

PHASE 1 ENVIRONMENTAL REPORT
of a site at
CORNWALL ROAD, SOUTH TOTTENHAM
for
LONDON BOROUGH OF HARINGEY



**Contaminated
Land
Solutions**

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D		

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1 EXECUTIVE SUMMARY

Details	Summary	
Proposed Site Use	Residential with private gardens	
Current Site Use	Vacant plot	
Site History	Historical mapping shows that the site has previously been occupied by terraced houses, which were demolished in 1955, followed by a lock up garage block, which has now also been demolished.	
Surrounding Area	The surrounding area is mainly residential	
Environmental Setting	Geology	Superficial: NA Bedrock: London Clay
	Hydrogeology	Superficial: NA
		Bedrock: Unproductive Strata Source Protection Zone: SPZ2
Potential Contamination Sources	The site walkover, historical mapping and environmental searches have identified the following potential sources of contamination. • Former garage block • Potential demolition debris within the made ground (asbestos) • Hardcore beneath oversite hardstanding	
Risk Assessment Findings	Risk ratings of moderate or greater indicate potentially complete source-pathway-receptor linkages that can require further investigation and remedial measures. The following moderate or greater risks have been identified at the site. • Site users in direct contact with contaminated soil • Site users inhaling contaminated dust • Proposed buildings in contact with contaminated soil • Site users, neighbours and workers inhaling fibres (asbestos)	
Recommendations	Some preliminary intrusive environmental site investigation is recommended to determine if contamination is present on the property. 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			
		Residents & Site Users	Construction & Maintenance Operatives	Neighbours	Proposed Building
Sources	Former garage block	Moderate	Moderate / Low	Moderate / Low	Low
	Demolition debris within the made ground and hardcore beneath hardstanding	High	High	Moderate	Low
	Naturally occurring contaminants	Low	Low	Low	Moderate

2 BRIEF

Mr David Eldridge of Philip Plank Partnership requested a phase 1 environmental desk top study for a site at Cornwall Road, South Tottenham on behalf of The London Borough of Haringey .

The project scheme prepared on behalf of the London Borough of Haringey includes a “new build” element and an area of enhanced planting to existing planters in front of an existing residential block. The subject site for this report comprises the “new build” element of the scheme.

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

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

3 SITE VISIT

The site was first visited on Friday 7 April 2017. The weather was warm, dry and sunny. Access was available to all areas of the site and a visual inspection was undertaken.

A second site visit was undertaken on 25 November 2020. The weather was overcast with some light rain.

A photographic record was made during both visits and this is contained in appendix C.

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

4 SITE LOCATION

The site is situated on the eastern side of Cornwall Road just to the north of the junction with Newsam Avenue and Falmer Road. Ida Road lies to the east of the site. Refer to Figure 1.

The National Grid Reference for the approximate site centre is 532660 188970.

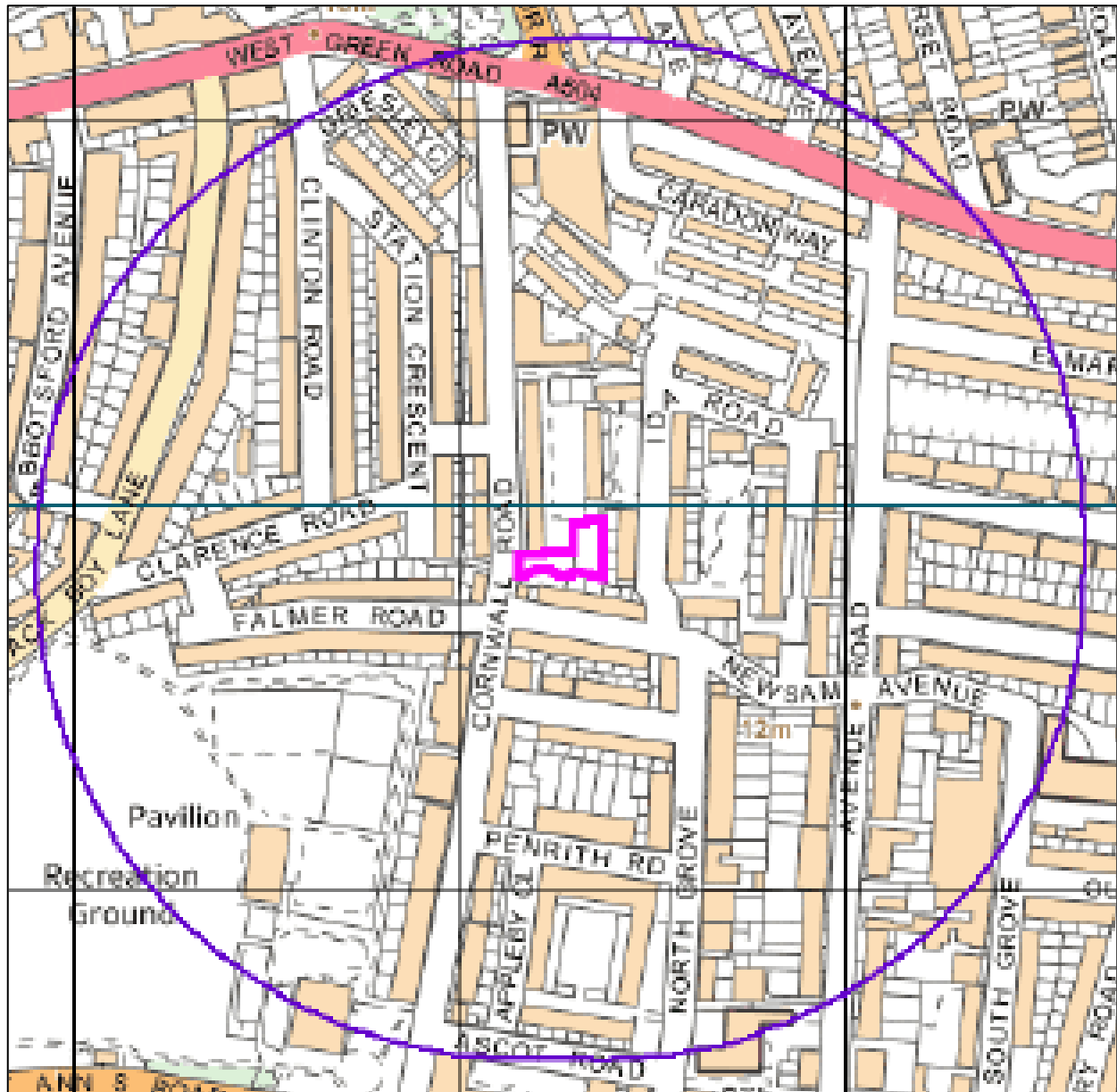


Figure 1: Site Location Plan

5 SITE DESCRIPTION

The site is an irregular shape in plan and covers an area of approximately 0.07ha.

Site visit – 7th April 2017

The site is separated into two sections. The western part of the site is generally flat with gentle downward gradients from south to north and from east to west. This part of the site is surfaced with blacktop and areas of concrete paving with manhole covers set in the surfacing. At the eastern edge is a concrete slab formerly the base of a garage block which is now partly demolished with the rear and flank walls remaining. In the southeast corner is an area occupied by the extended gardens of properties in Gorleston Road, which contains some mature trees. The eastern part of the site is flat and level and appears to have loose laid blacktop surfacing which has a covering of weeds and vegetation. There are planting beds along the east and west margins and with mature laurel trees in the eastern bed. There is a mature tree on the southern boundary and some self-planted saplings on the northern boundary.



View looking east across western part of the site

The northern boundary is formed by the edge of concrete hardstanding and grassed areas in front of the adjoining property, the flank wall of the adjoining property, a blockwork wall and the northern edge of the garage base slab, a free standing brick wall and a line of Heras fencing which adjoins the edge of a footpath and a small grassed area. The eastern boundary is formed mainly by a concrete panel fence with a short length of brick wall at the southern end. The southern boundary is formed by a line of concrete posts formerly part of a chain link fence, a chain link fence and a brick wall. The western

boundary is formed by a low brick wall and the edge of concrete hardstanding adjoining the back of footpath to Cornwall Road.

Beyond the site to the north are flats with communal landscaped areas and some private gardens. To the east of the site is an earth slope and a walkway and then the rear gardens of residential property in Ida Road. To the south are the rear gardens of residential property in Gorleston Road. To the west are the footway and roadway of Cornwall Road and then residential property with private gardens.

In the nearside footway of Cornwall Road there is a telegraph pole and British Telecom, gas, water, fire hydrant and street lighting services. In the roadway there are road gulleys, drainage manholes and gas and water services. In the far side footway there are CATV, British Telecom, gas and street lighting services.

The site lies in a residential area but within walking distance of local shops, travel facilities and recreation areas.

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



View looking north across eastern part of the site

Site Visit – 25 November 2020

The site was found to be essentially as described during the visit of 7 April 2017.

The site boundary was expanded slightly to include an area on the northwest corner of the site. This comprised an area of concrete hard standing and a raised brick planter containing two mature trees.

The only other change was on the eastern part of the site which was overgrown with weeds and brambles, some dumped domestic waste was noted and a small heap of asphalt, approximately 1m diameter.

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 comprising of Clay, Silt and Sand, which is described as the London Clay Formation.

No Superficial Deposits are shown to underlie the site.

6.2 Hydrogeology

The Environment Agency maps show the site to be located over Unproductive Strata.

The soils overlying the aquifers are classified as having negligible permeability due to there not being an underlying aquifer.

The Environment Agency maps show the site to be located within a source protection zone, SPZ 2, 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 watercourse to the site is 805m southeast of the site. The river is not considered to be 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 is not located within an area with potential for Groundwater flooding to occur.

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

6.4 Ground Stability Hazards

The Landmark reports show that an area of Worked Ground is located 382 metres to the southeast of the site. It is not considered that this would constitute any potential impacts to the site.

No other 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	No hazard
Compressible Ground	Very low
Ground Dissolution	No hazard
Landslide Ground	Very low
Running Sand Ground	No hazard
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.

However, should the development comprise a basement, the installation of radon protection measures should be considered during the design and implementation of the waterproofing scheme. This is due to basements being at a much higher risk of radon build up, whether or not they are situated in a radon hotspot.

6.7 Sensitive Land Use

Environmentally Sensitive Areas include Nitrate Sensitive Areas, Sites of Special Scientific Interest (SSSI's), Areas of Outstanding Natural Beauty (AONB), National Parks, National Nature Reserves, Special Areas of Conservation, Special Protection Areas and RAMSAR sites.

According to the Landmark Envirocheck Data, the site is not located on or close to any such Environmentally Sensitive Areas.

7 SITE HISTORY

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

The maps have been reviewed and items of interest and potential sources of contamination, both on the site and within the surrounding area up to 250 metres from the site boundary are noted hereunder.

Site Usage

First seen	Last seen	Description
1864	1879	Several terraced houses and back gardens are shown to occupy most of the site
1896	1938	Part of terraced house and garden is now shown on the west boundary and the full extent of site appears to comprise of houses and gardens.
1955	-	The site appears to be clear of buildings and is shown as open land
1979	1992	Two small structures are shown on the site, these are assumed to be lock-up garages
1996	Present	An elongate structure, possibly a wall/fence, is now shown adjacent to the existing structures

Surrounding Area

First seen	Last seen	Name	Direction	Distance (m)
1864	1913	Brook flowing East to West	S	9

First seen	Last seen	Name	Direction	Distance (m)
1896	1955	Railway Line	NE	101
1955	1973	Engineering Works	SW	72
1955	1973	Engineering Works	S	106
1955	-	Bedstead Factory	S	206
1955	-	Laundry	S	249
1955	-	Disinfectant Works	SE	209
1955	1973	Plastic Works	SE	200
1955	-	Clothing Works	SE	205
1955	-	Paint & Varnish Works	SE	216
1955	-	Engineering Works	N	129
1955	1999	Works – Soap	N	172
1955	1999	Clothing Works	N	204
1955	1999	Electricity substation	N	146
1973	1999	Electricity Substation	SE	225
1973	-	Works	S	203
1973	-	Works	S	182
1973	-	Works	S	172
1973	2003	Works	S	249
1973	1999	Engineering Works	N	140
1973	1999	Works	SE	205

8 PROPOSED DEVELOPMENT

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

An existing site plan is contained in appendix B.

9 POTENTIAL CONTAMINATION

9.1 General

From observations made during the site visit, 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 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. There are no superficial deposits within 1000m of the site.

9.2 Off Site Contamination

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

Description	Direction	Distance (m)
Local Authority Pollution Prevention & Controls:		
None identified.		
Category 1 and 2 Pollution Incidents to Controlled Waters:		
None identified.		
Prosecutions Relating to Authorised Processes:		
None identified.		
Substantiated Category 1 and 2 Pollution Incidents:		
None identified.		
Control of Major Accident Hazards Sites (COMAH) & Planning Hazardous Substance Consents		
None identified.		
Landfill and Other Waste Sites:		
None identified.		
Artificial Ground and Made Ground:		
None identified.	-	-

Historical and Current Land Uses:		
Description	Direction	Distance
Name: United Cleaning Services Location: 94, Black Boy Lane, London, N15 3AQ Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	W	205
Name: Jonathan Bernly Ltd Location: 23, South Grove, London, N15 5QG Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	SE	210

Name: Stockman Location: 23, South Grove, London, N15 5QG Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the address or location	SE	210
Name: Spic N Span Cleaning Co Location: 57, Black Boy Lane, London, N15 3AP Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	W	214
Name: Getdalook Location: 24, Black Boy Lane, London, N15 3AR Classification: Clothing & Fabrics - Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	NW	216
Name: Guney Motors Location: 28, Avenue Road, London, N15 5JH Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	SE	233
Name: Swann Joinery Location: 28, Avenue Road, London, N15 5JH Classification: Joinery Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the address or location Name: Gomex Ltd Location: B, 17, South Grove, London, N15 5QG Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	SE SE	233 245
Name: Hbs Motors Ltd Location: 196-198 West Green Rd, London, N15 5AG Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	NE	245

Name: Super Clean Location: 190, West Green Road, London, N15 5AG Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	NE	250

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 south east. This is assumed to be the general direction of the hydraulic gradient, therefore sources to the north east and within the near vicinity are considered to have the most potential to impact the site. However, there are no sources to the north west within 250m that would potentially impact the site. Some sources to the north have been identified including three former works and an electrical substation, but it is considered that they are too far away to significantly impact the site. Furthermore, the site is not underlain by an aquifer and therefore migration of contaminants to site would only occur via the perched water table, which is considered to be unlikely.

An area of potentially infilled land (water) was identified 9m south of the site and dated to 1896. The feature is considered too small to constitute any significant risk from ground gas. No other potential sources or pathways for 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:		

Description	Direction	Distance (m)
None identified.	-	-

A garage block was formerly on site. The parking facilities were 100% covered by hardstanding, however there is a small likelihood that the soil beneath the hardstanding could be impacted by car waste such as gasoline or motor oils due to some potential oil spillage from cars on site.

Review of historical maps indicated that several buildings were demolished around 1955. There is the possibility of contaminants including asbestos containing materials being present within demolition debris beneath the site, due to demolition of the former buildings or from imported hardcore used below the hardstanding.

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

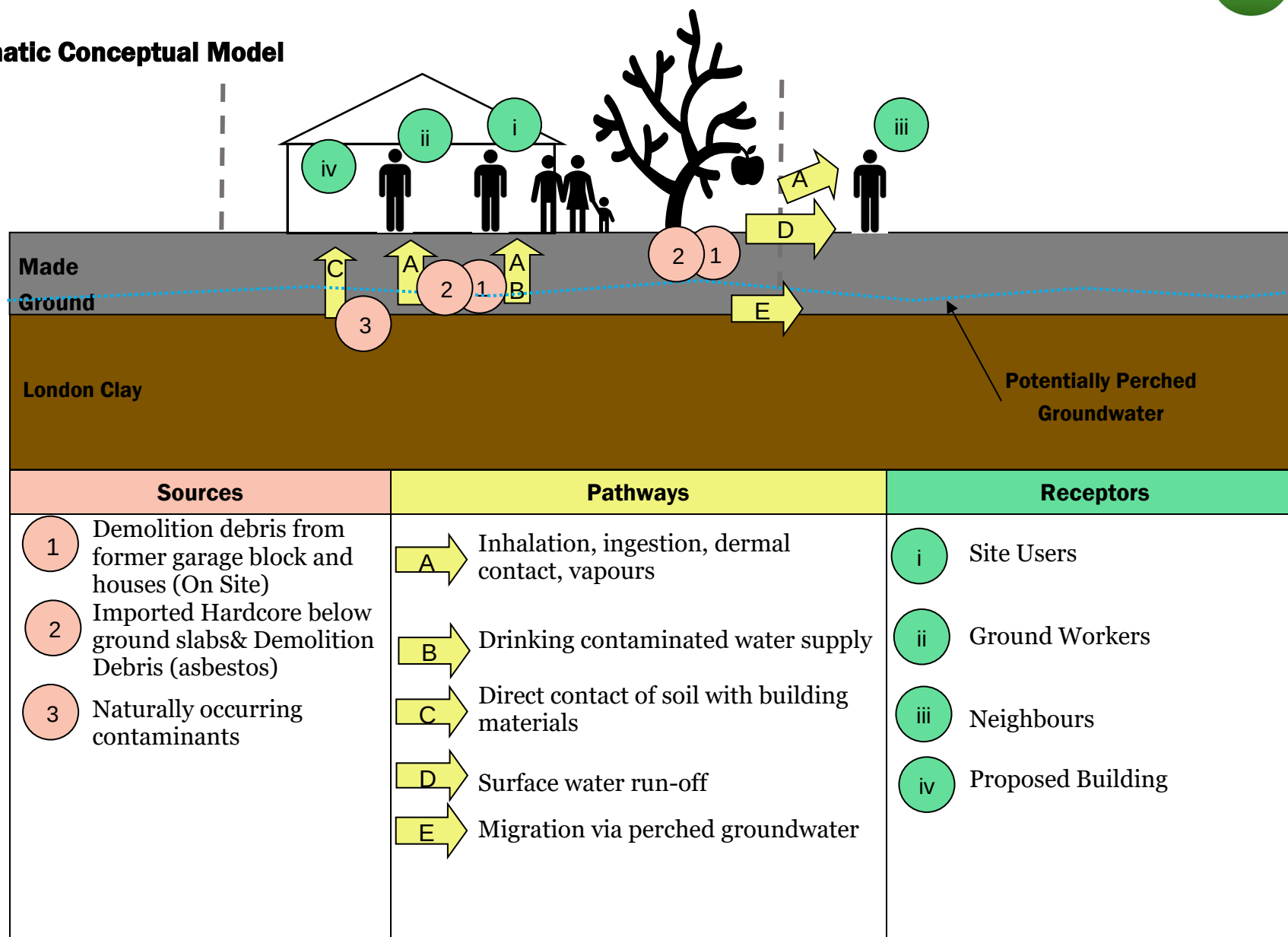
Due to the lack of any major development historically it is considered unlikely that there is a significant depth of fill material beneath the site, and therefore there is not considered to be an on-site source of ground gas.

Records of high explosive bombs have been identified in the surrounding area on The Bomb Sight project web-mapping tool, the nearest being 20 m to the north, 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. Hence, the risk of encountering UXO beneath this site is considered to be low. Caution should be exercised during ground works and a watch maintained for any unexpected items

9.4 Preliminary Conceptual Model

		Potential pathways											Comments on discounted 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 surface water features have been identified in the surrounding areas.
	Aquifer									N			No aquifer underlies the subject site and the surrounding area.

Schematic Conceptual Model



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 garage block	Metals Hydrocarbons PAHs	Residents & Site Users	Dermal contact	Medium	Likely	Moderate risk	Contamination testing
			Inhalation of vapours, indoors and outdoors	Medium	Low likelihood	Moderate/Low risk	
			Soil Ingestion	Medium	Low likelihood	Moderate/Low risk	
			Inhalation of contaminated dust	Medium	Likely	Moderate risk	
			Drinking of water from supply impacted by contaminated soil	Medium	Low likelihood	Moderate/Low risk	It is recommended that this report is provided to the water supplier with a request for the testing, if any, that they require.

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

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Former garage block	Metals Hydrocarbons PAHs	Maintenance Operatives	Dermal contact	Minor	Likely	Low risk	Information to be contained in site Health & Safety Plan. Services to be laid in clean imported fill.
			Inhalation of vapours, indoors and outdoors	Minor	Low likelihood	Very low risk	
			Soil Ingestion	Mild	Low likelihood	Low risk	
			Inhalation of contaminated dust	Mild	Likely	Moderate/Low risk	
		Neighbours	Inhalation of vapours, in & outdoors	Mild	Low likelihood	Low risk	No action required
			Inhalation of contaminated dust (during works)	Mild	Likely	Moderate/Low risk	Contamination testing. Appropriate dust control measures during construction.
			Inhalation of contaminated dust (post works)	Mild	Low likelihood	Low risk	No action required
			Surface water run-off	Mild	Low Likelihood	Low risk	
			Migration via perched groundwater	Mild	Unlikely	Very low risk	

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Demolition debris within the made ground, imported hardcore below hardstanding	Asbestos	Residents & Site Users	Inhalation	Severe	Low likelihood	Moderate risk	Contamination testing
		Construction operatives		Severe	Likely	High risk	Any debris from earlier demolition found during site strip is to be inspected for asbestos by a suitably experienced contractor.
		Maintenance Operatives		Severe	Low likelihood	Moderate risk	Information to be contained in site Health & Safety Plan. Services to be laid in clean imported fill.
		Neighbours		Severe	Low likelihood	Moderate risk	Contamination testing and 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 current or former usage of the property is a potential cause of contamination it is recommended that some site investigation should be undertaken based upon the requirements of BS 10175 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 PAHs.

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

11.2 Site Preparation

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

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

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

11.3 External Works

In regard to water supply reference should be made to the UK Water Industry Research (UKWIR) publication *"Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites"* (Ref 10/WM/03/21; the 'UKWIR Guidance'). This document provides guidance to ensure that water quality is safeguarded by identifying suitable pipe materials and components to be used below ground in potentially contaminated sites. 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 Some adjacent gardens to the south have been extended to occupy part of the site.

13 CONCLUSIONS

Based upon the information currently available, there would appear to be a 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 the former garage lock ups, potential demolition debris within the made ground and hardcore below hardstanding.

13.2 Study of the historical maps indicate that terraced houses occupied the site until 1955 when they were demolished. A lock up garage block subsequently occupied the site and has been partially demolished.

13.3 The site walkover identified the following to be present on site, the base of the former garage block, a small amount of domestic waste and a small heap of asphalt.

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 Some adjacent gardens to the south have been extended to occupy part of the site.

13.7 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.

13.8 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.

13.9 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.

13.10 If a significant volume of 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.

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

14 REFERENCES

- Card, G. B., Wilson, S., & Mortimer, S. (2012). *A Pragmatic Approach to Ground Gas Risk Assessment*. London, UK: Contaminated Land: Applications in Real Environments.
- Environment Agency. Land Contamination Risk Management (LCRM).
- Environment Agency. (2013). *Groundwater protection: principles and practice (GP3)*. Bristol: Environment Agency.
- Environment Agency. (2013). *Waste Sampling and Testing for Disposal to Landfill*. Bristol, UK: EA.
- Health and Safety Executive in the United Kingdom. (2012). *The Control of Asbestos Regulations 2012*.
- NHBC and Environment Agency. (2008). *Guidance for the Safe Development of Housing on Land Affected by Contamination*. NHBC and Environment Agency.
- UK Water Industry Research Ltd. (2010). *Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites*. UKWIR.
- Wilson, S., Oliver, S., Mallet, H., Hutchings, H., & Card, G. (2007). *CIRIA Report C665. Assessing risks posed by hazardous gases to buildings*. London, UK: Construction Industry Research and Information Association.

This document has been prepared for the titled project and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and the prior written authority of GO Contaminated Land Solutions Ltd being obtained. No responsibility or liability is accepted for the consequences of this document being used for a purpose other than that for which it was commissioned. Any person using or relying on this document for such other purpose will by such use or reliance be taken to confirm his agreement to indemnify GO Contaminated Land Solutions Ltd for all loss or damage resulting therefrom. GO Contaminated Land Solutions Ltd accepts no responsibility or liability for this document to any party other than The London Borough of Haringey by whom it was commissioned.



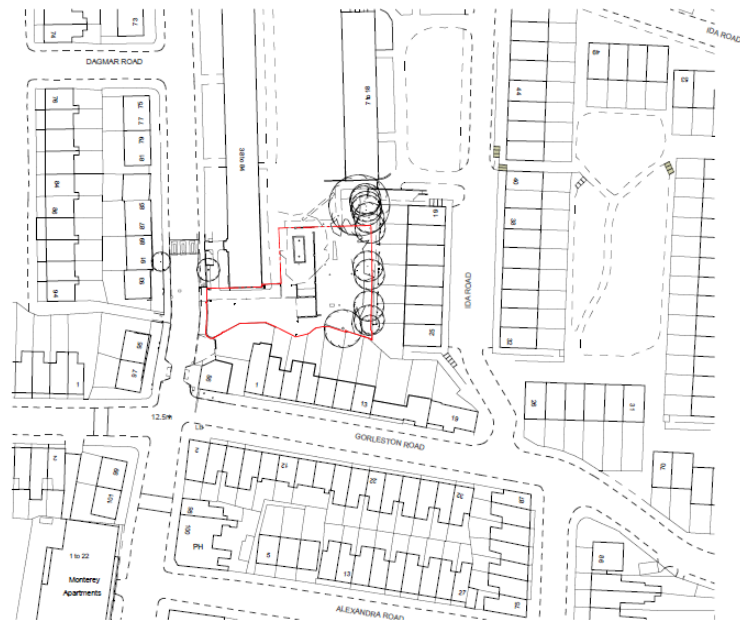
Appendix A – Site Location Plan



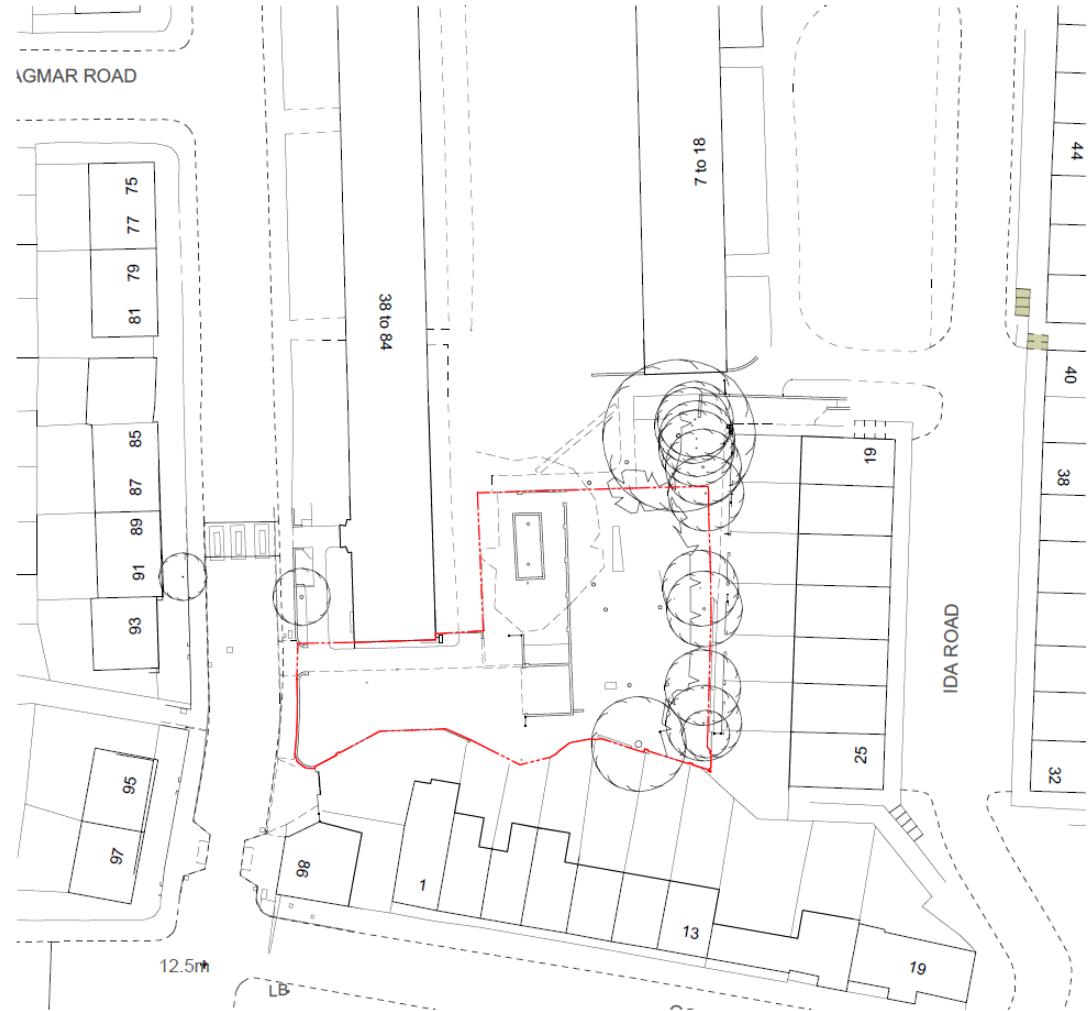
**2001-P1E-1-B: Cornwall Road, South Tottenham
London Borough of Haringey**



Appendix B – Existing & Proposed Site Plans



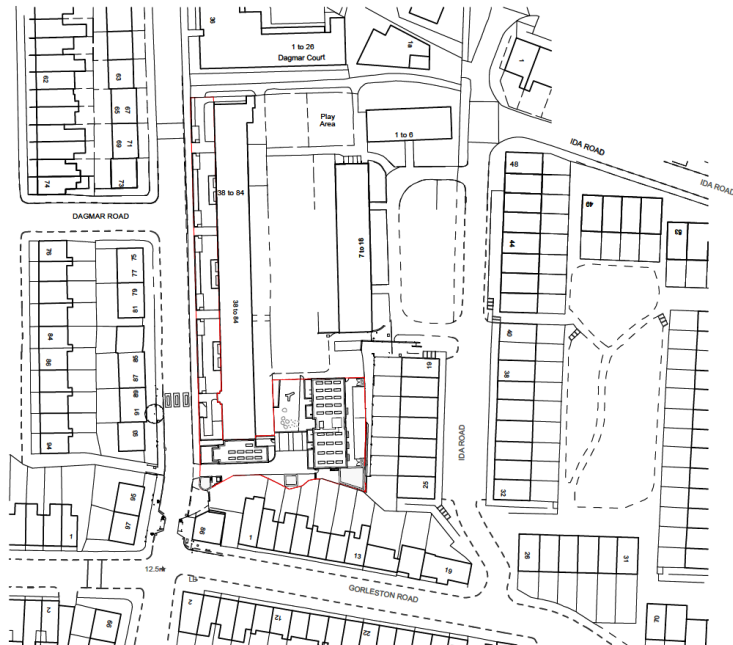
01 EXISTING LOCATION PLAN
001 1:1250



02 EXISTING BLOCK PLAN
001 1:500

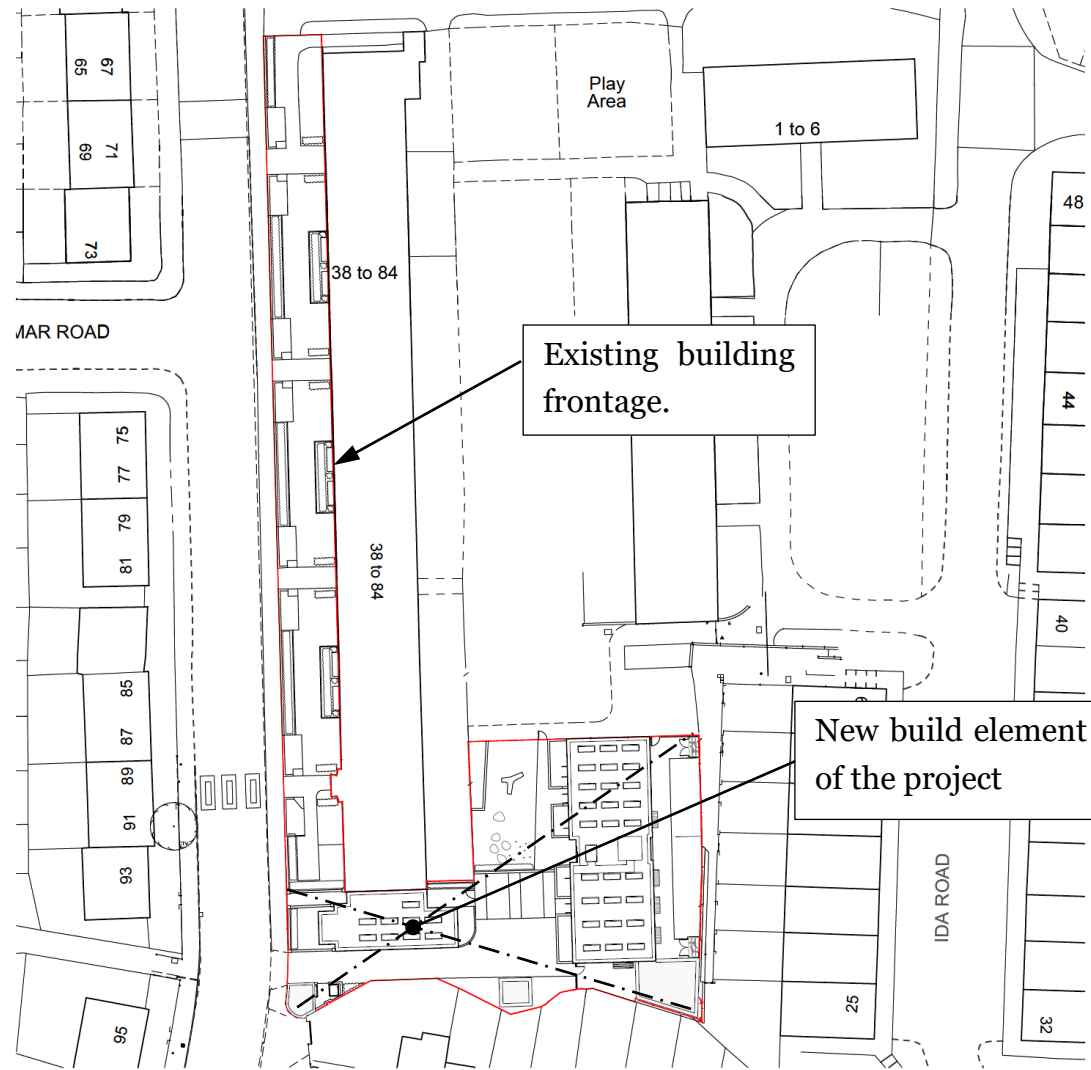
CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION PLOT SIZE: A3	NOTES: SCALE: 1:1250/1:500 @ A3  SCALE BAR 1:1250 0 25 50 SCALE BAR 1:500 0 10 20	A03	16.10.2020	ISSUE FOR COMMENT	AL	CP
		A02	05.12.2019	ISSUED FOR PRE APP	AL	CP
		A01	05.11.2019	ISSUED FOR COMMENT	AL	CP
		REV	DATE	DESCRIPTION	DRN	CHK
		REVISION HISTORY				
PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 001 DRAWING TITLE: EXISTING LOCATION PLAN EXISTING BLOCK PLAN SCALE @ A3: 1:1250 / 500 REV: A03						
 Unit One Architects Ltd First Floor, 27 Holywell Row, London, EC2A 4JB t: 0207 183 1456, f: 0207 183 1457 studio@unit1architects.com, unit1architects.com						

**2001-P1E-1-B: Cornwall Road, South Tottenham
London Borough of Haringey**



01 PROPOSED LOCATION PLAN
1:1250

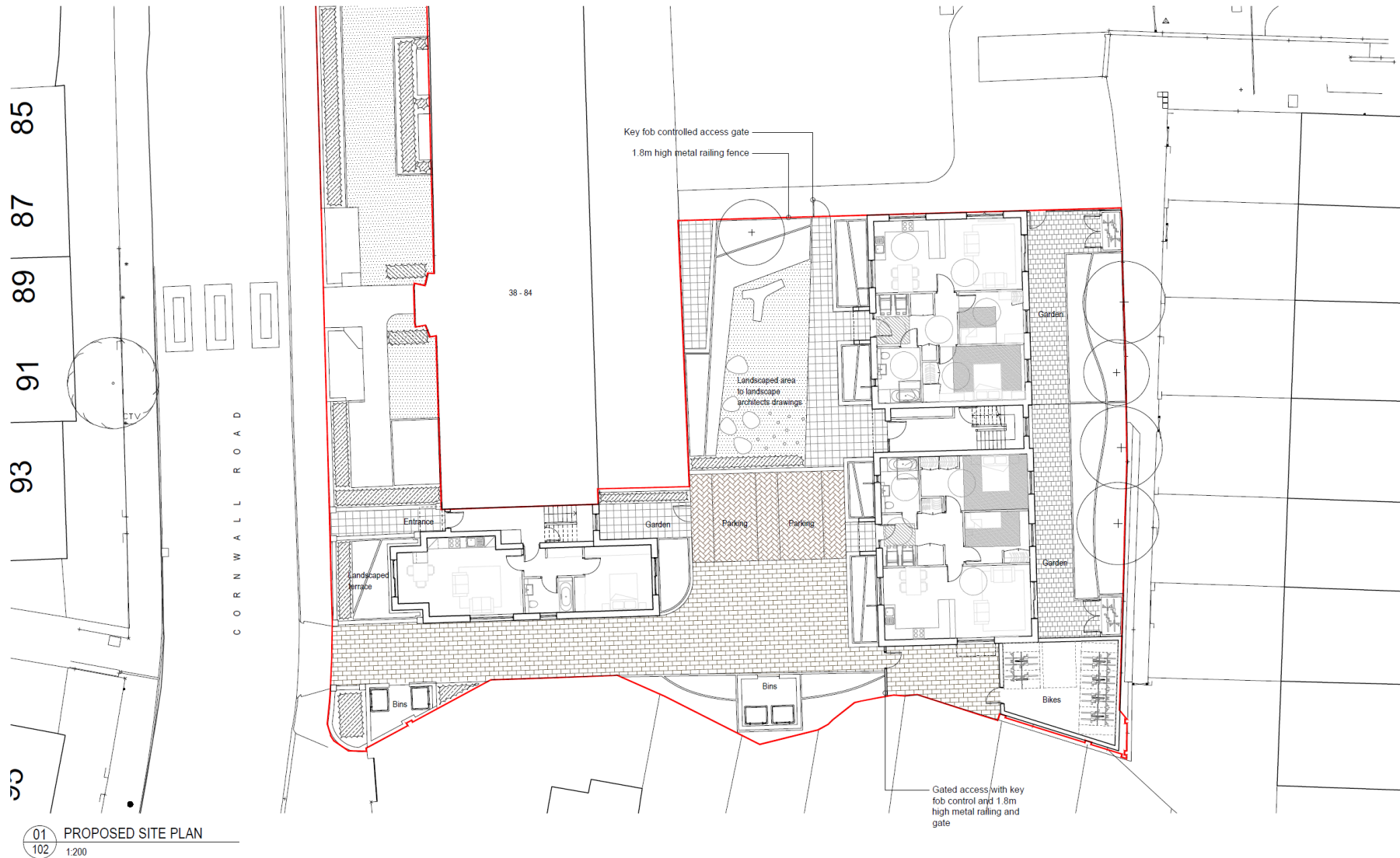
It should be noted that this report refers to the new build element of the project and does not include the existing building frontage.



02 PROPOSED BLOCK PLAN
1:500

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION PLOT SIZE: A3	NOTES: SCALE: 1:1250/1:500 @ A3	SCALE BAR 1:1250 0 25 50 SCALE BAR 1:500 0 10 20	REV DATE DESCRIPTION	REVISION HISTORY	PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 101	DRAWING TITLE: PROPOSED LOCATION PLAN PROPOSED BLOCK PLAN SCALE @ A3: 1:1250 / 500 REV: A04	UNIT Unit One Architects Ltd First Floor, 27 Holywell Row, London, EC2A 4JB t: 0207 183 1456, f: 0207 183 1457 studio@unit1architects.com, unit1architects.com
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**2001-P1E-1-B: Cornwall Road, South Tottenham
London Borough of Haringey**



CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION PLOT SIZE: A3	NOTES: SCALE: 1:200 @ A3 02m4m 	A11	24.11.2020	ISSUED FOR COMMENT	AL	CP	PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 102	DRAWING TITLE: PROPOSED SITE PLAN SCALE @ A3: 1:200 REV: A11	UNIT Unit One Architects Ltd The Junction, Station Road, Watford, WD17 1EU t: 0207 183 1456 e: studio@unit1architects.com www.unit1architects.com
		A10	05.11.2020	UPDATED LANDSCAPING	AL	CP			
		A09	30.07.2020	ISSUED FOR COMMENT	VL	CP			
		A08	27.02.2020	ISSUED FOR COMMENT	AL	CP			
		A07	26.02.2020	ISSUED FOR COMMENT	AL	CP			
		A06	19.02.2020	ISSUED FOR COMMENT	AL	CP			
		A05	29.01.2020	ISSUED FOR COMMENT	AL	CP			
		A04	05.12.2019	ISSUED FOR PRE APP	AL	CP			
		A03	20.11.2019	ISSUED FOR COMMENT	AL	CP			
		A02	05.11.2019	ISSUED FOR COMMENT	AL	CP			
A01	23.10.2019	ISSUED FOR COMMENT	NP	CP					
REV		DATE	DESCRIPTION	DRN	CHK				
REVISION HISTORY									

2001-P1E-1-B: Cornwall Road, South Tottenham
London Borough of Haringey



Appendix C – Photographs

First site Visit – April 7th 2017



View looking east towards site entrance from far side of Cornwall Road



View looking north along Cornwall Road



View looking south along Cornwall Road



View looking north along western boundary



View looking south along western boundary



View looking north east from south west corner of western part



View looking west along northern boundary from north east corner of western part



View looking south west from north east corner of western part



View looking south from north east corner of western part



View looking north west from south east corner of western part



View looking south towards western part from north west corner of eastern part



View looking south from north west corner of eastern part



View looking south east from north west corner of eastern part



View looking east along northern boundary from northwest corner of eastern part



View looking north from south east corner of eastern part



View looking north west from south east corner of eastern part



View looking west along southern boundary from south east corner of eastern part



View looking towards extended gardens in south east corner of western part

Second site visit – 25 November 2020



View East from Cornwall Rd



View East from West end of site showing garden fences extending across the Site



View Southeast across East part of Site



View North from Site



View Southwest into corner of east part of site showing garden fences extending into the Site



View North across Northwest part of Site



View South, from grounds behind existing building, towards Site



View South into brick structure in middle of Site



Appendix D – Landmark Report Extracts

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

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility					n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				2
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 1			3	9
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 3				Yes
Pollution Incidents to Controlled Waters					
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances	pg 3				1
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 3				2 (*37)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 12	Yes	n/a	n/a	n/a
Drift Deposits			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 12	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones	pg 13	1		1	
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
Detailed River Network Lines					n/a
Detailed River Network Offline Drainage					n/a

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 14			1	2
Local Authority Landfill Coverage		1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 14			1	2
Potentially Infilled Land (Water)	pg 14		2		4
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites	pg 15				1
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 16	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry					
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry	pg 16		Yes	Yes	Yes
BGS Urban Soil Chemistry Averages	pg 19	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 19	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 19	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards				n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 19	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 20		16	54	286
Fuel Station Entries	pg 49			2	4
Points of Interest - Commercial Services	pg 50		8	20	56
Points of Interest - Education and Health	pg 57			1	4
Points of Interest - Manufacturing and Production	pg 57		8	12	61
Points of Interest - Public Infrastructure	pg 64			5	6
Points of Interest - Recreational and Environmental	pg 65		3	8	33
Gas Pipelines					
Underground Electrical Cables	pg 69		10	14	24

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 102 Location: Green Lanes - Nlars Point 21 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: 27th December 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(S)	1975	3	532340 187010
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 101 Location: Green Lanes - Nlars Point 21 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	(S)	1975	3	532340 187010
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 100 Location: Green Lanes - Nlars Point 21 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 275000 Yearly Rate (m3): 55000000 Details: Aggregated Volume From 35 Sites Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 26th June 1995 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(S)	1975	3	532340 187010
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0152E Permit Version: Not Supplied Location: Green Lanes, STOKE NEWINGTON Authority: Environment Agency, Thames Region Abstraction: Public Water Supply Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 6000 Yearly Rate (m3): 1 Details: Also Artificial Recharge. Annual Total Aggregated To Another Licence; Licence Status: Expired 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	(S)	1991	3	532300 187000
	Groundwater Vulnerability Soil Classification: Not classified Map Sheet: Sheet 40 Thames Estuary Scale: 1:100,000	A13SE (SE)	0	3	532655 188974
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13SE (SE)	0	2	532655 188974

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Superficial Aquifer Designations No Data Available				
16	Source Protection Zones Name: Various Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater.	A13SE (SE)	0	3	532655 188974
17	Source Protection Zones Name: Various Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source.	A13SE (S)	298	3	532717 188668
	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				
	Detailed River Network Lines None				
	Detailed River Network Offline Drainage None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	Licensed Waste Management Facilities (Locations) Licence Number: 80747 Location: 1a Blackboy Lane, Tottenham, London, N15 3AP Operator Name: 2 B's Motorcycles Ltd Operator Location: Not Supplied Authority: Environment Agency - Thames Region, North East Area Site Category: Metal Recycling Sites (Vehicle Dismantlers) Licence Status: Revoked Issued: 11th June 2007 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: 18th February 2014 Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	271	3	532456 189180
19	Licensed Waste Management Facilities (Locations) Licence Number: 401116 Location: 6-40 Dumford Street, Tottenham, London, N15 5NQ Operator Name: Dumford Street Car Dismantlers & Breakers Limited Operator Location: Not Supplied Authority: Environment Agency - Thames Region, North East Area Site Category: Vehicle Depollution Facility <5000 tps Licence Status: Issued Issued: 8th February 2015 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9NE (SE)	774	3	533331 188553
19	Licensed Waste Management Facilities (Locations) Licence Number: 80339 Location: Breakers Yard, Dumford Street, Tottenham, London, N15 5NQ Operator Name: Howe Ronald George Operator Location: Not Supplied Authority: Environment Agency - Thames Region, North East Area Site Category: Metal Recycling Sites (Vehicle Dismantlers) Licence Status: Revoked Issued: 5th June 1997 Last Modified: Not Supplied Expires: Not Supplied Suspended: 26/08/2004 00:00:00 Revoked: 19th July 2007 Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9NE (SE)	775	3	533330 188550
	Local Authority Landfill Coverage Name: London Borough of Haringey - Has supplied landfill data		0	5	532655 188974
	Local Authority Landfill Coverage Name: London Borough of Hackney - Has no landfill data to supply		987	6	532789 187982
20	Potentially Infilled Land (Non-Water) Bearing Ref: SE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1990	A14SW (SE)	411	8	533013 188730
21	Potentially Infilled Land (Non-Water) Bearing Ref: S Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1990	A8SW (S)	824	8	532597 188140
22	Potentially Infilled Land (Non-Water) Bearing Ref: SW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1990	A7SE (SW)	997	8	532069 188140
23	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A13SE (S)	9	8	532657 188954
24	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1952	A13SW (SW)	235	8	532447 188817

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Urban Soil Chemistry Averages Source: British Geological Survey, National Geoscience Information Service Sample Area: London Count Id: 7209 Arsenic Minimum Concentration: 1.00 mg/kg Arsenic Average Concentration: 17.00 mg/kg Arsenic Maximum Concentration: 161.00 mg/kg Cadmium Minimum Concentration: 0.10 mg/kg Cadmium Average Concentration: 0.90 mg/kg Cadmium Maximum Concentration: 165.20 mg/kg Chromium Minimum Concentration: 13.00 mg/kg Chromium Average Concentration: 79.00 mg/kg Chromium Maximum Concentration: 2094.00 mg/kg Lead Minimum Concentration: 11.00 mg/kg Lead Average Concentration: 280.00 mg/kg Lead Maximum Concentration: 10000.00 mg/kg Nickel Minimum Concentration: 2.00 mg/kg Nickel Average Concentration: 28.00 mg/kg Nickel Maximum Concentration: 506.00 mg/kg	A13SE (SE)	0	2	532655 188974
	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 (SE)	0	2	532655 188974
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	2	532655 188974
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	2	532655 188974
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	2	532655 188974
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	2	532655 188974
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	2	532655 188974
	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 (SE)	0	2	532655 188974
	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 (SE)	0	2	532655 188974

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	Contemporary Trade Directory Entries Name: Dama Style Ltd Location: Unit 3, 103-143, Cornwall Road, London, N15 5AX Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	72	-	532588 188905
30	Contemporary Trade Directory Entries Name: Chatti Ltd Location: Unit 4, 103-143, Cornwall Road, London, N15 5AX Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	72	-	532588 188905
30	Contemporary Trade Directory Entries Name: Slickcharm Location: Unit 1B, 103-143, Cornwall Road, London, N15 5AX Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	72	-	532588 188905
31	Contemporary Trade Directory Entries Name: Mark David Rutter Location: 55, Avenue Road, London, N15 5JG Classification: Boilers - Servicing, Replacements & Repairs Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (SE)	141	-	532795 188891
32	Contemporary Trade Directory Entries Name: Best Motors Coachworks Ltd Location: 247, West Green Road, London, N15 5ED Classification: Mot Testing Centres Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (N)	163	-	532672 189154
33	Contemporary Trade Directory Entries Name: Unique Express Services Location: 6, Penrith Road, London, N15 5QY Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	166	-	532645 188798
34	Contemporary Trade Directory Entries Name: United Cleaning Services Location: 94, Black Boy Lane, London, N15 3AQ Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (W)	205	-	532428 188948
35	Contemporary Trade Directory Entries Name: Jonathan Bemly Ltd Location: 23, South Grove, London, N15 5QG Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	210	-	532854 188855
35	Contemporary Trade Directory Entries Name: Stockman Location: 23, South Grove, London, N15 5QG Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	210	-	532854 188855
35	Contemporary Trade Directory Entries Name: Gomex Ltd Location: B, 17, South Grove, London, N15 5QG Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	245	-	532870 188815
36	Contemporary Trade Directory Entries Name: Spic N Span Cleaning Co Location: 57, Black Boy Lane, London, N15 3AP Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	214	-	532432 189049
37	Contemporary Trade Directory Entries Name: Getdalook Location: 24, Black Boy Lane, London, N15 3AR Classification: Clothing & Fabrics - Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	216	-	532482 189129

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
38	Contemporary Trade Directory Entries Name: Guney Motors Location: 28, Avenue Road, London, N15 5JH Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	233	-	532822 188782
38	Contemporary Trade Directory Entries Name: Swann Joinery Location: 28, Avenue Road, London, N15 5JH Classification: Joinery Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	233	-	532822 188782
39	Contemporary Trade Directory Entries Name: Hbs Motors Ltd Location: 196-198 West Green Rd, London, N15 5AG Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	245	-	532838 189173
39	Contemporary Trade Directory Entries Name: Super Clean Location: 190, West Green Road, London, N15 5AG Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	250	-	532846 189172
40	Contemporary Trade Directory Entries Name: Trafford Ltd Location: Unit 4b, 266, St. Ann's Road, London, N15 5BN Classification: Bags, Belts & Accessories - Manufacturers & Suppliers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (S)	257	-	532620 188706
40	Contemporary Trade Directory Entries Name: Shell (UK) Ltd Location: Unit 4b, 266, St. Ann's Road, London, N15 5BN Classification: Petrol Filling Stations - 24 Hour Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (S)	257	-	532620 188706
40	Contemporary Trade Directory Entries Name: Fashioncrown Location: 266 St. Anns Rd, London, N15 5BN Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (S)	257	-	532620 188706
40	Contemporary Trade Directory Entries Name: A M Electricals Location: Flat 11, Turners Court, 168, Cornwall Road, London, N15 5AH Classification: Electrical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	285	-	532643 188678
41	Contemporary Trade Directory Entries Name: Cranleigh Garage Location: Cranleigh Garage, 63a, Cranleigh Road, London, N15 3AH Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	279	-	532353 188980
42	Contemporary Trade Directory Entries Name: K A Enterprises Ltd Location: St. Ann's Rd, London, N15 5BN Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13SW (SW)	300	-	532532 188680
43	Contemporary Trade Directory Entries Name: Dampcoursing Ltd Location: 10-12, Dorset Road, London, N15 5AJ Classification: Damp & Dry Rot Control Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (NE)	303	-	532867 189224
44	Contemporary Trade Directory Entries Name: Chris Sewing Machines Location: 8, Vicarage Parade, West Green Road, London, N15 3BL Classification: Sewing Machines - Industrial Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	311	-	532416 189198



Appendix E – Historical Maps

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