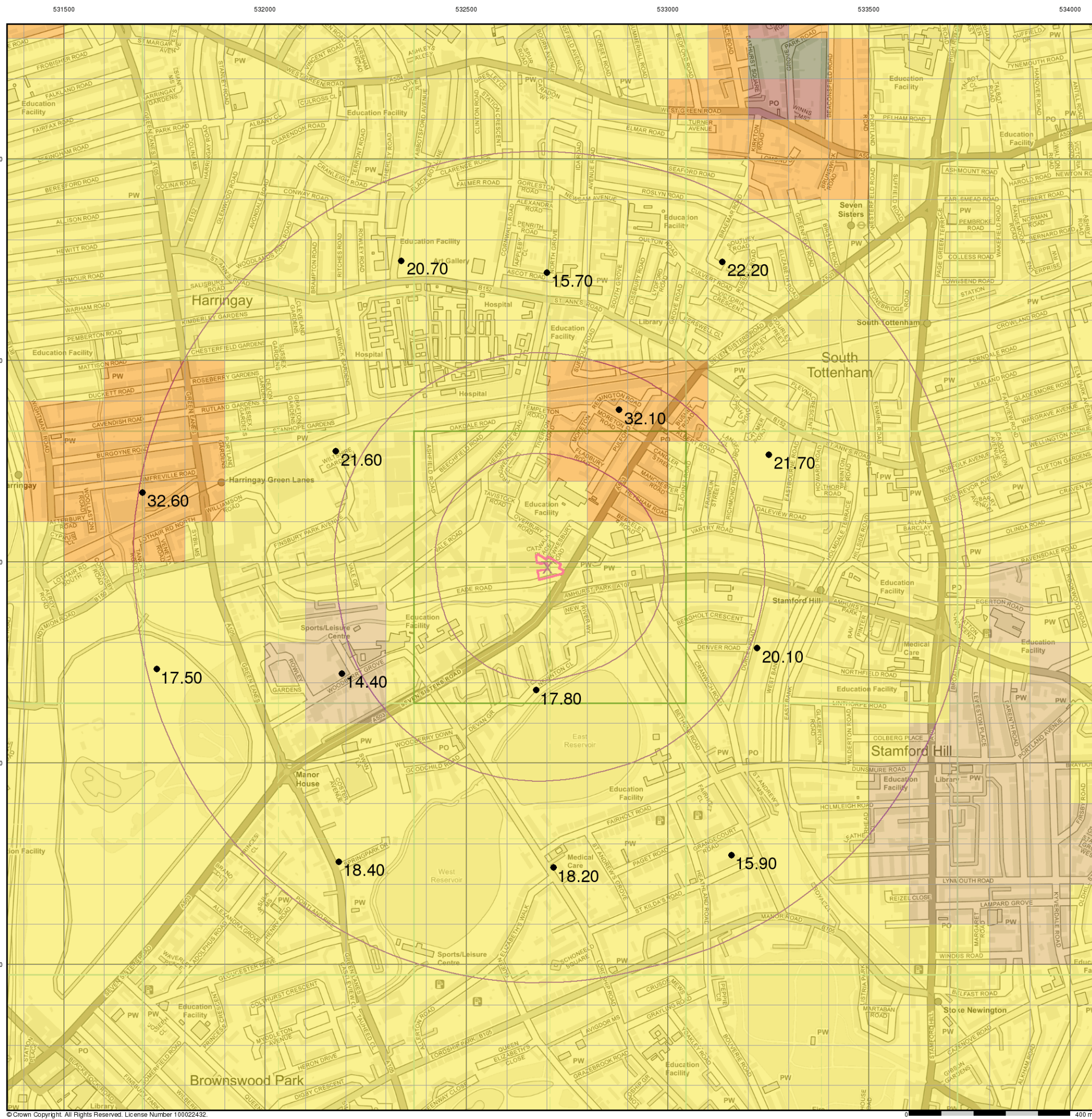




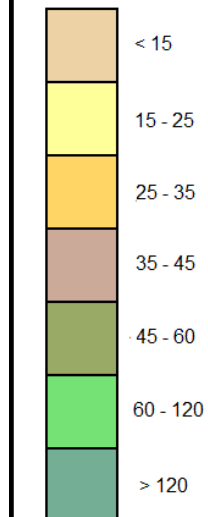
General

Specified Site Specified Buffer(s) Bearing Reference Point

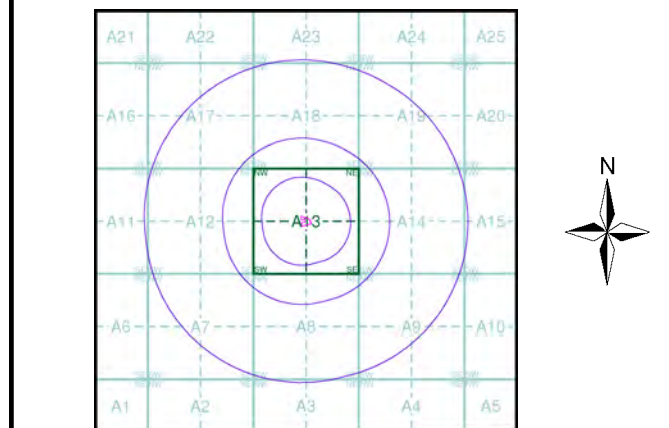
Urban Soil Chemistry Arsenic

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Arsenic Concentrations mg/kg



Urban Soil Chemistry Arsenic - Slice A

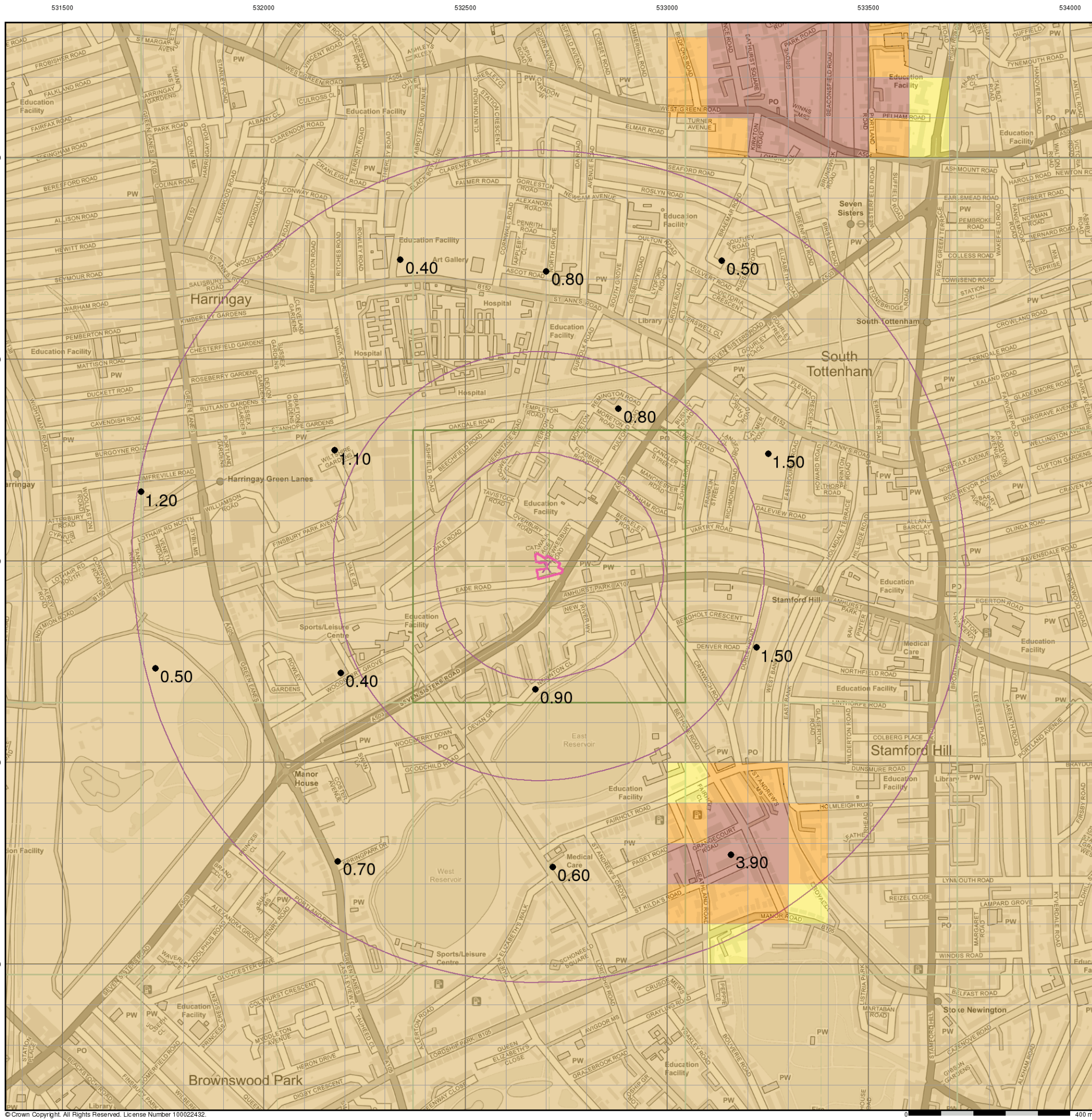


Order Details

Order Details: 302471250_1_1
Customer Ref: 24822
National Grid Reference: 532700, 187990
Slice: A
Site Area (Ha): 0.23
Search Buffer (m): 1000

Site Details

Harringay Warehouse District, Seven Sisters Road, Tottenham, London, N15 6RD



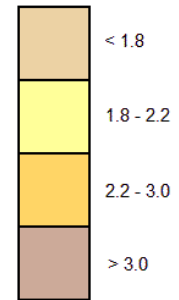
General

Specified Site Specified Buffer(s) Bearing Reference Point

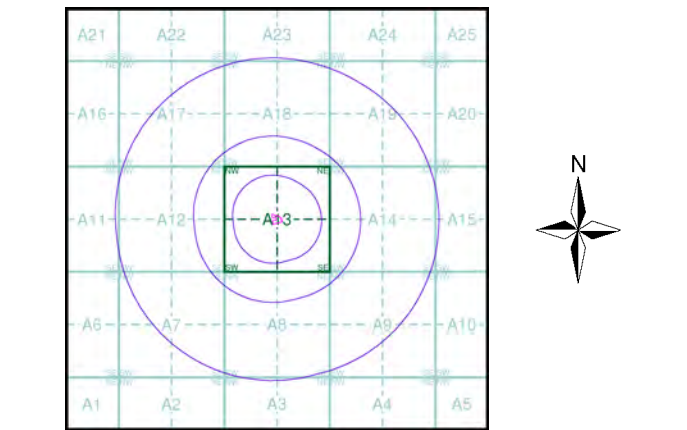
Urban Soil Chemistry Cadmium

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Cadmium Concentrations mg/kg



Urban Soil Chemistry Cadmium - Slice A

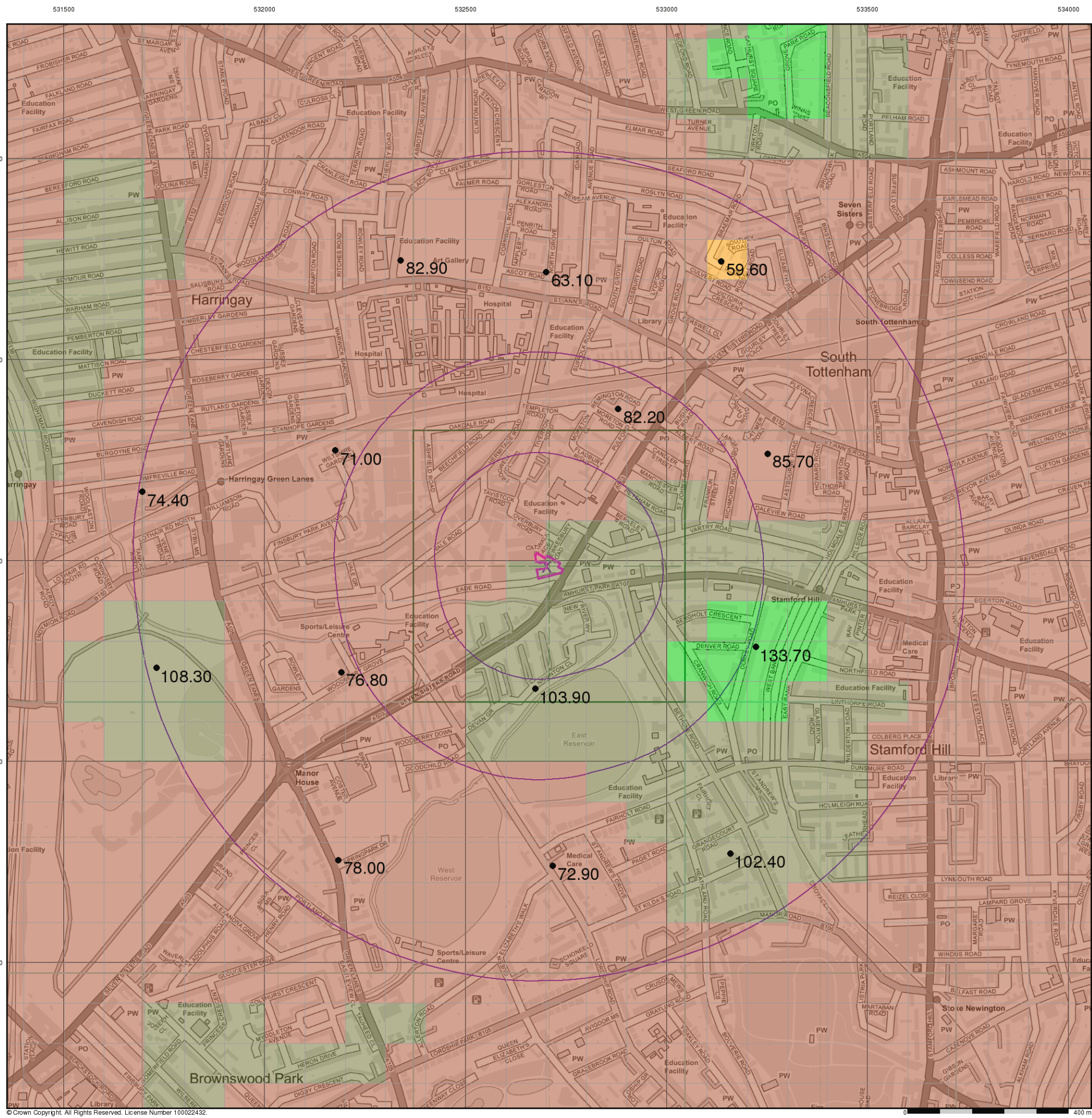


Order Details

Order Details: 302471250_1_1
Customer Ref: 24822
National Grid Reference: 532700, 187990
Slice: A
Site Area (Ha): 0.23
Search Buffer (m): 1000

Site Details

Harringay Warehouse District, Seven Sisters Road, Tottenham, London, N15 6RD



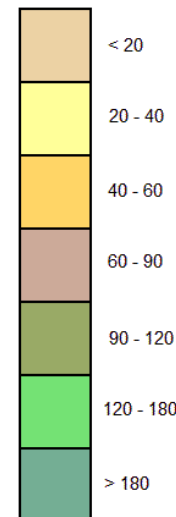
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Specified Site Specified Buffer(s) Bearing Reference Point

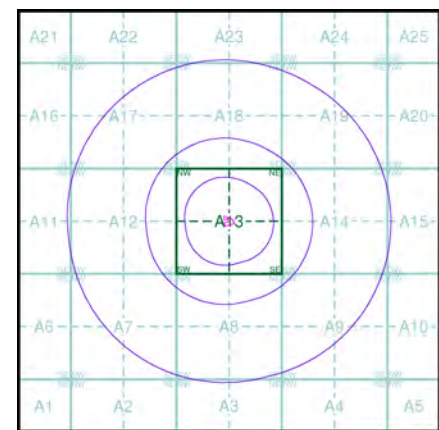
Urban Soil Chemistry Chromium

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Chromium Concentrations mg/kg



Urban Soil Chemistry Chromium - Slice A

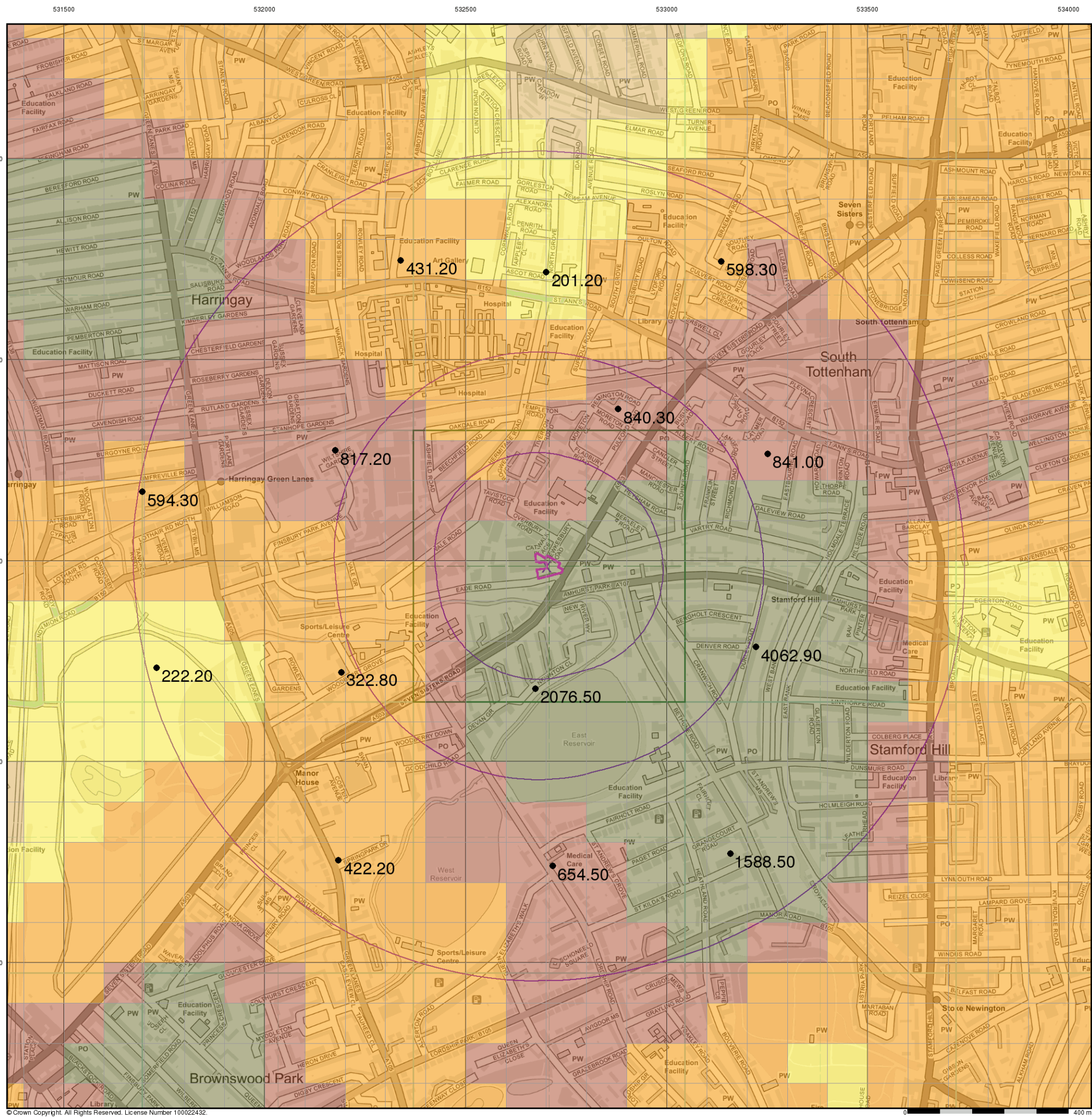


Order Details

Order Details: 302471250_1_1
Customer Ref: 24822
National Grid Reference: 532700, 187990
Slice: A
Site Area (Ha): 0.23
Search Buffer (m): 1000

Site Details

Harringay Warehouse District, Seven Sisters Road, Tottenham, London, N15 6RD



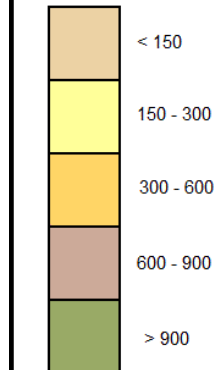
General

Specified Site Specified Buffer(s) Bearing Reference Point

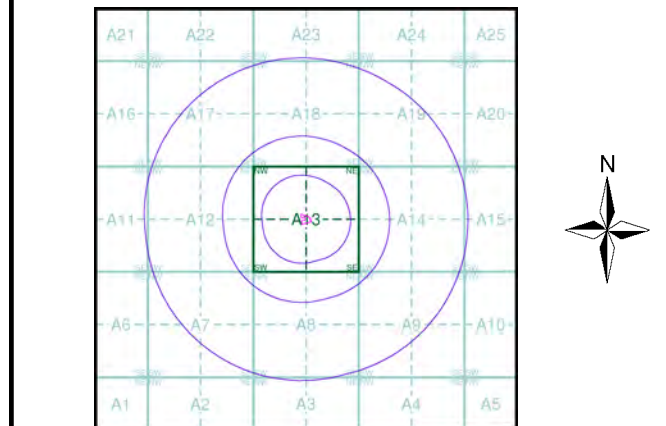
Urban Soil Chemistry Lead

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Lead Concentrations mg/kg



Urban Soil Chemistry Lead - Slice A

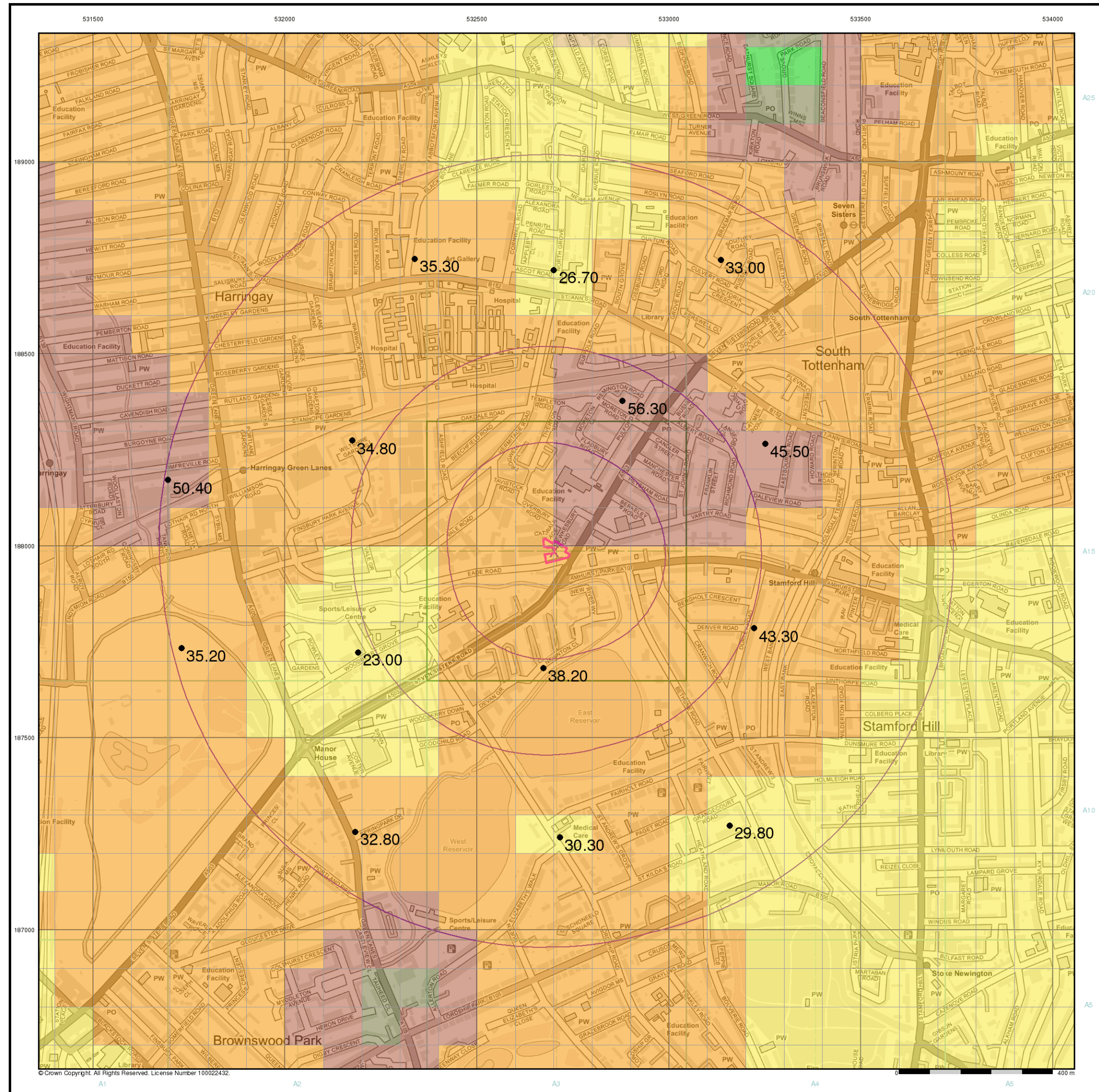


Order Details

Order Details: 302471250_1_1
Customer Ref: 24822
National Grid Reference: 532700, 187990
Slice: A
Site Area (Ha): 0.23
Search Buffer (m): 1000

Site Details

Harringay Warehouse District, Seven Sisters Road, Tottenham, London, N15 6RD



Envirocheck®

LANDMARK INFORMATION GROUP®

General

Specified Site Specified Buffer(s) Bearing Reference Point

Urban Soil Chemistry Nickel

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Nickel Concentrations mg/kg

< 15
15 - 30
30 - 45
45 - 60
60 - 80
80 - 100
> 100

Urban Soil Chemistry Nickel - Slice A

Order Details

Order Details:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha)	0.23
Search Buffer (m)	1000

Site Details

Harringay Warehouse District, Seven Sisters Road, Tottenham, London, N15 6RD

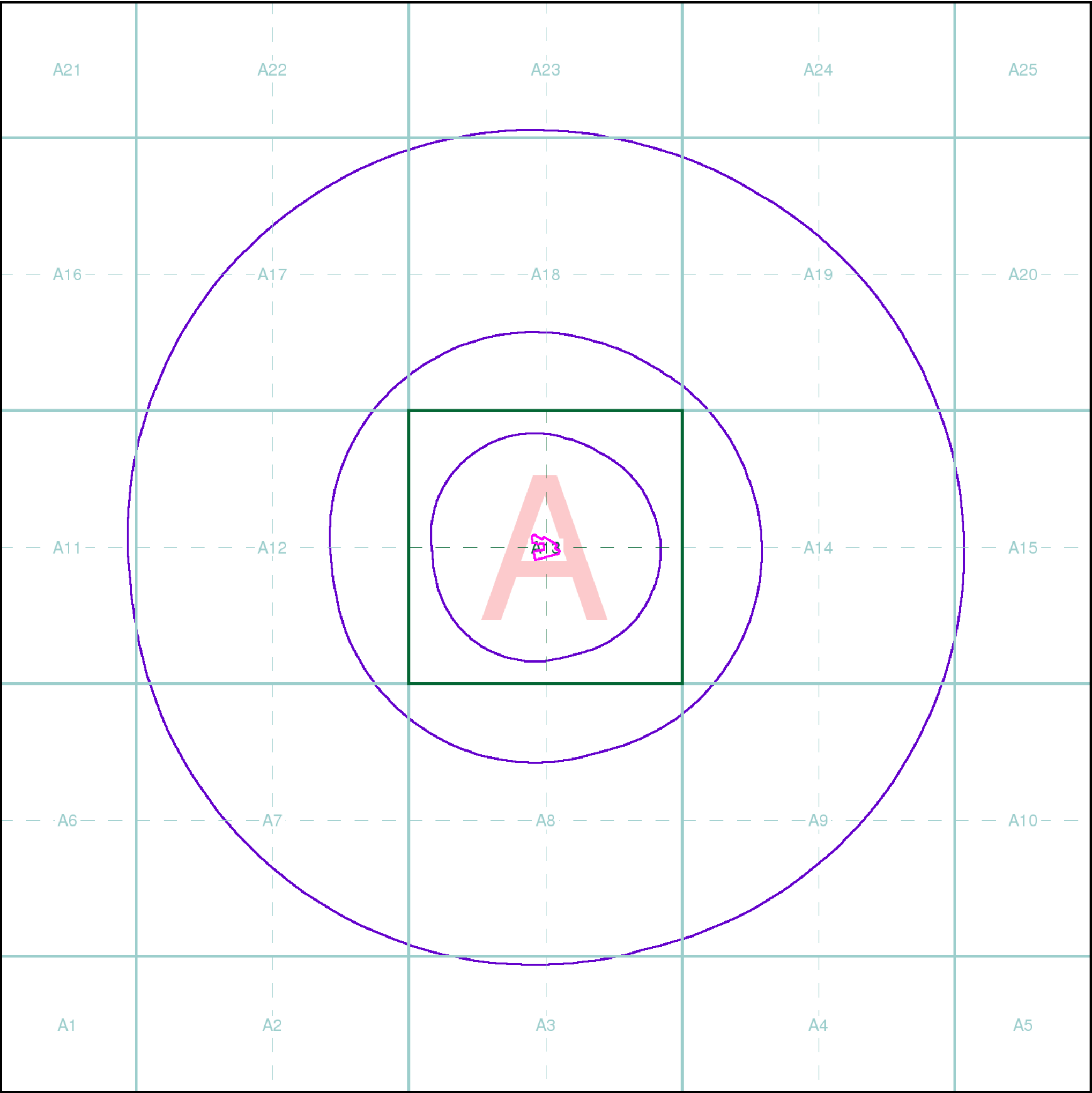
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INFORMATION GROUP

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

v50.0 11-Oct-2022

Page 5 of 5



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.

Prepared For
A2 Site Investigation

Client Details
Ms J Edgar, A2 Site Investigation, 1 Westminster Bridge Road, London, SE1 7XW

Order Details
Order Number: 302471250_1_1
Customer Ref: 24822
National Grid Reference: 532700, 187990
Site Area (Ha): 0.23
Search Buffer (m): 1000

Site Details
Harringay Warehouse District, Seven Sisters Road, Tottenham, London, N15 6RD

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

STAGE 1 PRELIMINARY UXO RISK ASSESSMENT

REPORT REF: PRA-22-1937 | Revision: 0



Suite 6, Delta House, Laser Quay,
Culpeper Close, Rochester, ME2 4HU
0207 117 2492
www.brimstoneuxo.com

Client: A2 Site Investigation
Project: Harringay Warehouse District, London
Date: 14/10/2022

INTRODUCTION

The Stage 1 Preliminary Risk Assessment is an initial screening assessment designed to highlight any sources of unexploded ordnance (UXO) with the potential to contaminate a given site.

The aim of the Stage 1 assessment is to identify or discount the need for further detailed research a Stage 2 Detailed UXO Risk Assessment.

This desktop assessment has been researched and written by a dedicated Researcher / Risk Assessor and produced in accordance with the CIRIA C681 Guidelines: 'Unexploded Ordnance, a Guide for the Construction Industry' (published in 2009).

In preparation for this assessment, original wartime records, historic OS mapping and the *Brimstone UXO Sources Database* have been reviewed. The latter incorporates multiple datasets plotting the positions of a variety of domestic military sites and confirmed historic German bombing targets.

The Stage 1 Preliminary Risk Assessment considers the following:

1. The Proposed Works
2. Enemy Action during WWI and WWII
3. British / Allied Military Activity
4. Historic Site Occupancy
5. Risk Mitigating Factors

THE SITE

The Site (approximately centred on the National Grid Ref: TQ 32704 87989) is located in Harringay Warehouse District, within the London Borough of Haringey, approximately 690m east of Stamford Hill railway station.

The Site comprises areas of hardstanding, including car parks and refuse areas in the south and north-east, and vegetation in the south-east. It is bound to the north-east by residential and commercial structures on Netherton Road, to the east by Seven Sisters Road, to the south by a gate to Eade Road, to the south-west by a car park on Eade Road, and to the north-west by a hardstanding yard. A six-storey structure lies adjacent to the Site, positioned between the north and south.



THE PROPOSED WORKS

SI works comprise the drilling three boreholes (depths are not known at the time of writing), trial pits, window samples and soakaway tests.

The proposed scheme involves the redevelopment and expansion of live-work units on the Site, as part of a wider plan for the entire Harringay Warehouse District. A new six-storey block plus two basement levels, and a new four-storey block are proposed adjacent to Eade Road in the south of the Site.

ENEMY ACTION DURING WWI AND WWII

Potential Source of UXO	Significant?	Details	
WWI German Bombing	✗	No raids affected the Harringay in WWI.	
WWII German Bombing	✓	British District Bombing Density Statistics	The Site was located within the WWII-era Municipal Borough of Tottenham, which suffered an average of 101 bombs / 1,000 acres, a high bombing density. The Site was also situated within 500m of the Municipal Borough of

			Stoke Newington, which sustained 258 bombs / 1,000 acres, a very high bombing density.
		Evidence of bomb strikes / damage	15 bombing incidents recorded within an approximate 300m radius of the Site. The closest of these incidents is plotted approximately 100m to the north-west. No damage is recorded to structures within the Site boundary or its immediate surrounds. However, minor damage cannot be completely ruled out. Aerial photography also exhibits no signs of damage on Site, although evidence of incendiary bombing (roof repairs) can be observed on an adjacent structure to the west
		Local Bombing Decoy Sites	None located within a significant distance. The closest was located approximately 13km north-west.
		Local German Bombing Targets	Luftwaffe target photography indicates that Tottenham Water Treatment Works and Reservoir, approximately 2.5km north-east was identified as a primary bombing target. Woodberry Wetlands, 500m south, and Stamford Hill railway station, 690m east may have been identified as targets of opportunity.
WWII German Cross Channel Artillery Shelling	✕	n/a	
BRITISH / ALLIED MILITARY ACTIVITY			
Potential Source of UXO	Significant?	Details	
WWII Home Guard (HG) activity	✕/✓	Soldiers of the 8 th County of London (Islington), 9 th County of London (Stoke Newington), and 28 th Middlesex (Hornsey) HG Battalions will have been active locally during WWII. However, such troops are unlikely to have utilised the Site in a significant way owing to its surrounded developed nature.	
Site requisitioned for wartime military use	✕	n/a	
Existing or historic Army or RAF training area / weapons range	✕	n/a	
Existing or historic military bases and other installations	✕	n/a	
Existing or historic munitions or explosives factories	✕	n/a	
Existing or historic military storage depots	✕	n/a	
Existing or historic military defensive fortifications	✕	n/a	
WWII light and / or heavy anti-aircraft (LAA and HAA) fire	✕/✓	Numerous (>30) permanent HAA batteries were recorded within active range of the Site during WWII. Luftwaffe activity in the region was frequent and intense. Therefore, these guns likely fired a large quantity of ammunition. It is possible that an unexploded AA shell struck the Site.	
WWII pipe-mined locations and beach minefields	✕	n/a	

SITE HISTORY	
What was the Site occupancy historically, especially during WWI and WWII?	The Site comprised an open field with a small structure in the south, and a part of structure, a store fittings factory, positioned outside the Site boundary bound to the west. It was bound to the north-west by residential or commercial structures on Tewkesbury Road, to the east by Seven Sisters Road, to the south by Eade Road, and to the west by a structure and a parking lot.
RISK MITIGATING FACTORS	
Post-conflict ground works	Aerial photography indicates that by 1950 the small structure had been replaced by a larger one-storey structure and surrounded areas had been laid to hardstanding in the south of the Site. By 1999, the structure in the south had been demolished and the area had been laid to hardstanding. The same occurred in the north of the Site; The adjacent factory had been demolished by 1999. The excavations associated with the foundations for the structures are anticipated to have been shallow (1-2m bgl). The clearance of the WWII-era and post WWII structures, the laying of the hardstanding and the repurposing of the undeveloped area are likely to have disturbed WWII-era soil to very shallow depths (<1m bgl). No deep (>2m bgl) excavations of WWII-era soil are likely to have occurred post-WWII.
Likelihood of UXO remaining	The risk associated with (any) very shallow buried UXO may have been largely mitigated. The risk associated with shallow buried UXO will have been partially mitigated. The risk associated with (any) deep buried UXO almost certainly remains unmitigated.
CONCLUSIONS	
German UXO: - London was the most heavily bombed city in Britain during WWII, as indicated by official wartime figures. Despite the Site's location in a peripheral borough, it was still situated in relatively close proximity to central London. An identified target, Tottenham Water Treatment Works and Reservoir, was also present within 2.5km. As a result, the borough experienced a high bombing density. 15 bombing incidents were recorded within an approximate 300m radius of the Site; the closest of these incidents was plotted approximately 100m to the north-west. - Although no damage is recorded on Site in the abovementioned LCC bomb damage mapping, as the majority of the Site was occupied by undeveloped ground during WWII, any potential damage in these areas will not have been recorded. However, no damage is recorded to adjacent structures. - Although a section of the Site comprised an open ground during WWII, within which a UXB strike is typically less likely to have left clear evidence of its descent, it is anticipated that access and monitoring will have remained frequent/high, given the structures to the north, and the roadways around the south and east. Due to this, a crater or entry hole left by a UXB is more likely to have been observed, than in a large open field, for example. - As little significant ground works have occurred on Site post-WWII, only soil at very shallow to shallow depths is thought likely to have been disturbed in these areas. While ground investigation works are planned below the partially mitigated depths, this risk is considered to be mitigated by the lack of recorded bomb strikes or damage on Site. - In summary, due to the lack of evidence of bombing and/or related damage on Site or in the immediate vicinity, coupled with the anticipated frequent access to the Site, the risk from UXO is not considered to be elevated above the background level for Harringay.	
British / Allied UXO: - No evidence of significant military activity specifically on Site has been found and none is likely to have occurred. - It is quite possible that an unexploded British AA shell struck the Site during WWII and penetrated to a shallow depth in the undeveloped areas. Any such incidents could have been overlooked and remain in situ.	

RECOMMENDATION(S)	
SI Works	A Stage 2 Detailed Risk Assessment is not considered necessary prior to works commencing. However, the possibility of UXO remaining on Site cannot be completely ruled out at desktop stage. Therefore, a UXO Safety Awareness Briefing to all personnel conducting ground works would be considered prudent.
Development Works	



Appendix D: Site Walkover Records



Image 1: Main site entrance to the south of the site. Opposite Cara House.



Image 2: Carparking area with a lockable storage container in the southern portion of the site.



Image 3: Steep sloped vegetated area in the eastern portion of the site. Passage way between Tewksbury Road and Seven Sisters Road and part of the Breakers Yard visible to the right.



Image 4: Example of stockpiled materials and waste/litter scattered around the site.



Image 5: Area adjacent to the passage way between Tewksbury Road and Seven Sisters Road.



Image 6: Bin storage area.



Image 7: Electricity Substation entrance with warning sign obscure by graffiti and the view from the back.



Image 8: Thames Water monitoring wells located on site at the end of Tewksbury Road.



Image 9: Porta loo and gas containers next to metal-panel shed in the central portion of the site.



Image 10: Metal-panel shed and associated electric cables in the central part of the site.



Image 11: Courtyard at the back of Cara House- north side of the site.



Image 12: Passage way – eastern side of the site.

A-squared Studio Site Walkover Record Sheet

Site Name: Harringey Warehouse District
Project number: 24822
Date: 18/10/2022
Surveyor (name): Katy Gant

Current Site Features <i>(or evidence of similar historical features)</i>	Walkover Comments and Photograph References
Access	Main site access for vehicles and on foot is currently via the red electric double gate to Cara House on Eade Rd. pedestrian access is available to the upper section of the site near a permanently parked fish and chip van via a wooden gate from the carpark. Upon mobilisation however, this part of the site will be accessible to rigs and other vehicles via a large green and white double metal gate on Eade Rd. Access to the vegetated portion of the site is limited due to vegetation and steep decline to the north and northwest. The substation is accessible via a locked wooden gate from the stepped alley-way that runs SE-NW through the site, entered via Seven Sisters Rd or at the end of Tewksbury Rd. The NW, courtyard area of the site, north of Cara House was not accessible at the time due to ongoing debate surrounding its involvement in the proposed works. However, if work goes ahead, it is accessible via a large double wooden gate at the end of Tewksbury Rd. Tewksbury Rd may present minor access issues dependent on time of day and regarding cars parked in the road outside multiple garages and the loading and unloading of scrap metal, to and from London Scrap Metal Recycling.
Existing monitoring wells (locations, serviceability, reference IDs)	3 no. Thames water monitoring wells at the end of Tewksbury road. 2 no. (at least) manholes in NW courtyard. 1 no. Thames water manhole at entrance to NW courtyard. 1 no. drain on the side of the road at the end of Tewksbury road. 1 no. gas monitoring well on the path at the end of Tewksbury road. 1 no. manhole in centre of Cara House carpark. 1 no. drain close to NW carpark perimeter wall
Site buildings and uses	The only substantial building on site is the scrap yard to the northeast, surrounded by a breeze block wall and with a small single-storey unit to the rear.
Site basements and uses	Not accessible/information not known at time of walk-over.
Site boundaries (any walls, fences etc.?)	Large metal fence as the southern site boundary along Eade Rd. Brick wall to the west of the carpark.
Open ground / soft landscaping etc. and uses	The sloped central part of the site is heavily vegetated apart from the electrical substation at the base of the decline
Hardstanding areas and uses	Much of the site is occupied by a carpark accessible via Eade Rd and approximately 25 x 21 m in size and surrounded by a brick wall at its westerly perimeter, a metal fence with electric double gates to the south, a wooden fence to the east and railings separating it from Cara House to the north. There is a bin store ~ 8 x 5 m in size and located in the southeast corner of the carpark. Immediately east of the carpark is a concrete and gravel outdoor seating and standing area (~30 x 10 m) associated with the permanently parked Fish and Chips Van where occasional, small-scale public live music and food events are held. The north of the site is a courtyard with a central vegetated area, multiple, informal seating areas and a small outdoor bar against the metal perimeter fence behind Cara House.
Cuttings / embankments / retaining structures / raised ground	Concrete post wall with wooden retaining wall at base of decline where a steep verge was observed meeting the alley-way mentioned previously.

A-squared Studio Site Walkover Record Sheet

Current Site Features <i>(or evidence of similar historical features)</i>	Walkover Comments and Photograph References
Petrol filling stations	None in close proximity to site however, three active motor garages/ mechanics in close proximity along Tewksbury Rd as well as two scrap metal yards, one of which is within proposed site boundary.
Above-ground storage tanks and associated infrastructure including pipework, fill points and dispenser pumps etc.	None
Underground storage tanks and associated infrastructure including pipework, fill points and dispenser pumps etc.	None - note TFL/LU asset under Seven Sisters Rd, immediately adjacent to site.
Other industrial infrastructure (e.g. pipework)	Exterior electric cable running from food truck, along fence dividing hardstanding and vegetation and into Cara House. A blue hose also runs from the food truck, east along the same fence before running downslope to the NW and disappearing under vegetation. The cable supplying the electric fence runs around the base of the brick perimeter wall of the carpark to the West and into Cara House.
Stressed vegetation	None
Electrical substations / transformers	1 no. at base of vegetated verge with central site location. Warning sign is visible on door to substation but partially covered with graffiti. Area is bound by wooden fence and appears overgrown.
Active industrial processes	Scrapyard/motor repair
Hazardous chemical storage areas	None visible however, a locked container was observed in the southwest corner of the carpark as well as a small locked, metal-panel shed at the centre of the site (at least four cables run under the shed with no visible source). Next to the shed is a single porta loo. Although not observed, potential for hazardous chemical storage in food truck. Two gas cylinders observed on site (not known whether full or not). Likely hazardous chemical storage within scrapyard/motor repair unit.
Site records of environmental / pollution incidents	None - closest substantiated pollution incident is recorded 652 m away.
Watercourses / ditches / ponds and visual assessment of water quality	None - closest is New River ~ 62 m South
Discharge pipes (e.g. drainage pipe discharging into ditch)	None observed
Details of general site drainage infrastructure and outflow point, including details of any oil - water interceptor(s) or similar drainage infrastructure.	Water accumulation at base of decline where verge and footpath/alley-way meet Tewksbury Rd. Multiple Thames water drains and monitoring wells observed in this area. Audible running water in circular drain slightly further up Tewksbury road.

A-squared Studio Site Walkover Record Sheet

Current Site Features <i>(or evidence of similar historical features)</i>	Walkover Comments and Photograph References
Evidence of poor housekeeping	Substantial orange staining on concrete under bins in bin store. Two gas cylinders stored upwrite but incorrectly e.g. not secured/caged. Staining on road and visual confirmation from owner/representative of oil (possibly motor) being poured into drain from non-specified motor garage on Tewksbury Rd. Moderate quantities of litter surrounding fish and chips van and seating/standing area. litter extends north into vegetated area. Courtyard area appears generally "cluttered" but nothing of substantial impact to the environment or ground condition.
Other visual / olfactory evidence of contamination	Hydrocarbon/oil sheen on water in drain on the side of Tewksbury Rd.
Any recorded taste or odour issues with the site water supply	None recorded
Potential asbestos containing materials	None observed
Stockpiled materials	Small stockpile of concrete cores behind bike store in NE corner of the carpark. Small stockpile of breeze blocks/ concrete blocks, old table and litter at eastern extent of site.
General site topography	Hardstanding at the south of the site is relatively flat. Steep decline from edge of hardstanding toward the north and northwest. NW courtyard is relatively flat.
Surrounding land uses (north, south, east and west) and their distances from the site	North - Tewksbury Rd (extends north immediately from site boundary), Cotton mill and various other industrial/manufacturing units/warehouses (immediately north of courtyard to ~ 88 m and intersected by Overbury Rd ~ 50 m N of site boundary), Tewksbury Road Open Space (~90 m N), Community Centre (~ 110 m N), Tiverton Primary School and playground (~140 m N), three auto repair shops along Tewkesbury Rd to 75 m N, London Scrap Metal Recycling ~85 m N. South - Eade Rd (immediately South), Eade Rd/Seven Sisters Rd intersection (immediately South), Vivian House (~ 22 m S), soft-standing vegetation (from 13 m S), New River (~59 m S), followed by residential units. Seven Sisters Rd/A107 intersection (~ 45 m S). East - KB Classic Cut Hairdresser (immediately East), Seven Sisters Rd (immediately East), Synagogue (~ 48 m E), Church (75 m E) largely residential beyond Seven sisters Rd. West - Cara House - residential (site surrounds this unit to the N,E and S), large commercial and shipping unit (immediately West) and associated car parking (immediately W more carparking space ~ 65 m W. Various commercial and shipping units beyon this point.



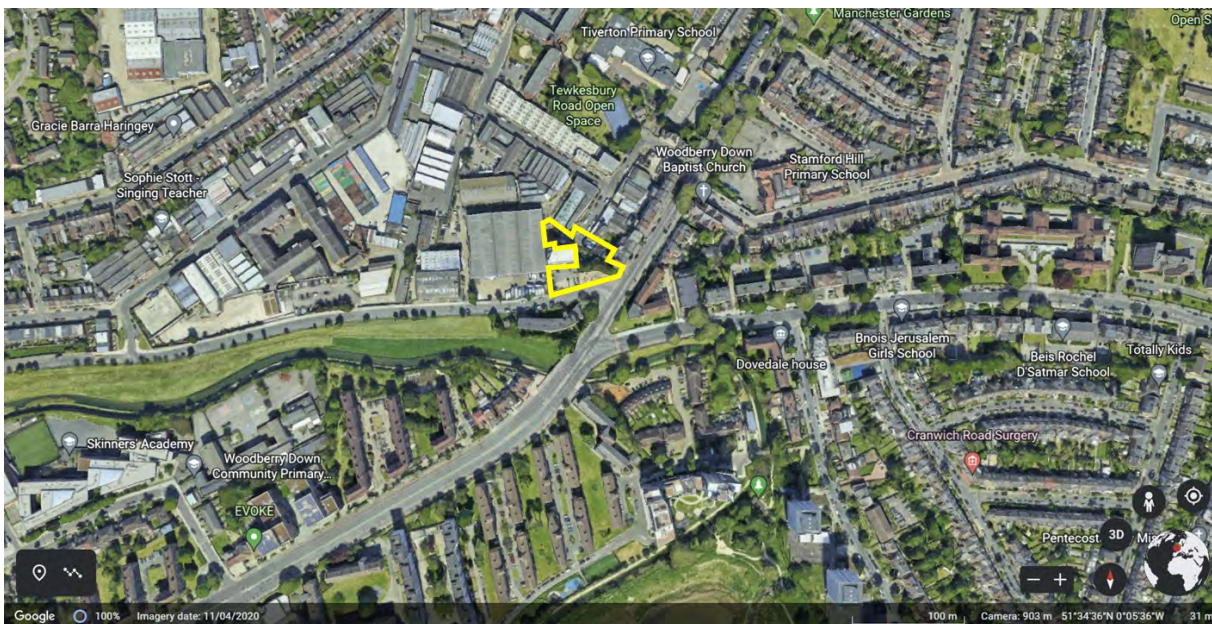
Appendix E: Regulatory Correspondence

Justyna Edgar

From: Justyna Edgar
Sent: 11 October 2022 16:53
To: 'enquiries@environment-agency.gov.uk'
Cc: Darren Seeley
Subject: Site Information Request_Harringay Warehouse District, London, N15 6RD

Good afternoon,

A2 Site Investigation 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 yellow line. The site is located at Harringay Warehouse District, Tottenham, London, closest postcode: N15 6RD.





The site is located at approximate national grid reference: 532700, 187990

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.

Thank you.

Kind regards

Justyna

Justyna Edgar

MSc PhD DIC FGS
Head of Geology & Science

M: 07467 860017 | **T:** 020 7021 0396

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Benfleet, Essex SS7 2QL

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