

PHASE 1 ENVIRONMENTAL REPORT
of a site at
39-41 ANTILL ROAD, SEVEN SISTERS, LONDON
BOROUGH OF HARINGEY, LONDON N15 4AS
for
LONDON BOROUGH OF HARINGEY

Contaminated Land Solutions

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1 EXECUTIVE SUMMARY

Details	Summary	
Proposed Development	Residential with soft landscaping	
Current Site Use	Parking and storage area	
Site History	Occupied by two terraced house until 1979, when these were shown as demolished.	
Surrounding Area	Residential and commercial use	
Environmental Setting	Geology	Superficial: Enfield Silt Member Bedrock: London Clay Formation
	Hydrogeology	Superficial: Unproductive Stratum Bedrock: Unproductive Stratum
		Source Protection Zone: SPZ2
Potential Contamination Sources	The site walkover, historical mapping and environmental searches have identified the following potential sources of contamination. - On-site source: current site use as parking facility, potential demolition waste and unknown nature of filling material within the made ground - Off-site source: adjacent engineering works, electrical substation and garage services.	
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 and workers inhaling contaminated dust - Site users, neighbours and workers inhaling fibres (asbestos)	
Recommendations	Some preliminary intrusive environmental site investigation is recommended to determine if contamination is present on the property. It is recommended that this report is provided to the water supplier with a request for the testing, if any, that they require. It is considered that provided the recommendations of this report are implemented there is no increased risk to human health from redevelopment of the site for the proposed use.	

Risk Summary

Very Low	Low	Moderate / Low	Moderate	High
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		Receptors			
		Residents & Site Users	Construction & Maintenance Operatives	Neighbours	Proposed Building
Sources	Current site use and off-site source of contamination				
	Unknown nature of fill material beneath hardstanding (asbestos)				
	Naturally occurring contaminants				

2 BRIEF

Mr S Cavanagh and Mr S Jackson of Sanctuary Group requested a phase 1 environmental desk top study for a site at 39-41 Antill Road, Seven Sisters, London Borough of Haringey, London N15 4AS. Sarah Brind of Sanctuary requested that this report be reassigned to the London Borough of Haringey.

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

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

3 SITE VISIT

The site was visited on Thursday 9 March 2017. the weather was dry, sunny and clear. Access was available to all areas of the site and a visual inspection was undertaken. A photographic record was made during the visit and this is contained in appendix B.

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

4 SITE LOCATION

The site is situated on the north-eastern side of the Seven Sisters area, within the London Borough of Haringey. It lies south-west of the junction between Tynemouth Road and Antill Road. Refer to Figure 1.

The National Grid Reference for the approximate site centre is 533997 189208.

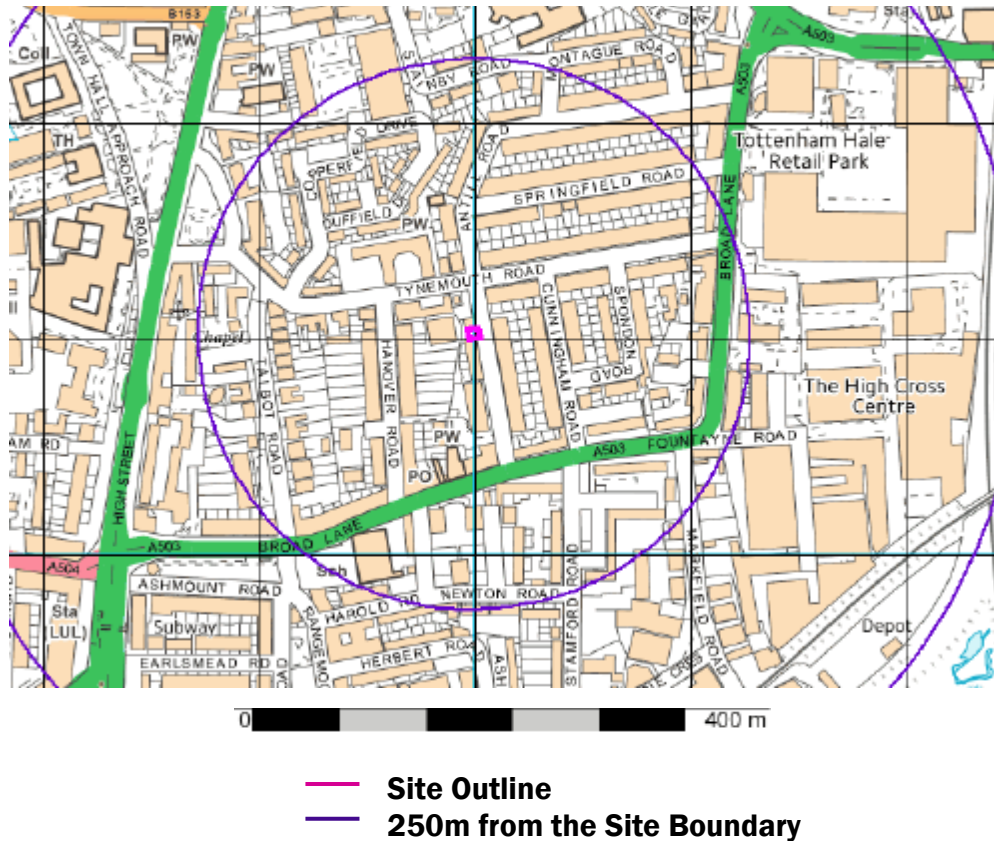


Figure 1: Site Location Plan

5 SITE DESCRIPTION

The site is located between two traditional terraced houses and the front of the site is secured with a timber hoarding. The site is currently used as a temporary storage area: cardboard scraps, wooden boards and timber waste are across the site and a white container is on the southern part. Blacktop hardstanding covers the middle of the site with a raised concrete paving, approximately one metre wide, all along the southern, western and northern boundary. A narrow strip of soft landscaping is along the western boundary.

The northern boundary is formed by a four-foot brick front garden wall and the flanking brick wall of the terraced house. The western boundary is formed by a high wire mesh and a thick wall made by concrete blocks, approximately 2 meters high. The southern boundary is formed by the flanking brick wall of a terraced house. The eastern boundary is defined by the pavement along the west side of Antill Road.

Beyond the northern and the southern boundary there are two typical terraced houses. Beyond the eastern boundary there is Antill Road and some houses opposite. Beyond the western boundary there is a light industrial site with a front courtyard and a two-storey building constructed in profiled steel cladding and roofing.

An electrical substation and an air shaft for the Victoria Line are located approximately 35 m to the north, on the south-western side of the junction between Tynemouth Road and Antill Road.

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



Photograph 1: View of the site, view from Antill Road towards west.

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 superficial deposits comprising clay and silt which is described as Enfield Silt Member.

The superficial deposits are underlain by bedrock comprising clay, silt and sand described as London Clay Formation.

6.2 Hydrogeology

The Environment Agency maps show the site to be located over Unproductive Strata either in the superficial or drift deposits and in the bedrock

While the site does not lie over an aquifer in the superficial stratum it is within 214m of an aquifer in the superficial stratum, classified as Secondary Undifferentiated Aquifer.

Secondary Undifferentiated Aquifer has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

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 main water course of significance to the site would appear to be a drain classified as Primary River which is approximately 495 metres to the south east at the nearest point. Furthermore, an extended culvert is located 443 metres to the south.

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 C.

6.4 Ground Stability Hazards

No 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. However, several potentially infilled lands have been identified to the west and to the south of the site, closest potentially infilled area is 281 meters to the west. These areas are classified as potentially infilled land due to former significant water features showed on the historic maps.

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

6.5 Mining Activities

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

6.6 Radon Gas

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

6.7 Sensitive Land Use

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

7 SITE HISTORY

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

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

Site Usage

From	To	Description
1864	1896	Site is shown as open space. The property is within a mixed-use area (agricultural and residential)
1896	1979	Site has been developed for residential use, two terraced houses are shown on the plan
1979	current	Dwellings have been demolished and site is shown as undeveloped.

Surrounding Area

From	To	Name	Direction	Distance (m)
1864	1896	Marsh	SE	98
1896	1992	General Hospital	NW	55
1913	1979	Iron Foundry	SE	248
1955	1991	Electrical substation	W	144
1955	2017	Warehouse (Joinery Works until 1967)	W	108
1955	current	Garage	NW	23
1967	1986	Depot	E	195
1967	current	Engineering works	W	11
1967	current	Electrical substation	SW	206
1978	current	Electrical substation	N	198
1979	1991	Tank	SE	253
1979	1991	Depot	SE	231
1979	2017	Electrical substation	E	207
1979	current	Tanks	SE	256
1979	current	Electrical substation	SE	167
1991	current	Electrical substation	W	153



Figure 2: Current and historical potentially contaminative land uses

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 will be present at the site.

9 POTENTIAL CONTAMINATION

9.1 General

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

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

Copies of the relevant extracts are contained in appendix C.

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

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

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

9.2 Off Site Contamination

Description	Direction	Distance (m)
Discharge Consents:		
None identified	-	-
Local Authority Pollution Prevention & Controls:		
PG6/46 Dry cleaning Status: Permitted	S	117
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 to Controlled Waters:		
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:		
Classification: Garage Services Status: Inactive	NW	27
Classification: Dry Cleaners Status: Active	S	117
Classification: Greeting Card Publishers & Wholesalers Status: Inactive	S	167
Classification: Clothing & Fabrics - Manufacturers Status: Inactive	SE	169
Classification: Commercial Vehicle Dealers Status: Inactive	SE	185

Description	Direction	Distance (m)
Classification: Car Dealers - Used Status: Inactive	SE	185
Classification: Car Dealers - Used Status: Inactive	SE	185
Classification: Carpet, Curtain & Upholstery Cleaners Status: Active	W	207
Classification: Clothing & Fabrics - Manufacturers Status: Inactive	E	218
Classification: Electronic Component Manufacturers & Distributors Status: Inactive	NE	227
Artificial Ground and Made Ground:		
None identified.	-	-

Geological records indicate 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. If any migration of contaminants either to or from site occurred, this would be possible only via perched water, therefore with a reduced potential of underground migration.

The local topography gently falls towards the south east. Based on the topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow to the south east, towards the ditch already discussed in the Hydrology section.

Based on the above discussion, it is assumed that only adjacent and up-gradient potential sources of contamination in close vicinity are likely to impact the subject property. Several potential sources of contamination were therefore identified: engineering works (11 m to the west), garage services (27 m to the north west), an electrical substation (35 m to the north) and a general hospital (55 m to the north west).

A former marsh has been identified 98 metres to the south east. In general, former wetlands could be considered as potential sources of biogas, such as methane and carbon dioxide. However, given the geology of the area, it is likely that even if any ground gas is generated from such areas, this would naturally vent to air by the shortest, vertical route.

9.3 On Site Contamination

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

A photograph of the site shows that it was formerly used as a storage area and for parking. The site is near 100% covered by hardstanding, however there is a small likelihood that the soil beneath the hardstanding could be impacted by car waste such as fuel or motor oils due to some potential spillage from cars.

Review of historical maps indicated that two terraced houses were located on site and they were demolished around 1979. There is the possibility of contaminants including asbestos containing materials within debris beneath the site, due to demolition of former building or from hardcore imported for use below oversite concrete slabs.

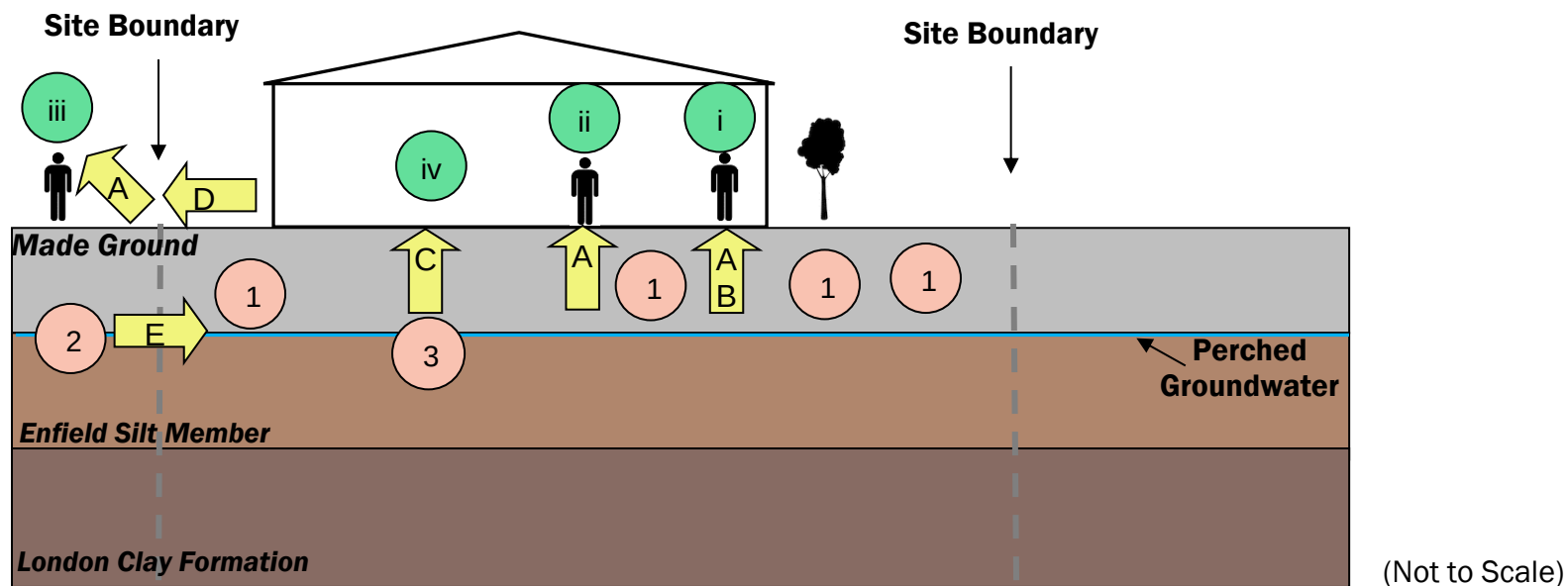
Due to the lack of any major development historically it is considered unlikely that there is a significant depth of fill material beneath the site, and therefore there is not considered to be an on-site source of ground gas.

Records of high explosive bombs have been identified in the surrounding area on The Bomb Sight project web-mapping tool, the nearest being 100 m to the south east, 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												
		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 (perched water)	Build-up of ground gas	Comments on discounted pathways	
Receptors	Site Users / Residents	Y	Y	Y	Y	Y	Y					N		No potentially significant sources of land gas identified. This is to be reviewed if significant organic containing material is identified on site.
	Construction / Maintenance Operatives	Y	Y	Y	Y	Y						N		
	Neighbours	Y	Y			Y			Y		Y	N		
	Proposed Building							Y				N		
	Watercourse								N		N		No relevant watercourses have been identified within 250 m of the site boundary.	
	Aquifer									N			No aquifer underlies the subject site and the surrounding area	

Schematic Conceptual Model



Sources	Pathways	Receptors
1 Site use for parking, demolition waste and unknown nature of fill material within the ground	A Inhalation, ingestion, dermal contact, vapours B Drinking contaminated water supply	i Residents & Site User ii Construction & Maintenance Operatives
2 Engineering works, electrical substation and garage services (Off Site)	C Direct contact of soil with building materials	iii Neighbours
3 Naturally occurring contaminants	D Surface water run-off E Migration via groundwater (perched water)	iv Proposed Building

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
Site use for parking and off-site sources: adjacent engineering works, electrical substation, garage services	Metals Hydrocarbons PAHs PCBs	Residents & Site Users	Dermal contact	Medium	Likely	Moderate risk	Contamination testing required
			Inhalation of vapours, indoors and outdoors	Medium	Low likelihood	Moderate/Low risk	
			Soil Ingestion and Home Produce Consumption	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
Site use for parking and off-site sources: adjacent engineering works, electrical substation, garage services	Metals Hydrocarbons PAHs PCBs	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	Medium	Low likelihood	Moderate/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
Site use for parking and off-site sources: adjacent engineering works, electrical substation, garage services	Metals Hydrocarbons PAHs PCBs	Maintenance Operatives	Dermal contact	Minor	Low likelihood	Very 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	Mild	Low likelihood	Low risk	
			Soil Ingestion	Mild	Low likelihood	Low risk	
			Inhalation of contaminated dust	Mild	Low likelihood	Low risk	
		Neighbours	Inhalation of vapours, indoors and outdoors	Mild	Low likelihood	Low risk	No action required
			Inhalation of contaminated dust	Medium	Low likelihood	Moderate/Low risk	Appropriate dust control measures during construction.
			Surface run-off	Mild	Low likelihood	Low risk	No action required

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Demolition debris within the made ground, hardcore and unknown nature of potentially imported fill material beneath the concrete slabs	Asbestos	Residents & Site Users	Inhalation	Severe	Likely	High risk	Soil 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	Unlikely	Moderate/Low risk	Information to be contained in site Health & Safety Plan. Services to be laid in clean imported fill.
		Neighbours		Severe	Low likelihood	Moderate risk	Soil testing and dust control during construction

Sources	Potential pollutant	Receptor	Pathway	Hazard severity	Likelihood of occurrence	Risk / Significance	Comment & control measures
Naturally occurring contaminants	Sulphates pH	Proposed Building	Direct contact of soil with building materials	Medium	Likely	Moderate Risk	As the protection of concrete is normally resolved in the building design process, the designer of the foundations should determine the requirement to undertake any investigation.

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

11 SITE WORK

11.1 Investigations

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

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. An upgraded 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.

12.6 The Victoria Line runs underground in the vicinity of the site and it is recommended that enquiries are made to ascertain if this imposes any restrictions on the site.

13 CONCLUSIONS

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

13.1 There is potential contamination of the site from its use as for parking, potential demolition waste and unknown nature of filling material beneath the hardstanding and off-site potential sources of contaminants in the close vicinity.

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

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

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

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

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

13.7 The Victoria Line runs underground in the vicinity of the site and it is recommended that enquiries are made to ascertain if this imposes any restrictions on the site.

14 REFERENCES

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Appendix A – Site Location Plan



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HARINGEY COUNCIL OWNERSHIP

**39-41 Antill Road
In the vicinity of
N17 4AS**

Site area: 0.009 ha

Appendix B – Photographs



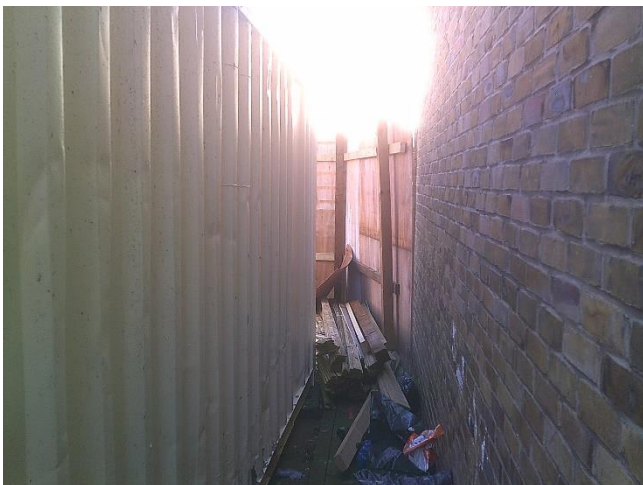
View of the site from Antill Road towards north-west.



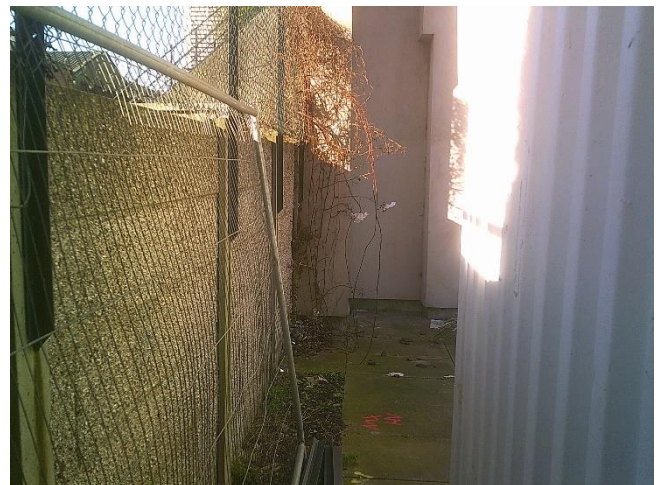
View of the site from Antill Road towards west.



Internal view of the site towards south-west.



View along the northern wall



View along the western boundary with some soft landscaping



Electrical substation approx. 35 m to the north of the site.



Site view prior the site visit. Site was used for parking.

Appendix C – Landmark Report Extracts

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

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	Discharge Consents Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Lockmead Road South, Tottenhamlockmead Road Southtottenham Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.1361 Permit Version: 1 Effective Date: 2nd November 1989 Issued Date: 2nd November 1989 Revocation Date: 2nd September 2010 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Lee Navigation Status: Temporary Consents (Water Act 1989, Section 113) Positional Accuracy: Located by supplier to within 100m	A9SW (SE)	894	3	534400 188400
7	Discharge Consents Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Craven Park Road, Tottenhamcraven Park Roadtottenham Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0773 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 13th October 2015 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Lee Navigation Status: Surrendered under EPR 2010 Positional Accuracy: Located by supplier to within 100m	A9SW (SE)	985	3	534400 188300
7	Discharge Consents Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Craven Park Road, Tottenhamcraven Park Roadtottenham Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0773 Permit Version: 1 Effective Date: 2nd November 1989 Issued Date: 2nd November 1989 Revocation Date: 2nd September 2010 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Lee Navigation Status: Temporary Consents (Water Act 1989, Section 113) Positional Accuracy: Located by supplier to within 100m	A9SW (SE)	985	3	534400 188300
8	Discharge Consents Operator: M.A. Morris Ltd Property Type: Undefined Or Other Location: Ferry Lane Wharf, Tottenham, London, N.17 Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Clcr.0088 Permit Version: 1 Effective Date: 7th October 1960 Issued Date: 7th October 1960 Revocation Date: 9th June 1991 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Lee Status: Authorisation revokedRevoked Positional Accuracy: Manually corrected supplier location	A14NE (E)	1000	3	535000 189300
9	Local Authority Pollution Prevention and Controls Name: Tony'S Dry Cleaners Location: 97 Broad Lane, London, N15 4dw Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC44 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	A13SE (S)	117	4	534007 189084

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: 101 Location: Park Well - Nlars Point 26 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	(NE)	1973	3	535020 190900
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 100 Location: Park Well - Nlars Point 26 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	(NE)	1973	3	535020 190900
	Groundwater Vulnerability Soil Classification: Not classified Map Sheet: Sheet 40 Thames Estuary Scale: 1:100,000	A13SW (E)	0	3	533999 189205
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13SW (E)	0	2	533999 189205
	Superficial Aquifer Designations Aquifer Designation: Unproductive Strata	A13SW (E)	0	2	533999 189205
54	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.	A13SW (E)	0	3	533999 189205
55	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.	A14SW (SE)	396	3	534337 188988
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models and Fluvial Events Boundary Accuracy: As Supplied	A13SE (S)	121	3	534023 189081
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Geological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 533135, 188745 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured 22.20 mg/kg Concentration: Cadmium Measured 0.50 mg/kg Concentration: Chromium Measured 59.60 mg/kg Concentration: Lead Measured 598.30 mg/kg Concentration: Nickel Measured 33.00 mg/kg Concentration:	A7NW (SW)	973	2	533135 188745
	BGS Urban Soil Chemistry Averages Source: British Geological Survey, National Geoscience Information Service Sample Area: London Count Id: 7209 Arsenic Minimum 1.00 mg/kg Concentration: Arsenic Average 17.00 mg/kg Concentration: Arsenic Maximum 161.00 mg/kg Concentration: Cadmium Minimum 0.10 mg/kg Concentration: Cadmium Average 0.90 mg/kg Concentration: Cadmium Maximum 165.20 mg/kg Concentration: Chromium Minimum 13.00 mg/kg Concentration: Chromium Average 79.00 mg/kg Concentration: Chromium Maximum 2094.00 mg/kg Concentration: Lead Minimum 11.00 mg/kg Concentration: Lead Average 280.00 mg/kg Concentration: Lead Maximum 10000.00 mg/kg Concentration: Nickel Minimum 2.00 mg/kg Concentration: Nickel Average 28.00 mg/kg Concentration: Nickel Maximum 506.00 mg/kg Concentration:	A13SW (E)	0	2	533999 189205
	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	A13SW (E)	0	2	533999 189205
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	214	2	534214 189157
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	2	533999 189205
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	214	2	534214 189157
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	2	533999 189205
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	2	533999 189205



Geological

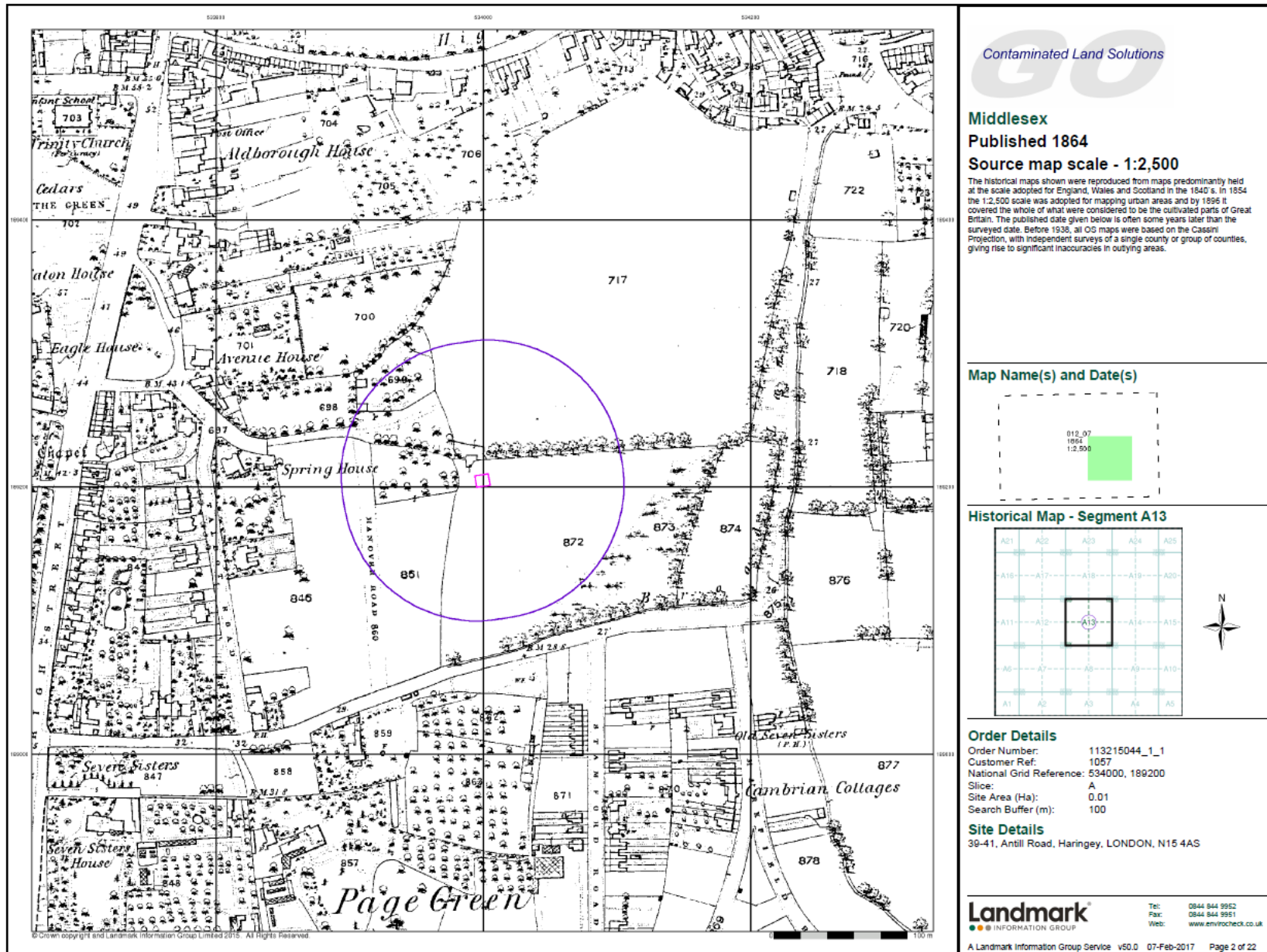
Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	2	533999 189205
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	214	2	534214 189157
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	2	533999 189205
	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	A13SW (E)	0	2	533999 189205
	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	A13SW (E)	0	2	533999 189205

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
81	Contemporary Trade Directory Entries Name: Newtech Autos Ltd Location: Tynemouth Road, London, N15 4AT Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	27	-	533976 189228
82	Contemporary Trade Directory Entries Name: Tony'S Dry Cleaners Location: 97, Broad Lane, London, N15 4DW Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (S)	117	-	534008 189084
83	Contemporary Trade Directory Entries Name: Yvettes Cards Location: 22, Victoria Road, London, N15 4PS Classification: Greeting Card Publishers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	167	-	534005 189034
84	Contemporary Trade Directory Entries Name: Akfa Ltd Location: Fountayne Rd, London, N15 4QL Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13SE (SE)	169	-	534138 189098
84	Contemporary Trade Directory Entries Name: S S Cars London Location: 110, Broad Lane, London, N15 4DT Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	185	-	534145 189081
84	Contemporary Trade Directory Entries Name: Euro-Commercials Location: 110, Broad Lane, London, N15 4DT Classification: Commercial Vehicle Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	185	-	534145 189081
84	Contemporary Trade Directory Entries Name: S S Cars Location: 110, Broad Lane, London, N15 4DT Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	185	-	534145 189081
85	Contemporary Trade Directory Entries Name: Tottenham Green Carpet Cleaners Location: 2a, Tynemouth Road, London, N15 4UD Classification: Carpet, Curtain & Upholstery Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (W)	207	-	533798 189275
86	Contemporary Trade Directory Entries Name: Pat Perkins Ltd Location: 143, Broad Lane, London, N15 4QX Classification: Children & Babywear - Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (E)	218	-	534217 189251
86	Contemporary Trade Directory Entries Name: Bondforce Ltd Location: 143, Broad Lane, London, N15 4QX Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (E)	218	-	534217 189251
87	Contemporary Trade Directory Entries Name: Bodykem Beauty Solution Location: Broad La, London, N15 4DJ Classification: Water Coolers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13SW (SW)	218	-	533875 189019
88	Contemporary Trade Directory Entries Name: Rks Communications Location: 5, Springfield Road, London, N15 4AY Classification: Electronic Component Manufacturers & Distributors Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	227	-	534189 189340

Appendix D – Historical Maps

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1057-P1E-1-B: Antill Road, Haringey N15 4AS
London Borough of Haringey



Contaminated Land Solutions

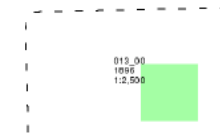
London

Published 1896

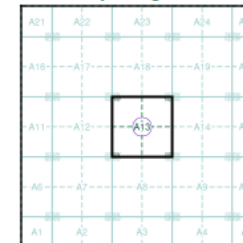
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 113215044_1_1
Customer Ref: 1057
National Grid Reference: 534000, 189200
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

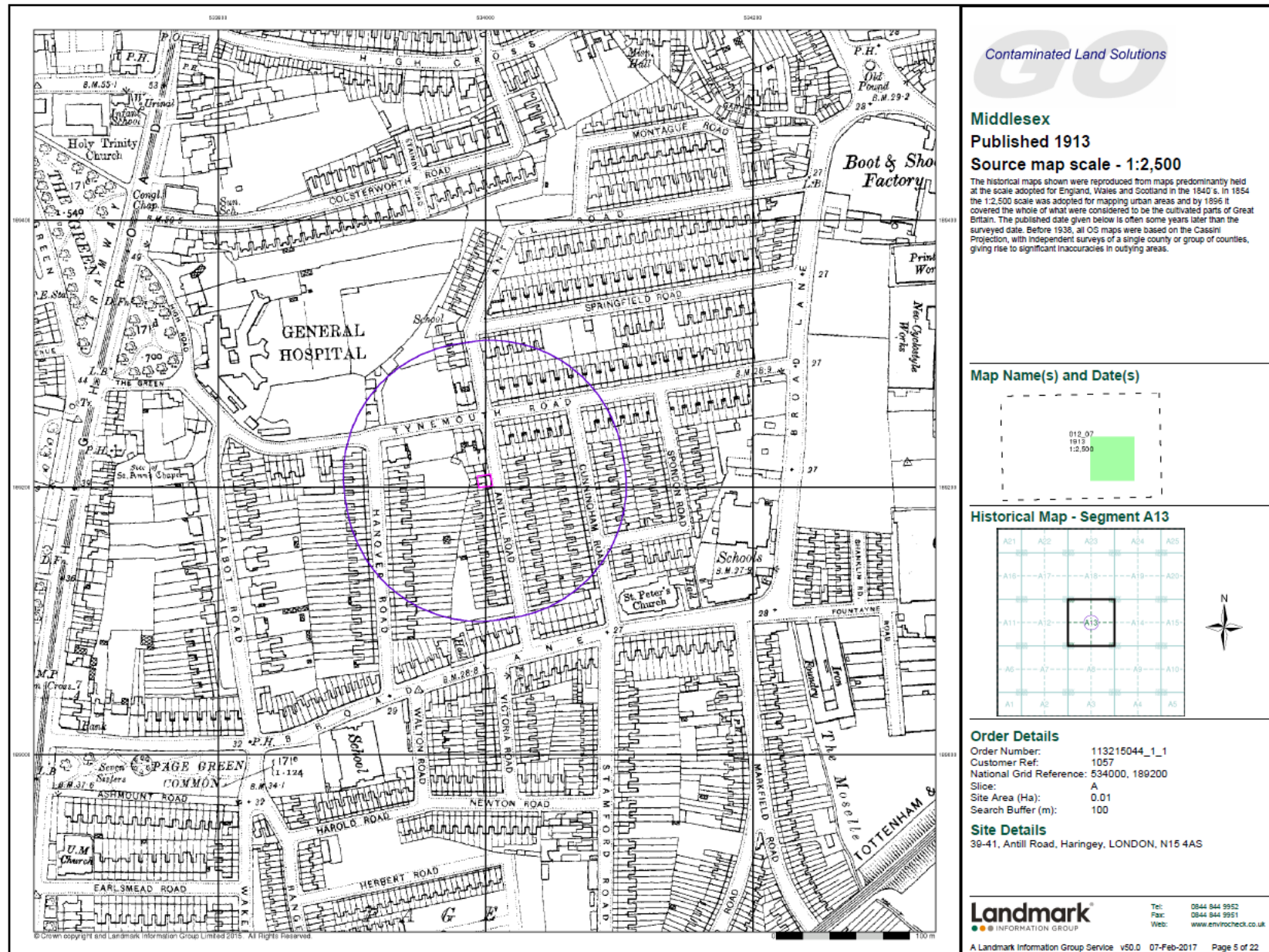
39-41, Antill Road, Haringey, LONDON, N15 4AS

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1057-P1E-1-B: Antill Road, Haringey N15 4AS
London Borough of Haringey



Source map scale - 1:2,500

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

077_07
1936
1:2,500

The figure shows a 5x5 grid of nodes. The nodes are labeled A1 through A25. The nodes are arranged in a grid where the first row contains A1, A2, A3, A4, A5, the second row contains A6, A7, A8, A9, A10, the third row contains A11, A12, A13, A14, A15, the fourth row contains A16, A17, A18, A19, A20, and the fifth row contains A21, A22, A23, A24, A25. Node A13 is highlighted with a thick black border and a purple circle, indicating it is the selected node for the algorithm.

Order Number:	113215044_1_1
Customer Ref:	1057
National Grid Reference:	534000, 189200
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

39-41, Antill Road, Haringey, LONDON, N15 4AS

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Contaminated Land Solutions

Ordnance Survey Plan

Published 1955

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1955 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ3389	TQ3489
1955	1955
12,500	12,500
TQ3388	TQ3488
1955	1955
12,500	12,500

Historical Map - Segment A13



Order Details

Order Number: 113215044_1_1
Customer Ref: 1057
National Grid Reference: 534000, 189200
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

39-41, Antill Road, Haringey, LONDON, N15 4AS

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1057-P1E-1-B: Antill Road, Haringey N15 4AS
London Borough of Haringey



Contaminated Land Solutions

Ordnance Survey Plan

Published 1961 - 1973

Source map scale - 1:1,250

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

Map Name(s) and Date(s)

OS3889N	OS4890M
1964	1961
1:250	1:250
OS3889S	OS4890W
1967	1965
1:250	1:250
OS3889N	OS4889M
1973	1966
1:250	1:250

Historical Map - Segment A13



Order Details

Order Number: 113215044_1_1
 Customer Ref: 1057
 National Grid Reference: 534000, 189200
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

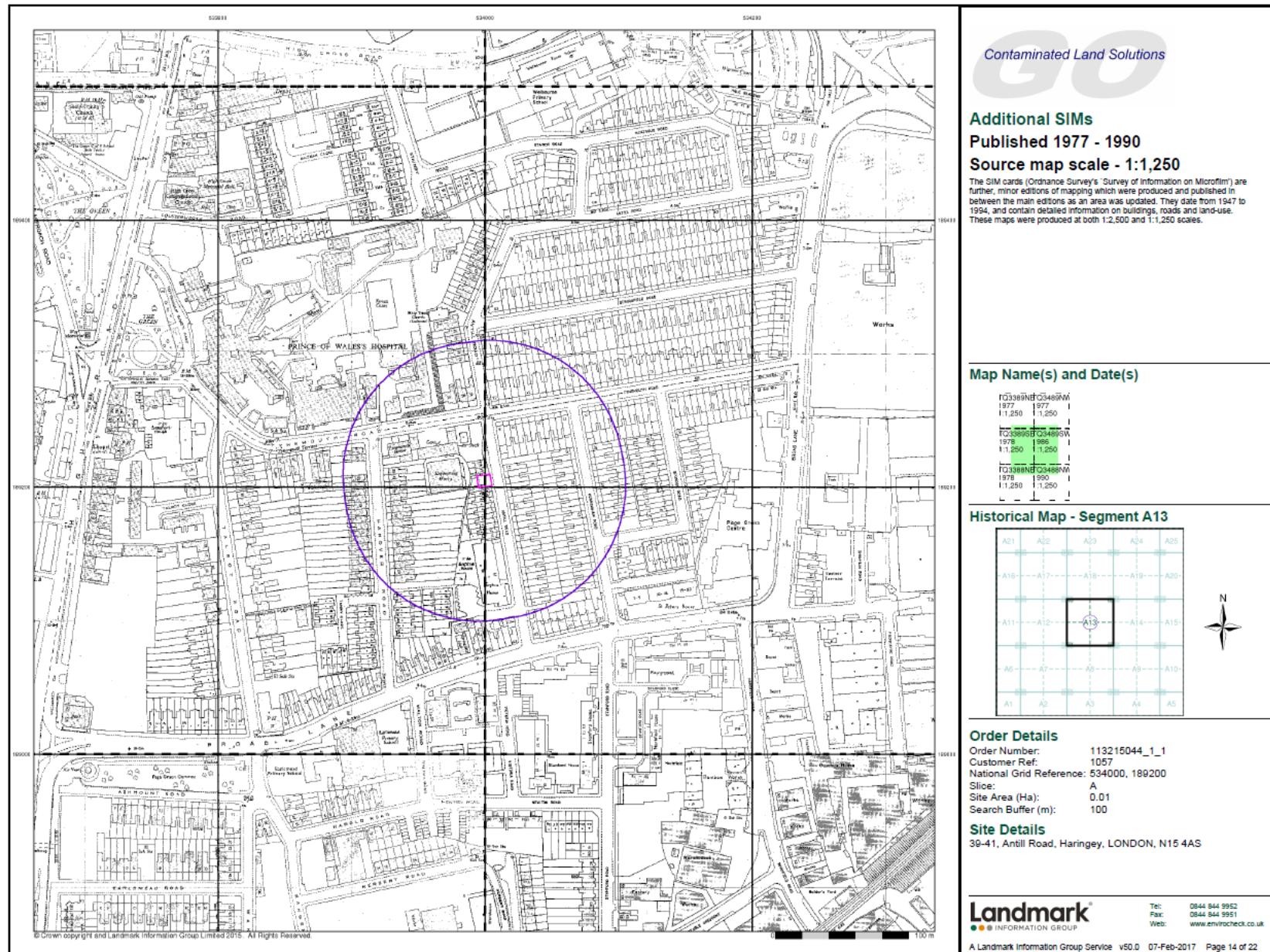
39-41, Antill Road, Haringey, LONDON, N15 4AS

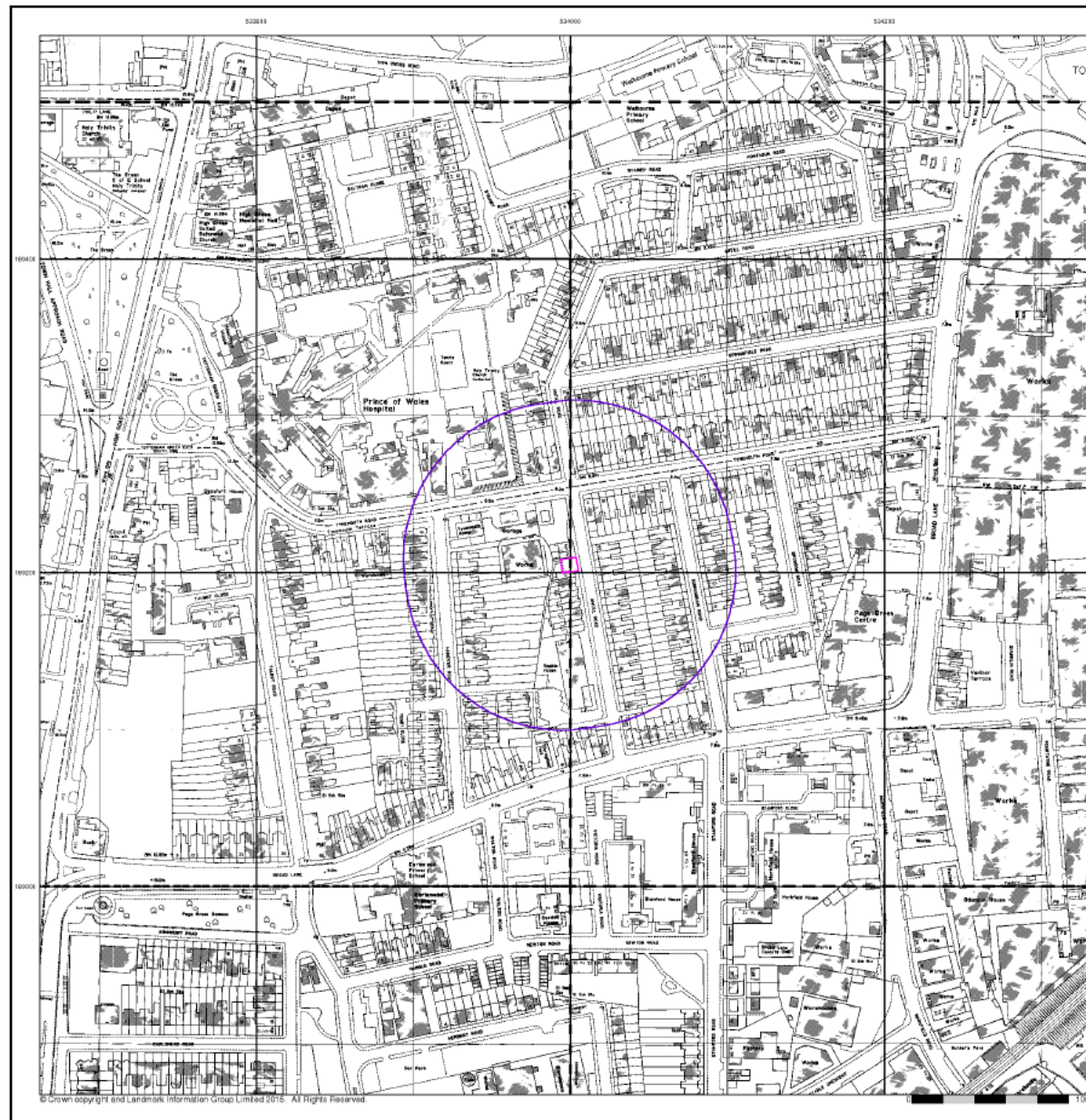
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1057-P1E-1-B: Antill Road, Haringey N15 4AS
 London Borough of Haringey





Contaminated Land Solutions

Ordnance Survey Plan

Published 1979 - 1989

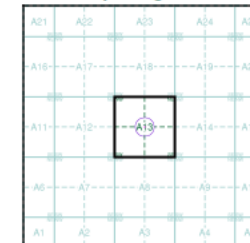
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1856 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

103389R10	03489N1
1980	1989
1:1,250	1:1,250
103389R10	03489N1
1980	1989
1:1,250	1:1,250
103389R10	03489N1
1981	1989
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 113215044_1_1
 Customer Ref: 1057
 National Grid Reference: 534000, 189200
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

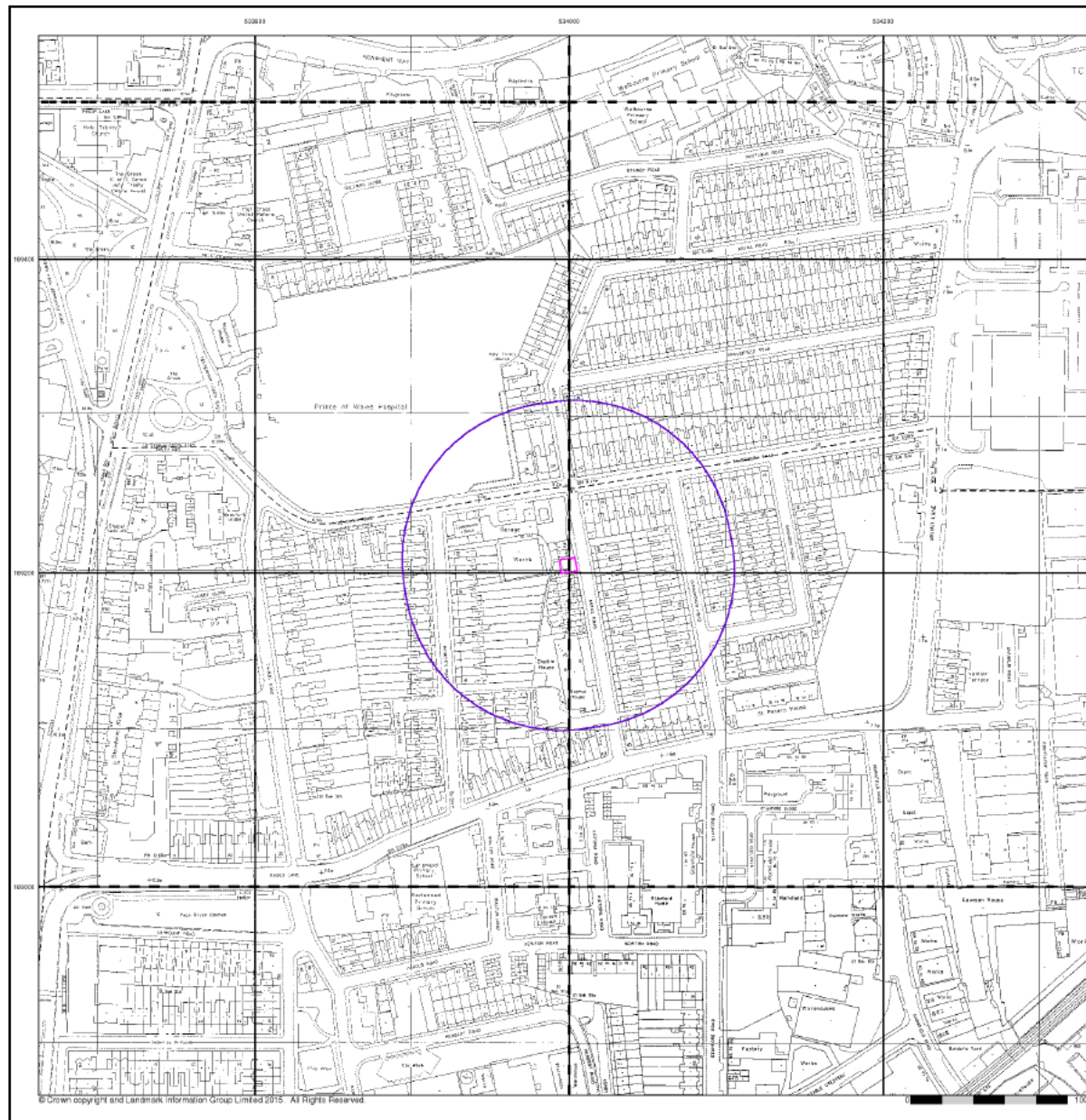
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1057-P1E-1-B: Antill Road, Haringey N15 4AS
London Borough of Haringey



Contaminated Land Solutions

Large-Scale National Grid Data

Published 1991

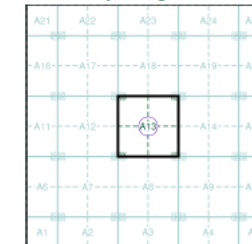
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the forerunners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

FC33889NFC3488W	1991	1991
1:1,250	1:1,250	
FC33889NFC3488W	1991	1991
1:1,250	1:1,250	
FC33889NFC3488W	1991	1991
1:1,250	1:1,250	

Historical Map - Segment A13



Order Details

Order Number: 113215044_1_1
 Customer Ref: 1057
 National Grid Reference: 534000, 189200
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

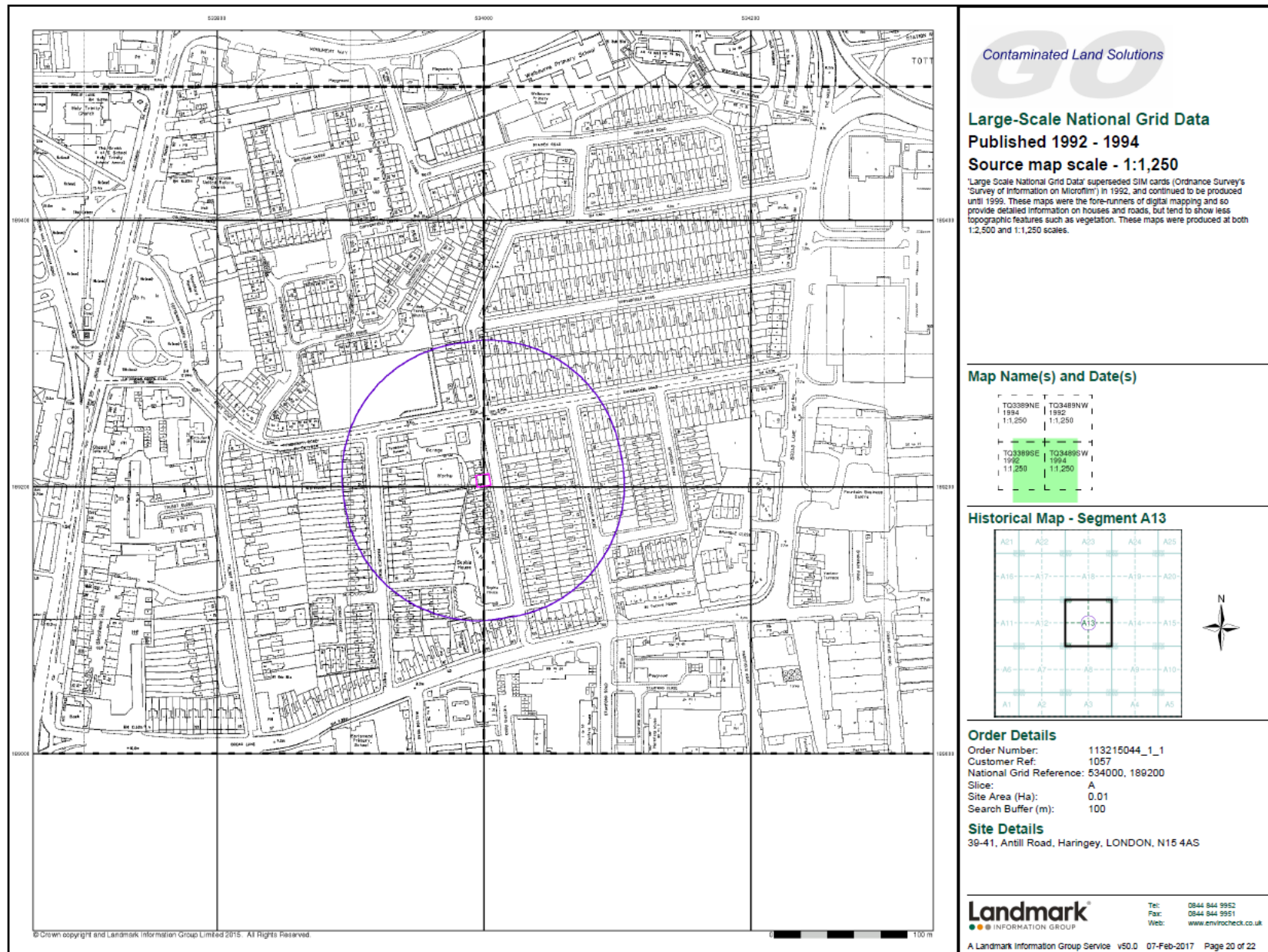
39-41, Antill Road, Haringey, LONDON, N15 4AS

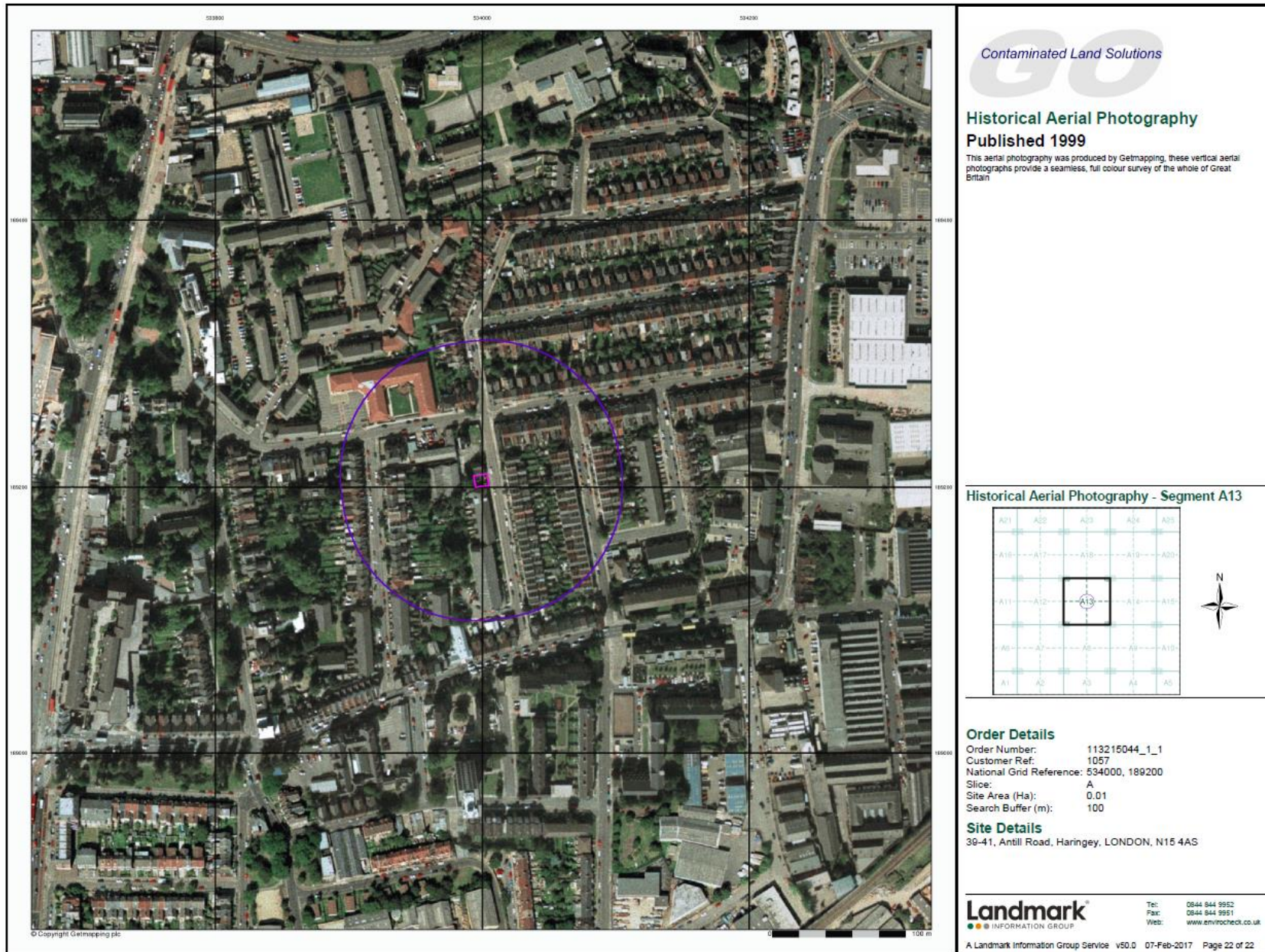
Landmark
 INFORMATION GROUP

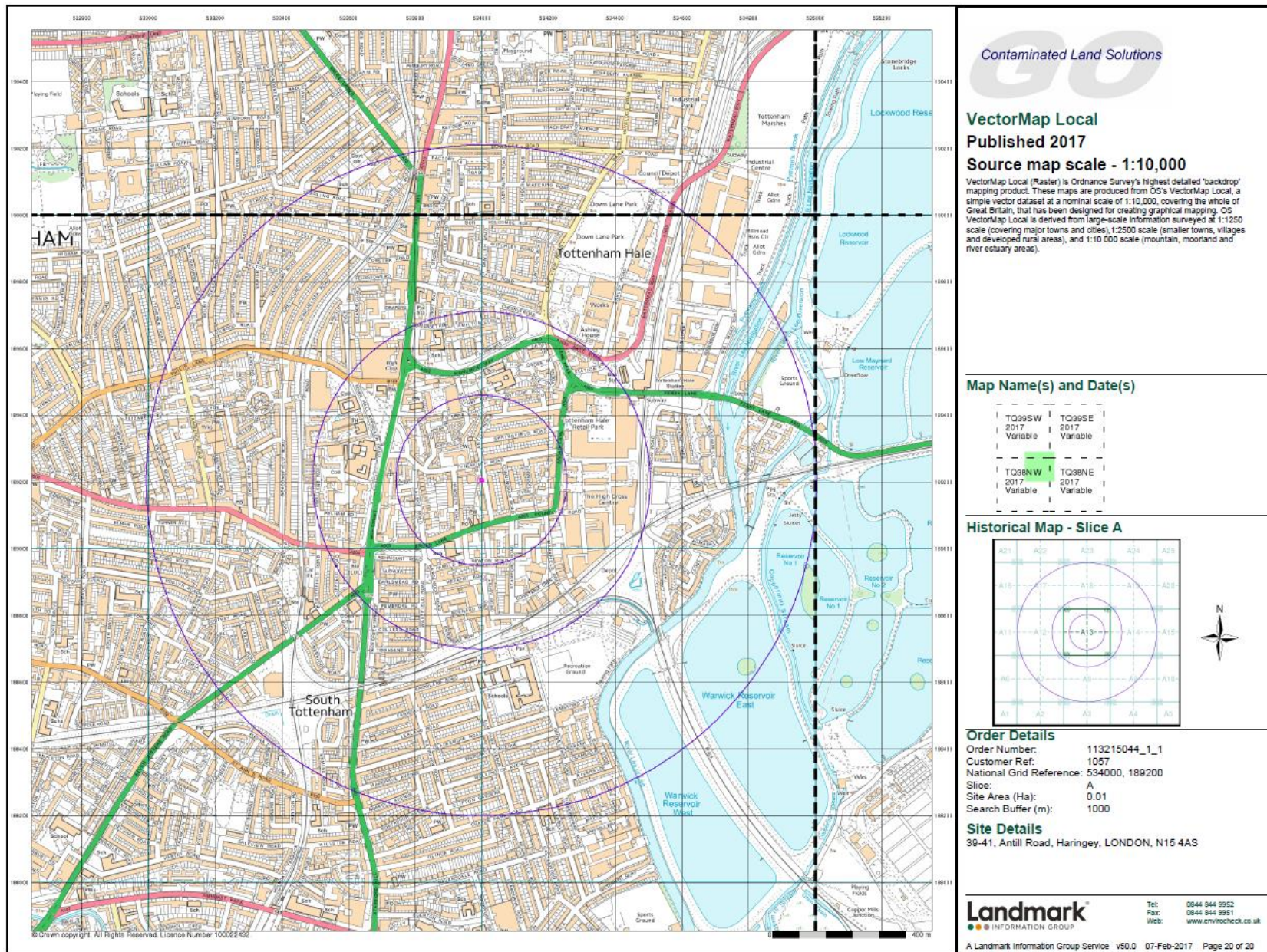
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1057-P1E-1-B: Antill Road, Haringey N15 4AS
London Borough of Haringey







Appendix E– Contacts

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