

PHASE 1 ENVIRONMENTAL REPORT
of a site at
10 ELLINGTON ROAD, MUSWELL HILL, N10 3DG
for
AVZGEOENG LTD



**Contaminated
Land
Solutions**

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1 EXECUTIVE SUMMARY

Details	Summary	
Proposed Site Use	Residential with private gardens	
Current Site Use	Mixed Residential and commercial	
Site History	Historical mapping 1863 shows the site undeveloped, potentially agricultural land. By 1935 a rectangular building appears to be depicted along the northern site boundary. The site is depicted in its current footprint by 1951 labelled as 'garages' with several small rectangular buildings. From 1983 the site is no longer labelled with 'garages'.	
Surrounding Area	The surrounding area is mainly residential	
Environmental Setting	Geology	Superficial: NA Bedrock: London Clay Formation
	Hydrogeology	Superficial: NA Bedrock: Unproductive Strata
		Source Protection Zone: NA
Potential Contamination Sources	The site walkover, historical mapping and environmental searches have identified the following potential sources of contamination. • Former use as garages and current use as workshops (On Site) • Imported hardcore (asbestos) • Naturally occurring contaminants	
Risk Assessment Findings	Risk ratings of moderate or greater indicate potentially complete source-pathway-receptor linkages that may require either mitigation or further investigation. The following moderate or greater risks have been identified: • Site users, and ground workers in direct contact with contaminated soil • Site users, neighbours, ground workers and ecological receptors inhaling contaminated dust • Direct contact of soil with building materials • Site users ingesting soil & home grown produce • 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.	
	A barrier water supply pipe may be required by the water supply company. 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						
		Site Users	Ground Workers	Neighbours	Proposed Building	Aquifer	Watercourse	Ecological Receptor
Sources	Former use as garages and current use as workshops (On Site)							
	Imported hardcore below ground slabs (asbestos)							
	Naturally occurring contaminants							

2 BRIEF

Mr Boban Zarkovski of AVZGeoEng Ltd. requested a phase 1 environmental desk top study for a site at 10 Ellington Road, Muswell Hill, N10 3DG.

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.

A request for information was sent to the local authority however a response had not been received at time of writing this report.

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 09 August 2022. The weather was sunny and dry. Access was available to all external areas of the site and a visual inspection was undertaken. A photographic record was made during the visit, and this is contained in appendix C.

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

5 SITE DESCRIPTION

The site is very approximately rectangular shaped in plan and occupies 0.05 ha.

The northern end of the site falls gently to the south. The south end of the site is fairly level.

The site is occupied by a semi detached property and several timber out buildings. The property has two storeys and is of masonry construction.

No external landscaped areas were identified on the property.



Photograph 1: View of the site from Ellington Road

The property is located along the northern site boundary. Adjacent to the northern side of the building, several drainage grates and a inspection chamber covers were identified.

The timber outbuildings are located along both the western and eastern site boundaries

The remainder of the site is a concrete surfaced courtyard. Adjacent to the southern side of the property, several downpipes and drainage grates were identified.

The ground floor of the property is occupied by several lock-up garages. The second storey of the property is occupied by a residential dwelling.

At the time of the site visit the timber outbuildings were being used as workshops. The use of the workshops included, a soap producer, an art workshop, a carpenter's workshop and a health and beauty spa.

The northern site boundary is marked by Ellington Road

The eastern site boundary is marked by the party wall of the neighbouring property, 12D Ellington Road.

The western and southern site boundaries are marked by the private gardens of the neighbouring properties as well as a decrease in elevation by an estimated 8m.

The nearby surrounding area is residential with some commercial activity to the northeast including a shop and restaurant.

No visual or olfactory evidence of contamination was noted during the visit.

6 GROUND CONDITIONS

6.1 Geology

Reference to the geological survey of Great Britain indicates that beneath made ground, the area generally is underlain by bedrock deposits comprising clay, silt and sand which is described as The London Clay Formation.

No superficial deposits are recorded beneath the site.

6.2 Hydrogeology

The Environment Agency maps show the site to be located over an Unproductive Strata in the bedrock deposits.

The Environment Agency maps show that there is no superficial aquifer located beneath the site.

Unproductive Strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

The soils overlying the aquifers are assumed to have a high leaching potential (U) and a worst case vulnerability classification (H) is assumed due to a lack of data available for restored workings and urban areas.

The Environment Agency maps show the site is not located within a source protection zone 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 nearest surface water feature and water course of significance to the site, appears to be an unnamed river, approximately 111 metres to the northwest at the nearest point. This is 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

No unusual or exceptional areas of artificial ground, including made ground, worked ground, in-filled ground, landscaped ground or disturbed ground have been identified either on site or in the vicinity.

According to data from the British Geological Survey, the ground beneath the site has been identified as having the following potential risks associated with ground stability:

Source	Hazard Potential
Collapsible Ground	Very low
Compressible Ground	No hazard
Ground Dissolution	No hazard
Landslide Ground	Low
Running Sand Ground	Very low
Shrinking or Swelling Clay Ground	Moderate

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 located within 60m of a local nature reserve. Therefore, this will be considered as an ecological receptor in the risk assessment below.

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 250 metres from the site boundary are noted hereunder.

Site Usage

First seen	Last seen	Description
1863	1896	The site appears to be undeveloped land with a potential agricultural use
1935	1935	A rectangular building appears to be depicted along the northern site boundary
1951	1974	The site appears in its current footprint, labelled as 'garages' with several small rectangular buildings depicted along the eastern and western site boundary.
1983	Present	The site is no longer labelled as 'garages'

Surrounding Area

First seen	Last seen	Name	Direction	Distance (m)
1894	1938	Railway track	65	NW
1951	1974	Tank	225	NW
1951	1974	Tank	244	NW
1951	1951	Hyde Works	194	NE
1966	1974	Hyde Works	231	NE

8 PROPOSED DEVELOPMENT

There are no drawings currently available for the proposed redevelopment.

However it is understood that the development will comprise residential properties with private gardens.

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 D.

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.	-	-
Local Authority Pollution Prevention & Controls:		

Description	Direction	Distance (m)
Name: Ashlea Motors Location: Arch 9 The Viaduct, St James Lane, London, N10 3qx Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: HGY/010 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input Status: Permitted	N	158
Name: Beatlemania Location: Arches 4 & 5 The Viaduct, St James Lane, London, N10 3qx Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: HGY/009 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input Status: Permitted	N	158
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:		

Description	Direction	Distance (m)
None identified.		
Artificial Ground and Made Ground:		
None identified.	-	-

Name	Location	Classification	Status	Direction	Distance (m)
Historical and Current Land Uses:					
Martin Wess	10, Ellington Road, London, N10 3DG	Fireplaces & Mantelpieces	Inactive	NW	0
Autowerke	6-7, THE VIADUCT, ST. JAMES LANE, HORNSEY, LONDON, N10 3QX	Mot Testing Centres	Active	N	151
Beetlemania	5 The Viaduct, St Jame's Lane, Haringey, London, N10 3QX	Garage Services	Active	N	151
Fox & Co Plumbing & Heating	42, Woodland Rise, London, N10 3UG	Washing Machines - Servicing & Repairs	Inactive	S	158
Andy'S Motors	Unit 5, The Viaduct, St. James Lane, London, N10 3QX	Garage Services	Active	N	158
Jocasi Ltd	2, The Viaduct, St. James Lane, LONDON, N10 3QX	Bags, Belts & Accessories - Manufacturers & Suppliers	Inactive	N	158
Arch Motors	7, The Viaduct, St. James Lane, London, N10 3QX	Garage Services	Inactive	N	158
T White	8, The Viaduct, St. James Lane, London, N10 3QX	Printers	Inactive	N	158
Ashley Motors	9, The Viaduct, St. James Lane, London, N10 3QX	Garage Services	Inactive	N	158
Able Motor Services	7, The Viaduct, St. James Lane, LONDON, N10 3QX	Car Breakdown & Recovery Services	Inactive	N	158
Fox & Co	Woodland Rise, London, N10 3UG	Boilers - Servicing, Replacements & Repairs	Inactive	SW	163
Willows Joinery	Unit 6 St James La, St James Arches, Muswell Hill, London, N10 3DA	Joinery Manufacturers	Inactive	N	176

Name	Location	Classification	Status	Direction	Distance (m)
Historical and Current Land Uses:					
B Borley	7, The Viaduct, St. Jame's Lane, London, N10 3QX	Garage Services	Inactive	N	224

Reference & Submission Date	Details	Address
HGY/2019/0077 12 Dec 2018	Erection of first floor side extension	18 Ellington Road, London, N10 3DG
HGY/2005/1018 27/05/2005	Erection of a single storey rear extension.	12A Ellington Road, London, N10 3DG
OLD/1985/0329	Erection of 4 town houses	12A, B, C and D Ellington Road, London, N10 3DG

A search was made of the local authority planning portal and no significant potentially contaminating sources were found in the vicinity other than those already identified above.



Figure 2: Potential sources of contamination within 250m of the site

Potentially contaminating commercial activities have been identified in the vicinity. The general topography falls to the east. This is assumed to be the general direction of the hydraulic gradient, therefore sources to the west and within the near vicinity are considered to have the most potential to impact the site.

A review of the historical maps has identified Hyde Works located 194m and 231m northeast of the site as potential sources of contamination. Due to their positioning off the hydraulic gradient and distance from the site, these activities are not considered to have a significant impact on the site.

Tanks located 225 and 244m northwest of the site have been identified from a review of the historic maps as potential sources of contamination. Due to their distance from the site, it is not considered that these tanks pose a significant risk to the site.

A review of the Envirocheck report has identified an MOT testing centre and garage services located 151m north of the site as a potential source of contamination. Due to their distance from the site and their positioning off the hydraulic gradient, it is not considered that these tanks pose a significant risk to the site.

None of the other sources of potential contamination identified in the Envirocheck report and historical mapping are thought to be of environmental concern due to their distance from the site or their location down gradient, away from the site.

No potential sources of ground gas have been identified.

9.3 On Site Contamination

Description	Direction	Distance (m)
Discharge Consents:		
None identified.	-	-
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:		
None identified.	-	-
Artificial Ground and Made Ground:		
None identified.	--	--

A search was made of the local authority planning portal and no significant potentially contaminating sources were found

There is potential contamination of the site from its current and former use as lock up garages and workshops

Due to the age of the property, there is the potential for asbestos to be present within hard core beneath ground slabs.

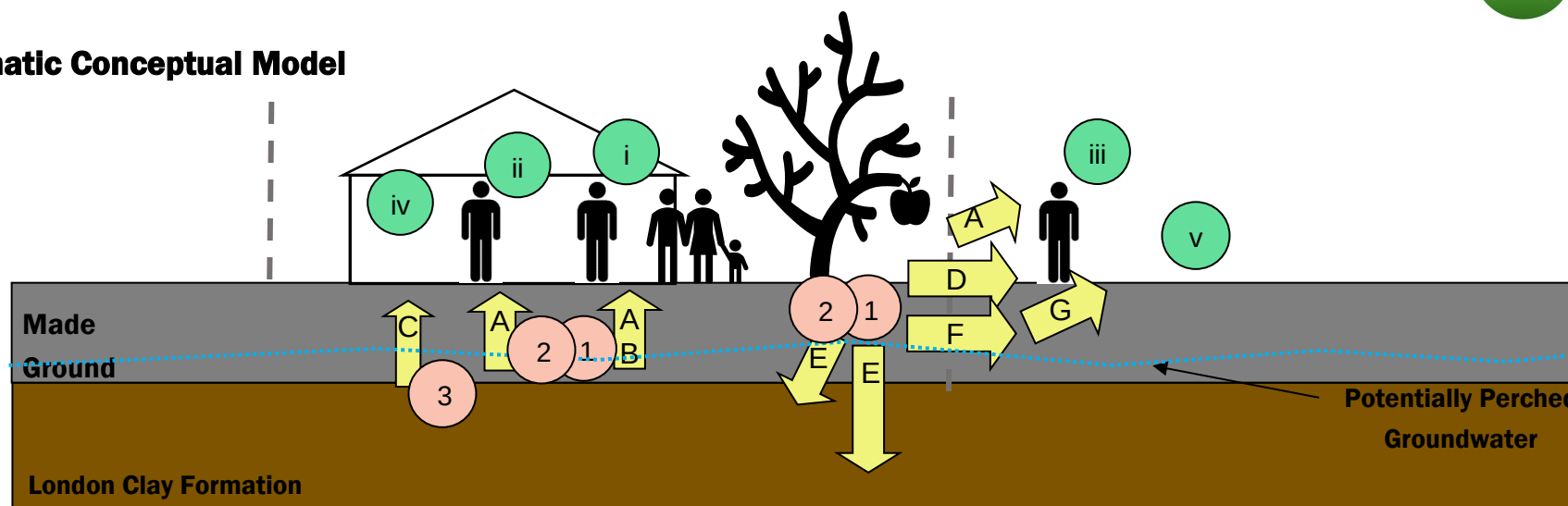
No olfactory or visual evidence of contamination was noted on site.

Muswell Hill was subjected to bombing runs during World War II therefore in accordance with CIRIA C681 a non-specialist UXO assessment of the site has been undertaken. Records of high explosive bombs have been identified in the surrounding area on The Bomb Sight project web-mapping tool, the nearest being 83m to the southeast, however no records have been identified on-site. Given that the site is in a residential area where properties would have been occupied during the Blitz it is likely that any strikes would have been noticed and any unexploded ordnance (UXO) dealt with at the time. Given the findings, the risk from UXO is not considered to be significantly higher than the 'background risk' of finding UXO within this part of Greater London. Caution should be exercised during ground works and a watch maintained for any unexpected items.

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		
Receptors	Site Users	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.
	Ground Workers	Y	Y	Y	Y	Y						N		
	Neighbours	Y	Y			Y			Y		Y	N		
	Proposed Building							Y				N		
	Watercourse								N		N		No potentially significant watercourse identified nearby.	
	Aquifer									N			No aquifer present in underlying soils.	

Schematic Conceptual Model



Sources	Pathways	Receptors
1 Former use as garages and current use as workshops (On Site)	A Inhalation, ingestion, dermal contact, vapours	i Site Users
2 Imported hardcore below ground slabs (asbestos)	B Drinking contaminated water supply	ii Ground Workers
3 Naturally occurring contaminants	C Direct contact of soil with building materials	iii Neighbours
	D Surface water run-off	iv Proposed Building
	E Surface water percolation to groundwater	Ecological Receptor (Local Nature Reserve)
	F Migration via groundwater	v

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
Former use as garages and current use as workshops (On Site)	Metals Hydrocarbons PAHs	Site Users	Dermal contact	Medium	Likely	Moderate risk	Contamination testing
			Inhalation of vapours, indoors and outdoors	Mild	Low likelihood	Low risk	No action required
			Soil Ingestion and Home Produce Consumption	Medium	Likely	Moderate risk	Contamination testing
			Inhalation of contaminated dust	Medium	Likely	Moderate risk	Contamination testing
			Drinking of water from supply impacted by contaminated soil	Medium	Unlikely	Low risk	A barrier water supply pipe may be required by water supply company. 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
Former use as garages and current use as workshops (On Site)	Metals Hydrocarbons PAHs	Ground Workers	Dermal contact	Medium	Likely	Moderate risk	Information to be contained in site Health & Safety Plan and File. 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	Medium	Low likelihood	Moderate/Low risk	
			Inhalation of contaminated dust	Medium	Likely	Moderate risk	

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Former use as garages and current use as workshops (On Site)	Metals Hydrocarbons PAHs	Neighbours	Inhalation of vapours, indoors and outdoors	Mild	Low likelihood	Low Risk	No action required
			Inhalation of contaminated dust (during construction)	Mild	Likely	Moderate/Low risk	Appropriate dust control measures during construction.
			Inhalation of contaminated dust (after construction)	Mild	Low likelihood	Low risk	No action required.
			Surface water run-off	Mild	Low likelihood	Low risk	No action required.
			Lateral migration of groundwater transporting contaminants	Mild	Low likelihood	Low risk	No action required.

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Former use as garages and current use as workshops (On Site)	Metals Hydrocarbons PAHs	Ecological Receptor (Local nature reserve)	Inhalation of contaminated dust (during construction)	Mild	Likely	Moderate/Low risk	Appropriate dust control measures during construction.
			Inhalation of contaminated dust (after construction)	Mild	Low likelihood	Low risk	No action required.
			Surface water run-off	Mild	Low likelihood	Low risk	
			Lateral migration of groundwater transporting contaminants	Mild	Low likelihood	Low risk	

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Imported hardcore below ground slabs (asbestos)	Asbestos	Site Users	Inhalation	Severe	Low Likelihood	Moderate risk	Contamination Testing
		Ground Workers		Severe	Low Likelihood	Moderate risk	Information to be contained in site Health & Safety Plan and File. Use of appropriate PPE and normal good hygiene measures.
		Neighbours		Severe	Unlikely	Moderate/Low risk	Appropriate dust control measures during construction.
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 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 which is the code of practice for the investigation of potentially contaminated sites. This may need to be phased with a preliminary investigation to determine if any further, or more detailed investigation is required. It is proposed that soil samples be taken from representative locations around the site and tested for a typical range of determinands, comprising asbestos, heavy metals, pH, banded aromatic and aliphatic hydrocarbons and speciated poly-aromatic hydrocarbons (PAHs).

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. A barrier water supply pipe may be required by the water supply company. 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 As redevelopment of the property is proposed it is recommended that a full topographical survey is undertaken, if one is not available. This should identify all relevant features, boundaries and levels relating to the site and should also include ground levels on the adjacent properties and roads.

12.3 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.

12.4 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.

12.5 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 appear to be a low to moderate risk of potentially significant contamination on site. It is considered that if remedial solutions are required, they would be of the type and scale typical of such projects. It is assumed that planning conditions will be applied to the consent for the development to cover the recommendations below. 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. The following should be considered at this stage.

13.1 There is potential contamination of the site from its use as garages and workshops.

13.2 Historical maps indicate the site was undeveloped up to 1912. By 1935 a rectangular building appears to be depicted along the northern site boundary. The site is depicted in its current footprint by 1951 labelled as ‘garages’ with several small rectangular buildings. From 1983 the site is no longer labelled with ‘garages’.

13.3 The site walkover identified a residential dwelling, lock up garages and several workshops to be present on site.

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

13.5 A barrier water supply pipe may be required by the water supply company. It is recommended that this report is provided to the water supplier with a request for the testing, if any, that they require.

13.6 It is recommended that appropriate dust control measures are implemented during construction. To assist in establishing what would be appropriate reference should be made to the Institute of Air Quality Management report entitled: *Guidance on the assessment of dust from demolition and construction*, version 1.1.

13.7 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.

13.8 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.

13.9 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.

13.10 This report is to be referenced and relevant information is to be contained in the site Health & Safety Plan.

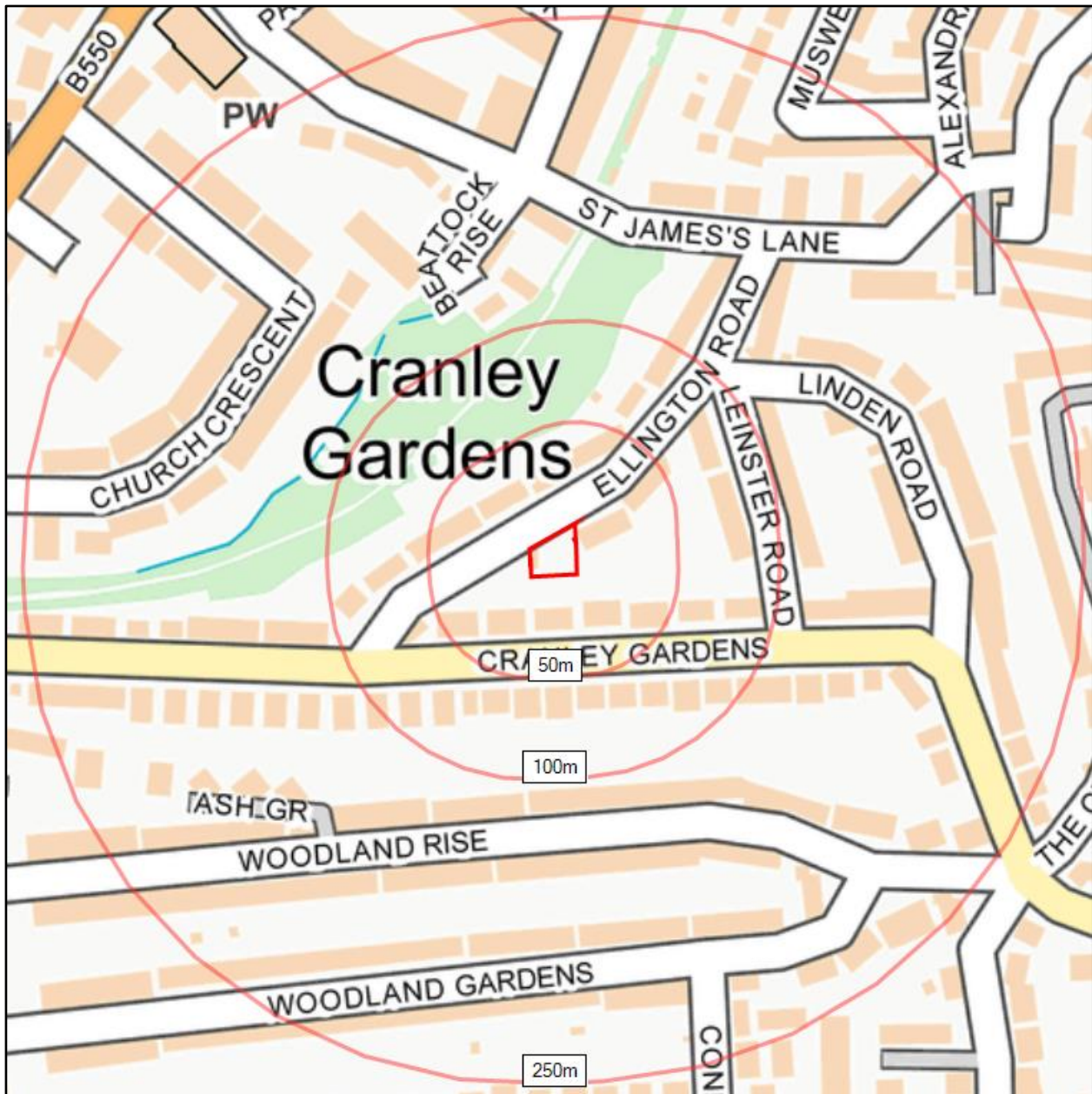
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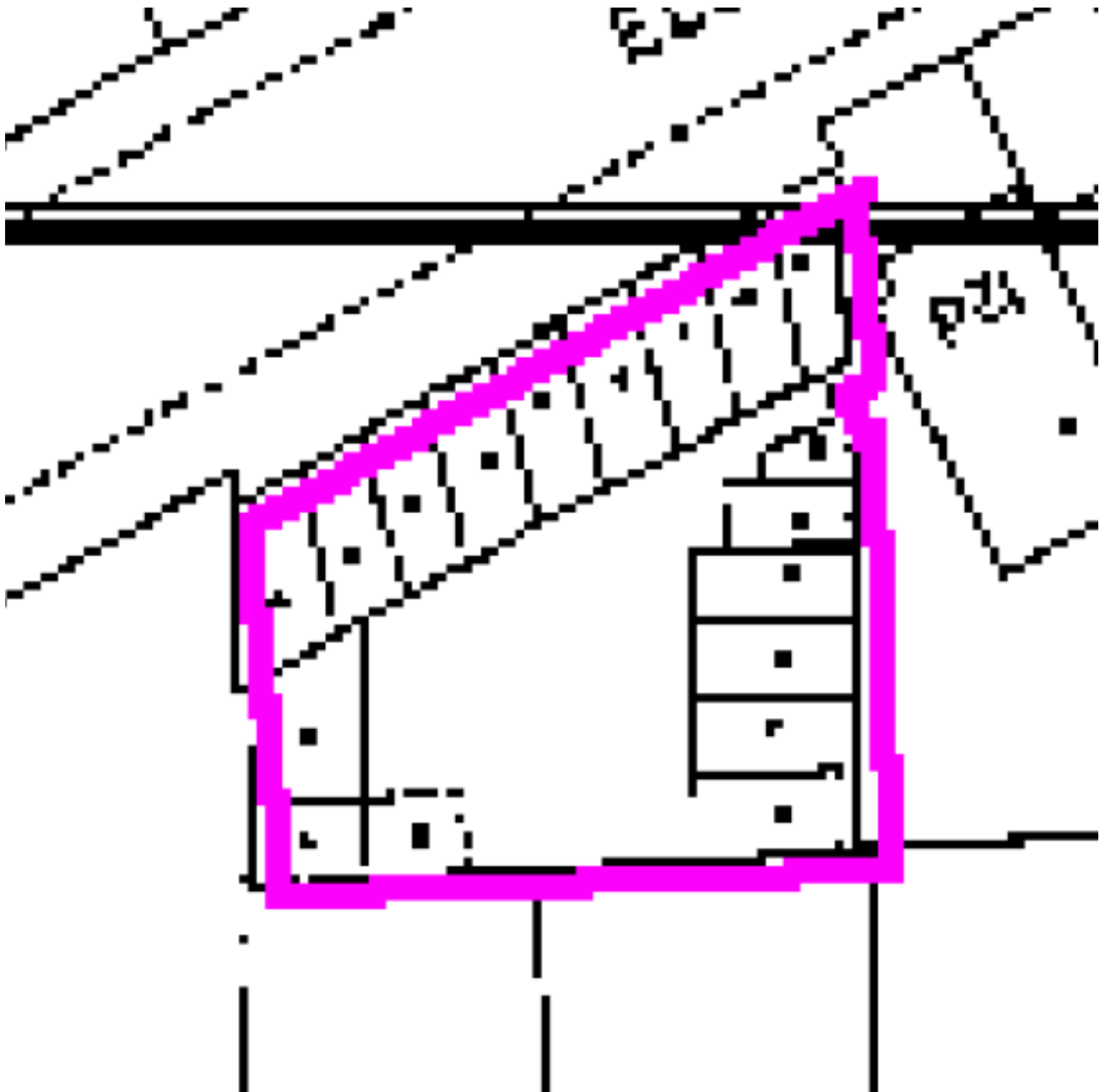


Appendix A – Site Location Plan





Appendix B –Site Plan



Plan taken from Ordnance Survey map dated 1991



Appendix C – Photographs



W facing view along Ellington Road.



E facing view along Ellington Road.



View of site frontage from the Ellington Road.



Front gate providing access to the site.



Drainage grate located adjacent to front gate.



Manhole cover and drainage grates located along the northern site boundary.



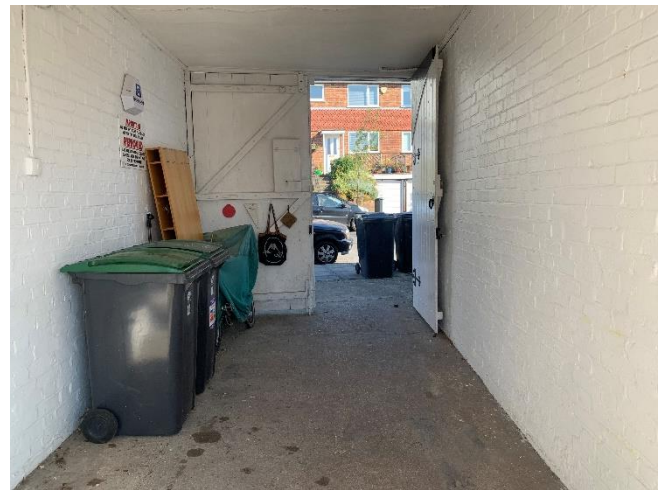
Manhole cover.



Drainage grates.



S facing view of entrance passage leading to rear courtyard



N facing view of entrance passage leading to rear courtyard



View from the northwest courtyard corner.



View from the northwest courtyard corner.



Typical views of the timber workshops located along the western site boundary.



Typical views of the workshops located along the eastern site boundary



Exterior views of the workshops located in the northeaster corner of the courtyard.



W facing view of the courtyard, with downpipes and drainage grates shown in the background.

Down pipe and drainage grate.



S facing view of the southern site boundary



View of the estimated 8m drop adjacent to the southern side boundary.



Appendix D – Landmark Report Extracts

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

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	87	1	528700 189250
1	Discharge Consents Operator: Capital Gardens Ltd. Property Type: SHOP INCL GARDEN CENTRE/RETAIL TRADE(NOT MOTOR VEHICLE) Location: The Garden Centre At Alexandra Palace, London N22 Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTWC.0748 Permit Version: 1 Effective Date: 26th March 1986 Issued Date: 26th March 1986 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Ofmoselle Brook Status: Transferred from COPA 1974 Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	740	2	529400 189610
2	Discharge Consents Operator: London Underground Ltd. Property Type: LAND TRANSPORT + VIA PIPELINES/FREIGHT Location: Highgate Railway Depot, Woodside Avenue, London N8 Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctwc.2298 Permit Version: 2 Effective Date: 9th December 2005 Issued Date: 9th December 2005 Revocation Date: 9th December 2017 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Made Ground/London Clay Status: Transferred from COPA 1974 Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	923	2	527990 188670
2	Discharge Consents Operator: London Underground Ltd. Property Type: LAND TRANSPORT + VIA PIPELINES/FREIGHT Location: Highgate Railway Depot, Woodside Avenue, London N8 Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTWC.2298 Permit Version: 1 Effective Date: 21st March 1988 Issued Date: 21st March 1988 Revocation Date: 8th December 2005 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Onto Land Environment: Receiving Water: Made Ground/London Clay Status: Transferred from COPA 1974 Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	923	2	527990 188670
3	Discharge Consents Operator: Thames Water Utilities Ltd Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Fortis Green Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0121 Permit Version: 1 Effective Date: 15th September 1989 Issued Date: 15th September 1989 Revocation Date: 5th October 2000 Discharge Type: Trade Effluent Discharge: Freshwater Stream/River Environment: Receiving Water: River Thames Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m	A12NW (W)	984	2	527800 189400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Local Authority Pollution Prevention and Controls Name: Ashlea Motors Location: Arch 9 The Viaduct, St James Lane, London, N10 3qx Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: HGY/010 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input Status: Permitted Positional Accuracy: Manually positioned to the address or location	A13NE (N)	158	3	528801 189358
4	Local Authority Pollution Prevention and Controls Name: Beatlemania Location: Arches 4 & 5 The Viaduct, St James Lane, London, N10 3qx Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: HGY/009 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input Status: Permitted Positional Accuracy: Manually positioned to the road within the address or location	A13NE (N)	158	3	528801 189358
5	Local Authority Pollution Prevention and Controls Name: Carlton Dry Cleaners Location: 96 Fortis Green Road, London, N10 3hn Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC09 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	464	3	528504 189575
6	Local Authority Pollution Prevention and Controls Name: Etiquette Dry Cleaners Location: 438 Muswell Hill, London, N10 Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: Not Supplied Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A18SW (N)	613	3	528740 189813
7	Local Authority Pollution Prevention and Controls Name: Topshot Dry Cleaners Location: 302c Park Road, London, N8 8la Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC47 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A14NW (E)	622	3	529405 189198
8	Local Authority Pollution Prevention and Controls Name: Rose Dry Cleaners Location: 518 Muswell Road, Muswell Hill, London, N10 1bt Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC57 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A18NW (N)	690	3	528712 189887
9	Local Authority Pollution Prevention and Controls Name: Shell Muswell Hill Location: 11 Colney Hatch Lane, LONDON, N10 1DQ Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: PV-20/v1 Dated: 17th April 2001 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorised Positional Accuracy: Automatically positioned to the address	A18NW (N)	960	3	528556 190134

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	Local Authority Pollution Prevention and Controls Name: Totalfinaelf Location: Colney Hatch Lane, LONDON, N10 1QD Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: 37 Dated: Not Supplied Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorised Positional Accuracy: Automatically positioned to the address	A18NW (N)	960	3	528556 180134
	Nearest Surface Water Feature	A13NW (NW)	111	-	528671 189254
	Water Abstractions Operator: The Muswell Hill Golf Company Limited Licence Number: Th/038/0009/044 Permit Version: 2 Location: Borehole - Confined Chalk At Muswell Hill Golf Club Authority: Environment Agency, Thames Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Muswell Hill Golf Club, London Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 31st August 2016 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1719	2	529068 180897
	Water Abstractions Operator: Muswell Hill Golf Club Licence Number: Th/038/0009/044 Permit Version: 1 Location: Borehole - Confined Chalk At Muswell Hill Golf Club Authority: Environment Agency, Thames Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Muswell Hill Golf Club, London Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 30th October 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1719	2	529068 180897
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0110 Permit Version: Not Supplied Location: Campsbourne Well, HORNSEY Authority: Environment Agency, Thames Region Abstraction: Public Water Supply Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 3978 Yearly Rate (m3): 829645 Details: Chalk (Undifferentiated) Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(E)	1743	2	530500 189500

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: 101 Location: Hornsey Sluice, Nlars Point 15 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: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 21st March 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1948	2	530700 189550
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 100 Location: Hornsey Sluice, Nlars Point 15 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: 28th June 1995 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(E)	1948	2	530700 189550
	Groundwater Vulnerability Map Combined Classification: Unproductive Aquifer (may have productive aquifer beneath) Combined Vulnerability: Unproductive Combined Aquifer: Unproductive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Mixed Dilution: 300-550 mm/year Baseflow Index: 40-70% Superficial Patchiness: <90% Superficial Thickness: 3-10m Superficial Recharge: No Data	A13SE (SW)	0	4	528774 189187
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13SE (SW)	0	4	528774 189187
	Superficial Aquifer Designations No Data Available				
	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				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 179.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A13NW (NW)	111	5	528671 189254
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 27.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A13NW (NW)	121	5	528724 189308
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 80.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8NW (S)	416	5	528671 188769
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 83.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8NW (S)	417	5	528727 188760
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8NW (S)	420	5	528707 188759
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 23.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8NW (S)	423	5	528694 188758
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8NW (S)	457	5	528624 188740
17	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8NW (S)	460	5	528621 188738
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8NW (S)	460	5	528607 188743

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	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	1	528774 189187
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	528774 189187
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	528774 189187
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	528774 189187
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	62	1	528773 189113
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	214	1	528918 189010
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	528774 189187
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	528774 189187
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	197	1	528632 189337
	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	1	528774 189187
	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	1	528774 189187

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
35	Contemporary Trade Directory Entries Name: Martin Wess Location: 10, Ellington Road, London, N10 3DG Classification: Fireplaces & Mantelpieces Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	0	-	528768 189189
36	Contemporary Trade Directory Entries Name: Autowerke Location: 6-7, THE VIADUCT, ST. JAMES LANE, HORNSEY, LONDON, N10 3QX Classification: Mot Testing Centres Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (N)	151	-	528798 189351
36	Contemporary Trade Directory Entries Name: Beetlemania Location: 5 The Viaduct, St James's Lane, Haringey, London, N10 3QX Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (N)	151	-	528798 189351
36	Contemporary Trade Directory Entries Name: Ashley Motors Location: 9, The Viaduct, St. James Lane, London, N10 3QX Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	158	-	528801 189358
36	Contemporary Trade Directory Entries Name: Andy's Motors Location: Unit 5, The Viaduct, St. James Lane, London, N10 3QX Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (N)	158	-	528801 189358
36	Contemporary Trade Directory Entries Name: T White Location: 8, The Viaduct, St. James Lane, London, N10 3QX Classification: Printers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	158	-	528801 189358
36	Contemporary Trade Directory Entries Name: Jocas Ltd Location: 2, The Viaduct, St. James Lane, LONDON, N10 3QX Classification: Bags, Belts & Accessories - Manufacturers & Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	158	-	528801 189358
36	Contemporary Trade Directory Entries Name: Arch Motors Location: 7, The Viaduct, St. James Lane, London, N10 3QX Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	158	-	528801 189358
36	Contemporary Trade Directory Entries Name: Able Motor Services Location: 7, The Viaduct, St. James Lane, LONDON, N10 3QX Classification: Car Breakdown & Recovery Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	158	-	528801 189358
37	Contemporary Trade Directory Entries Name: Fox & Co Plumbing & Heating Location: 42, Woodland Rise, London, N10 3UG Classification: Washing Machines - Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	158	-	528709 189027
37	Contemporary Trade Directory Entries Name: Fox & Co Location: Woodland Rise, London, N10 3UG Classification: Boilers - Servicing, Replacements & Repairs Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13SW (SW)	163	-	528674 189038
38	Contemporary Trade Directory Entries Name: Willows Joinery Location: Unit 6 St James La, St James Arches, Muswell Hill, London, N10 3DA Classification: Joinery Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13NW (N)	176	-	528752 189374

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
39	Contemporary Trade Directory Entries Name: B Borley Location: 7, The Viaduct, St. Jame's Lane, London, N10 3QX Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned in the proximity of the address	A13NE (N)	224	-	528833 189420
40	Contemporary Trade Directory Entries Name: M S W Machinery Ltd Location: 84, St. James's Lane, London, N10 3RD Classification: Agricultural Machinery - Sales & Service Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	255	-	528998 189338
41	Contemporary Trade Directory Entries Name: Absolute Contract Cleaning Location: 10, Teresa Walk, London, N10 3LL Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	266	-	528885 188931
42	Contemporary Trade Directory Entries Name: Sexy Cleaners Location: Muswell Hill Rd, London, N10 3NG Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A13NW (W)	283	-	528494 189280
43	Contemporary Trade Directory Entries Name: Pristine Dry Cleaners Location: 10, Muswell Hill Broadway, London, N10 3RT Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	304	-	528627 189462
43	Contemporary Trade Directory Entries Name: Destination Skin Location: 24, Muswell Hill Broadway, London, N10 3RT Classification: Electrolysis Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	309	-	528627 189468
43	Contemporary Trade Directory Entries Name: Absolut Clean Location: 54, Hillfield Park Mews, London, N10 3QR Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	325	-	528646 189496
43	Contemporary Trade Directory Entries Name: Absolut Clean Location: 54, Hillfield Park Mews, London, N10 3QR Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	325	-	528646 189496
44	Contemporary Trade Directory Entries Name: Bath Studio Location: 43 Muswell Hill Road, London, N10 3JB Classification: Bath Resurfacing Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (W)	328	-	528451 189073
44	Contemporary Trade Directory Entries Name: Architectural Fittings Location: 51, Muswell Hill Road, London, N10 3JB Classification: Hardware Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (W)	329	-	528446 189083
45	Contemporary Trade Directory Entries Name: St James'S Launderette Location: 109, Muswell Hill Road, London, N10 3HS Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	349	-	528533 189453
46	Contemporary Trade Directory Entries Name: Simmons House Location: 53, Woodside Avenue, London, N10 3HU Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NE (W)	394	-	528369 189224

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
84	Contemporary Trade Directory Entries Name: Just Jeeps (UK) Ltd Location: 440, Archway Road, London, N6 4JH Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A7SE (SW)	998	-	528357 188264
85	Fuel Station Entries Name: Fortis Green Service Station Location: 109, Fortis Green Road, Fortis Green, London, Inner London, N2 9HR Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Automatically positioned to the address	A17SW (NW)	937	-	527910 189582
86	Fuel Station Entries Name: Shell Muswell Hill Location: 11, Colney Hatch Lane Pages Lane, Muswell Hill, London, Inner London, N10 3QB Brand: Shell Premises Type: Petrol Station Status: Open Positional Accuracy: Automatically positioned to the address	A18NW (N)	960	-	528556 190134
87	Points of Interest - Commercial Services Name: Andy's Motors Location: 4-5 Railway Arches, St James's Lane, Homsey, London, N10 3QX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	151	8	528798 189351
87	Points of Interest - Commercial Services Name: Autowerke Location: 7 Railway Arches, St James's Lane, Homsey, London, N10 3QX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	151	8	528798 189351
87	Points of Interest - Commercial Services Name: Beetlemania Location: Unit 5 The Viaduct, St. James Lane, London, N10 3QX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	158	8	528801 189358
87	Points of Interest - Commercial Services Name: Ashley Motors Location: 9 The Viaduct, St. James Lane, London, N10 3QX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	158	8	528801 189358
87	Points of Interest - Commercial Services Name: Autowerke Ltd Location: 7 The Viaduct, St. James Lane, London, N10 3QX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	158	8	528801 189358
87	Points of Interest - Commercial Services Name: Andy's Motors Location: 5 The Viaduct, St. James Lane, London, N10 3QX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (N)	158	8	528801 189358
88	Points of Interest - Commercial Services Name: Ace Car Wash Location: 12 Fortis Green Road, London, N10 3HN Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18SW (NW)	406	8	528585 189555
88	Points of Interest - Commercial Services Name: Ace Car Wash Location: 12 Fortis Green Road, London, N10 3HN Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18SW (NW)	406	8	528585 189555

Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
107	Ancient Woodland Name: Queens Wood Reference: 1495754 Area(m ²): 208705.66 Type: Ancient and Semi-Natural Woodland	A8NE (S)	333	9	528815 188845
108	Ancient Woodland Name: Queens Wood Reference: 1495755 Area(m ²): 245788.97 Type: Ancient and Semi-Natural Woodland	A12SE (W)	335	9	528433 189109
109	Local Nature Reserves Name: Parkland Walk Multiple Area: Y Area (m2): 143103.64 Source: Natural England Designation Date: 1st January 1990	A13NW (NW)	46	9	528752 189237
110	Local Nature Reserves Name: Queens Wood Multiple Area: N Area (m2): 210717.39 Source: Natural England Designation Date: 1st January 1990	A8NE (S)	333	9	528815 188845
111	Local Nature Reserves Name: Alexandra Palace & Park Multiple Area: N Area (m2): 626610.74 Source: Natural England Designation Date: Not Supplied	A18SE (NE)	455	9	529000 189601



Groundwater Vulnerability

General

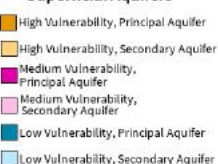


Agency and Hydrological

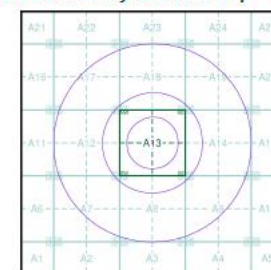
Bedrock Aquifers



Superficial Aquifers



Site Sensitivity Context Map - Slice A



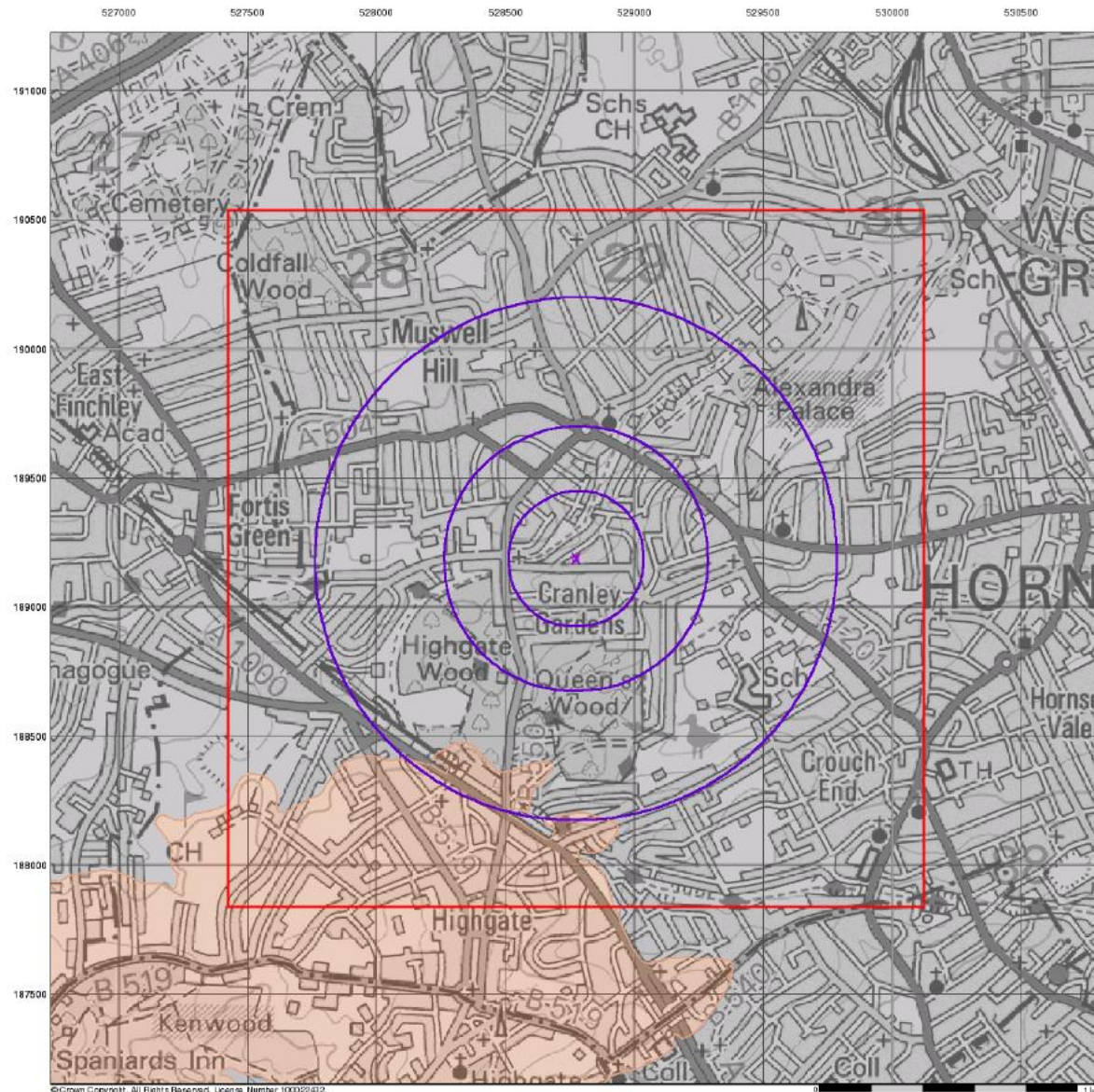
Order Details

Order Number:	299587444_1_1
Customer Ref:	2367
National Grid Reference:	528770, 189190
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

Site Details

10, Ellington Road, LONDON, N10 3DG

2367-P1E-1: 10 Ellington Road, Muswell Hill, N10 3DG
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Bedrock Aquifer Designation

General

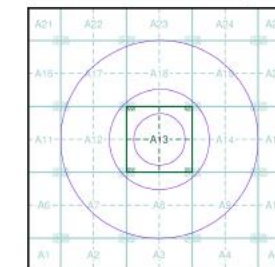
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A. Aquifer
- Secondary B. Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 299587444_1_1
 Customer Ref: 2367
 National Grid Reference: 528770, 189190
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details

10, Ellington Road, LONDON, N10 3DG

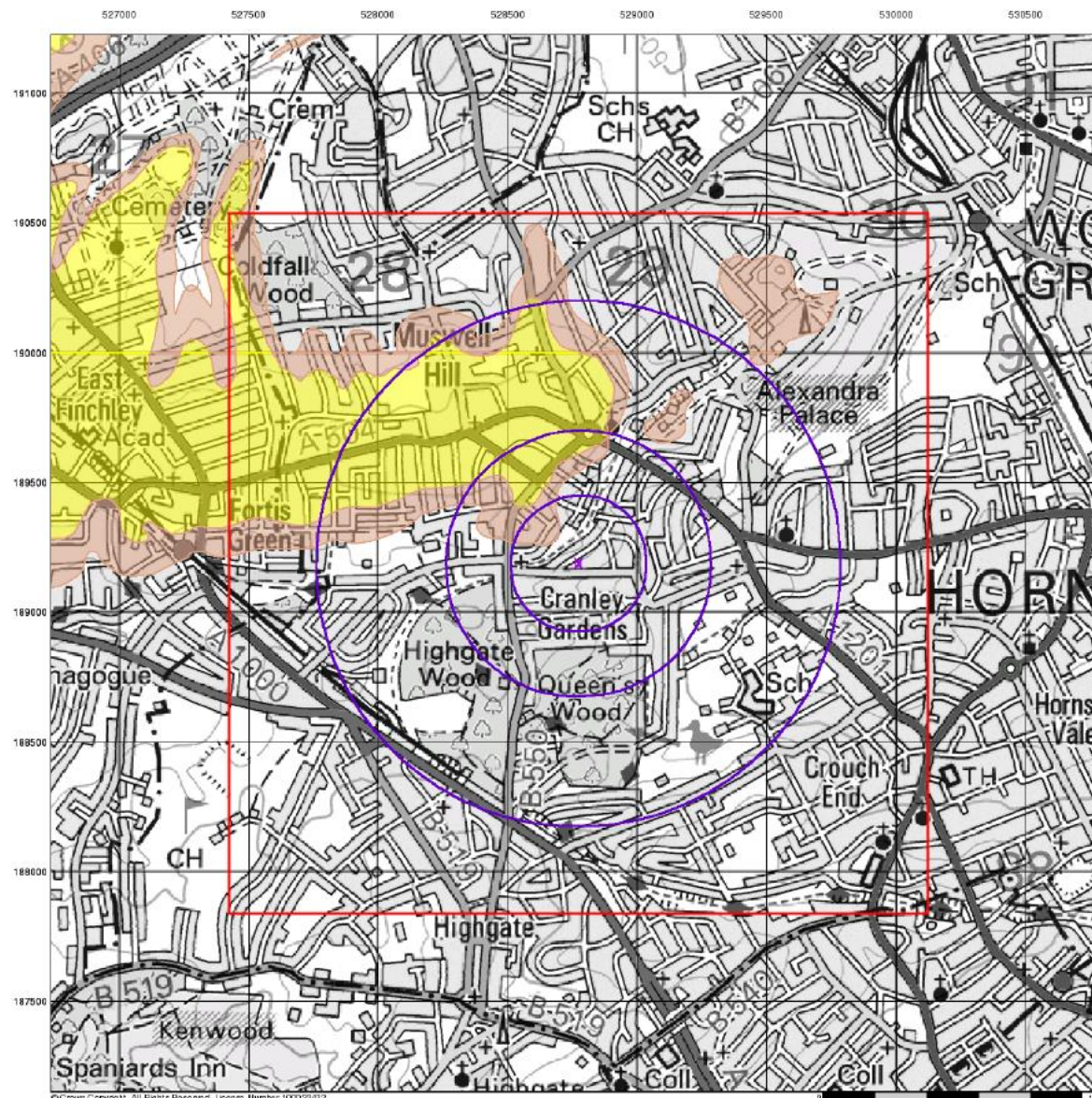
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Superficial Aquifer Designation

General

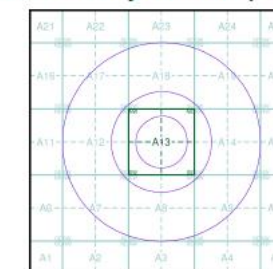
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- Specified Buffer(s)
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- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 299587444_1_1
 Customer Ref: 2367
 National Grid Reference: 528770, 189190
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details

10, Ellington Road, LONDON, N10 3DG

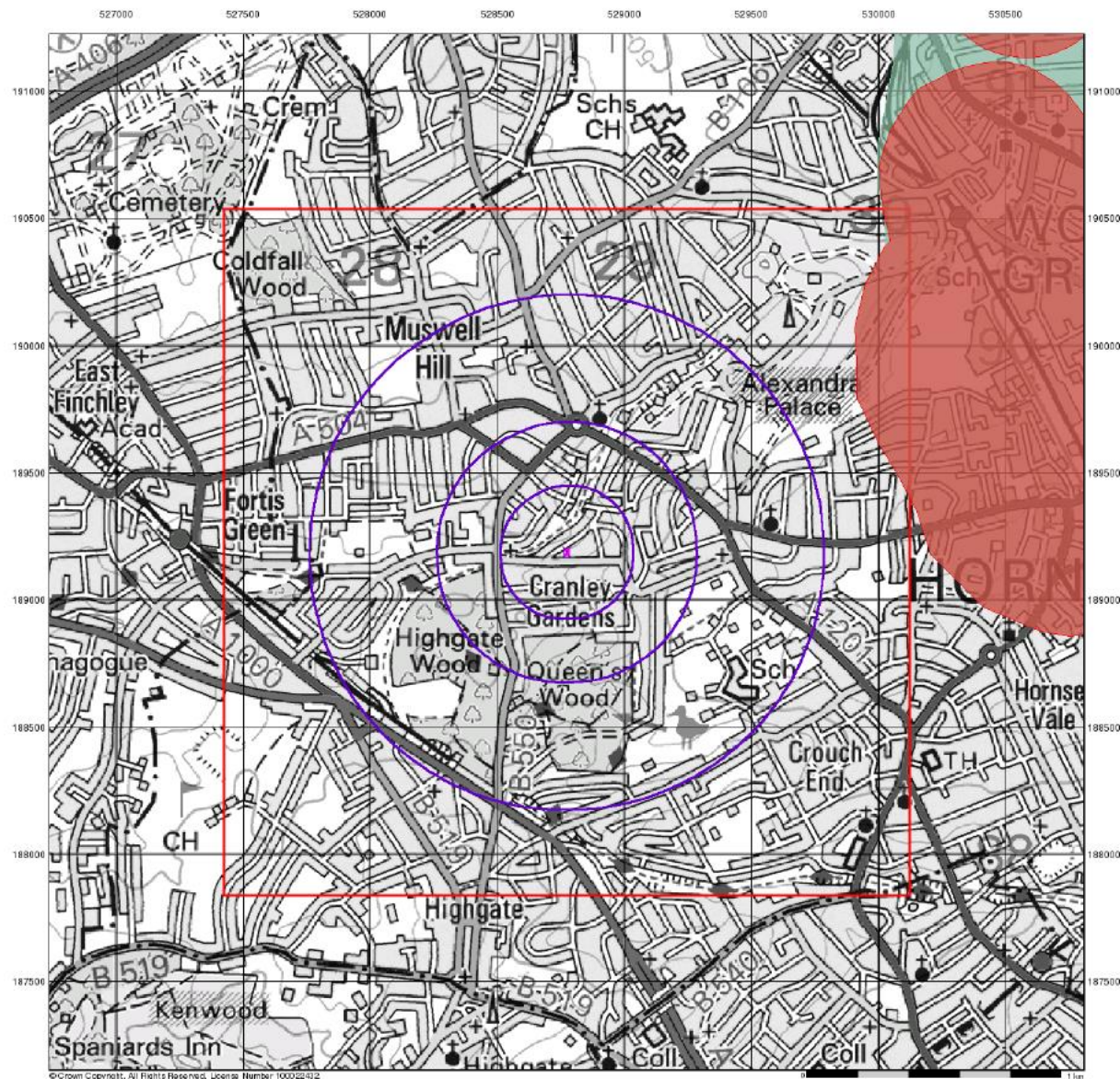
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Source Protection Zones

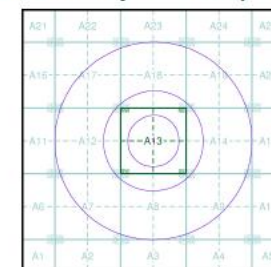
General

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

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 299587444_1_1
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 National Grid Reference: 528770, 189190
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 1000

Site Details

10, Ellington Road, LONDON, N10 3DG

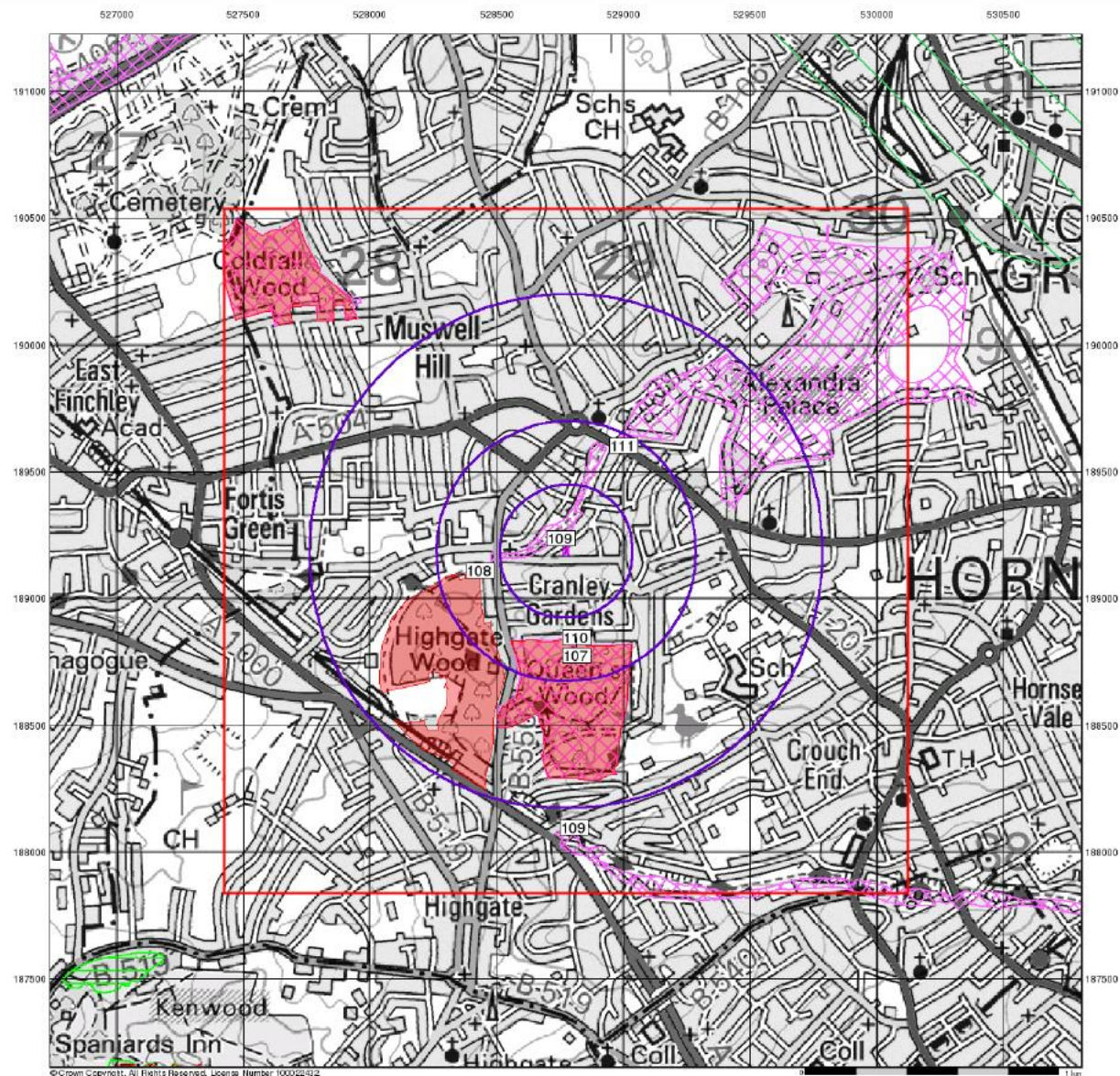
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General

Sensitive Land Uses

Site Sensitivity Context Map - Slice A



Order Details

Site Details



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