

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	CBSCB Compensation District The site does not fall within the brine compensation area.				
	Brine Subsidence Solution Area The site does not fall within the brine subsidence solution area.				
12	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	527015 183850
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	527015 183850
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	527015 183850
13	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	527015 183850
14	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	527015 183850
15	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	527015 183850

The following mapping has been analysed for Historical Land Use Information (1:2,500):








1:2,500	Mapsheet	Published Date
Ordnance Survey Plan	TQ2783	1954
Ordnance Survey Plan	TQ2784	1954

The following mapping has been analysed for Historical Land Use Information (1:10,000):

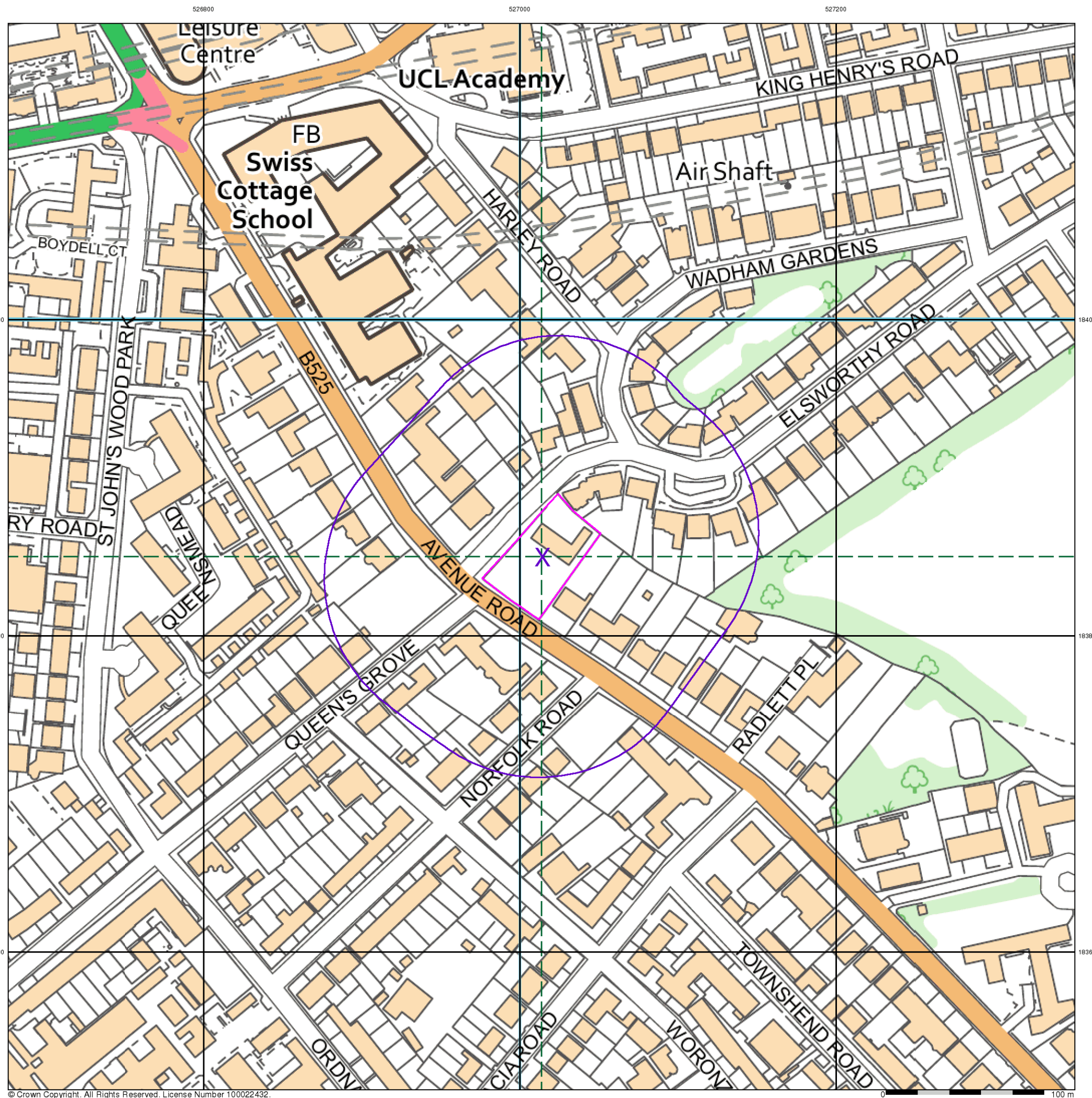
1:10,560	Mapsheet	Published Date
Middlesex	011_00	1873
Middlesex	016_00	1874
Middlesex	017_00	1882
London	002_SE	1896
London	006_NE	1896
London	007_NW	1896
Middlesex	011_SE	1896
Middlesex	016_NE	1896
Middlesex	017_NW	1896
London	001_00	1920
London	004_00	1920
London	005_00	1920
London	004_00	1938
London	005_00	1938
Middlesex	011_SE	1938
Ordnance Survey Plan	TQ28NE	1951
Ordnance Survey Plan	TQ28SE	1951
1:10,000	Mapsheet	Published Date
Ordnance Survey Plan	TQ28SE	1991
Ordnance Survey Plan	TQ28NE	1996

Mining and Cavities Data	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2021	Bi-Annually
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Man Made Mining Cavities Stantec UK Ltd	May 2021	Bi-Annually
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Natural Cavities Stantec UK Ltd	May 2021	Bi-Annually
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Historical Land Use Information (1:2,500)	Version	Update Cycle
Subterranean Features Landmark Information Group Limited	February 2020	Bi-Annually
Ground Stability Data (1:50,000)	Version	Update Cycle
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	As notified
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Brine Subsidence Solution Area Johnson Poole & Bloomer	December 2020	Annual Rolling Update

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
The Coal Authority	 The Coal Authority
Ove Arup	
Stantec UK Ltd	
Wardell Armstrong	 wardell armstrong your earth our world
Johnson Poole & Bloomer	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk



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LANDMARK INFORMATION GROUP®

Historical Land Use Information (1:2,500)

General

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

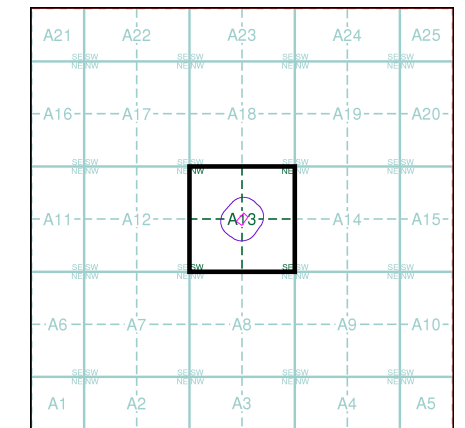
Potentially Contaminative Industrial Uses (Extractive Industries Activity)

	Point	Line	Polygon
Extractive Industries Activity from 1855 - 1909	▲	—	■
Extractive Industries Activity from 1893 - 1915	▲	—	■
Extractive Industries Activity from 1906 - 1937	▲	—	■
Extractive Industries Activity from 1924 - 1949	▲	—	■
Extractive Industries Activity from 1950 - 1980	▲	—	■

Subterranean Features

	Point	Line	Polygon
Subterranean Features	▼	---	■

Mining and Ground Stability - Segment A13



Order Details

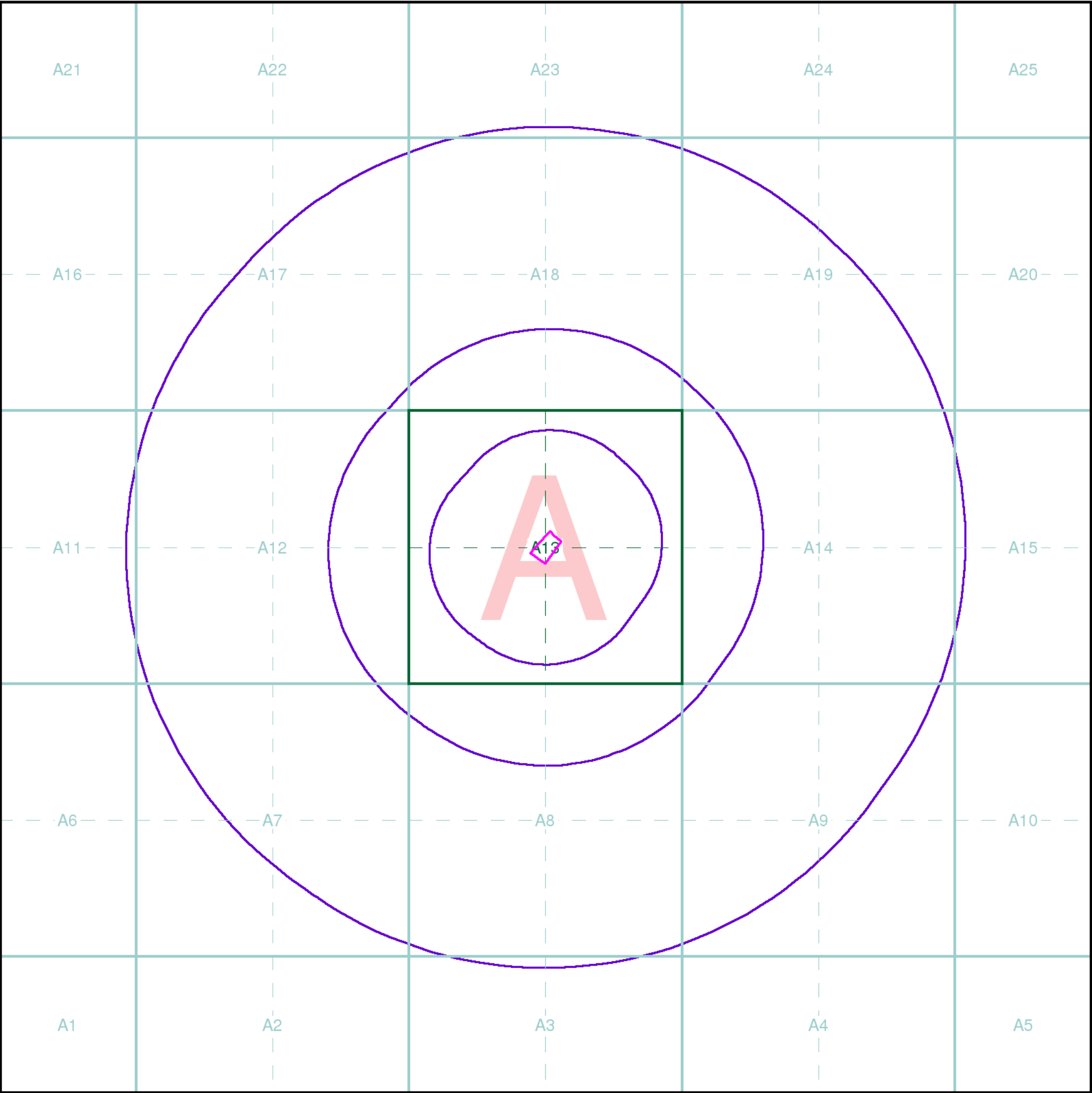
Order Number: 286852753_1_1
Customer Ref: 1942
National Grid Reference: 527010, 183850
Slice: A
Site Area (Ha): 0.28
Plot Buffer (m): 100

Site Details

52, Avenue Road, LONDON, NW8 6HP

Landmark
INFORMATION GROUP

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



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr A Fasano, A-squared Studio, 66 Church Road, Richmond, TW10 6LN

Order Details

Order Number: 286852753_1_1
Customer Ref: 1942
National Grid Reference: 527010, 183850
Site Area (Ha): 0.28
Search Buffer (m): 1000

Site Details

52, Avenue Road, LONDON, NW8 6HP

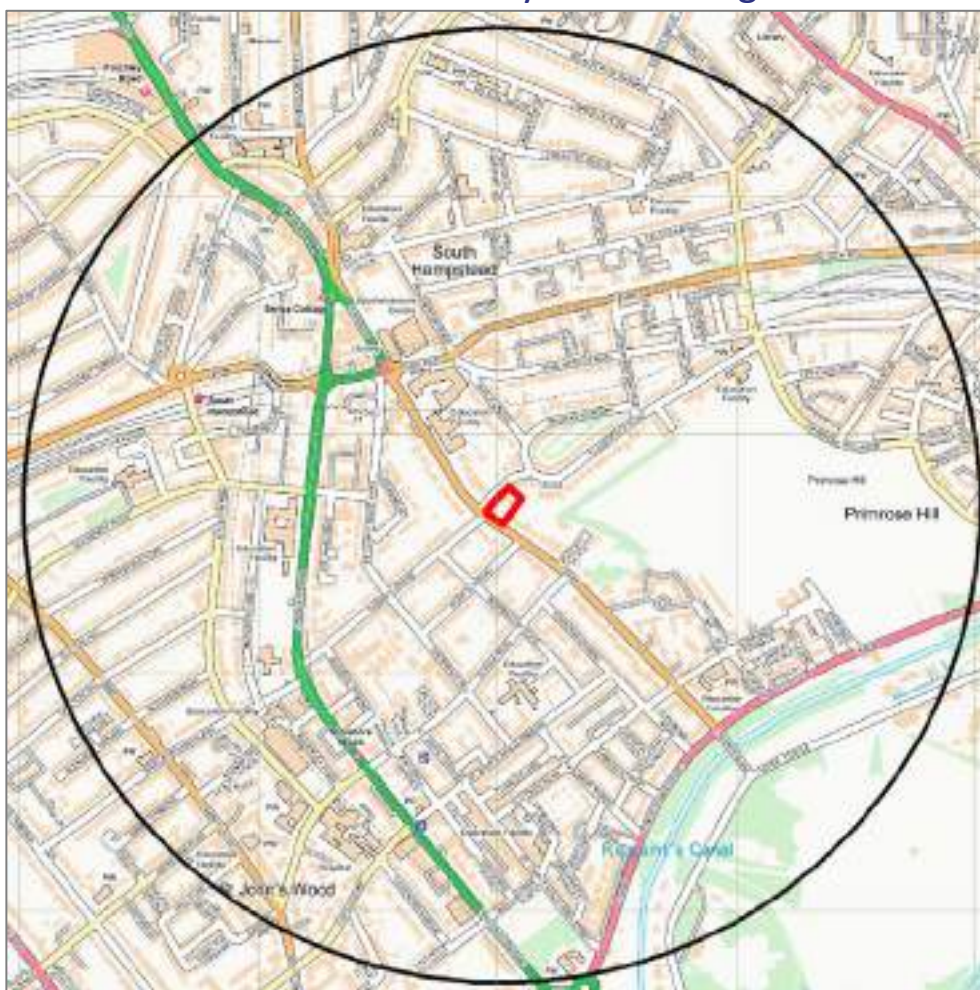
Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



Appendix C: Unexploded Ordnance Risk Assessment

PRELIMINARY UNEXPLODED ORDNANCE (UXO) THREAT ASSESSMENT

Meeting the requirements of *CIRIA C681* 'Unexploded Ordnance (UXO) – A guide for the Construction Industry' Risk Management Framework



6 ALPHA PROJECT NUMBER	9313	ORIGINATOR	M. Stott
LANDMARK ORDER NUMBER	286852753_2	REVIEWED BY	L. Gregory
CLIENT REFERENCE	1942	RELEASED BY	L. Gregory
PROJECT	Avenue Road	DATE	28 th October 2021
RECOMMENDATION	This Study Site requires a Detailed UXO Threat and Risk Assessment		

STUDY SITE

The Study Site is described as “65, Avenue Road, London, NW8 6HP”, and it is centred on National Grid Reference 527010, 183850.

THREAT POTENTIAL AND RECOMMENDATIONS

The potential for a UXO hazard to occur, and more specifically, the potential for unexploded WWI and WWII ordnance to exist at this site is assessed as being **LIKELY** (Figure 2).

In accordance with CIRIA C681 Chapter 5 on managing UXO risks, 6 Alpha recommends that the next stage in the risk management framework is:

DETAILED UXO THREAT & RISK ASSESSMENT

We would be pleased to provide this service, please contact *Envirocheck* for further details:



REPORT SUMMARY

During WWII, the Study Site was situated within *Hampstead Metropolitan Borough*, which recorded 35 High Explosive (HE) bomb strikes per 100 hectares; a “moderate” level of bombing.

Luftwaffe aerial reconnaissance photography associated with the Study Site identified *St Johns Wood Barracks* (285m south-west), a *Reservoir* (340m south-south-east) and *West Hampstead Station* (555m north-west) as primary bombing targets.

Air Raid Precaution (ARP) records did not identify any HE bomb strikes on-site. Nonetheless, five HE bomb strikes were recorded within 130m of the Site, the closest being 60m west-north-west. In addition, three unexploded bombs (UXBs) were also recorded within 960m of the Site, the closest being 845m north-east.

London County Council (LCC) bomb damage mapping documented ‘*Blast Damage; Minor in Nature*’ to structures on-site and immediately south of the Study Site boundary. In addition, an analysis of post-war mapping identified clearance areas 20m west and ‘*Ruins*’ 115m east and 140m west of the Study Site boundary, which an analysis of *LLC* mapping confirmed is indicative of further bomb damage.

Given that both bombing and bomb damage were recorded in close proximity; it would suggest that further action is warranted to address the potential for UXO encounter.

USING THIS REPORT

This Preliminary Assessment is designed to inform environmental and construction professionals of the potential threat of military related explosives and/or ordnance on, or in, the vicinity of the Study Site.

This assessment is designed to be employed as a site-screening tool to meet with the requirement of Phase One of the *CIRIA UXO Risk Management Framework*; there are two broad prospective outcomes; either the threat level requires a detailed threat & risk assessment; or no further action is required. In the former instance we can provide a report within 10 working days (or more quickly upon application).

Two figures accompany the report, the *Second World War* (WWII) High Explosive (HE) Bomb Density and the final Probability of UXO Encounter. The purpose of this approach is to demonstrate that whilst bomb density statistics give an indication for WWII bombing, they should not be relied upon exclusively to generate a holistic assessment.












For further information, please contact *Envirocheck*:

Telephone: +44 (0)844 844 9952

Website: <http://www.envirocheck.co.uk>

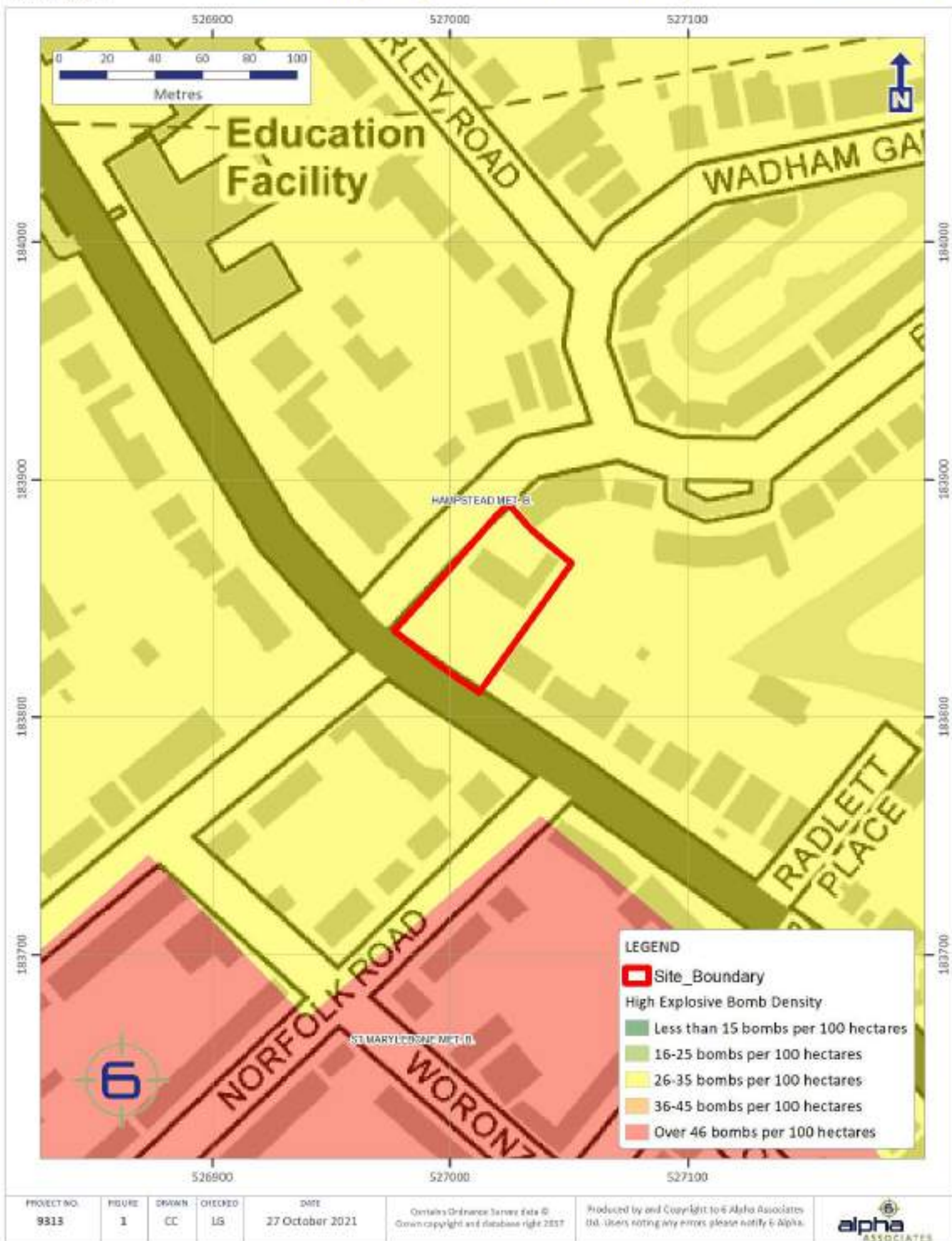
Email: customerservice@envirocheck.co.uk

DATA FINDINGS

Threat Source (within 1,000m)	Detail	
	Identified	Comments
 Military Facilities/Activity	✓	<i>St Johns Wood Barracks</i> was located 285m south-west, and <i>Regents Park</i> , 685m south, was used for <i>RAF</i> training purposes during WWII.
 Ordnance Manufacture/Storage	✗	None recorded within 1,000m.
 WWII Decoy Bombing Sites	✗	None recorded within 1,000m.
 WWII Defensive Features	✓	An Anti-Aircraft Artillery battery was located 550m east of the Study Site boundary.
 WWII <i>Luftwaffe</i> Designated Bombing Targets	✓	<i>Luftwaffe</i> aerial photography identified three primary bombing targets, the closest being <i>St Johns Wood Barracks</i> (285m south-west).
 WWII Bomb Strikes (Study Site Boundary)	✗	ARP records did not identify any HE bomb strikes on-site.
 WWII Bomb Strikes (Wider Area)	✓	HE bomb strikes were identified 60m west-north-west, 95m north-east, 100m north-west, 115m north-east and 130m north-east.
 WWII Bomb Damage	✓	Official bomb damage mapping recorded ' <i>Blast Damage; Minor in Nature</i> ' to structures on-site.
 Abandoned Bomb Register	✗	The official abandoned bomb list did not identify any abandoned bombs located on-site or within 1,000m of the Study Site boundary.
 Potential Threat Sources	✓	The most probable UXO threat is posed by WWII <i>German</i> HE bombs, whilst IBs and <i>British</i> AAA projectiles pose a residual threat.
 WWII Bombing Density Per 100 Hectares	✓	The Study Site was located within <i>Hampstead Metropolitan Borough</i> , which recorded 35 HE bomb strikes per 100 hectares.

IMPORTANT NOTES

1. The term 'Preliminary UXO Threat Assessment' has been used to describe this report, to fall in line with the *CIRIA* C681 guidelines. Whilst the term 'Risk' can be justifiably used at this stage, the reader should note that the 'Consequence' function of 'Risk' is not considered. Should it be required, this would be addressed in the 'Detailed UXO Threat & Risk Assessment' (Stages 2 and 3).
2. This report is accurate and up to date at the time of writing.
3. The assessment levels have been generated from historical data and third party sources. Where possible *6 Alpha* have sought to verify the accuracy of such data, but cannot be held accountable for inherent errors that may be in third party data sets (e.g. *National Archives* or library sources).
4. *6 Alpha* have exercised all reasonable care, skill and due diligence in producing this service.
5. Whilst every effort has been used to identify all potential UXO/explosive threats, there were a number of private facilities, which may not have released privately recorded information concerning UXO/explosive threats into the public domain. It is therefore possible that some of the aforementioned sites may not be included within the database.





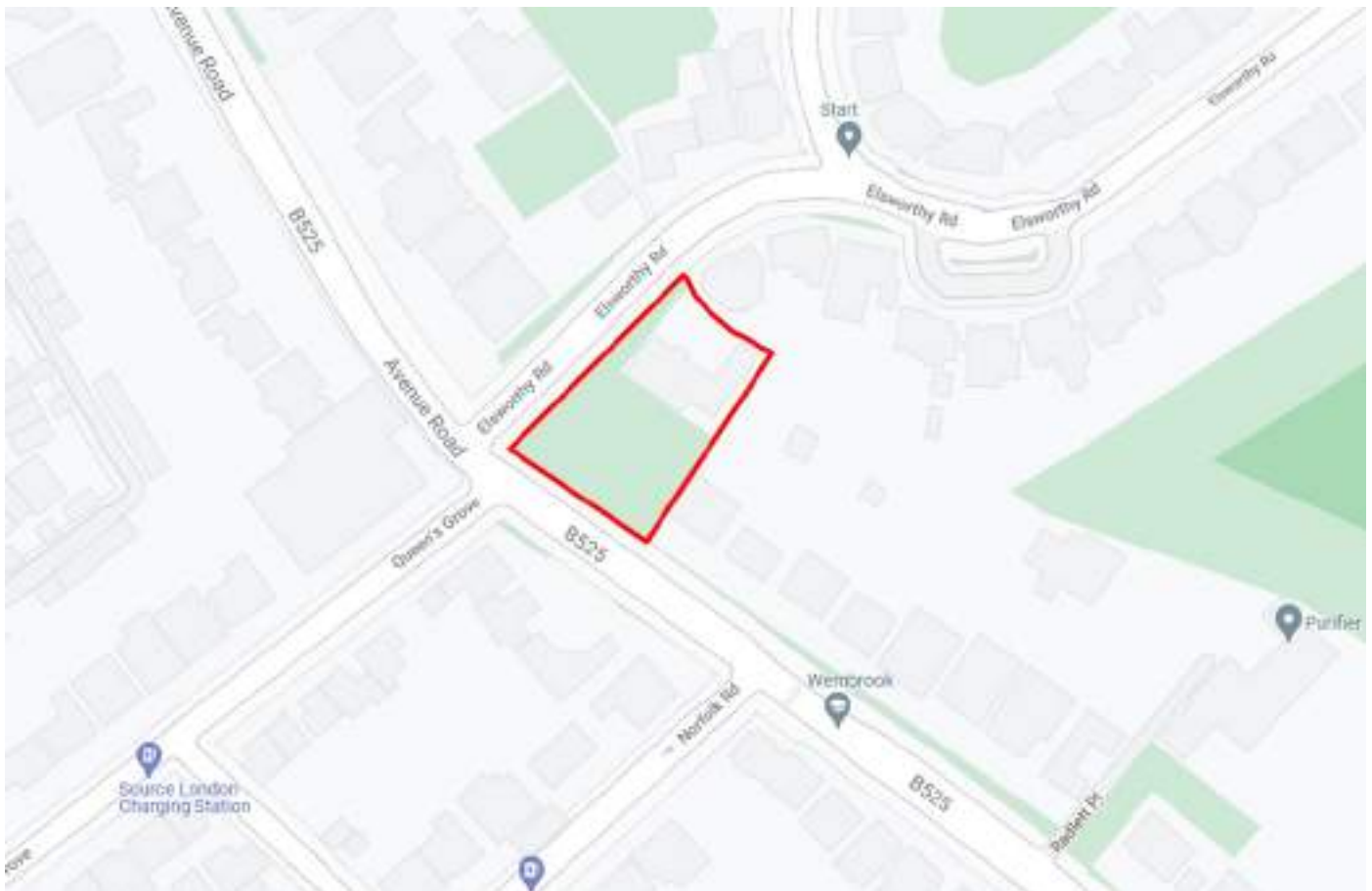


Appendix D: Environment Agency Information Request

From: alex.corrigan@a2-studio.com
Sent: 29 October 2021 13:04
To: 'enquiries@environment-agency.gov.uk'
Subject: Information Request for 52 Avenue Road, London.

Hi,

A-Squared are preparing a geo-environmental desk study report. Please can you provide the requested information (see below) held by the Environment Agency (EA) with respect to the subject site shown on the below plans, if information is available. The site boundary is as shown by the red line. The site is located at 52 Avenue Road, London, NW8 6HP.



The site is located at approximate national grid reference: 527010, 183850.

The information specifically requested is any information held by the EA on the following bullet points, either for the site itself or within 500 m of the site boundary:

(information on the distance and direction to each identified feature is also requested)




- Background groundwater and surface water quality;
- Groundwater flow direction (for the various geological units) and general hydrogeological site setting / hydrogeological parameters;
- Licenced water abstractions (surface and groundwater) and details of the geological unit each abstracts from;
- Groundwater Source Protection Zones (SPZs);
- Licenced Discharge Consents;
- Records of any pollution incidents and remediation subsequently undertaken;

- Records of any 'Special Sites' as per Part 2a (EPA 1990);
 - Details of any sites under consideration for investigation as a potential 'Special Site' as per Part 2a (EPA 1990);
 - Records of current or historical landfill sites or waste sites;
 - Details of any lined surface watercourses;
 - Details of any culverted watercourses;
 - Historical land uses (specifically for the site or immediately adjacent to it rather than within 500 m, in this case);
- and
- Any ground investigation data for the site or immediately surrounding area.

Kind regards,
Alex

Alex Corrigan

Graduate Engineer
BEng(Hons)

 A-squared Studio  A-squared Studio  A-squared Studio



T: 020 7620 2868 | M: 078 0059 4755

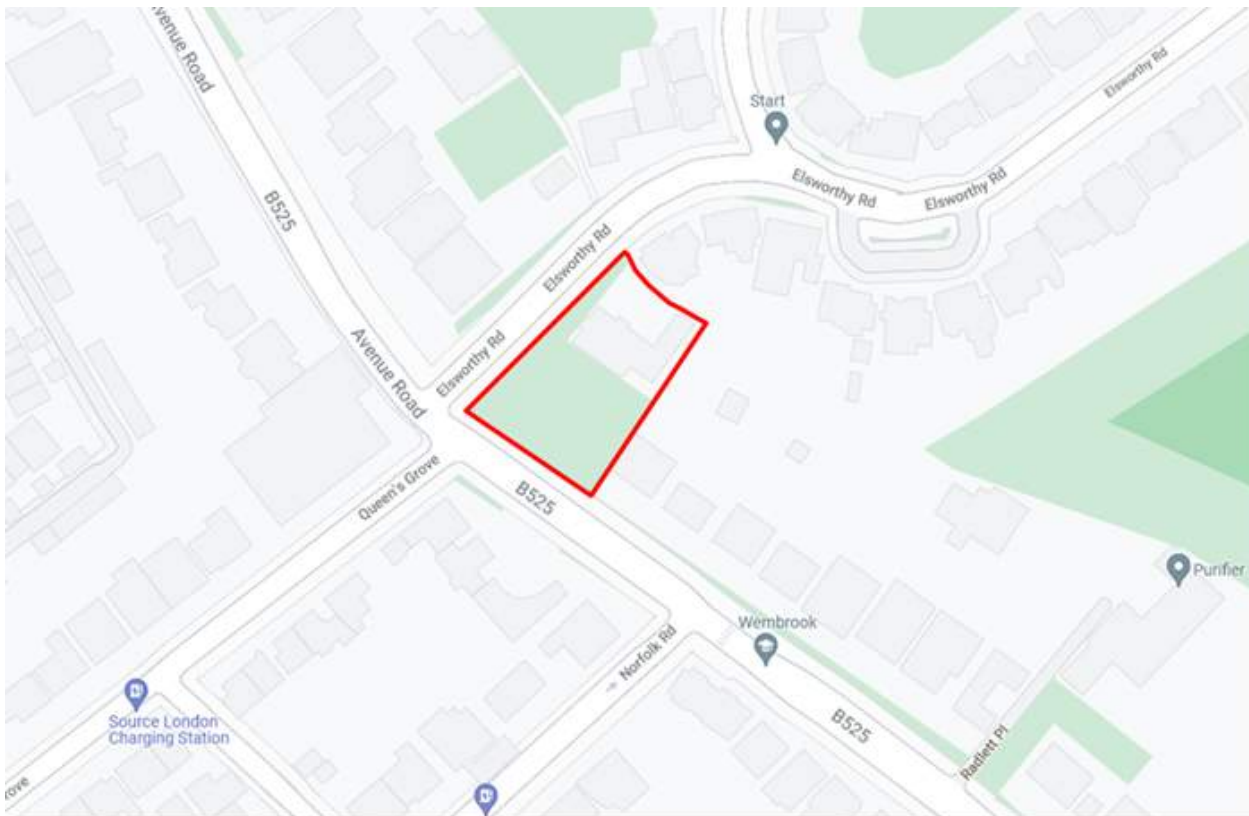


Appendix E: Camden Council Information Request

From: alex.corrigan@a2-studio.com
Sent: 07 November 2021 22:21
To: 'foi.csf@camden.gov.uk'
Subject: Information Request for 52 Avenue Road, NW8 6HP

Hello,

A-Squared Studio Engineers Ltd are preparing a geo-environmental desk study report. Please can an Environmental Health Officer provide the requested information (see below) held by the local authority with respect to the subject site shown on the below plans, if information is available. The site boundary is as shown by the red line. The site is located on Avenue Road, NW8 6HP.



The site is located at approximate national grid reference: 527010, 183850.




The information specifically requested is any information held by the local authority on the following bullet-points. Information for the site or within 500 m of the site is generally requested. Information on the distance and direction of each identified feature from the site is also requested.

- Historical land uses (specifically for the site or immediately adjacent to it rather than within 500 m, in this case);
- Licenced private water abstractions (surface or groundwater) and details of the geological unit each abstracts from and water use;
- Recorded pollution incidents and the incident response / remediation details;
- Any Part 2a sites (EPA 1990);
- Any sites being considered for investigation under Part 2a (EPA 1990);
- Records of current or historical landfills and waste sites; and
- Any ground investigation data (specifically for the site or immediately adjacent to it rather than within 500 m, in this case).

Kind regards,
Alex

Alex Corrigan

Graduate Engineer
BEng(Hons)

 A-squared Studio  A-squared Studio  A-squared Studio



T: 020 7620 2868 | M: 078 0059 4755



A-squared Studio

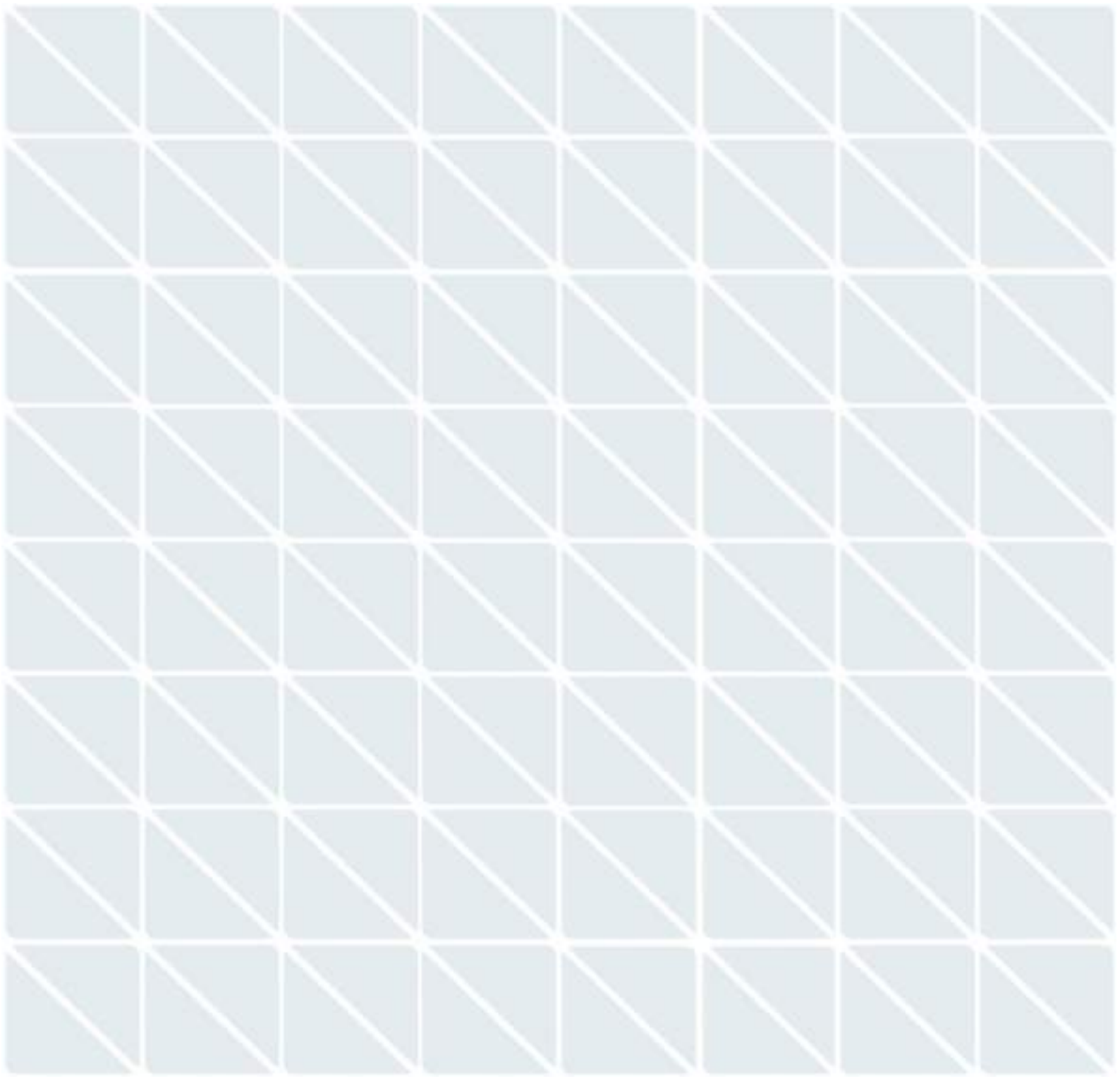
A-squared Studio Engineers Ltd

One Westminster Bridge Rd
London, SE1 7XW

020 7620 2868

contact@a2-studio.com

www.a2-studio.com





A2 Site Investigation

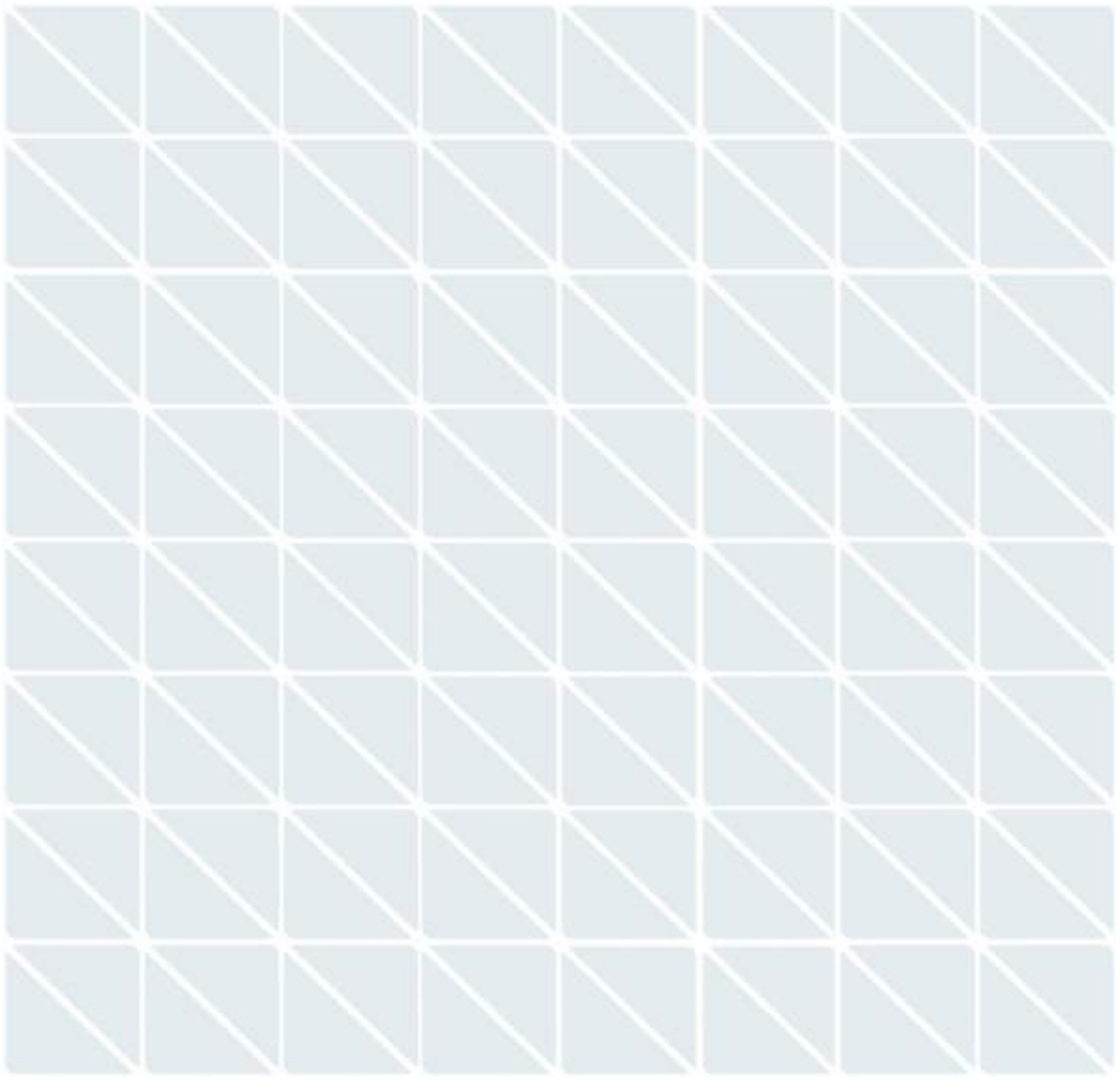
A2 Site Investigation Limited

One Westminster Bridge Rd
London, SE1 7XW

020 7021 0376

info@a2-si.com

www.a2-si.com





Appendix B: Proposed Development Plans



PLANNING



WWW.DOMVSLONDON.COM

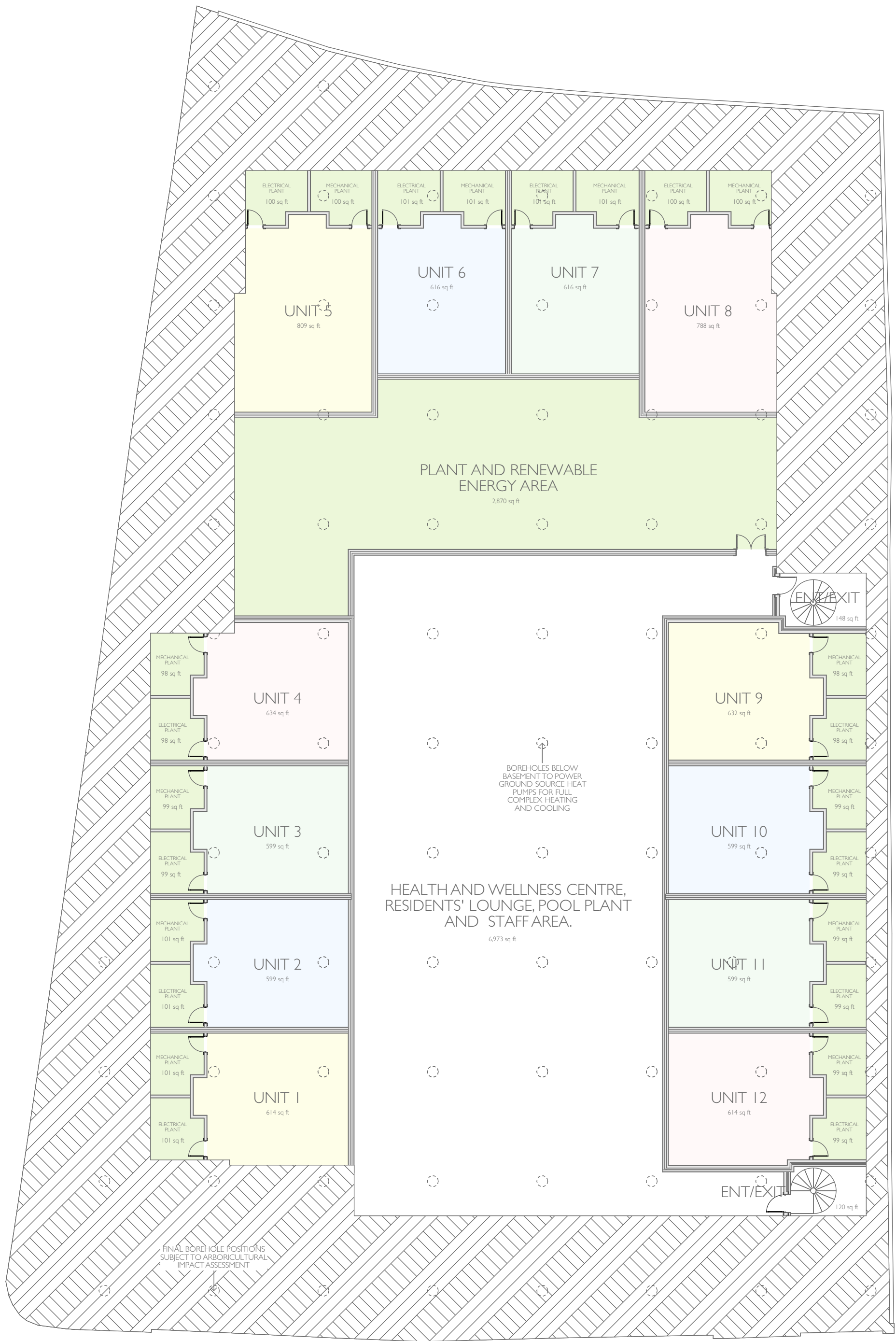
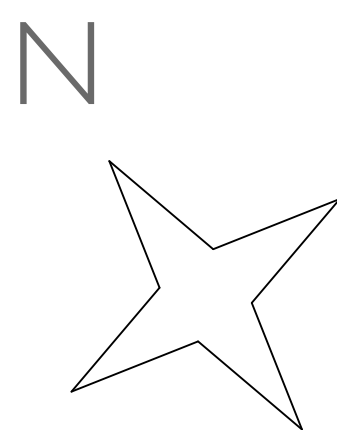
PROJECT:
AVENUE GARDENS

TITLE:
PROPOSED SITE PLAN
12 UNIT SCHEME

Date: APRIL 2022

Scale: 1:200 @ A1 Drawn: SDK

DRAWING NUMBER: 208-252C



PLANNING

DOMVS
LONDON

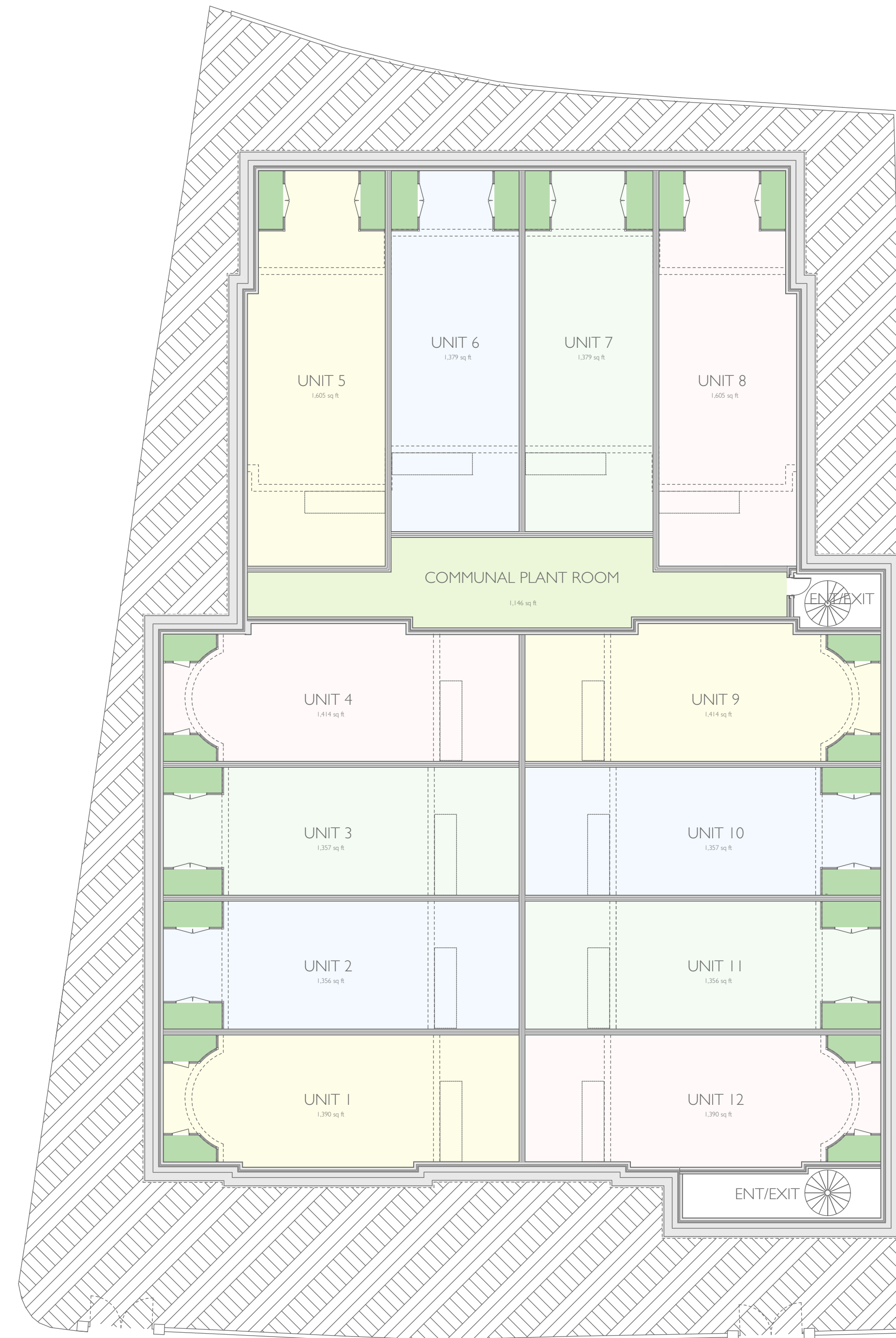
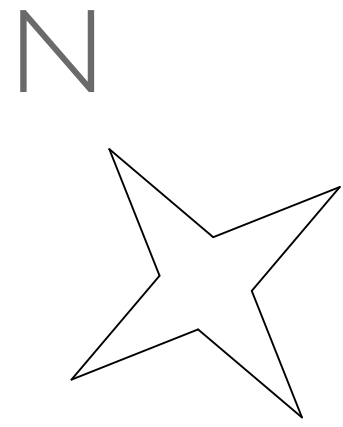
WWW.DOMVSLONDON.COM

PROJECT:
AVENUE GARDENS

TITLE:
PROPOSED BASEMENT PLAN -
12 UNIT SCHEME

Date: APRIL 2022
Scale: 1:200 @ A1 Drawn: SDK

DRAWING NUMBER: 208-253B



PLANNING

DOMVS
LONDON

WWW.DOMVSLONDON.COM

PROJECT:
AVENUE GARDENS

TITLE:
PROPOSED LOWER GROUND
FLOOR PLAN - 12 UNIT
SCHEME

Date: APRIL 2022

Scale: 1:200 @ A1 Drawn: SDK

DRAWING NUMBER: 208-254B



PLANNING



WWW.DOMVSLONDON.COM

PROJECT:
AVENUE GARDENS

TITLE:
PROPOSED GROUND FLOOR
PLAN

Date: APRIL 2022

Scale: 1:200 @ A1 Drawn: SDK

DRAWING NUMBER: 208-255A



PLANNING



WWW.DOMVSLONDON.COM

PROJECT:
AVENUE GARDENS

TITLE:
PROPOSED FIRST FLOOR
PLAN - 12 UNIT SCHEME

Date: APRIL 2022
Scale: 1:200 @ A1 Drawn: SDK

DRAWING NUMBER: 208-256A



PLANNING



WWW.DOMVSLONDON.COM

PROJECT:
AVENUE GARDENS

TITLE:
PROPOSED SECOND FLOOR
PLAN - 12 UNIT SCHEME

Date: APRIL 2022
Scale: 1:200 @ A1 Drawn: SDK

DRAWING NUMBER: 208-257



PLANNING



WWW.DOMVSLONDON.COM

PROJECT:
AVENUE GARDENS

TITLE:
PROPOSED ROOF PLAN - 12
UNIT SCHEME

Date: APRIL 2022

Scale: 1:200 @ A1 Drawn: SDK

DRAWING NUMBER: 208-258



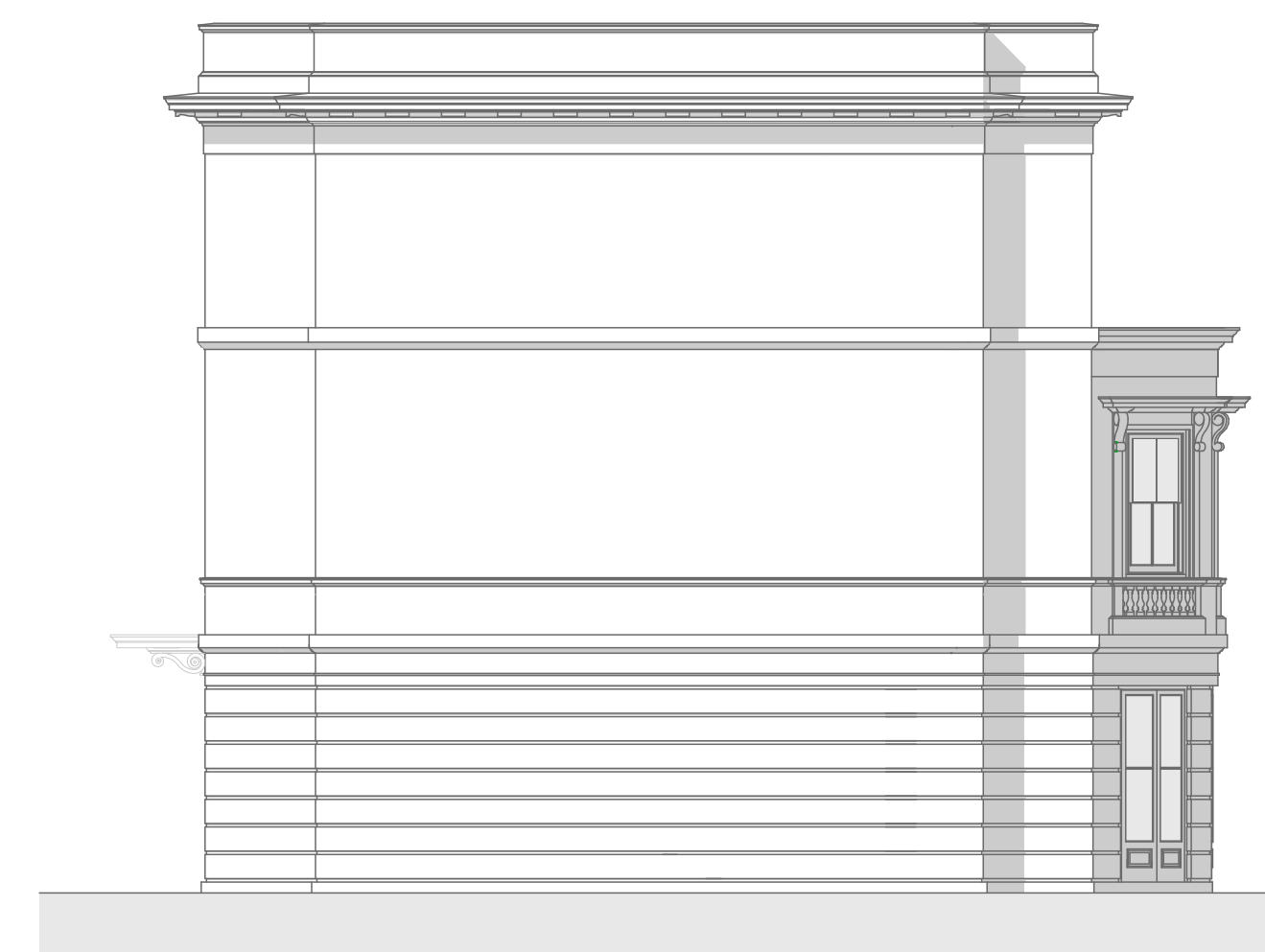
ELEVATION 1



ELEVATION 2

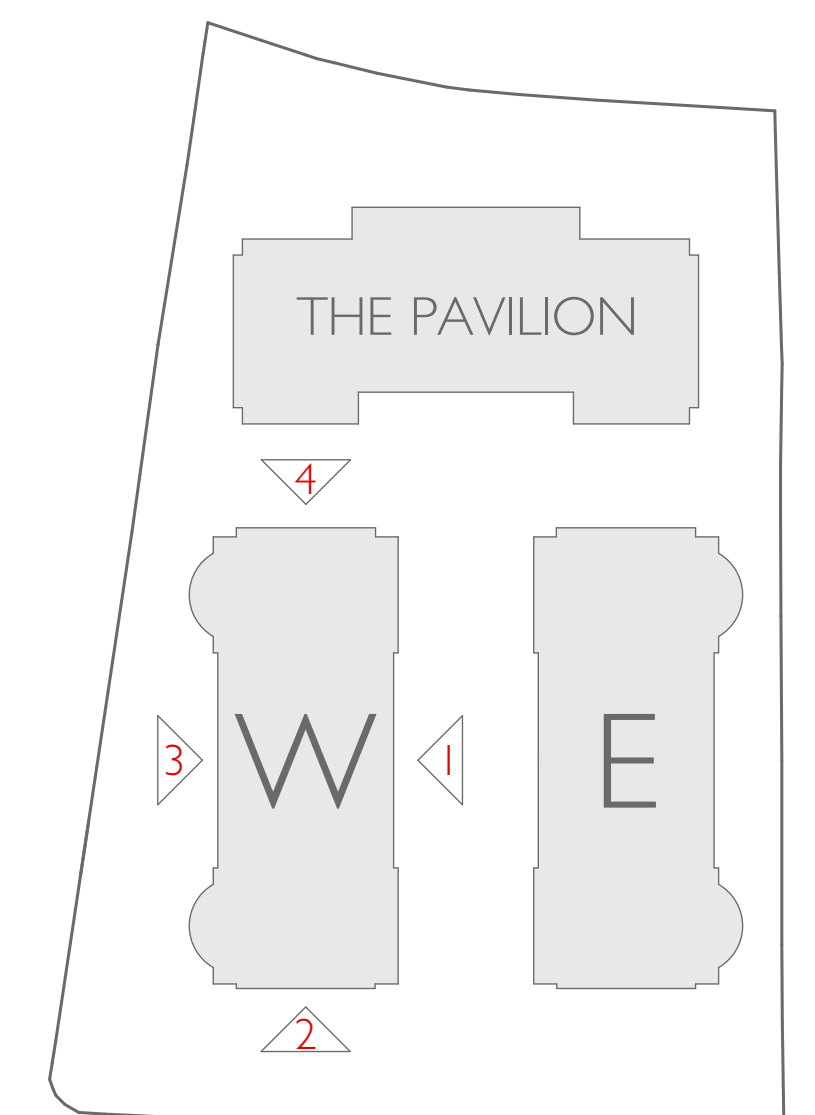


ELEVATION 3



ELEVATION 4

WEST BUILDING 1:100



KEY



PLANNING

DOMVS
LONDON

WWW.DOMVSLONDON.COM

PROJECT:
AVENUE GARDENS

TITLE:
WEST BUILDING
PROPOSED ELEVATIONS
- 12 UNIT SCHEME

Date: APRIL 2022

Scale: 1:100 @ A1 Drawn: SDK

DRAWING NUMBER: 208-272B



ELEVATION 1



ELEVATION 2

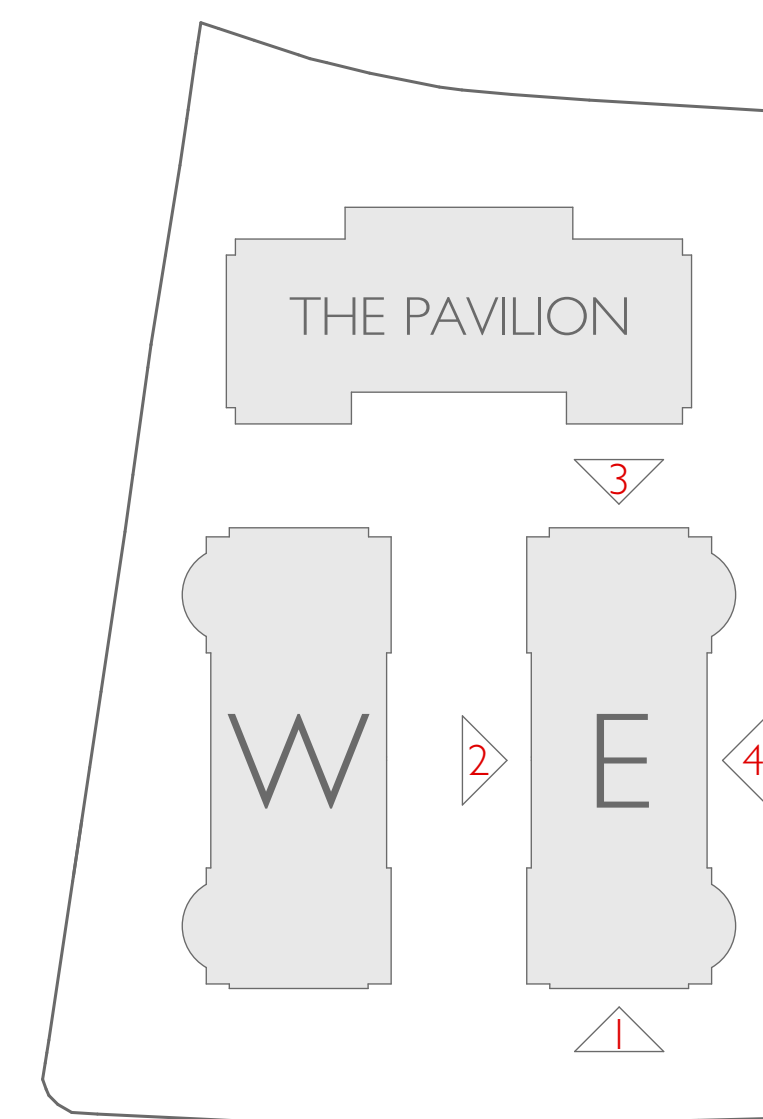


ELEVATION 3



ELEVATION 4

EAST BUILDING 1:100



KEY



PLANNING

DOMVS
LONDON

WWW.DOMVSLONDON.COM

PROJECT:
AVENUE GARDENS

TITLE:
EAST BUILDING
PROPOSED ELEVATIONS
- 12 UNIT SCHEME

Date: APRIL 2022

Scale: 1:100 @ A1 Drawn: SDK

DRAWING NUMBER: 208-273B