

PHASE 1 ENVIRONMENTAL REPORT
of a site at
WAT TYLER HOUSE, BOYTON ROAD, N8 7AU
for
LONDON BOROUGH OF HARINGEY

Contaminated Land Solutions

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Project No 1059
Report ref: 1059-P1E-1-A
Issued: 11 January 2020
Revision: A

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1 EXECUTIVE SUMMARY

Details	Summary	
Proposed Development	Residential with soft landscaping	
Current Site Use	Parking area	
Site History	Historical mapping shows that terraced houses were on site, these were demolished between 1964 and 1971 and the site was redeveloped as a parking area.	
Surrounding Area	Residential and commercial use	
Environmental Setting	Geology	Superficial: NA Bedrock: London Clay Formation
	Hydrogeology	Superficial: NA Bedrock: Unproductive Stratum
		Source Protection Zone: SPZ2
Potential Contamination Sources	The site walkover, historical mapping and environmental searches have identified the following potential sources of contamination. • Current use as car parking area. • Demolition debris within made ground and hardcore beneath hardstanding • Off-site electrical substation • Natural occurring contaminants	
Risk Assessment Findings	Risk ratings of moderate or greater indicate potentially complete source-pathway-receptor linkages that can require further investigation and remedial measures. The following moderate or greater risks have been identified at the site. • Site users in direct contact with contaminated soil • Site users inhaling contaminated dust • Proposed buildings in contact with contaminated soil • Site users, neighbours and workers inhaling fibres (asbestos)	
Recommendations	Some preliminary intrusive environmental site investigation is recommended to determine if contamination is present on the property. It is recommended that this report is provided to the water supplier with a request for the testing, if any, that they require. It is considered that provided the recommendations of this report are implemented there is no increased risk to human health from redevelopment of the site for the proposed use.	

Risk Summary

Very Low	Low	Moderate / Low	Moderate	High
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		Receptors			
		Residents & Site Users	Construction & Maintenance Operatives	Neighbours	Proposed Building
Sources	Current site use as parking area				
	Demolition debris within the made ground, hardcore beneath hardstanding				
	Electrical substation				
	Naturally occurring contaminants				

2 BRIEF

Mr S Cavanagh and Mr S Jackson of Sanctuary Group requested a phase 1 environmental desk top study for a site at Wat Tyler House, Boyton Road, N8 7AU, London. Sarah Brind of Sanctuary requested that this report be reassigned to the London Borough of Haringey.

The purpose of this report is to assess the risks to sensitive receptors both on and off-site due to soil and groundwater contamination as a result of the proposed development. It is based upon information provided by the client, a site visit and walk over and a Landmark Envirocheck, historical aerial photographs and maps.

This report is based upon available factual data for the site obtained only from the sources described in the text and related to the site on the basis of the location information provided by the Client. The desk study information is not necessarily exhaustive and further information relevant to the site may be available from other sources.

3 SITE VISIT

The site was visited on 13 March 2017. The weather was dry, clean and sunny. Access was available to all areas of the site and a visual inspection was undertaken. A photographic record was made during the visit and this is contained in appendix B.

The client's confidentiality was maintained at all times during discussion with third parties.

4 SITE LOCATION

The site is situated on northern area of Hornsey and lies north east of the junction between Eastfield Road and Boyton Road. Refer to Figure 1.

The National Grid Reference for the approximate site centre is 530310 189604.

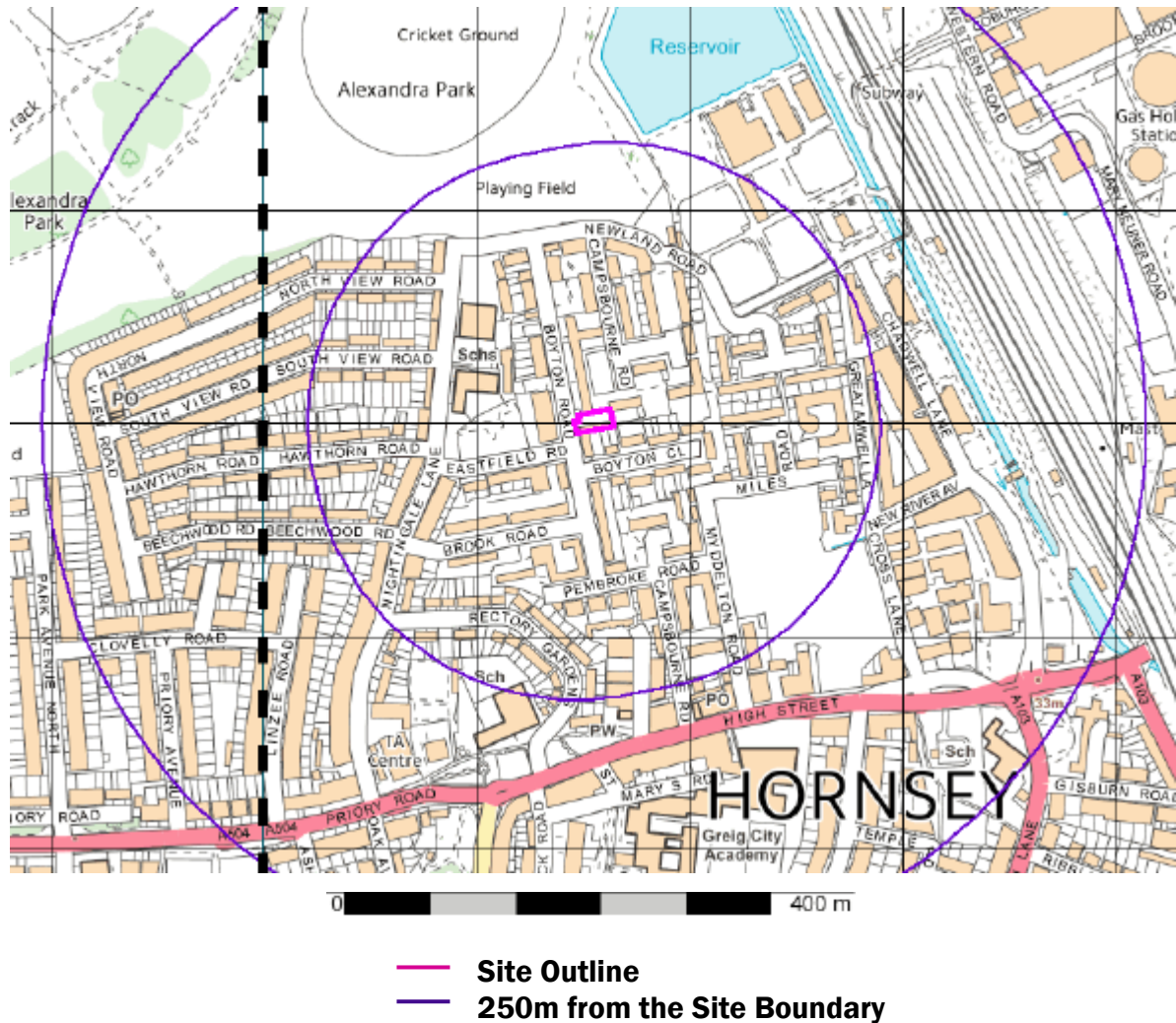


Figure 1: Site Location Plan

5 SITE DESCRIPTION

The site is rectangular-shaped in plan and occupies 0.0057 ha. The site main entrance is located on Boyton Road, on the western side of the property. The site provides parking facilities and several cars were parked at the time of the site visits. Cars were located along the northern and the southern boundary. Near 100% of the site area is overlaid by hardstanding except for the south-western corner, where is some soft landscaping. The soft-landscaped area appears to be part of the communal area of the adjacent property and it is surrounded by timber fencing. A pedestrian access is located on the south-eastern corner with a blacktop surfaced ramp along the eastern boundary. Some manholes are located in the middle of the property.



Photograph 1: site main entrance, view from Boyton Road towards east.

The north-western boundary is defined by soft landscaping and some metal bollards. There is a step up in level to the north of the site and the northern boundary is defined by a retaining wall approximately 1 metre high, except at the west end, where there is a grass bank. The eastern boundary is defined by green metal fencing while timber fencing defines the southern boundary.

Beyond the northern boundary is a six-storey residential building with some soft landscaping. Beyond the eastern boundary are a brick-made three-storey building and a soft-landscaped area with several trees. Beyond the southern boundary are some residential units with soft landscaping. Beyond the western boundary are Boyton Road and a three-story residential building on the opposite side of the road.

No olfactory and visual evidence were noted during the time of the site visit.

6 GROUND CONDITIONS

6.1 Geology

Reference to the geological survey of Great Britain indicates that beneath made ground, there are no superficial deposits and the area generally is underlain by bedrock comprising clay, silt and sand described as London Clay Formation.

6.2 Hydrogeology

The Environment Agency maps show the site to be located over unproductive strata in the bedrock.

While the site does not lie over an aquifer in the superficial stratum it is within 758m of a Secondary A aquifer in the superficial stratum to the northwest of the site.

Secondary A Aquifers comprise 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.

The Environment Agency maps show the site to be located within a source protection zone, SPZ1 of a borehole abstraction point.

The Environment Agency define a zone according to how the groundwater behaves in that area. From this a model of the groundwater environment is developed on which to define the zones.

Groundwater source catchments are divided into three zones:

SPZ1 – Inner protection zone

Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres.

SPZ2 – Outer protection zone

Defined by a 400 day travel time from a point below the water table. This zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction.

SPZ3 – Source catchment protection zone

Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is >0.75 .

6.3 Hydrology

The main water course of significance to the site would appear to be the New River, classified as secondary river, which is 314 metres to the north at the nearest point. An artificial lake is located 261 m to the north. Both the water features are considered to be too distant to be significantly impacted by the site.

The Environment Agency maps show the site is not located within a flood zone.

The British Geological Society data shows the site lies in an area with no potential for groundwater flooding to occur.

Copy of extracts from the Landmark report are contained in appendix D.

6.4 Ground Stability Hazards

The Landmark information group reports show that the nearest area of landscaped ground is 159 meters to the northeast of the site. The nearest area of worked ground is 274 meters to the north of the site. The nearest area of made ground is 636 meters to the north of the site and the nearest area of infilled ground is 807 meters to the north of the site.

The ground beneath the site has been identified as having a very low risk of potential ground instability due to collapsible ground, landslide ground and moderate risk of potential ground instability due to shrinking or swelling clay ground. These risks would be expected to manifest themselves as excessive settlement in the buildings on the site. However, the risks identified are considered unlikely to be of concern to any new buildings, as the foundation design will be based upon geotechnical information obtained from a site-specific intrusive investigation.

6.5 Mining Activities

Reference to the Coal Authority data indicates that the site is not within an area of known coal mining. There is no other known mining in the area.

6.6 Radon Gas

The Landmark Envirocheck Data also advises that the site lies within an area where less than 1% of properties are above the action level and that no protection measures are required in the construction of new properties.

6.7 Sensitive Land Use

Environmentally Sensitive Areas include Nitrate Sensitive Areas, Sites of Special Scientific Interest (SSSI's), Areas of Outstanding Natural Beauty (AONB), National Parks, National Nature Reserves, Special Areas of Conservation, Special Protection Areas and RAMSAR sites. According to the Landmark Envirocheck Data, the Site is not located on or close to any such Environmentally Sensitive Areas.

7 SITE HISTORY

Copies of the Historical Ordnance Survey maps that have been obtained from The Landmark information group are contained in appendix E.

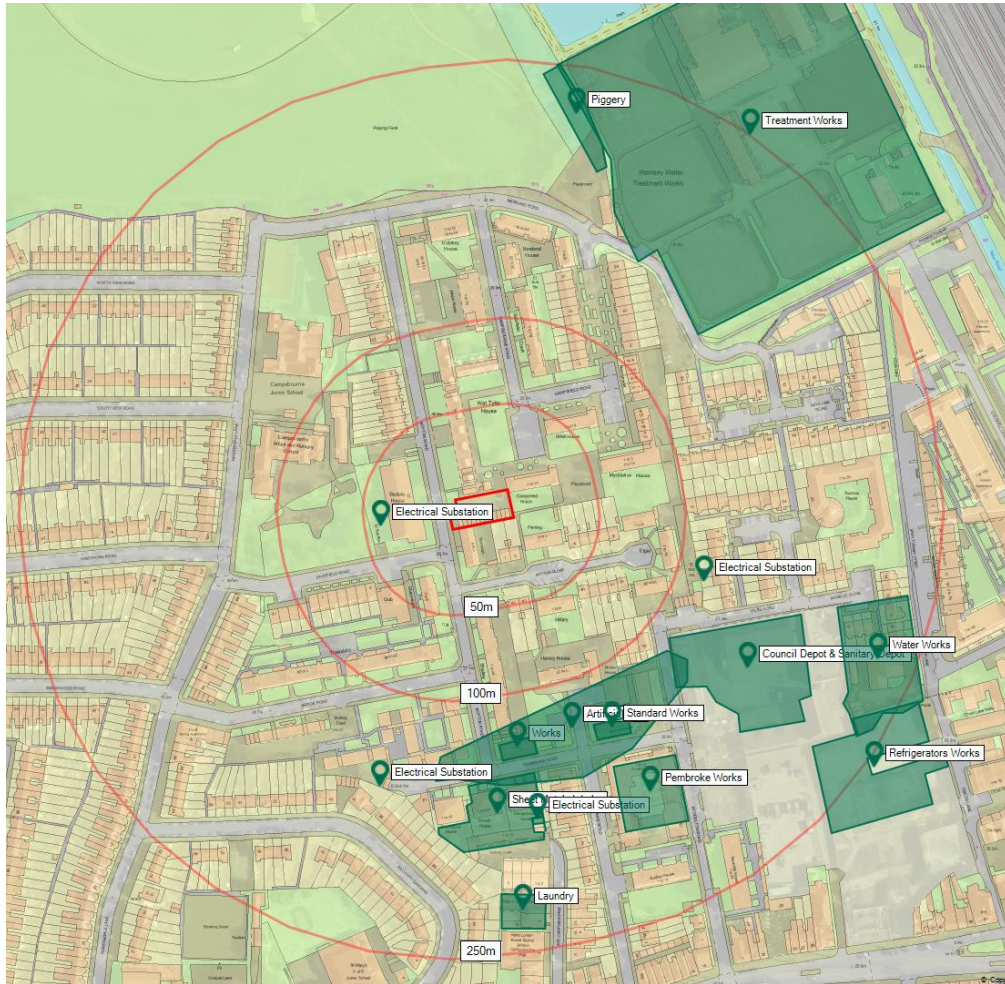
The maps have been reviewed and items of interest and potential sources of contamination, both on the site and within the surrounding area up to 500 metres from the site boundary are noted hereunder.

Site Usage

From	To	Description
1863	1894	Site appears as undeveloped.
1894	1964	Six terraced houses, part of a terraced house and private gardens are shown on the site area.
1964	1971	On-site buildings have been demolished with the exception of a terraced house on the north-western corner.
1971	current	No building is shown on the plan, parking facilities are along the southern boundary.

Surrounding Area

From	To	Name	Direction	Distance (m)
1863	1912	Artificial lake	SE	108
1863	current	Treatment Works	NE	143
1896	2017	Water Works	E	195
1914	2017	Council Depot & Sanitary Depot	SE	114
1955	1973	Piggery	N	192
1955	1979	Laundry	S	214
1955	1981	Refrigerators Works	SE	219
1955	1991	Sheet Metals Works	S	148
1955	1991	Electrical Substation	S	174
1955	1991	Standard Works	SE	129
1971	2017	Pembroke Works	SE	156
1971	current	Works	S	127
1971	current	Electrical Substation	E	117
1971	current	Electrical Substation	S	156
1971	current	Electrical Substation	W	40



8 PROPOSED DEVELOPMENT

It is understood that while details have not been finalised for the proposed development, it will be developed for residential use. It is assumed that private gardens will be present at the site.

9 POTENTIAL CONTAMINATION

9.1 General

From observations made during the site visit and review of the historical maps and the Landmark information, potential sources of on-site contamination and off-site contamination have been identified.

No significant potential sources of contamination have been identified beyond a 250 metre boundary which are considered likely to have any impact on the site. Where there are similar industries and activities in the same direction, only the nearest has been listed.

Copies of the relevant extracts are contained in appendix C.

The legislative framework for the regulation of contaminated land is embodied in Part IIA of the Environmental Protection Act 1990, implemented in the Contaminated Land (England) Regulations 2000. This legislation allows for the identification and remediation of land where contamination is causing unacceptable risks to human health or the wider environment. The approach adopted by UK contaminated land policy is that of “suitability for use” which implies that the land should be suitable for its current use and made suitable for any proposed future use.

In this preliminary contamination assessment, the site has been modelled using the Source-Pathway-Receptor approach to produce a site specific conceptual model.

- **Source** - substances or potential contaminants which may cause harm
- **Pathway** - a linkage or route between a source and receptor
- **Receptor** - humans, plant life, groundwater etc., which could be harmed by a contaminant

Geological records indicate that the site is not underlain by an aquifer in the superficial stratum and therefore there is not considered to be a significant potential for contaminants to be transported either to or from site in the groundwater.

9.2 Off Site Contamination

Description	Direction	Distance (m)
Discharge Consents:		
None identified.	-	-

Description	Direction	Distance (m)
Local Authority Pollution Prevention & Controls:		
None identified.	-	-
Category 1 and 2 Pollution Incidents to Controlled Waters:		
None identified.	-	-
Prosecutions Relating to Authorised Processes:		
None identified.	-	-
Substantiated Category 1 and 2 Pollution Incidents:		
None identified.	-	-
Control of Major Accident Hazards Sites (COMAH) & Planning Hazardous Substance Consents		
None identified.	-	-
Landfill and Other Waste Sites:		
None identified.	-	-
Historical and Current Land Uses:		
Name: Dynamite Fashions Ltd Location: Cleopatra Ho, Pembroke Rd, London, N8 7PU Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	S	145
Name: Ribmade Ltd Location: 109, Nightingale Lane, London, N8 7LG Classification: T-Shirts Status: Inactive Positional Accuracy: Automatically positioned to the address	W	146
Name: Cheese Filler Co Location: Pembroke House, Campsbourne Road, London, N8 7PE Classification: Cheese Makers & Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	SE	172

Description	Direction	Distance (m)
Name: Highview Gas Services Location: 81, Nightingale Lane, London, N8 7QY Classification: Gas Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	SW	197
Name: Automerc Service Ltd Location: Myddelton Road, London, N8 7PY Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	SE	206
Name: Hornsey Carpet Cleaners Location: 16, Rectory Gardens, London, N8 7PJ Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	S	221
Name: Teijeiro Juan Music Co Ltd Location: 5, The Campsbourne, London, N8 7PN Classification: Musical Instrument - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	S	231
Name: Jln Cleaning Services Ltd Location: Alhambra House, 5, The Campsbourne, London, N8 7PN Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	S	232
Name: Mobile Mot Location: Flat 24, Sackville House, 2, Myddelton Road, London, N8 7PW Classification: Mot Testing Centres Status: Inactive Positional Accuracy: Automatically positioned to the address	SE	245
Name: Tyre Fix Location: Flat 24, Sackville House, 2, Myddelton Road, London, N8 7PW Classification: Tyre Repairs & Retreading Status: Inactive Positional Accuracy: Automatically positioned to the address	SE	245

Description	Direction	Distance (m)
Artificial Ground and Made Ground:		
Landscaped ground	NE	159

Potentially contaminating commercial activities have been identified in the vicinity, the general topography falls to the south-east, this is assumed to be the general direction of the hydraulic gradient. No aquifer or permeable stratum is beneath the site and the surrounding area, if any migration of contaminants either to or from site occurred, this would be possible only via perched water, therefore with a reduced potential of underground migration. adjacent sources and sources to the west and north up to 100 m are therefore considered to have the potential to impact the site. An electrical substation is 40 m to the west and this is considered as a potential off-site source of contamination.

Some potential sources of ground gases (methane and carbon dioxide) have been identified in the surroundings of the site. However, due to the significant distance (closest source is a former artificial lake, 108 m to the south east) and since no potential pathways like permeable strata are beneath the site and the surrounding area, it is likely that any ground gas generated from these sources would migrate vertically and this would not impact the subject property.

9.3 On Site Contamination

The site is currently used as a car parking area. The parking facilities are 100% covered by hardstanding, however there is a small likelihood that the soil beneath the hardstanding could be impacted by automobile wastes such as gasoline or motor oils due to some potential oil spillage from cars on site.

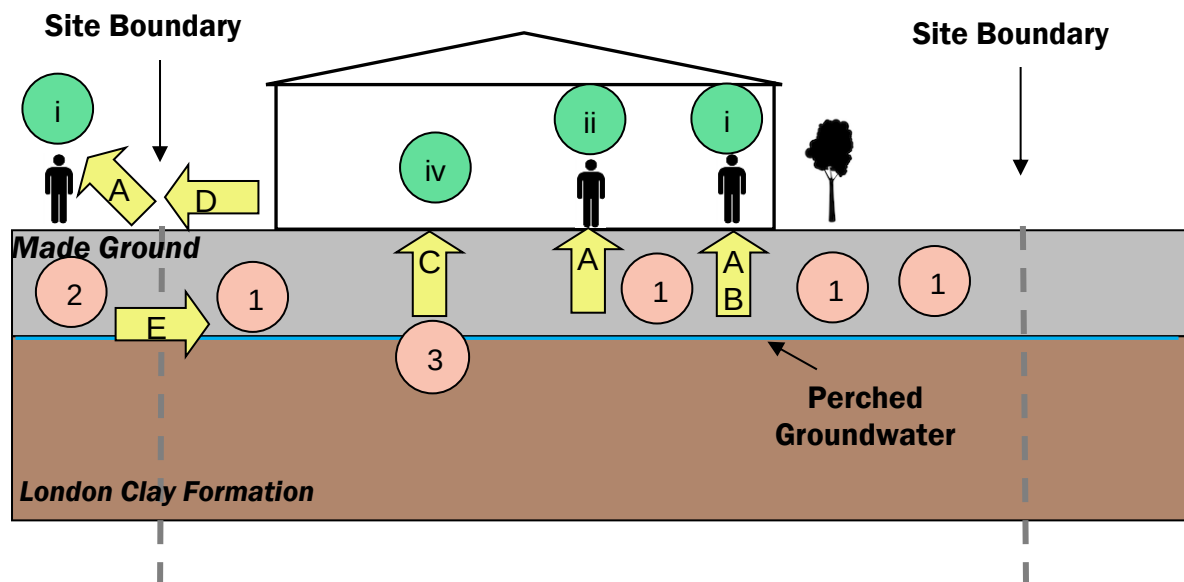
Review of historical maps indicated that several terraced houses were located on site and they were demolished between 1964 and 1971. There is the possibility of contaminants including asbestos containing materials within debris beneath the site, due to demolition of former building or from hardcore imported for use below oversite hardstanding.

Records of high explosive bombs have been identified in the surrounding area on The Bomb Sight project web-mapping tool, the nearest being 150 m to the south, however no records have been identified on-site.

9.4 Preliminary Conceptual Model

		Potential pathways													
		Inhalation of contaminated vapour	Inhalation of contaminated dust	Direct Soil Ingestion	Direct dermal contact	Inhalation of asbestos	Drinking contaminated water supply	Direct contact of soil with building materials	Surface water run-off	Surface water percolation to groundwater	Migration via groundwater	Build-up of ground gas			Comments on discounted pathways
Receptors	Site Users / Residents	Y	Y	Y	Y	Y	Y					N		No potentially significant sources of land gas identified. This is to be reviewed if significant organic containing material is identified on site.	
	Construction / Maintenance Operatives	Y	Y	Y	Y	Y						N			
	Neighbours	Y	Y			Y			Y		N	N	No aquifer is beneath the site, migration is via perched water.		
	Proposed Building							Y				N			
	Watercourse								N		N		Closest water course of significance is 316 metres to the north.		
	Aquifer									N			No aquifer is beneath the site and the surrounding area.		

Schematic Conceptual Model



Sources	Pathways	Receptors
1 Parking use & demolition debris	A Inhalation, ingestion, dermal contact, vapours	i Residents & Site User
2 Electrical substation	B Drinking contaminated water supply	ii Construction & Maintenance Operatives
3 Naturally occurring contaminants	C Direct contact of soil with building materials	iii Neighbours
	D Surface water run-off	iv Proposed Building
	E Migration via perched water	

10 RISK ASSESSMENT

The level of information provided by the Landmark report and historic Ordnance Survey maps, together with the other information within the report is considered suitable to provide the data for a satisfactory risk assessment for the site. While there will always be uncertainties due to known or unknown gaps in information it is considered that sufficient information is available to reduce those uncertainties to within acceptable limits for the nature of the site under review.

An asbestos survey of existing structures and infrastructure (as defined under Section 5(a) of the Control of Asbestos Regulations 2012) was beyond the brief of this report. The risk assessment has been undertaken on the basis that should asbestos be identified within buildings or infrastructure, these materials will be removed appropriately by licensed contractors and asbestos materials disposed of in accordance with legal requirements prior to demolition or other works in order to avoid contaminating soils at the site.

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Current site use as parking area	Metals Hydrocarbons PAHs	Residents & Site Users	Dermal contact	Medium	Likely	Moderate risk	Soil testing required.
			Inhalation of vapours, indoors and outdoors	Medium	Low likelihood	Moderate/Low risk	
			Soil Ingestion	Medium	Low likelihood	Moderate/Low risk	
			Inhalation of contaminated dust	Medium	Likely	Moderate risk	
			Drinking of water from supply impacted by contaminated soil	Medium	Low likelihood	Moderate/Low risk	It is recommended that this report is provided to the water supplier with a request for the testing, if any, that they require.

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Current site use as parking area	Metals Hydrocarbons PAHs	Construction operatives	Dermal contact	Mild	Likely	Moderate/Low risk	Information to be contained in site Health & Safety Plan. Use of appropriate ppe and normal good hygiene measures. Appropriate dust control measures during construction.
			Inhalation of vapours, indoors and outdoors	Mild	Low likelihood	Low risk	
			Soil Ingestion	Mild	Low likelihood	Low risk	
			Inhalation of contaminated dust	Mild	Likely	Moderate/Low risk	

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Current site use as parking area	Metals Hydrocarbons PAHs	Maintenance Operatives	Dermal contact	Minor	Likely	Low risk	Information to be contained in site Health & Safety Plan. Services to be laid in clean imported fill.
			Inhalation of vapours, indoors and outdoors	Minor	Low likelihood	Very low risk	
			Soil Ingestion	Mild	Low likelihood	Low risk	
			Inhalation of contaminated dust	Mild	Likely	Moderate/Low risk	
		Neighbours	Inhalation of vapours, indoors and outdoors	Mild	Low likelihood	Low risk	No action required
			Inhalation of contaminated dust	Mild	Likely	Moderate/Low risk	Appropriate dust control measures during construction.

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Demolition debris within the made ground, hardcore beneath hardstanding	Asbestos	Residents & Site Users	Inhalation	Severe	Likely	High risk	Soil testing recommended.
		Construction operatives		Severe	Likely	High risk	Any debris from earlier demolition found during site strip is to be inspected for asbestos by a suitably experienced contractor.
		Maintenance Operatives		Severe	Low likelihood	Moderate risk	Information to be contained in site Health & Safety Plan. Services to be laid in clean imported fill.
		Neighbours		Severe	Low likelihood	Moderate risk	Soil testing recommended.

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Electrical substation	Hydrocarbons PCB's	Residents & Site Users	Lateral migration of groundwater transporting contaminants to soil/made ground on site	Medium	Unlikely	Low risk	No further action required due to distance from site, 40m
		Construction & Maintenance Operatives		Medium	Unlikely	Low risk	
Naturally occurring contaminants	Sulphates pH	Proposed Building	Direct contact of soil with building materials	Medium	Likely	Moderate Risk	As the protection of concrete is normally resolved in the building design process, the designer of the foundations should determine the requirement to undertake any investigation.

Any visual or olfactory evidence of contamination noted during works should be investigated by a suitably qualified person and their recommendations implemented.

11 SITE WORK

11.1 Investigations

11.1.1 In order to determine if the current or former usage of the property is a potential cause of contamination it is recommended that some site investigation should be undertaken based upon the requirements of BS 10175: 2001 which is the code of practice for the investigation of potentially contaminated sites. It is proposed that soil samples be taken around the site and tested for a typical range of determinands, comprising asbestos, heavy metals, pH, speciated aromatic and aliphatic hydrocarbons and speciated PAHs.

11.1.2 If significant organic containing material is identified within the made ground, then monitoring of potential ground gases, over a suitable period of time, will be required in order to determine the requirement for gas mitigation measures. Information to be contained in site Health & Safety Plan.

11.2 Site Preparation

During the works a watching brief should be maintained by an experienced person. Should any visual or olfactory evidence of contamination be noted during the works GO Contaminated Solution Ltd and the local authority Environmental Health Officer (EHO) should be contacted. GO Contaminated Solution Ltd shall assess if further intrusive investigation and remediation is required. Proposals will be issued to the EHO for comment prior to undertaking the additional investigation or implementing the remediation strategy.

The form of investigation proposed in 11.1.1 will indicate if there is any contamination present and if it is necessary will enable remedial works to be formulated.

If any potentially contaminated spoil is to be removed from site, the Waste Acceptance Criteria (WAC) testing should be agreed with the facility to which the spoil is being transported. It is recommended that consideration is given to this testing as part of the phase 2 investigation. Guidance can be obtained from Environment Agency document *Waste Sampling and Testing for Disposal to Landfill*.

11.3 External Works

In regard to water supply reference should be made to the UK Water Industry Research (UKWIR) publication "*Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites*" (Ref 10/WM/03/21; the '*UKWIR Guidance*'). This document provides guidance to ensure that water quality is safeguarded by identifying suitable pipe materials and components to be used below ground in potentially contaminated sites. It is recommended that this report is provided to the water supplier with a request for the testing, if any, that they require.

12 SITE DEVELOPMENT CONSIDERATIONS

During the course of the site visit and preparation of this report the following items, whilst not within the scope of this report, have come to our attention and should be considered. This is not necessarily an exhaustive list.

12.1 An intrusive geotechnical investigation may be required to provide detailed information about the engineering nature of the ground, in order to allow the most suitable foundations in terms of economy and performance to be designed. This should follow the recommendations of BS 5930, the Code of Practice for site investigations with tests carried out to satisfy the requirements of BS 1377, the Code of Practice for methods of tests for soils for civil engineering purposes. It is recommended that this includes testing for sulphates.

12.2 If it is proposed to make use of the existing drainage system, or any existing connections to the mains sewers. A CCTV survey should be considered in order to determine both the general condition and suitability for the proposed use.

12.3 If any excavation works are proposed, it is recommended that all the relevant utility companies are contacted to ascertain what pipes, cables, wires, lines and other apparatus exist close to where the work is to take place.

12.4 An asbestos survey of existing structures and infrastructure (as defined under Section 5(a) of the Control of Asbestos Regulations 2012) was beyond the brief of this report. Advice should be sought regarding the potential presence and management of asbestos within existing structures and infrastructure.

13 CONCLUSIONS

Based upon the information currently available, there would in principle, appear to be no major contamination issues associated with the site, however, the following should be considered at this stage. It is considered that provided the recommendations of this report are implemented there is no increased risk to human health from redevelopment of the site for the proposed residential use.

13.1 There is potential contamination of the site from its use as a parking area and potential demolition debris within the made ground.

13.2 It is recommended that some preliminary intrusive environmental site investigation is undertaken to determine if contamination is present on the property.

13.3 If significant organic containing material is identified within the made ground, then monitoring of potential ground gases, over a suitable period of time, may be required in order to determine the requirement for gas mitigation measures. Information to be contained in site Health & Safety Plan.

13.4 It is recommended that this report is provided to the water supplier with a request for the testing, if any, that they require.

13.5 Should any visual or olfactory evidence of contamination be noted during the works this should be investigated by a suitably qualified person and their recommendations implemented.

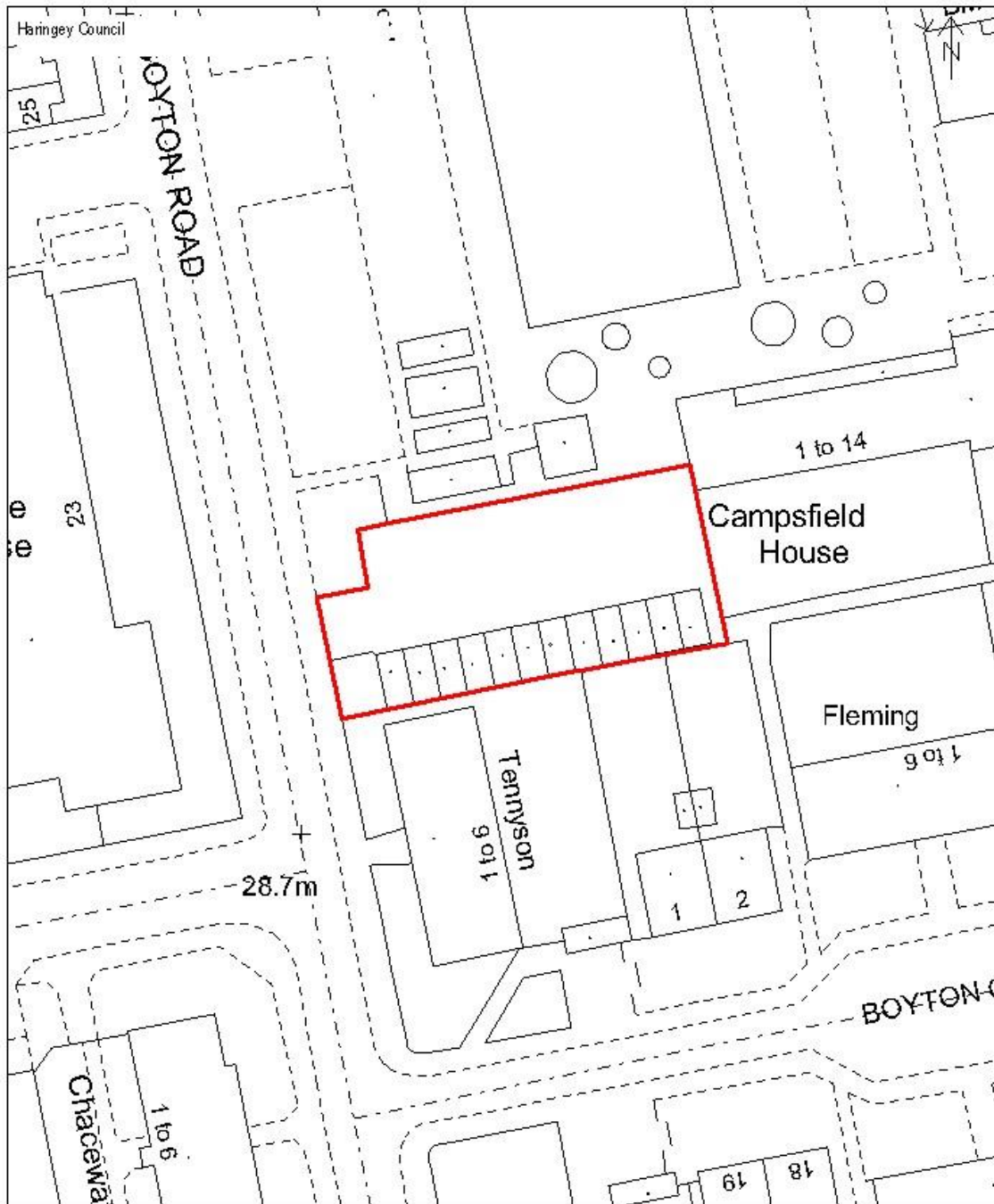
13.6 If any potentially contaminated spoil is to be removed from site, the Waste Acceptance Criteria (WAC) testing should be agreed with the facility to which the spoil is being transported.

14 REFERENCES

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Appendix A – Site Location Plan



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HARINGEY COUNCIL OWNERSHIP

Scale 1:500

**Wat Tyler House
In the vicinity of
N8 7AW**

Site area: 0.057 ha

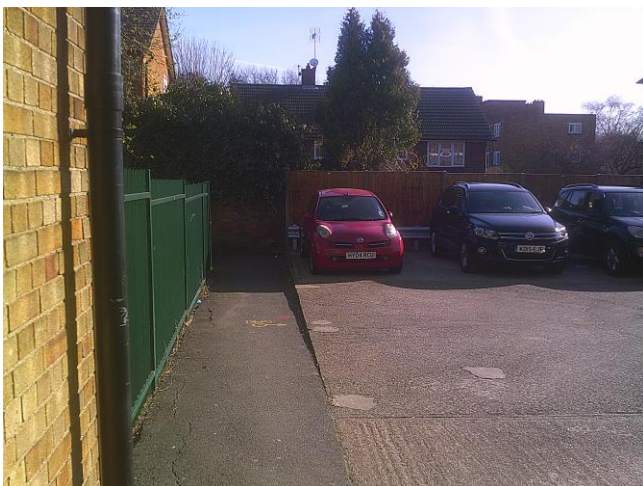
Appendix B – Photographs



View west of the site from the eastern boundary.



View north-east of the site from the south-west corner.



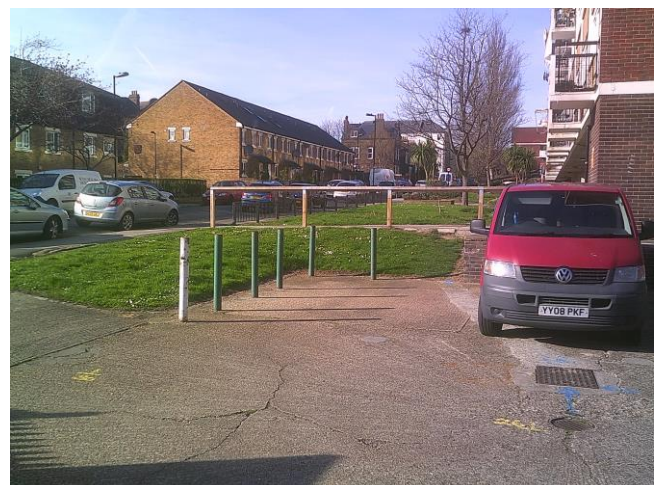
Pedestrian access, view south from the north-east corner.



Pedestrian entrance, view north from the south-east corner.



Soft landscaping on the south-west corner, view north.



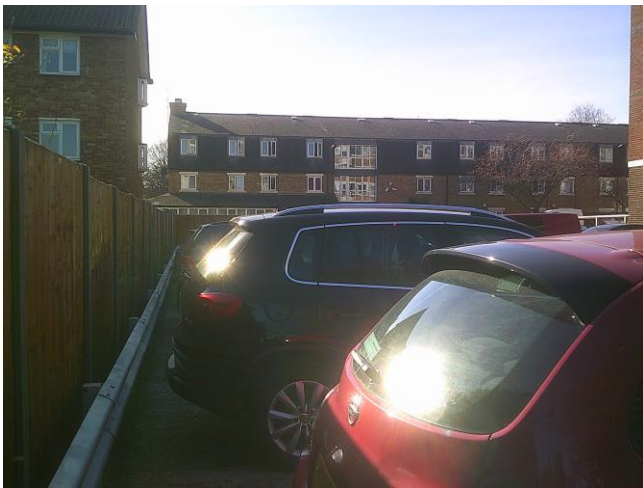
North-western boundary, view north.



Northern boundary, view east.



Main entrance, view south from Boyton Road.



Southern boundary, view west from the south-eastern corner.

Appendix C – Landmark Report Extracts

Where the overview indicates that no data has been found the relevant detail report sections may have been omitted.

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1		Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1			10	2
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 4			1	9
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 5		Yes		
Pollution Incidents to Controlled Waters	pg 5			1	2
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 6		1	15	6 (*7)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 13	Yes	n/a	n/a	n/a
Drift Deposits			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 13	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones	pg 13	2		3	1
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
Detailed River Network Lines	pg 14		Yes	Yes	n/a
Detailed River Network Offline Drainage					n/a



Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 15			1	3
Local Authority Landfill Coverage	pg 15	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)	pg 15			1	5
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 16				4
Registered Waste Treatment or Disposal Sites	pg 17				1
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)	pg 18				2
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)	pg 18				1
Planning Hazardous Substance Consents	pg 18				2
Planning Hazardous Substance Enforcements					



Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 19	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry					
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry	pg 19		Yes	Yes	Yes
BGS Urban Soil Chemistry Averages	pg 22	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 22	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 22	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards				n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 22	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 24		10	43	180
Fuel Station Entries	pg 43				7
Points of Interest - Commercial Services	pg 44		3	15	46
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 49		4	20	26
Points of Interest - Public Infrastructure	pg 53		1	7	16
Points of Interest - Recreational and Environmental	pg 55		4	4	9
Gas Pipelines					
Underground Electrical Cables					



Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 58				1
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					



Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (NE)	156	2	530400 189750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (N)	239	2	530350 189850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (NE)	443	2	530700 189850
1	Discharge Consents Operator: Thames Water Utilities Limited Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Homsey Water Treatment Works Newlands Road Hornsea London N8 Authority: Environment Agency, Thames Region Catchment Area: Thames Reference: Cans.0001 Permit Version: 1 Effective Date: 29th May 2001 Issued Date: 1st February 2006 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: To Moselle Brook Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	277	3	530560 189760
1	Discharge Consents Operator: Thames Water Utilities Ltd. Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Homsey Water Treatment Works Newland Road London N8 7sl Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Eprbb3890rd Permit Version: 1 Effective Date: 16th June 2016 Issued Date: 16th June 2016 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Process Effluent - Water Company (Wtw) Discharge: Freshwater Stream/River Environment: Receiving Water: Moselle Brook And New River Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	296	3	530570 189780
1	Discharge Consents Operator: Thames Water Utilities Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Homsey Water Treatment Works Newland Road London N8 7sl Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Eprbb3890rd Permit Version: 1 Effective Date: 16th June 2016 Issued Date: 16th June 2016 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Process Effluent - Water Company (Wtw) Discharge: Freshwater Stream/River Environment: Receiving Water: Moselle Brook And New River Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	296	3	530570 189780

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 100 Location: Myddleton Road - Nlars Point 12 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 275000 Yearly Rate (m3): 55000000 Details: Aggregated Volume From 35 Sites Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 26th June 1995 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1832	3	530560 191430
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 104 Location: Myddleton Road - Nlars Point 12 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Nlars Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 23rd July 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1849	3	530560 191447
	Groundwater Vulnerability Soil Classification: Not classified Map Sheet: Sheet 40 Thames Estuary Scale: 1:100,000	A13SE (SW)	0	3	530311 189601
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13SE (SW)	0	2	530311 189601
	Superficial Aquifer Designations No Data Available				
26	Source Protection Zones Name: Various Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater.	A13SE (SW)	0	3	530311 189601
27	Source Protection Zones Name: Various Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source.	A13SE (SW)	0	3	530311 189601
28	Source Protection Zones Name: Homsey Filter Beds Source: Environment Agency, Head Office Reference: Th246 Type: Groundwater Source	A13NE (NE)	303	3	530590 189760
29	Source Protection Zones Name: Homsey Sluice Source: Environment Agency, Head Office Reference: Th250 Type: Groundwater Source	A14SW (E)	374	3	530700 189550
30	Source Protection Zones Name: Homsey Gatehouse Source: Environment Agency, Head Office Reference: Th249 Type: Groundwater Source	A14SW (SE)	496	3	530780 189390

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
31	Source Protection Zones Name: Station Road Source: Environment Agency, Head Office Reference: Th266 Type: Groundwater Source	A18NE (N)	812	3	530480 190410
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
32	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B06 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Flood Risk Management Indicative/Statutory Main River Management Status: Water Course: Moselle Brook Name: Water Course: 53MB Reference:	A13SE (SE)	156	3	530427 189476
33	Detailed River Network Lines River Type: Secondary River River Name: New River Hydrographic Area: B06 River Flow Type: Primary Flow Path River Surface Level: Above Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NE (NE)	314	3	530608 189750
	Detailed River Network Offline Drainage None				



Geological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 529372, 189240 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 17.50 mg/kg Cadmium Measured Concentration: 0.70 mg/kg Chromium Measured Concentration: 100.40 mg/kg Lead Measured Concentration: 305.30 mg/kg Nickel Measured Concentration: 30.30 mg/kg	A7NW (W)	987	2	529372 189240
	BGS Urban Soil Chemistry Averages Source: British Geological Survey, National Geoscience Information Service Sample Area: London Count Id: 7209 Arsenic Minimum Concentration: 1.00 mg/kg Arsenic Average Concentration: 17.00 mg/kg Arsenic Maximum Concentration: 161.00 mg/kg Cadmium Minimum Concentration: 0.10 mg/kg Cadmium Average Concentration: 0.90 mg/kg Cadmium Maximum Concentration: 165.20 mg/kg Chromium Minimum Concentration: 13.00 mg/kg Chromium Average Concentration: 79.00 mg/kg Chromium Maximum Concentration: 2094.00 mg/kg Lead Minimum Concentration: 11.00 mg/kg Lead Average Concentration: 280.00 mg/kg Lead Maximum Concentration: 10000.00 mg/kg Nickel Minimum Concentration: 2.00 mg/kg Nickel Average Concentration: 28.00 mg/kg Nickel Maximum Concentration: 506.00 mg/kg	A13SE (SW)	0	2	530311 189601
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	2	530311 189601
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	2	530311 189601
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	2	530311 189601
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	2	530311 189601
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	2	530311 189601
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	2	530311 189601



Geological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	2	530311 189601
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	2	530311 189601

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
49	Contemporary Trade Directory Entries Name: Dynamite Fashions Ltd Location: Cleopatra Ho, Pembroke Rd, London, N8 7PU Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13SE (S)	145	-	530360 189456
49	Contemporary Trade Directory Entries Name: Cheese Filler Co Location: Pembroke House, Campsbourne Road, London, N8 7PE Classification: Cheese Makers & Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	172	-	530407 189444
50	Contemporary Trade Directory Entries Name: Ribmade Ltd Location: 109, Nightingale Lane, London, N8 7LG Classification: T-Shirts Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (W)	146	-	530148 189587
51	Contemporary Trade Directory Entries Name: Highview Gas Services Location: 81, Nightingale Lane, London, N8 7QY Classification: Gas Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	197	-	530117 189506
52	Contemporary Trade Directory Entries Name: Automec Service Ltd Location: Myddelton Road, London, N8 7PY Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	206	-	530480 189457
53	Contemporary Trade Directory Entries Name: Homsey Carpet Cleaners Location: 16, Rectory Gardens, London, N8 7PJ Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	221	-	530262 189371
54	Contemporary Trade Directory Entries Name: Teijeiro Juan Music Co Ltd Location: 5, The Campsbourne, London, N8 7PN Classification: Musical Instrument - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	231	-	530336 189363
54	Contemporary Trade Directory Entries Name: Jln Cleaning Services Ltd Location: Alhambra House, 5, The Campsbourne, London, N8 7PN Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	232	-	530339 189363
55	Contemporary Trade Directory Entries Name: Tyre Fix Location: Flat 24, Sackville House, 2, Myddelton Road, London, N8 7PW Classification: Tyre Repairs & Retreading Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	245	-	530463 189392
55	Contemporary Trade Directory Entries Name: Mobile Mot Location: Flat 24, Sackville House, 2, Myddelton Road, London, N8 7PW Classification: Mot Testing Centres Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	245	-	530463 189392
55	Contemporary Trade Directory Entries Name: M B Autos Location: 23, High Street, London, N8 7QB Classification: Car Dealers Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (SE)	272	-	530485 189374
56	Contemporary Trade Directory Entries Name: Cars R Us Location: 2, Campsbourne Road, London, N8 7PT Classification: Scientific Apparatus & Instruments - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	259	-	530408 189350

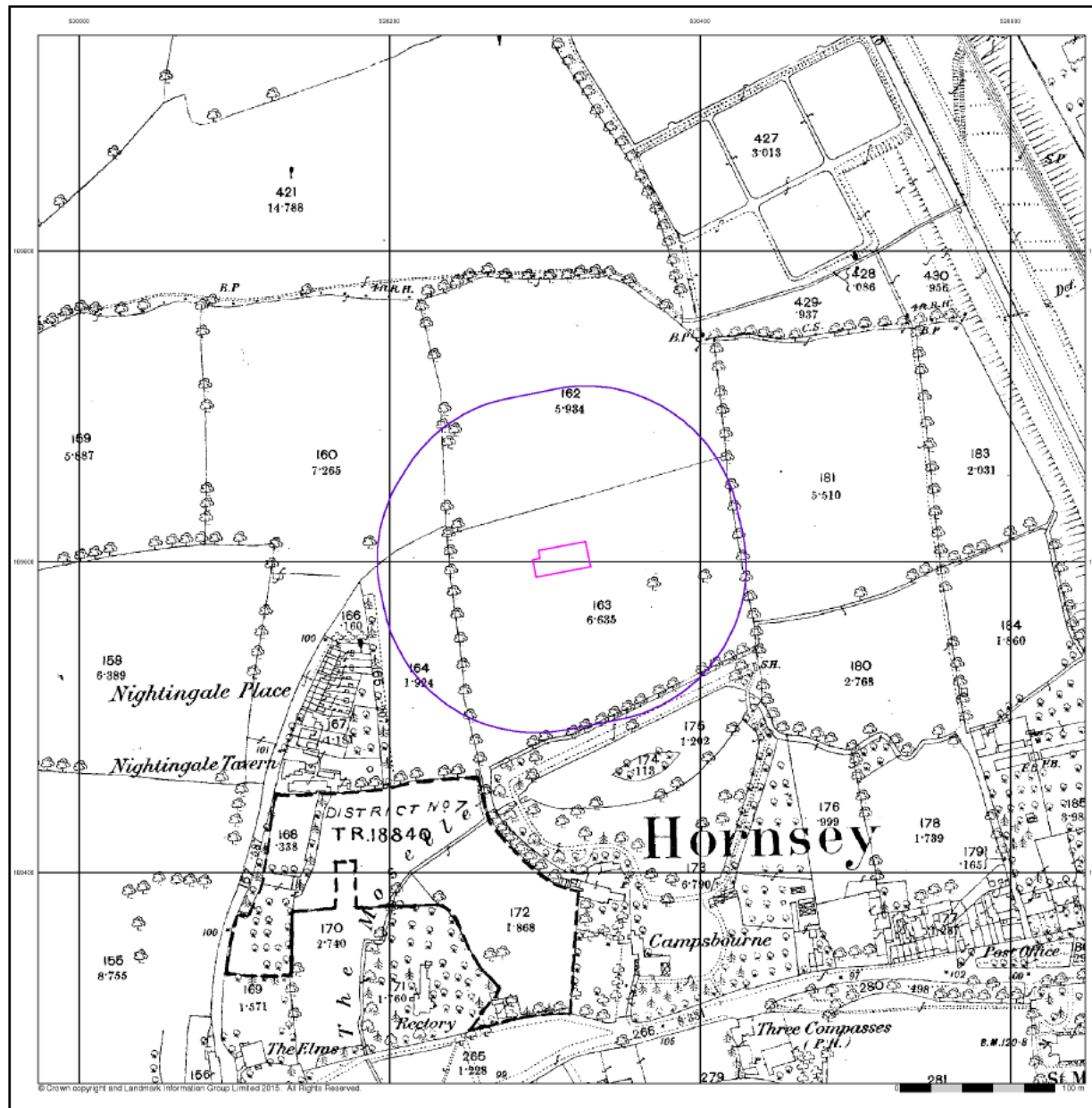


Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
216	Nitrate Vulnerable Zones Name: Not Supplied Description: Surface Water Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	A18NE (N)	766	10	530509 190357

Appendix D – Historical Maps

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Contaminated Land Solutions

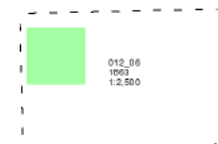
Middlesex

Published 1863

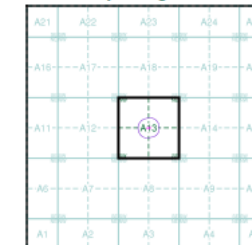
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 116399159_1_1
Customer Ref: 1059
National Grid Reference: 530310, 189600
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

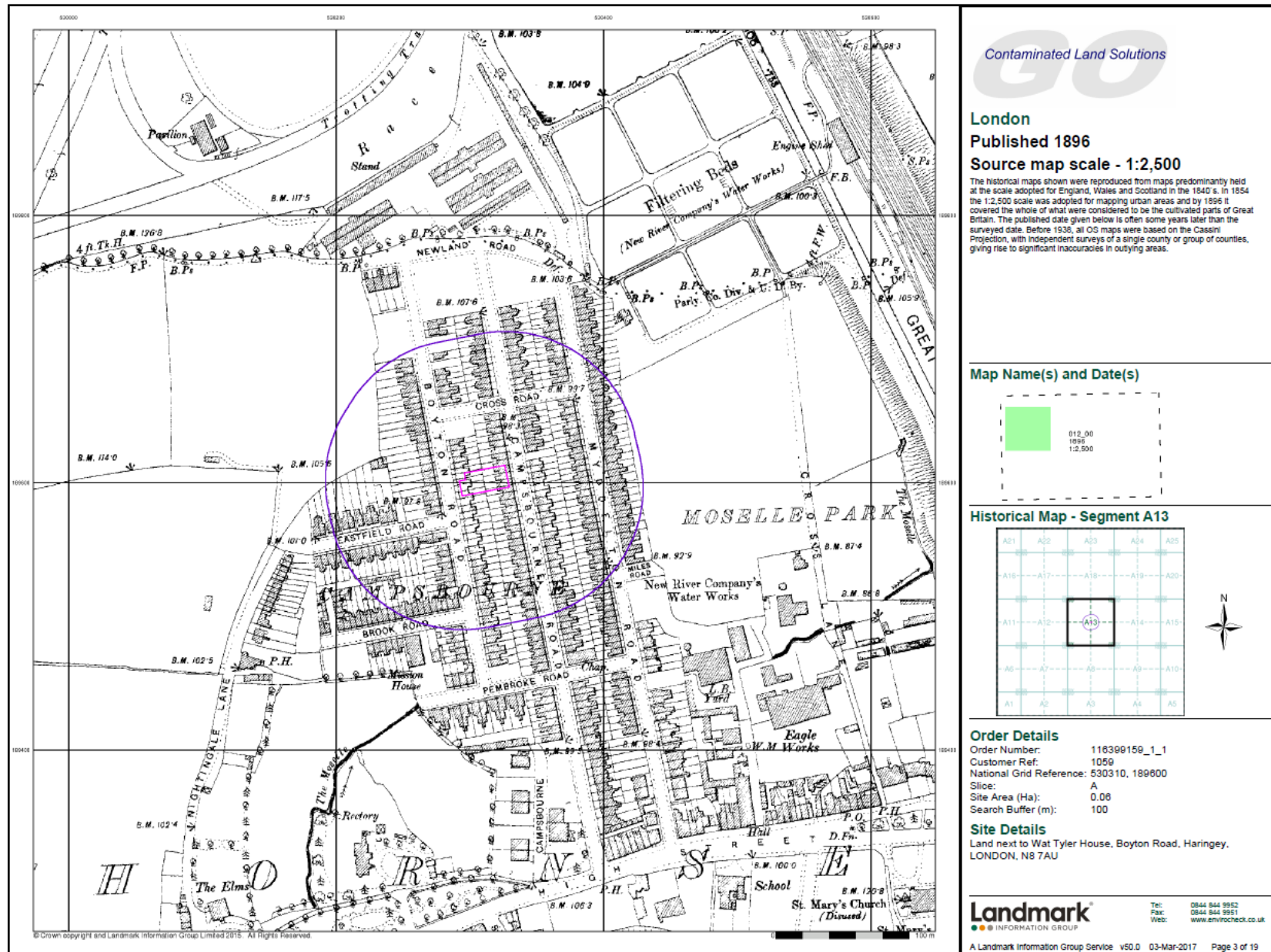
Land next to Wat Tyler House, Boyton Road, Haringey, LONDON, N8 7AU

Landmark
INFORMATION GROUP

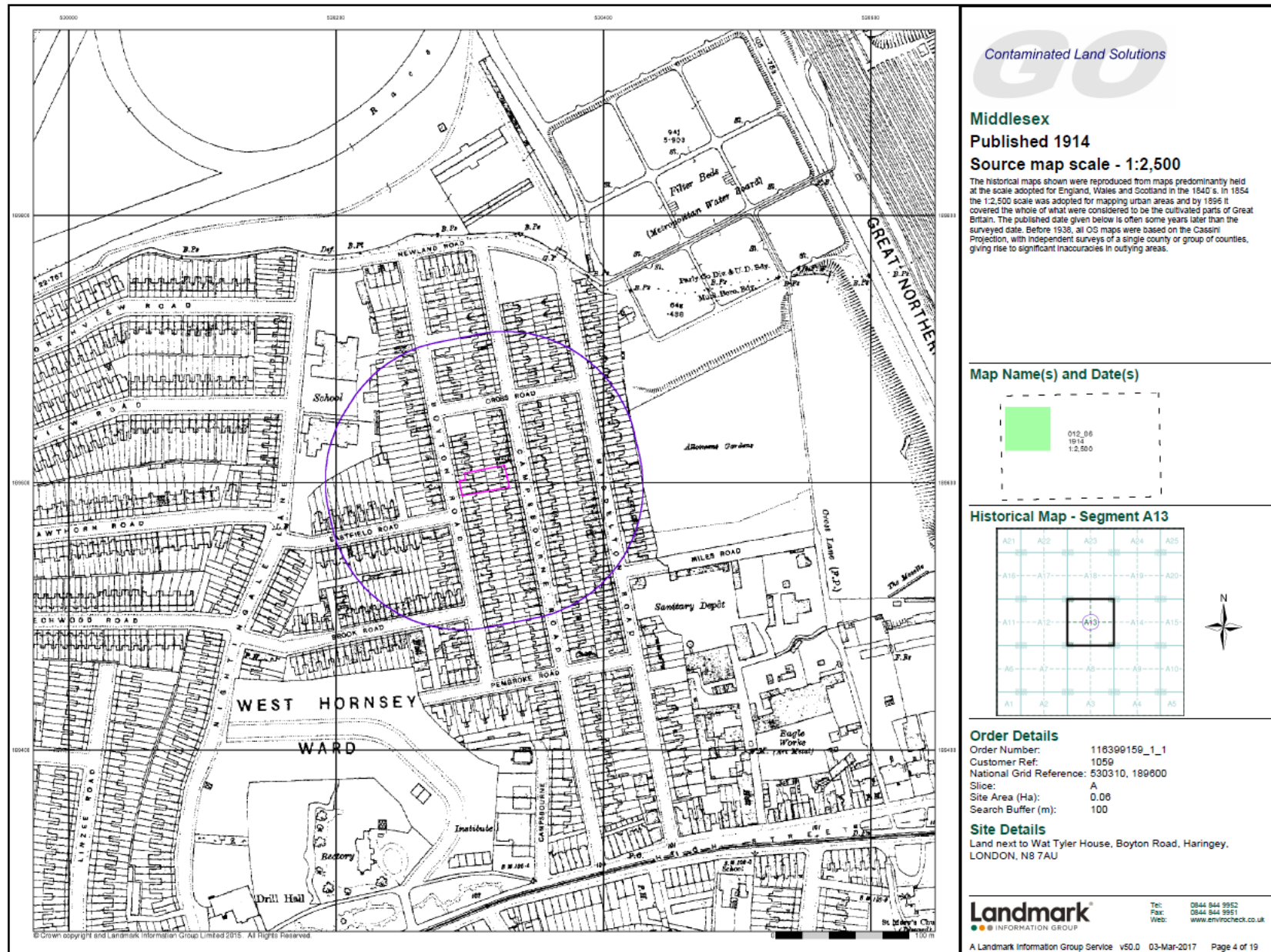
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

A Landmark Information Group Service v50.0 03-Mar-2017 Page 2 of 19

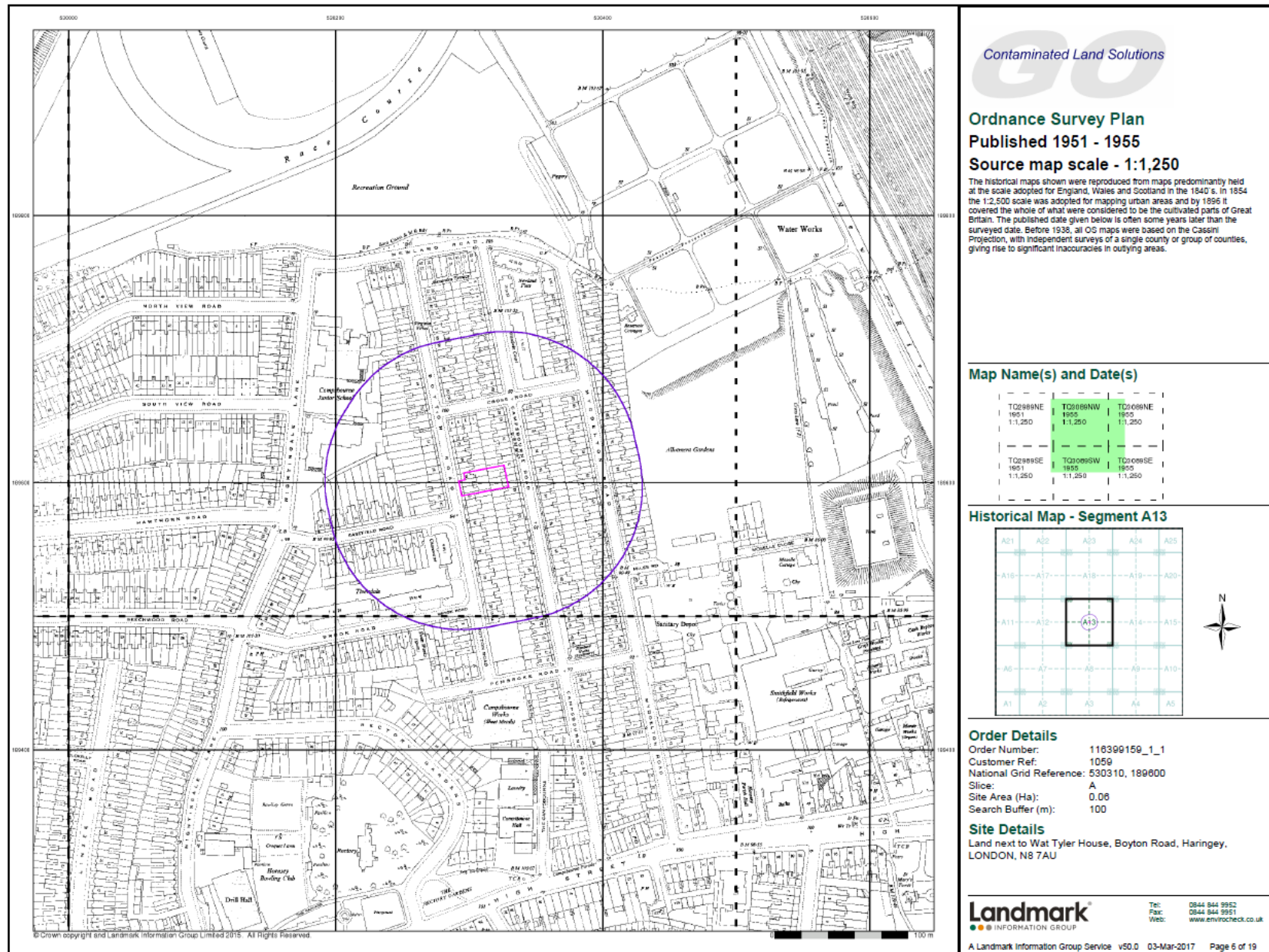
1059-P1E-1-A: Wat Tyler House, Boyton Road, N8 7AU
London Borough of Haringey

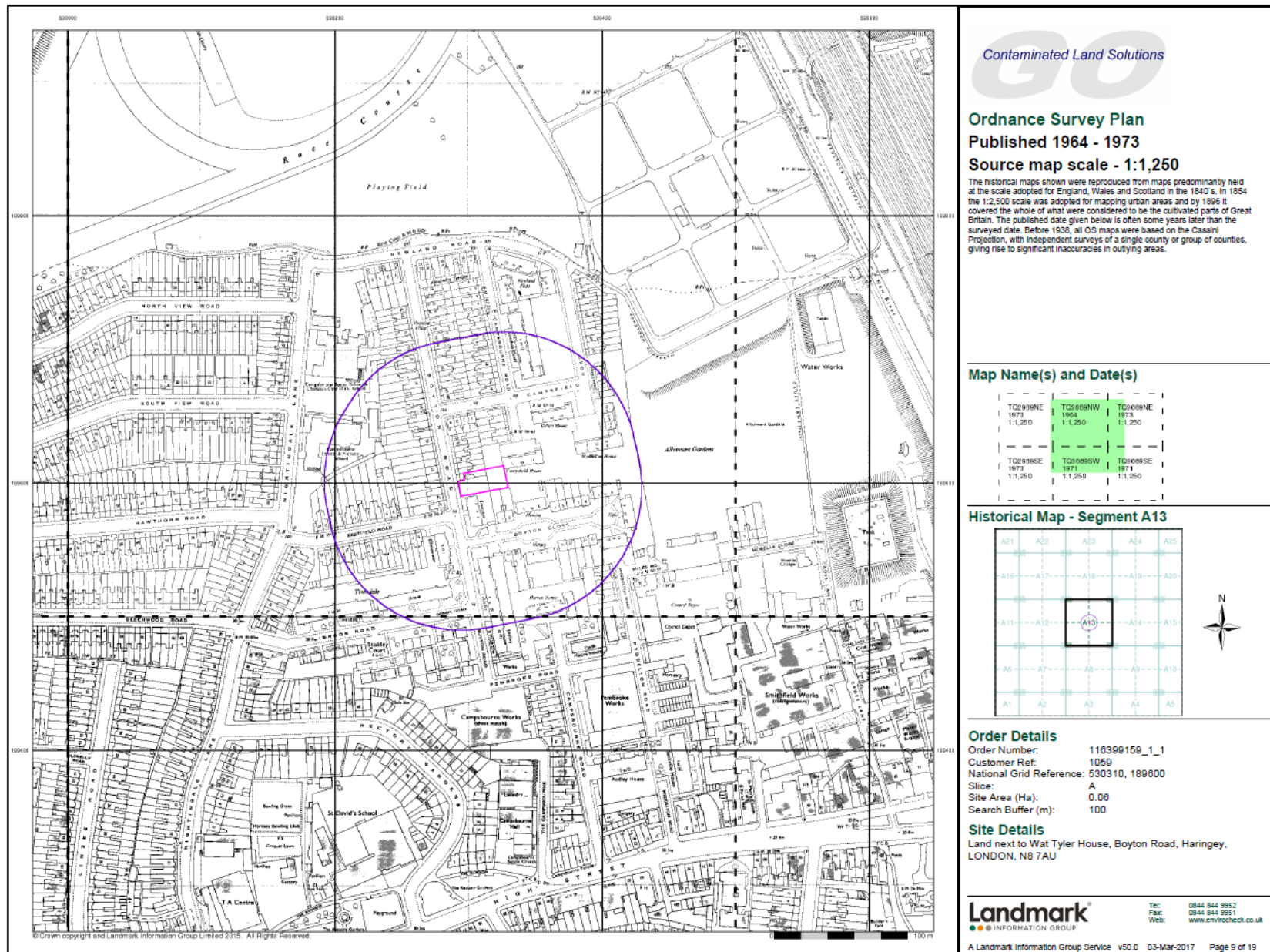


1059-P1E-1-A: Wat Tyler House, Boyton Road, N8 7AU
London Borough of Haringey



1059-P1E-1-A: Wat Tyler House, Boyton Road, N8 7AU
London Borough of Haringey







Contaminated Land Solutions

Ordnance Survey Plan

Published 1971 - 1981

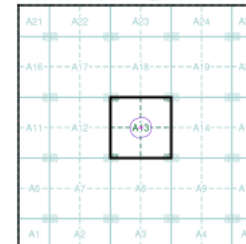
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840 s. In 1954 the 1:2,500 scale was adopted for mapping urban areas and by 1956 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ3089NW 1971 1:1,250	TQ3089NE 1981 1:1,250
TQ3089SW 1973 1:1,250	TQ3089SE 1981 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 118399159_1_1
Customer Ref: 1056
National Grid Reference: 530310, 189800
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

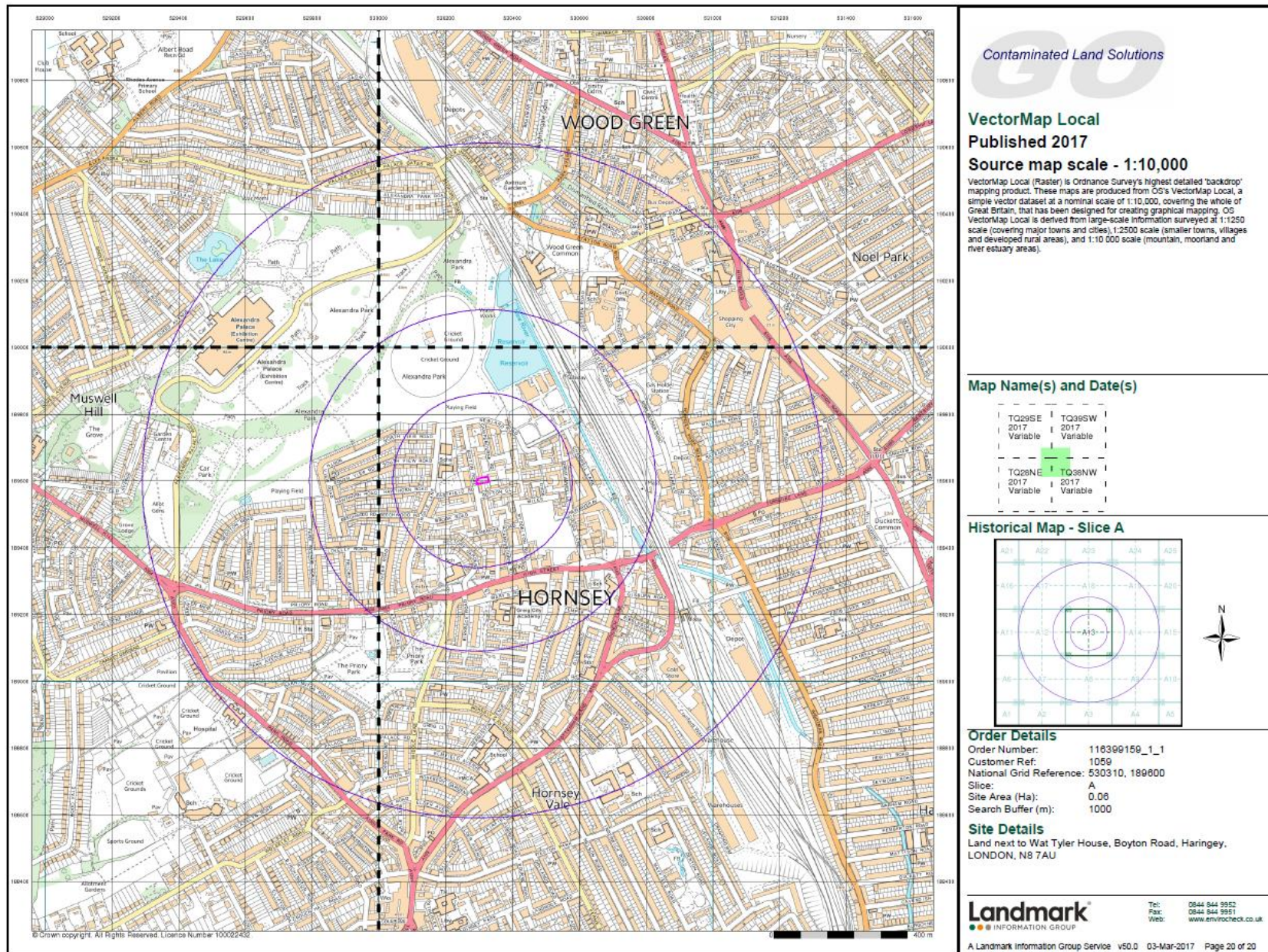
Land next to Wat Tyler House, Boyton Road, Haringey,
LONDON, N8 7AU

Landmark
INFORMATION GROUP

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

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1059-P1E-1-A: Wat Tyler House, Boyton Road, N8 7AU
London Borough of Haringey



1059-P1E-1-A: Wat Tyler House, Boyton Road, N8 7AU
London Borough of Haringey

Appendix E – Contacts

Local Authority	London Borough of Haringey Planning and Environmental Health 639 High Road, Tottenham, London N17 8BD	020 8489 1335
		Pollution@haringey.gov.uk
Environment Agency	National Customer Contact Centre PO Box 544 Rotherham S60 1BY	08708 506 506
		enquiries@environment-agency.gov.uk
Coal Authority	Mining Reports Office 200 Lichfield Lane Berry Hill, Mansfield Notts, HG18 4RG	
		www.coalminingreports.co.uk
Health Protection Agency, Radiation Protection Division	Chilton Didcot Oxon, OX11 0RQ	01235 822622
		radon@hpa.org.uk
		www.hpa.org.uk/radiation