): -

ID	Distance (m)	Direction	Details	
			Cable Make: -	Year of installation: - Cable in tunnel: -
7A	277	SE	Cable Set: CABLE SECT 14 Cable Route: DISCONNECTED MILL HILL - ST JOHNS WOOD 2 Cable Make: -	Cable Type: A/C Operating Voltage (kV): 132 Year of installation: 1963 Cable in tunnel: N
8B	277	SE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
9A	277	SE	Cable Set: CABLE SECT 14 Cable Route: DISCONNECTED MILL HILL - ST JOHNS WOOD 1 Cable Make: -	Cable Type: A/C Operating Voltage (kV): 132 Year of installation: 1963 Cable in tunnel: N
10B	277	SE	Cable Set: CABLE SECT 13 Cable Route: DISCONNECTED MILL HILL - ST JOHNS WOOD 2 Cable Make: -	Cable Type: A/C Operating Voltage (kV): 132 Year of installation: 1963 Cable in tunnel: N
11A	277	SE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
12B	278	SE	Cable Set: CABLE SECT 13 Cable Route: DISCONNECTED MILL HILL - ST JOHNS WOOD 1 Cable Make: -	Cable Type: A/C Operating Voltage (kV): 132 Year of installation: 1963 Cable in tunnel: N
13B	278	SE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
14C	402	NE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
15C	403	NE	Cable Set: CABLE SECT 15 Cable Route: DISCONNECTED MILL HILL - ST JOHNS WOOD 2 Cable Make: -	Cable Type: A/C Operating Voltage (kV): 132 Year of installation: 1963 Cable in tunnel: N
16C	403	NE	Cable Set: CABLE SECT 15 Cable Route: DISCONNECTED MILL HILL - ST JOHNS WOOD 1 Cable Make: -	Cable Type: A/C Operating Voltage (kV): 132 Year of installation: 1963 Cable in tunnel: N
17C	404	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

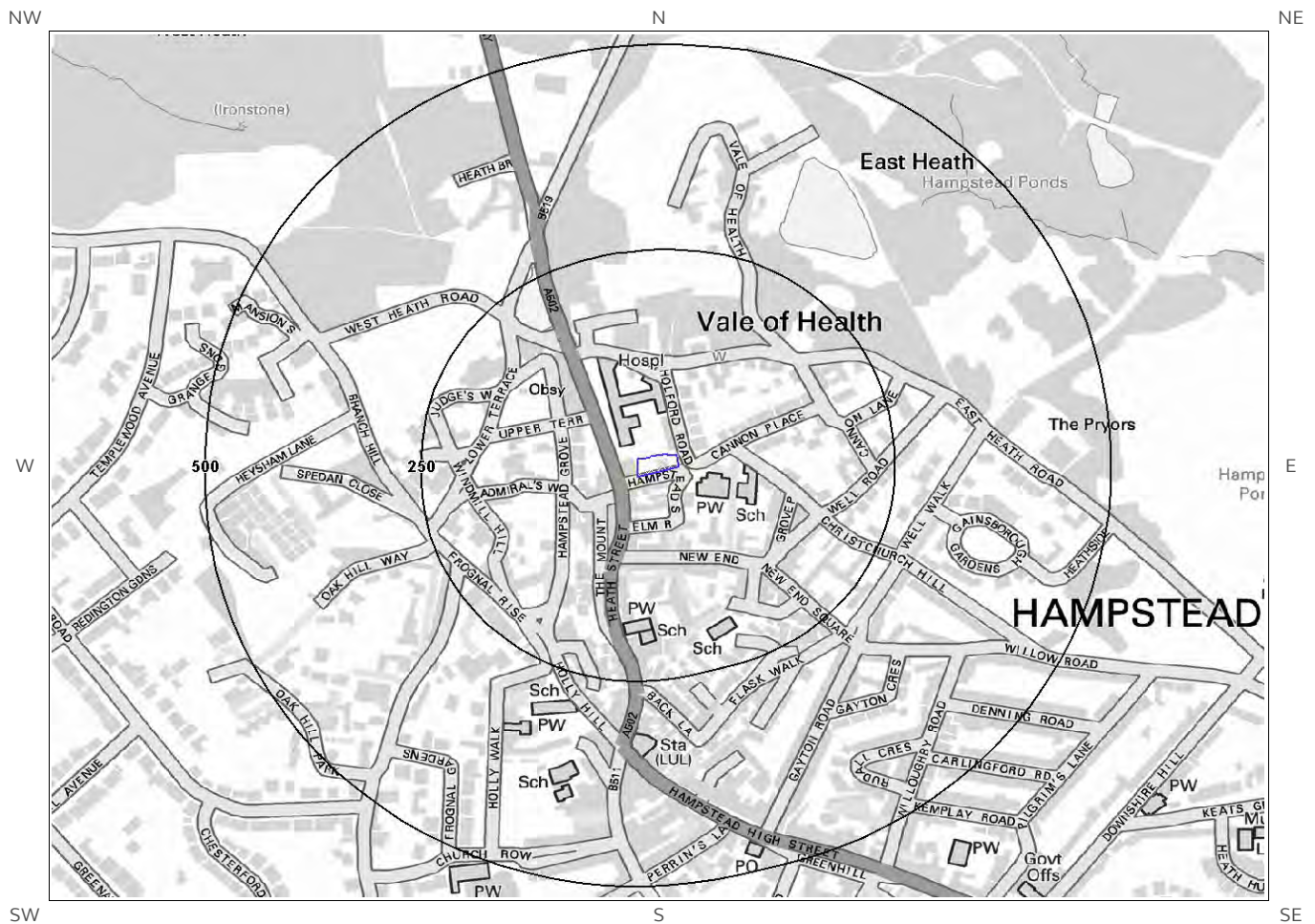
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
BGS-S	BAGSHOT FORMATION	SAND

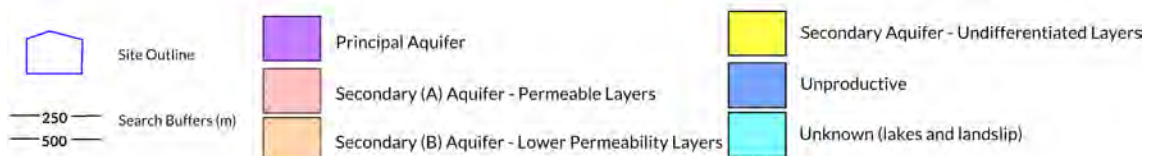
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

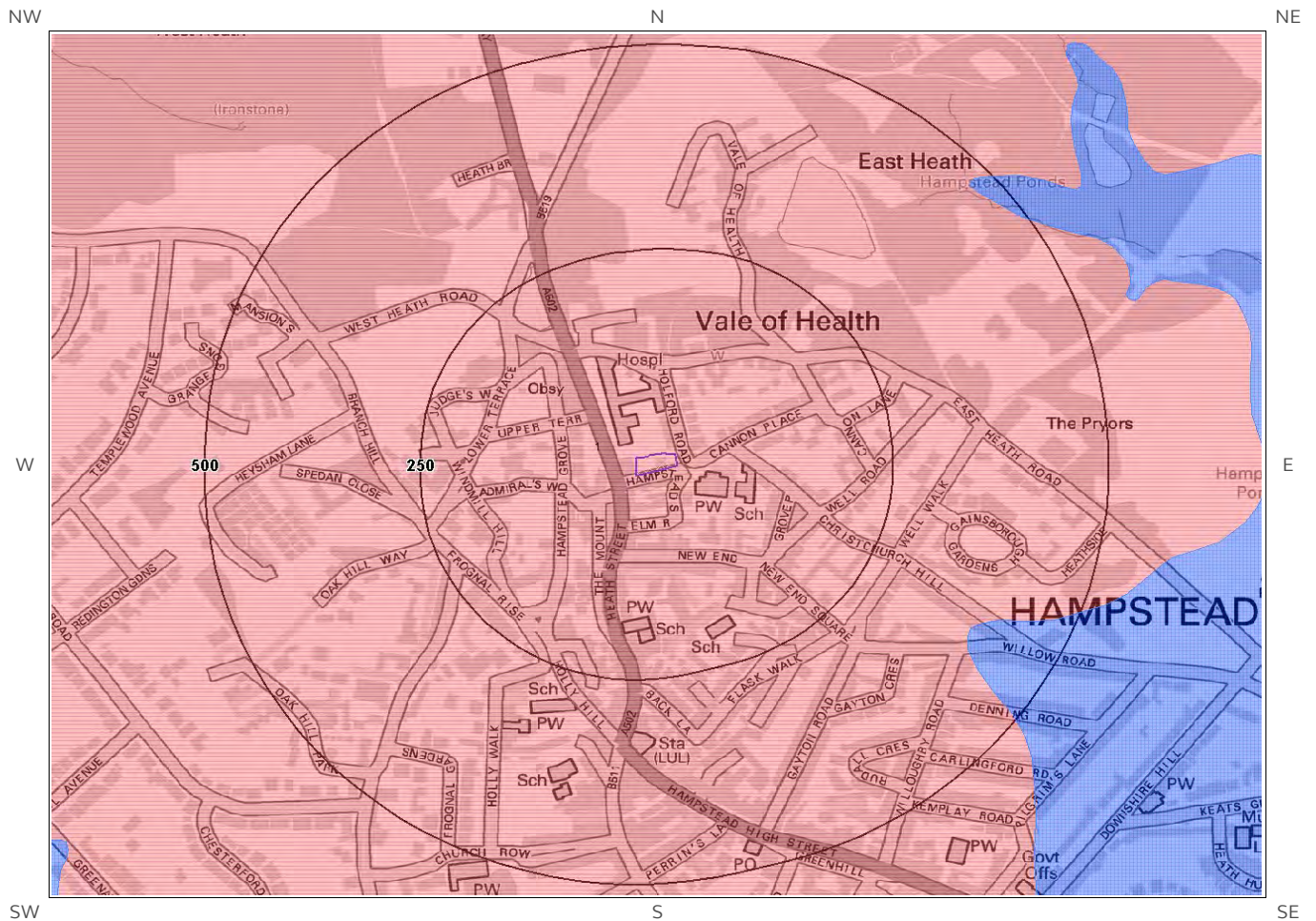
6a. Aquifer Within Superficial Geology



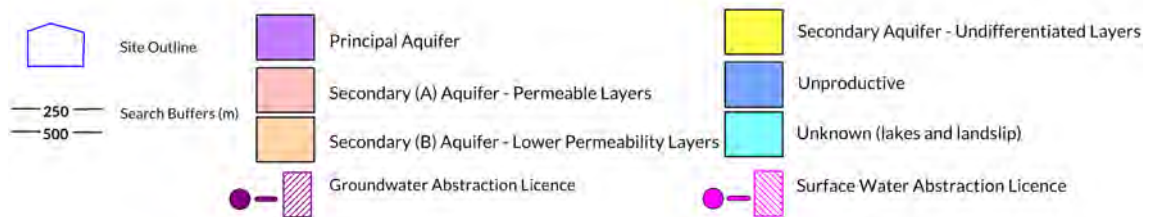
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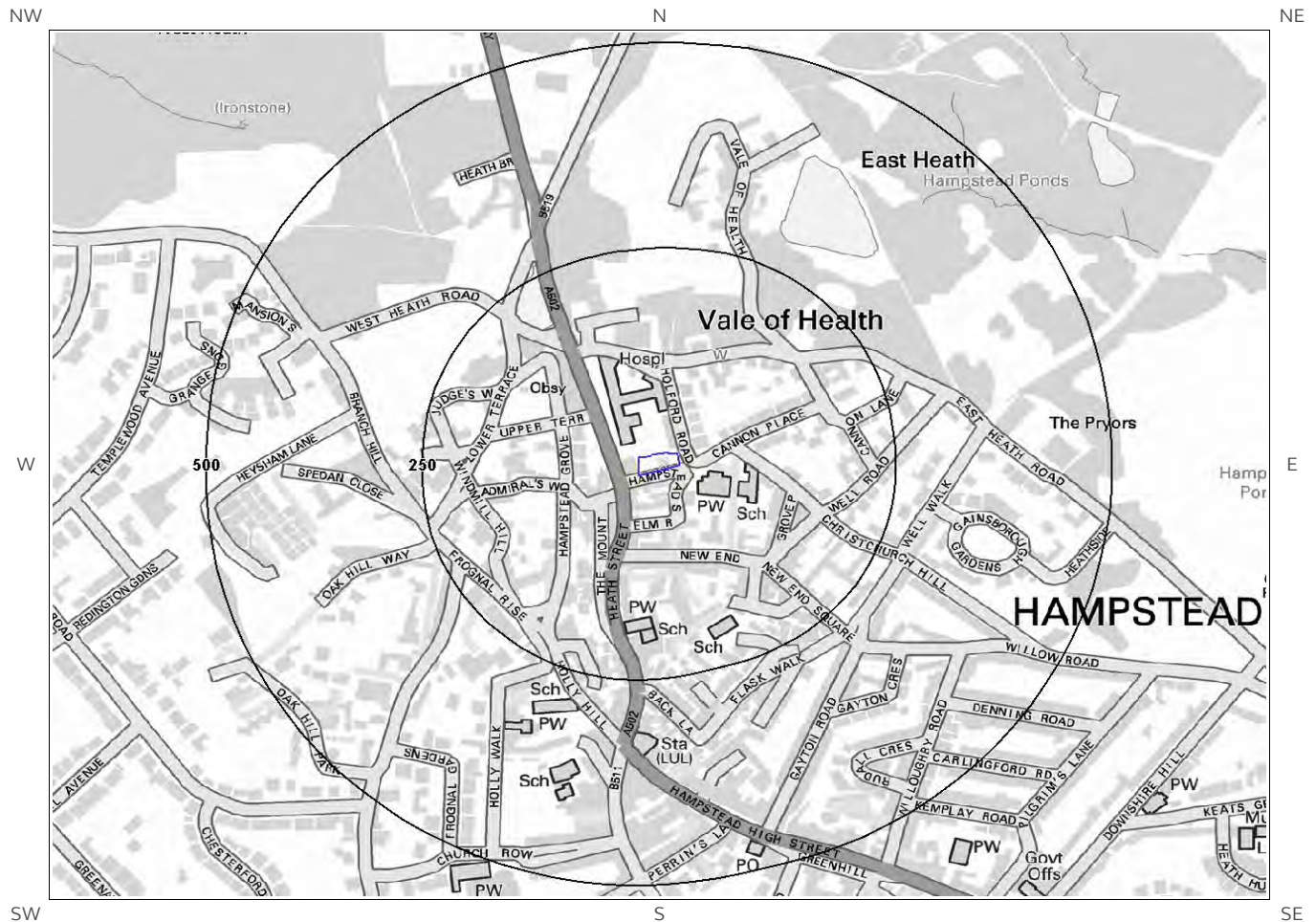
6b. Aquifer Within Bedrock Geology and Abstraction Licences



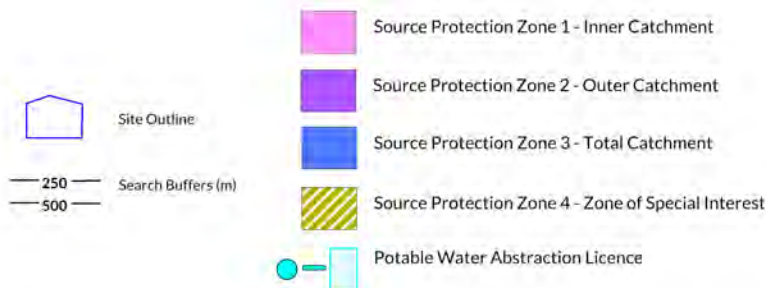
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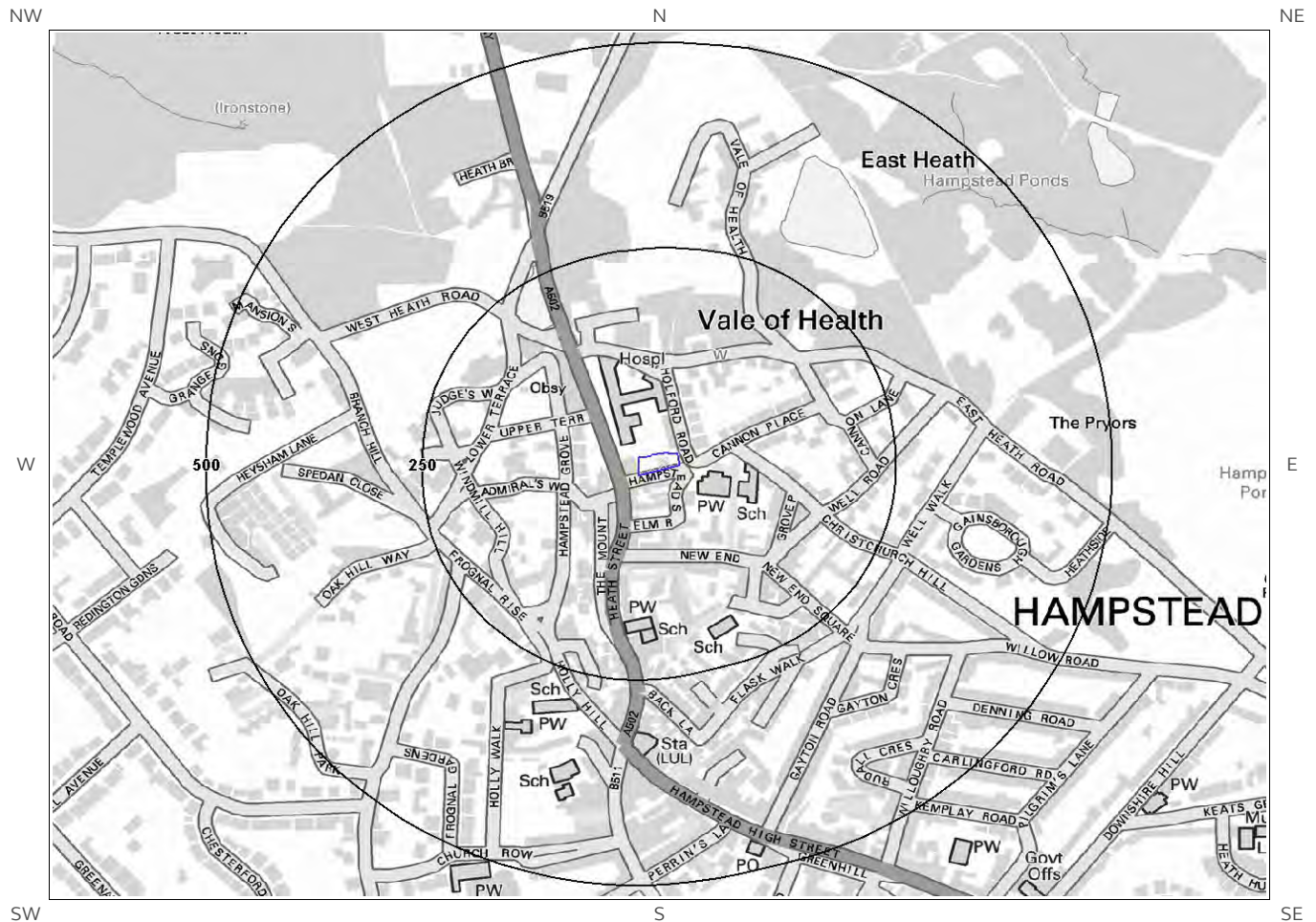
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



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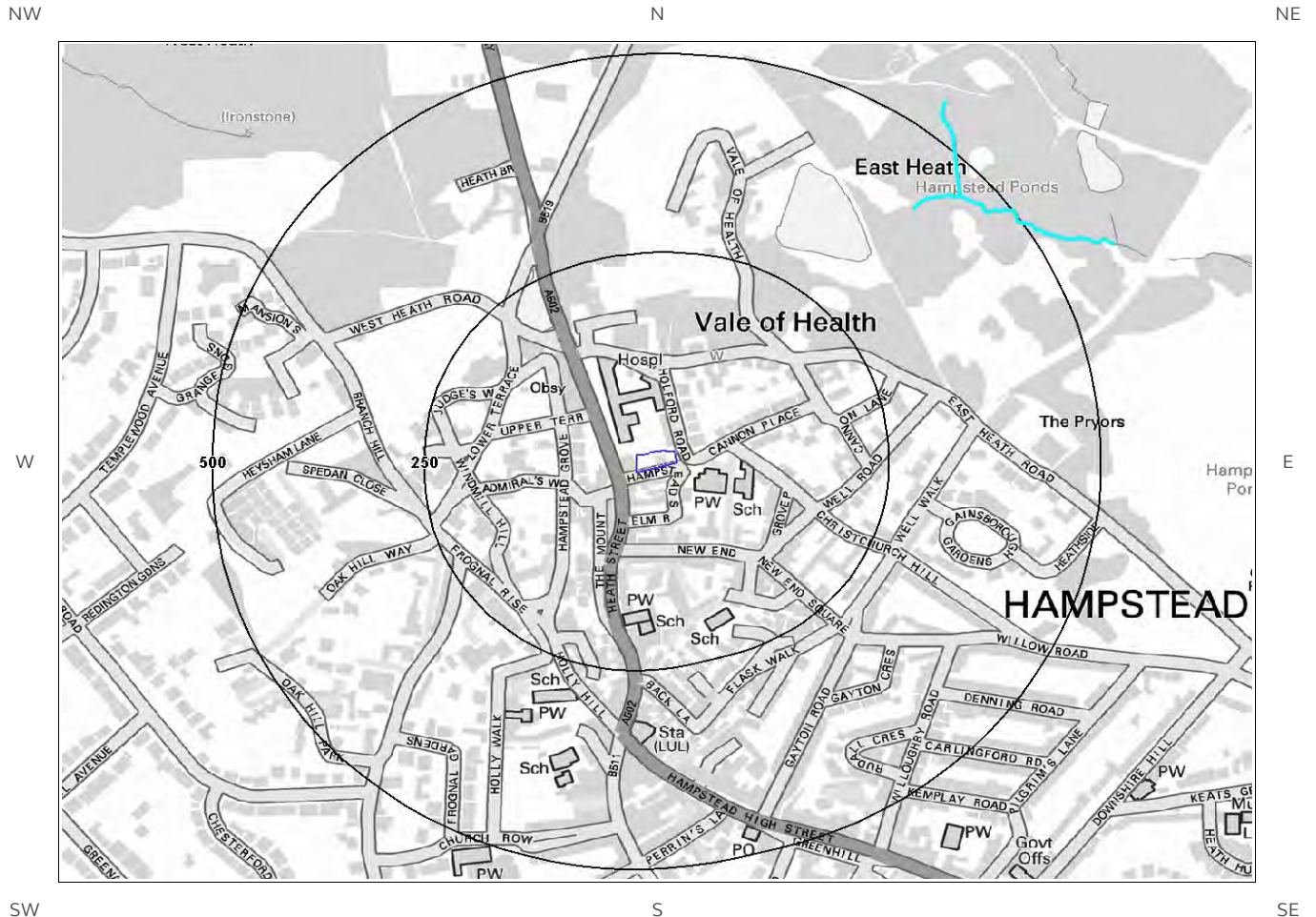


6d. Hydrogeology – Source Protection Zones within confined aquifer



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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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/Natural Resources Wales'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 Enviro Insight User Guide.

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales'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 Enviro Insight 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	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	393	SE	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

Groundwater Abstraction Licences within 2000m of the study site Identified

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
Not shown	1864	S	526800 184280	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 Annual Volume (m ³): 10,512 Max Daily Volume (m ³): 29 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 01/04/2008 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1872	S	526750 184261	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	Annual Volume (m³): 10,512 Max Daily Volume (m³): 29 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 05/12/2013 Version End Date:
Not shown	1872	S	526750 184261	Status: Active Licence No: TH/039/0039/087 Details: Lake & Pond Throughflow Direct Source: THAMES GROUNDWATER Point: SWISS COTTAGE OPEN SPACE-BOREHOLE Data Type: Point Name: LONDON BOROUGH OF CAMDEN	Annual Volume (m³): 10,512 Max Daily Volume (m³): 29 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 05/12/2013 Version End Date:
Not shown	1872	S	526750 184261	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	Annual Volume (m³): 10,512 Max Daily Volume (m³): 29 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 05/12/2013 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site None identified

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

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
203	N	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site None identified

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
1	413 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	413 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
2	465 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
3	465 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	465 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	465 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

6.11 Surface Water Features

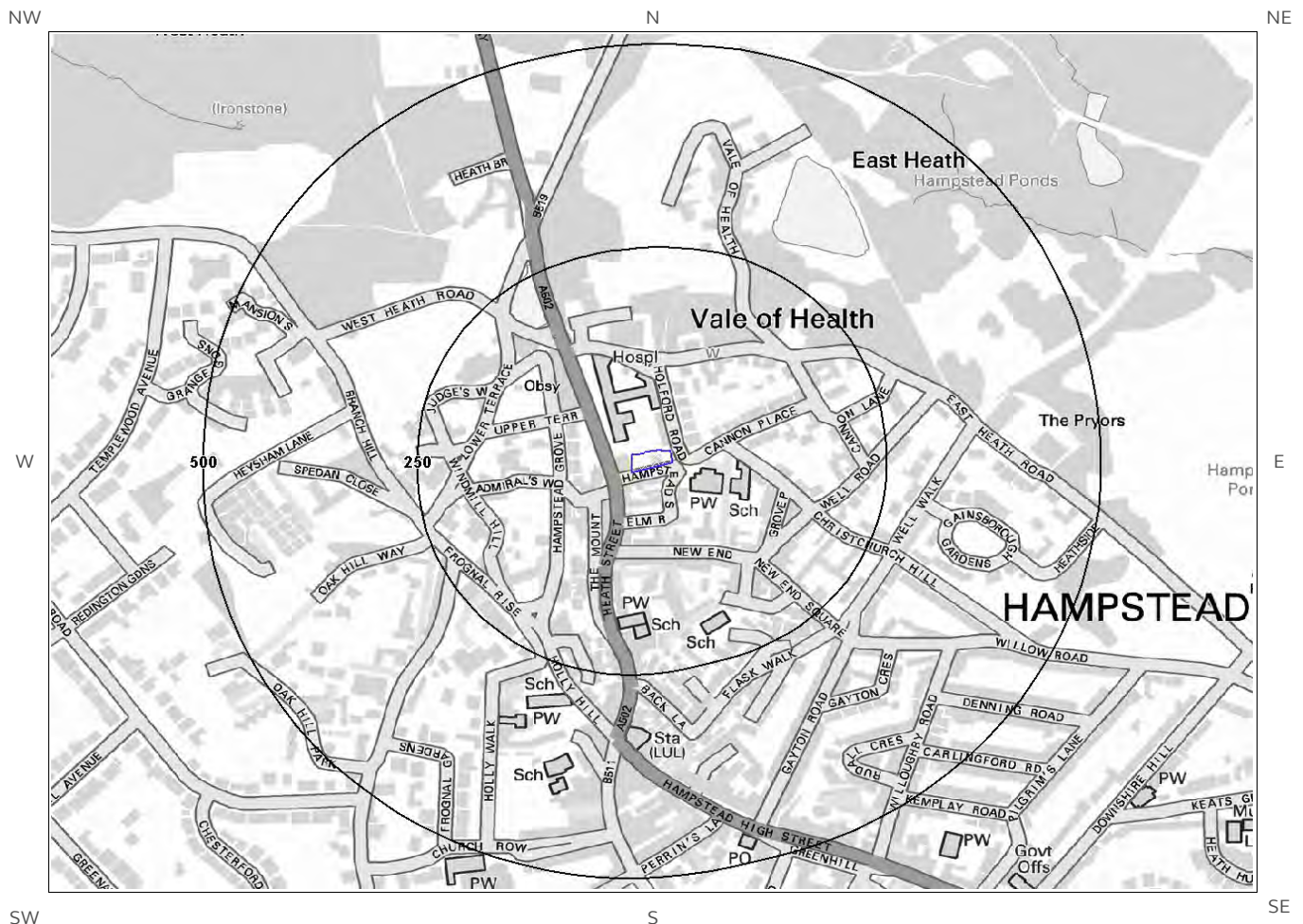
Surface water features within 250m of the study site

Identified

The following surface water records are not represented on mapping:

Distance (m)	Direction
190	NW

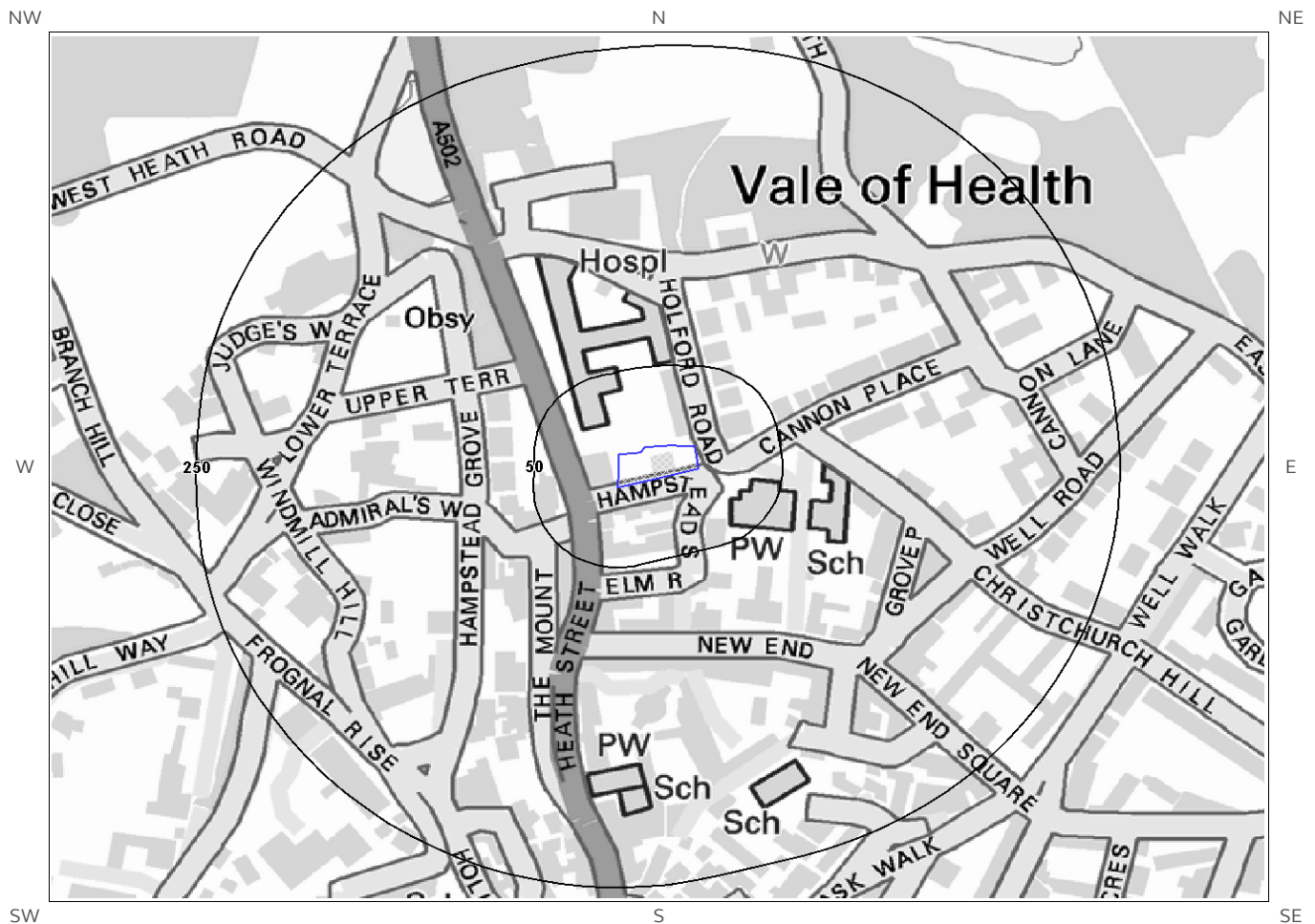
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



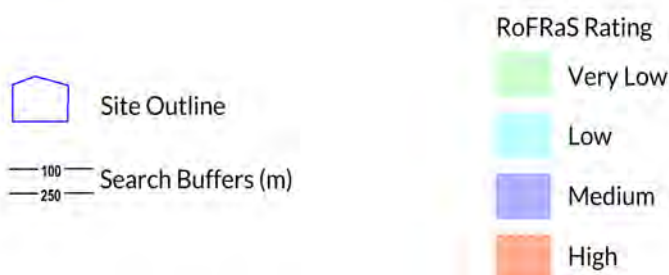
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m None identified

Environment Agency/Natural Resources Wales 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

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m None identified

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

Highest risk of flooding onsite Very Low

The Environment Agency/Natural Resources Wales 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

Flood Defences within 250m of the study site None identified
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site

None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site

Identified

Clearwater Flooding or Superficial Deposits Flooding

Clearwater Flooding

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 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

7.8 Groundwater Flooding Confidence Areas

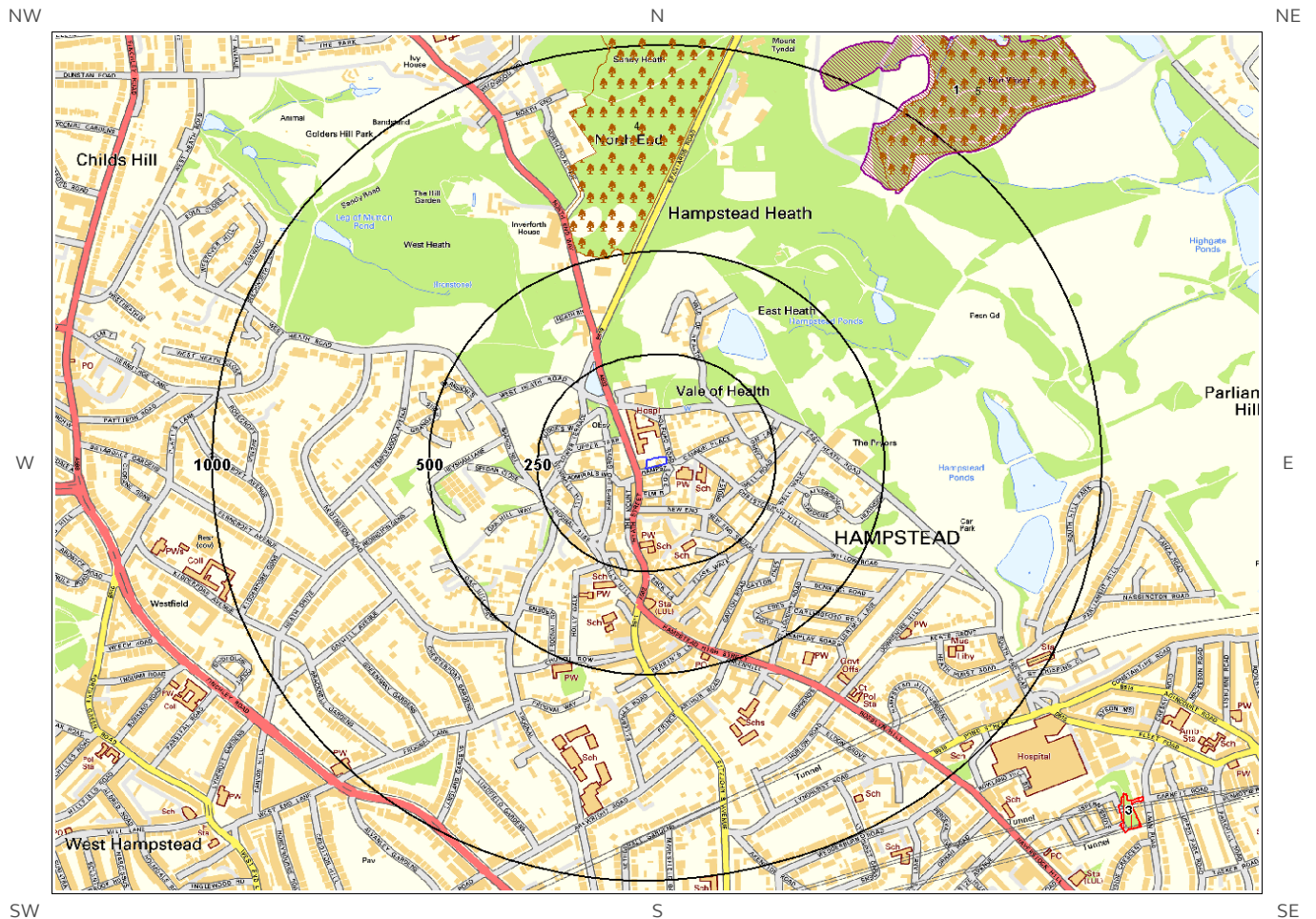
British Geological Survey confidence rating in this result

Low

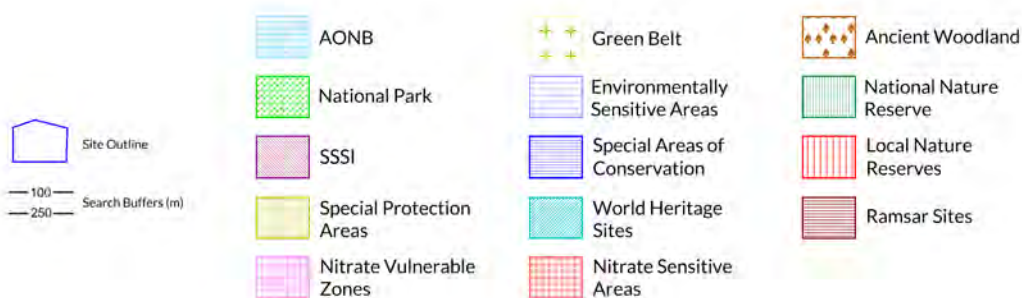
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

2

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1	825	NE	Hampstead Heath Woods	Natural England
Not shown	1396	N	Hampstead Heath Woods	Natural England

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:

3

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
4	475	N	BISHOPS WOOD	Ancient & Semi-Natural Woodland
5	832	NE	KEN WOOD	Ancient & Semi-Natural Woodland
Not shown	1298	N	Unknown	Ancient & Semi-Natural Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

1

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
3	1321	SE	Belsize Wood	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 Geo Insight**, available from our **website**. The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell** 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
Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

9.1.2 Landslides

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

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

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

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

Maximum Running Sand** hazard rating identified on the study site

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

* This indicates an automatically generated 50m buffer and site.

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 site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

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

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.
