

DESKTOP STUDY REPORT

Site Address:	12 Canning Crescent London N22 5SR
Report Date:	September 2026
Project No.:	20022
Prepared for:	Alpha Structural Engineers
Planning Application	Haringey Council - HGY/2024/3115



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DESKTOP STUDY GENERAL NOTES

This report has been prepared based on the findings of investigations into the site's conditions using current available data which has been recovered from Envirocheck to provide environmental data in relation to the site and surrounding area. Where possible, local sources have been researched to gain a better understanding of the site's conditions. As part of this review, research has been undertaken with the Local Authority and the Environment Agency to aid in the assessment of the site's condition.

We can confirm that this report has been prepared based on the information gained and that this information is not exhaustive, and that subsequent research may reveal additional facts that may influence the reporting. Where possible, this information has been researched.

All geological information has been researched using the British Geological Society website, (the geology viewer). The disclaimer associated with this portal confirms 'The British Geological Society accept no responsibility for omissions or misinterpretations of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation.'

The accuracy of map extracts cannot be guaranteed, and it should be recognized that different conditions on site may have existed after the various map surveys.

We can confirm that within the assessment of the site, various websites have been visited and as such, we cannot confirm the validity of these sites and as such, this information is accepted de facto and without prejudice. Anyone relying on these sources does so at their own risk, however, Herts & Essex Site Investigations does undertake all reasonable care to ensure this data is relevant and correct.

It should be confirmed that the extent of review of this report has undertaken a broad review of on-site features which would promote a contamination ground risk, however, this does not include ecological features and in particular Japanese Knotweed which should be reviewed under separate cover.

A review of the site will be made to confirm the extent of obvious Asbestos products or sheet materials either on the surface of the site soil or evident above ground, however, does not constitute a full Asbestos Survey by any means. This should be sought under separate cover.

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DOCUMENT INFORMATION AND CONTROL SHEET

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SUMMARY

Client	Alpha Structural Engineers		
Site Location	12 Canning Crescent London N22 5SR		
Existing Development	Residential house in process of demolition.		
Proposed Development	Demolition of existing dwelling and redevelopment of the site to provide 9 self contained flats.		
Site Settings and Previous Uses	The site formed open land from the earliest map record and was developed to form residential land in 1896. Surrounding the site open land was initially in place and then residential land was developed in 1896.		
Geological and Hydrological Profile	Geology		Aquifer Classification
	Made Ground	Shallow Made Ground Anticipated	Not Classified
	London Clay	Clay	Unproductive Stratum
Nearest Surface Water Feature	The nearest surface water feature is recorded as 343 meters to the east of the site which is recorded as a likely pond.		
Groundwater Abstractions	The nearest abstraction well is located 624 meters to the northwest of the site which is recorded as a Potable Water Supply.		
Source Protection Zone	The site within a Zone II Source Protection Zone. A Zone I Source Protection Zone is located 130 meters to the southwest of the site.		
Potential Sources of Contamination	Features On Site • None		Features Off Site • None
Proposed Investigation Work	Maintain a watching brief through all works at the site.		
Human Health Risk	No risk		
Land Gas Risks	No risk		
Vapour Risk	No risk		
Groundwater Risks	No risk		
Watching Brief	• Maintain a watching brief throughout all site investigation works. ○ Sample recovery should undertake due diligence to consider the presence of Asbestos as a critical risk. ○ An engineering description of the samples recovered and depths to be noted for use within environmental reporting. ○ An olfactoral assessment of the site soils exposed and recovered should be made and recorded for use within the environmental reporting.		

PRELIMINARY RISK ASSESSMENT – DESKTOP STUDY - PHASE 1 REPORT

1 Context and Objectives of this report

1.1 Introduction

We have been asked by Alpha Structural Engineers Ltd to undertake an investigation of the above site to assess the potential environmental impact of the existing and historical use of the site on the proposed development sufficient to document the level of risk and impact on future users and the environment.

The client is proposing to develop residential dwellings with gardens, as such the derivation of risk has been assigned as a 'Residential Land Use with Home-grown Produce'.

1.2 Reference to the Current Planning Application Details

An application is in place with Haringey Council as follows:-

Application no: HGY/2024/3115

Application details: Demolishment of existing dwelling and redevelopment of the site to provide 9 self contained flats.

Decision:

1.3 Decision Notice Relating to Contaminated Land

Within the above application the following conditions are in place which relates to contaminated land and this report should be submitted as part of gaining the planning approval.

Before development commences other than for investigative work: a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until the desktop study has been approved in writing by the Local Planning Authority. b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site, using information obtained from the desktop study and Conceptual Model. The investigation must be comprehensive enough to enable: an updated risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement Detailing the remediation requirements. The updated risk assessment and refined Conceptual Model along with the site investigation report, shall be submitted and approved in writing by the Local Planning Authority. c. If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements and any post remedial monitoring, using the information obtained from the site investigation, shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. The remediation strategy shall then be implemented as approved. d. Before the development is occupied and where remediation is required, a verification report demonstrating that all works detailed in the remediation method statement have been completed shall be submitted to and approved in

writing by the Local Planning Authority. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved. Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

1.4 Report Objectives

The objective of this report is to assess and understand any potential sources, pathways and receptors associated with the site and preparation of a Conceptual Site Model (CSM) followed by a qualitative risk assessment, in line with UKs current regulatory guidance.

To complete the above the following will be undertaken.

- A visual walkover inspection of the site to review current and recent site activities, the condition of the site, potential ground related hazards and activities or areas that might have the potential to cause ground contamination as well as possible indicators of contamination.
- Review of historical land uses for the site and surroundings with a particular emphasis on identifying potential ground hazards and on-site and off-site contamination sources.
- A review of the geological, hydrological, and hydrogeological setting of the site, and public domain environmental information to build up an understanding of the site and its environmental setting/sensitivity/receptors.

1.5 Management Constraints

The site investigation has been prepared based on a budget and time scales which has been agreed with the client. The desk top study fees have been agreed at this time which will dictate a way forward.

2 Characteristics of the site

2.1 The Site

The site is located within a residential area of Haringey, North London, the details of which are summarised in Table 1 with the location plan of the site shown in Appendix 3, Sheet 1.

Table 1 Site Detail

Site Address:	12 Canning Crescent, Wood Green, London, N22 5SR
Site assessed under	Site Owners Request - Aid as part of planning and warranties.
Current use of land:	Residential house in process of demolition.
Previous use of site, (if known)	As above.
Grid Reference	NGR 530950, 190930
Site Area	0.03 Hectares.
Local Authority	Haringey Council - HGY/2024/3115
Gradient of the site	The site forms a level area of land with no obvious variations in ground level.

2.2 Existing Site Use

At the time of the walk over the site was vacant, forming a garden area with a bungalow and house within the east of the site area.

2.3 Surrounding Land Uses

The surrounding land uses are detailed below: -

- To the north of the site area residential dwellings are in place.
- To the east of the site area residential dwellings are in place.
- To the south of the site area residential dwellings are in place.
- To the west of the site area residential dwellings are in place.

2.4 Site Reconnaissance

The site walk over visit was undertaken in September 2026 on which the weather conditions were recorded dry and sunny.

Access

Access to the site was from Canning Crescent and was limited due to the presence of demolition materials across the site area.

Site Area

The site is formed by an existing residential house which has gardens to the front and a small garden to the rear. The site formed an irregular shaped parcel of land which includes a main house covering the majority of the site and in a state of demolition, (no roof present and brickwork partially demolished and stored across the garden areas.

The site was surrounded by a brick wall and includes waste materials in the front garden areas with no obvious retention of the former garden uses.

Vegetation

The rear small courtyard garden included a tree and some overgrown vegetation.

Above or below ground fuel or oil storage tanks

By examination of the site no above ground tanks are in place, no features are present to suggest that any below ground fuel tanks would be in place within the site area.

Asbestos Containing Materials

No Asbestos containing materials were seen within the site. As the buildings are possible just pre 2000, the potential for Asbestos to be in place is possible and as such we recommend that an asbestos survey of the building be carried out, if not done so already, prior to any further demolition or works on site, and a survey of the site should include Asbestos testing from any soil samples recovered.

Surrounding Area

Surrounding the site area residential land is in place.

Site Levels and Ground Cover

The site formed a level area of land which was laid to a combination of soft and landscaping, although, was broadly covered with demolition waste.

Current site activities

The current site use forms a construction site.

Effluent, Site Drainage and Services

Drainage and services are in place for the new dwelling, although no service search is known to us, therefore the location condition nor status of these services is known.

2.5 Site Reconnaissance – Photos

Print 1 View of main site



Print 2 View of demolition waste



Print 3 View of main entrance



Print 4 View of demolition waste



Print 5 View through main window



Print 6 View of wooden debris



Print 7 View of side building



Print 8 View of side access



Print 9 View of rear entrance area



Print 10 View of single storey internal area



Print 11 View of single storey internal area



Print 12 View of side entrance



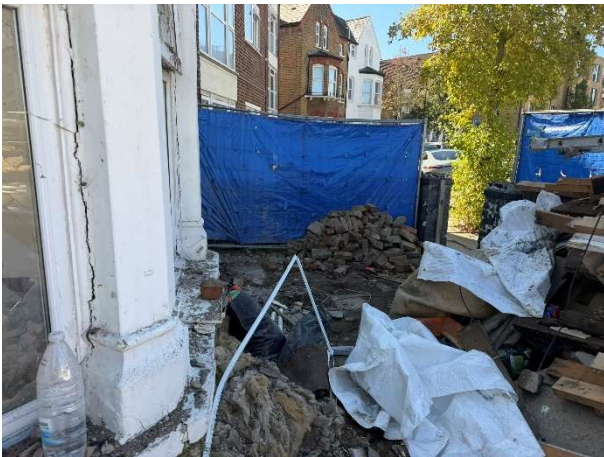
Print 13 View of single storey extension



Print 14 View of wooden debris



Print 15 View of the front of the site



Print 16 View from the front of the site



Print 17 View from the front of the site



Print 18 View from the front of the site



Print 19 View from the front of the site



Print 20 View from the front of the site



Table 2 *Walk Over Inspection Risk*

Feature	Location	Elevation	Is A Risk Assessment Required?	Justification
Demolition waste	Site Wide	At GL.	X	All historic demolition waste will be removed. Asbestos survey will have removed any risk.

3 *Details of Searches Undertaken*

Within this report, various searches have been undertaken to assess the risk associated with the development of the site from the historical and current use of the site and surrounding area. These include: -

- Environmental Data Search 1:10,000.
- Environmental Data Search 1:2,500.
- Site Sensitivity Maps and Data Sheets.
- Historical Maps.
- Internet Search.
- Local Authority Search – Planning Files.
- Consultation with Site Owner / Architect.

4 *Information on Historical and Current Activities on the Site and Surrounding Area*

The history of the site's land-use and development from Victorian times onwards has been researched from Ordnance Survey, (O.S.) maps. Extracts of the O.S. Maps and plans are presented in Appendix 4. Reference to historical maps provides invaluable information regarding the land use/history of the site, but historical evidence may be incomplete for the period pre-dating the first edition and between successive map references.

4.1 Discussion of the Development History

A summary of the historical development of the site and surrounding area based on the information obtained from the above sources is provided in Table 3. It should be noted that these maps are only a small section of time and represent the timescales given in each of the map records. It is highly possible that development or features may have been developed within or surrounding the site which may influence the site, and this should be born in mind when assessing the history of the site.

Table 3 *Historic Maps Assessment*

<i>Date</i>	<i>Scale</i>	<i>On Site Feature</i>	<i>Off Site Features</i>
1868	1:10,560	Open Field	Open Field
1872	1:10,560		
1879	1:2,500		
1896	1:2,500	Residential House Constructed	Residential Houses developed
1896	1:10,560		
1914	1:2,500		
1920	1:10,560		
1935	1:2,500		
1938	1:10,560		
1945	1:10,560		
1946	1:1,250		

Table 4 *Historic Maps Assessment*

Date	Scale	On Site Feature	Off Site Features
1951	1:10,000		
1955	1:1,250		
1956	1:1,250		
1962	1:10,000		
1969	1:1,250		
1973	1:10,000		
1974	1:1,250		
1977	1:1,250		
1981	1:10,000		
1982	1:1,250		
1985	1:10,000		

Table 5 *Historic Maps Assessment*

Date	Scale	On Site Feature	Off Site Features
1990	1:10,000		
1999	1:10,000		
2006	1:10,000		
2026	1:10,000		

Table 6 *Overview of Historic Map Assessment Risk*

Identified Risk	Distance & Direction	Year	Is A Risk Assessment Required?	Justification
Open Land	On and Off Site	1868-1896	X	No Source
Residential land	On and Off Site	1896 – Present	X	No Source

5 *Details of the Intended Future Use of the Site*

Demolishment of existing dwelling and redevelopment of the site to provide 9 self contained flats.

6 *References of Planning Applications*

From a review of the Haringey Council web site the following applications are recorded for the site area.

Application No: HGY/2024/3115

Proposal: Demolishment of existing dwelling and redevelopment of the site to provide 9 self contained flats

Decision: Approved

7 *Discussion with Local Authority*

No contact with the planning authority has been made at this time. A review of the planning files has been considered sufficient to date.

8 *Consultation with Environment Agency*

Consultation has not been made with the Environment Agency at this time. The information gained from Envirocheck and the EA web site has provided sufficient information at this stage. The assessment of the site should consider the groundwater regime within the site area and the possible risk from both on-site and off-site contamination.

Should heavy or persistent contamination be identified within any Phase 2 or intrusive investigation, consultation will be required and will be undertaken.

9 *Unexploded Bomb Assessment*

A review of the data available on Zeticauxo web site, revealed the site was located within a moderate-risk area associated with unexploded ordnance (UXO), as indicated by having 15 – 49 bombs dropped per 1000 acres.

10 *Consultation with Appropriate Bodies/Local Sources*

A request for information relating to the site has been made to confirm the site condition, any potential sources of risk within the site. No additional information has been supplied which could be added to this report. The requested information is as follows :-

- Prior knowledge in relation to the history of the site uses.
- Service search to confirm the location of any and all Gas, Electric, Water Main, Fibre Optic, drainage works.
- Asbestos Containing Materials, (reporting or building management plan).
- Underground Fuel or Oil Tanks.
- Above Ground Fuel or Oil Tanks.
- Petrol Interceptors.
- Pollution Incidents.
- Storage of Chemicals, Pesticides, Herbicides.
- Electric Sub Station Uses.

11 Previous Reporting

No previous reports relating to contaminated land, or the ground conditions are known to us at the time of writing this report which relate to the site specifically.

12 Environmental Settings

12.1 Superficial Deposits and Solid Geology

The ground conditions based on geological maps and BGS information shows the site to be located within an area recorded as London Clay which will be in place to depth.

12.2 BGS Boreholes

BGS Boreholes have been identified close to the site which are recorded below:-

- BOREHOLE REFERENCE : TQ39SW236
- GEOLOGY :
 - GL to 0.70 Made Ground.
 - London Clay 0.70m to 15.50m+
- GROUNDWATER : No Groundwater

12.3 Hydrogeology

The published Environment Agency Groundwater Vulnerability Map of the area indicates the site to be located within an area classified as an Unproductive Stratum which is formed by London Clay.

Unproductive strata are largely unable to provide usable water supplies and are unlikely to have surface water and wetland ecosystems dependent on them.

The nearest abstraction well is located 624 meters to the northwest of the site which is recorded as a Potable Water Supply.

The site within a Zone II Source Protection Zone. A Zone I Source Protection Zone is located 130 meters to the south west of the site.

Table 7 **Summary of Geological Information**

<i>Geological Unit</i>	<i>Brief Description</i>	<i>Anticipated thickness, (m)</i>	<i>Aquifer Type</i>
Superficial Deposits/Drift On Site			
Filled/Re-worked ground	Made Ground, (Potentially Contaminated Stratum).	0.5-1.00 meters+	Not Classified
Solid Geology Deposits			
London Clay	Clay	15m +	Unproductive Stratum

The above information has been taken from the BGS website based on the postcode location of the site.

12.4 Hydrology

The nearest surface water feature is recorded as 343 meters to the east of the site which is recorded as a likely pond.

No discharge consents are recorded surrounding the site.

The nearest Local Authority Pollution Prevention and Controls is recorded as a dry cleaners and 189 meters to the west of the site.

12.5 Implication of groundwater

Considering the underlying Unproductive Strata, groundwater links are unlikely and therefore risk to the groundwater system, as well as abstraction wells, surface water features and source protections zones surrounding the site area are reduced.

12.6 Flooding

Based on the BGS Flood GFS Data the site is recorded within an area with potential for groundwater flooding to occur at surface.

Based on a post code search of the Gov.com website the risks are noted as follows.

Surface water:

Yearly chance of flooding – Very Low

River and the sea:

Yearly chance of flooding – Very Low

Groundwater – Very Low

Reservoirs – Very Low

The site does not lie within an area which is susceptible to flooding.

12.7 Landfill Sites

No landfill sites are recorded in place surrounding the site area.

Table 8 *Sensitivity of Environmental Receptors in the Vicinity of the Site*

Receptor Type	Receptor(s)	Sensitivity	Comments
Groundwater	Unproductive Stratum	Low	Limited risk of migration to a lower groundwater system.
Water Abstraction	Potable Water Supply	Medium	The nearest abstraction well is located 624 meters to the northwest of the site
Source Protection Zone	SPZ1 and SPZ2	High	London Clay underlying the site to at least 15 meters will offer protection.
Surface Water	Pond	Low	The nearest surface water feature is recorded as 343 meters to the east of the site which is recorded as a likely pond
Flooding	NONE		

13 Site Drainage and Other Potential Man-Made Pathways

Drainage is recorded in place, although, the site has not been reviewed for drainage routes. A full drainage assessment may aid in the assessment of the site in relation to pathway creation for pollution to migrate.

14 Regulatory Data

Information relating to the potential hazards associated with environmental regulatory controls are summarised in Table 7 and 8. This information is recorded in full within the Envirocheck Data provided within Appendix 5. The salient points recorded within this data are re-created below.

Table 9 **Summary of Regulatory Data - Sources**

Data Sources				On Site	Off Site	Distance from site	Is A Risk Assessment Required?	Justification
Local Authority Pollution Prevention and Controls				None	Dry Cleaners	189m, W	X	
Radon Protection Measures	Potential -		Radon	No radon protective measures are necessary in the construction of new dwellings or extensions		On Site	X	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).

Table 10 **Summary of Regulatory Data - Receptors**

Data Receptors		On Site	Off Site	Distance from site	Is this a potential receptor for risk ?	Justification
Nearest Surface Water Feature		None	Pond	343m, E	X	
Water Abstractions		None	Potable Water abstraction	624m, NW	X	
OS Water Network Lines		None	Primary River – New River	423m, W	X	
Source Protection Zone		SPZ 2	SPZ1	130m, SW	X	

Table 11 **BGS Estimated Chemistry Data**

BGS Estimated Soil Chemistry Pollutant	BGS Measured Urban Soil Chemistry (mg / kg)	BGS Urban Soil Chemistry Averages (mg / kg)		
		Minimum	Average	Maximum
Arsenic	23.10	1.00	17.00	161.00
Cadmium	1.00	0.10	0.90	165.20
Chromium	79.10	13.00	79.00	2094.00
Lead	358.1	11.00	280.00	10000.00
Nickel	31.9	2.00	28.00	506.00

Considering the background concentrations present, Potential for human health risk is anticipated within this area.

Table 12 Geological Hazards

Geological Hazard	Distance & Direction	Feature	Risk Assessment Required
Non-Coal Mining Areas of Great Britain	On Site		No Hazard
Collapsible Ground	On Site		Very Low
Compressible Ground	On Site		No Hazard
Ground Dissolution Features	On Site		No Hazard
Landslide	On Site		Very Low
Running Sand	On Site		Very Low
Shrinking or Swelling Clay	On Site		Moderate

Table 13 **Summary of Contemporary Trade Entries**

<i>Trade Name</i>	<i>Trade Use</i>	<i>Distance & Direction from Site</i>	<i>Is A Risk Assessment Required?</i>	<i>Comment</i>
HG Ltd, (Inactive)	Garage Services	39m, W	X	Inactive Use
Kenrose, (Inactive)	Commercial Cleaning Services	58m, W	X	Inactive Use
E S Fashions Ltd, (Inactive)	Clothing & Fabrics - Manufacturers	126m, SW	X	Inactive Use
<i>No trades are recorded within 149 meters of the site area. Further trades extend away from the site, (See Envirocheck Data)</i>				

*NB The above information has been provided by Envirocheck and is taken from the Thomson Directories

15 Identification of Potential Contaminants of Concern and Source Areas

Based on the information gained no specific sources of contamination are in place, which are likely to impact on the development site. Within the site area there may be made ground in place although this is unlikely to contain contamination the following assessments are recommended

16 Next Steps

16.1 Soil Assessment

No obvious risk has been identified within the assessment of the site for soils risk.

16.2 Groundwater Assessment

The unproductive strata within and surrounding the site area will greatly reduce the potential of risk to the ground water, therefore the watching brief noted in section 15.5 should be kept.

16.3 Land Gas Assessment

No sources of land gases are in place for the site area, should significant made ground or organic matter be encountered within the site area reassessment may be required, although for the information collect to date the risk of this is low.

16.4 Vapour Risk Assessment

No sources of vapours risks are recorded within the site area.

16.5 Working Brief

During the course of the development it will be the responsibility of the on-site manager to ensure watching briefs are kept. A watching brief consists of a record of:

- Any observations of contamination made during the course of development by any member of site staff, contractor or visitor.
- A photographic record of the key stages of development and key occurrences including any contamination found during the course of the development, the formation levels of excavations, any reduced level dig/mass excavation, formation of landscaped or garden areas, etc.
- Contact the Environmental Engineer and strategic points within the development of the site where contamination validation elements will be required.

In areas of the site where there is a greater chance of finding contaminated soil and/or water an area specific watching brief will need to be kept. Such a brief will need to be completed by an appropriately qualified site manager and/or an environmental consultant. The following table specifies works in specific parts of the site that require an area specific watching brief, identifying who must complete the watching brief.

Table 14 **Watching Brief – Targeted areas for observation**

Area of site	Works to be observed	Person to observe works
Sitewide	General watching brief through any excavations or reduced digs.	Site agent / Contractors

Upon completion of associated works, a written and signed statement will be obtained by the following parties:

- Ground works contractor(s) upon completion of foundations and ground works.
- On site manager upon completion of groundworks and landscaping work.

The written statement must clearly state whether or not evidence of contamination was identified during the course of the development and the action that was taken. An example statement is provided below.

"I am [insert name] from [insert company]. We undertook [insert works undertaken] between the [start date] and [finish date]. During the course of work at [insert site name and address] we observed [delete were not applicable: no potential contamination / evidence of contamination / significant evidence of contamination].

Where contamination is identified

The contamination identified:

[include a description of the observations of the contamination]

[identify the location of the observations of contamination and mark the locations on a plan]

[Who was notified of the observations]

[What action was taken to mitigate/clear up contamination]"

The on-site manager statement must include confirmation of whether all site staff and contractors received an appropriate brief regarding the potential presence of contamination.

16.6 Site Staff Training / Briefing

All site staff, site contractors and, where significant contamination is expected site visitors, will be briefed on the potential presence of land, water or air bourn contamination before commencing work on the site. Apart from any standard Health & Safety practices this will include the following information:

- Health & Safety considerations.
- Asbestos Awareness course.
- The type of land, water or air bourn contamination expected at the development site based on previous use and available site investigation information.
- Any particular areas of the site which are likely to be affected.
- Staff responsibilities under the discovery strategy.

The on-site manager will need to provide written confirmation that site staff were briefed about contaminated land in line with these recommendations.

16.7 Discovery Strategy

The discovery strategy sets out the actions that must be taken if contamination is encountered during the course of a development.

A significant observation includes any observation of contamination. Examples of the types of observations that would be considered significant are set out in the following table.

Table 15 *Discovery Strategy – Examples of Observations*

<i>Evidence</i>	<i>Description</i>
Visual	- Fuel or oil like substances mixed in with or smeared on the soil or floating on perched, groundwater or surface waters. - Waste materials (refuse, barrels, industrial wastes, ash, tar, etc.) buried at specific location or across the site. - Marked variation in colour. For example red, orange, yellow, green, light or dark blue, etc. may indicate contamination from a variety of contaminants. - Soils including large amounts of ash and clinker where such contamination of soils wasn't expected.
Odours	- Fuel, oil and chemical type odours - Unusual odours such as sweet odours or fishy odours
Wellbeing	- Light headedness and/or nausea when in excavations, at the working face of an excavation, when visual or olfactory evidence of contamination exists, etc. - Burning of nasal passages, throat, lungs or skin. - Blistering or reddening of skin due to contact with soil

Note: The examples provided in this table are not exhaustive.

The following table sets out the actions that must be taken if significant or suspected land, water or air contamination is observed by site staff, contractors or visitors.

Table 16 *Discovery Strategy – Action to be taken if risks are encountered*

<i>Person observing contamination</i>	<i>To be reported to:</i>	<i>Action to be taken</i>
Site visitor	Must report observations to the site manager	Stop work and where possible make area safe and secure area before reporting to site manager
Contractor	Must report observations to the site manager	Stop work and where possible make area safe and secure area before reporting to site manager
On site manager	Must report observations to their direct manager, the appointed Environmental Consultant, the Planning Authority and Contaminated Land Officer at the Local Authority	Stop work and where possible make area safe and secure area before reporting to others
Environmental Consultant	Must report observations to the site manager, the Planning Authority and Contaminated Land Officer at the Local Authority	Advise that work stops and where possible that the area is made safe before reporting to others

The following table identifies other organisations that may need to be contacted in an emergency or where pollution of controlled waters or nuisance is occurring.

Table 17 **Discovery Strategy – Organisations to be contacted if risks are encountered**

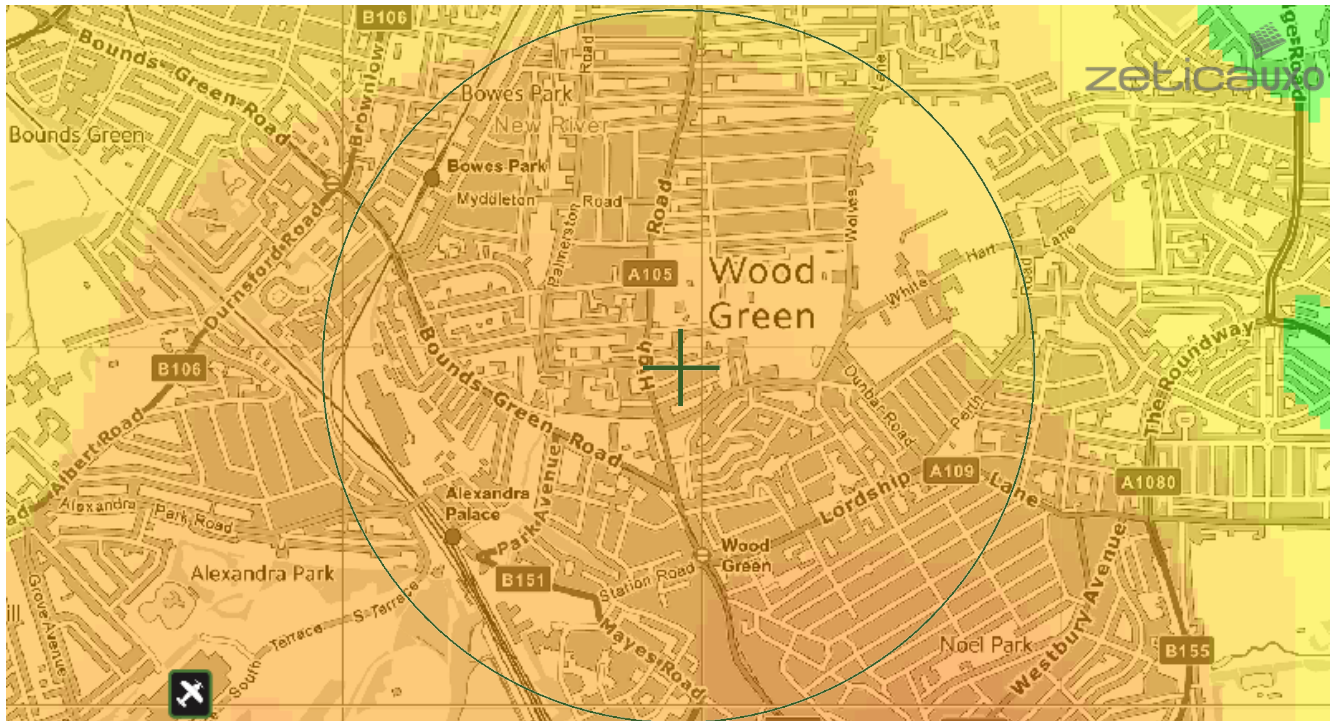
<i>Occurrence</i>	<i>Description</i>	<i>Contact</i>
Risk to the public	If at any point residents, the public or others may be at risk as a result of contamination found during the course of investigation, remediation or development works	· Contact the emergency services if there is a risk to life · Contaminated Land Officer/Planning Authority · Health & Safety Executive
Nuisance to residents/the public	If a nuisance has been or is likely to be caused to nearby residents, the public and others – for example odours, dust, noise, vibration, etc.	· Pollution Control Team at the Local Authority (and other council's where necessary)
Pollution of controlled waters	If any surface, culverted or groundwater has been polluted – for example slurry, contaminated soil/water or a chemical spillage entering a river or canal.	· Environment Agency · Planning Authority and Contaminated Land Officer at the Local Authority
Pollution of adjoining land	If land outside the boundary of the development site is polluted from site activities – for example slurry, contaminated soil/water or a chemical spillage	· The owner of the land · Planning Authority and Contaminated Land Officer at the Local Authority

APPENDIX ONE

ADDITIONAL INFORMATION

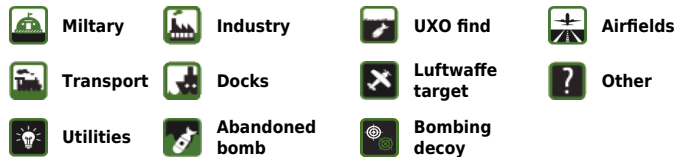
The logo for ZeticaUXO, featuring the word "zetica" in white lowercase letters and "UXO" in green uppercase letters, with a green 3D cube icon above the "UXO" part.

Location: N22 5SR,
Map Centre: 530906,190953



LEGEND

Low High



This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

Typically, we recommend that a detailed UXO desk study and risk assessment is commissioned for sites in London.

tel: [+44 \(0\) 1993 886682](tel:+441993886682) email: uxo@zetica.com web: www.zeticauxo.com

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Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	530954/190934	22 September 2026 17:44

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

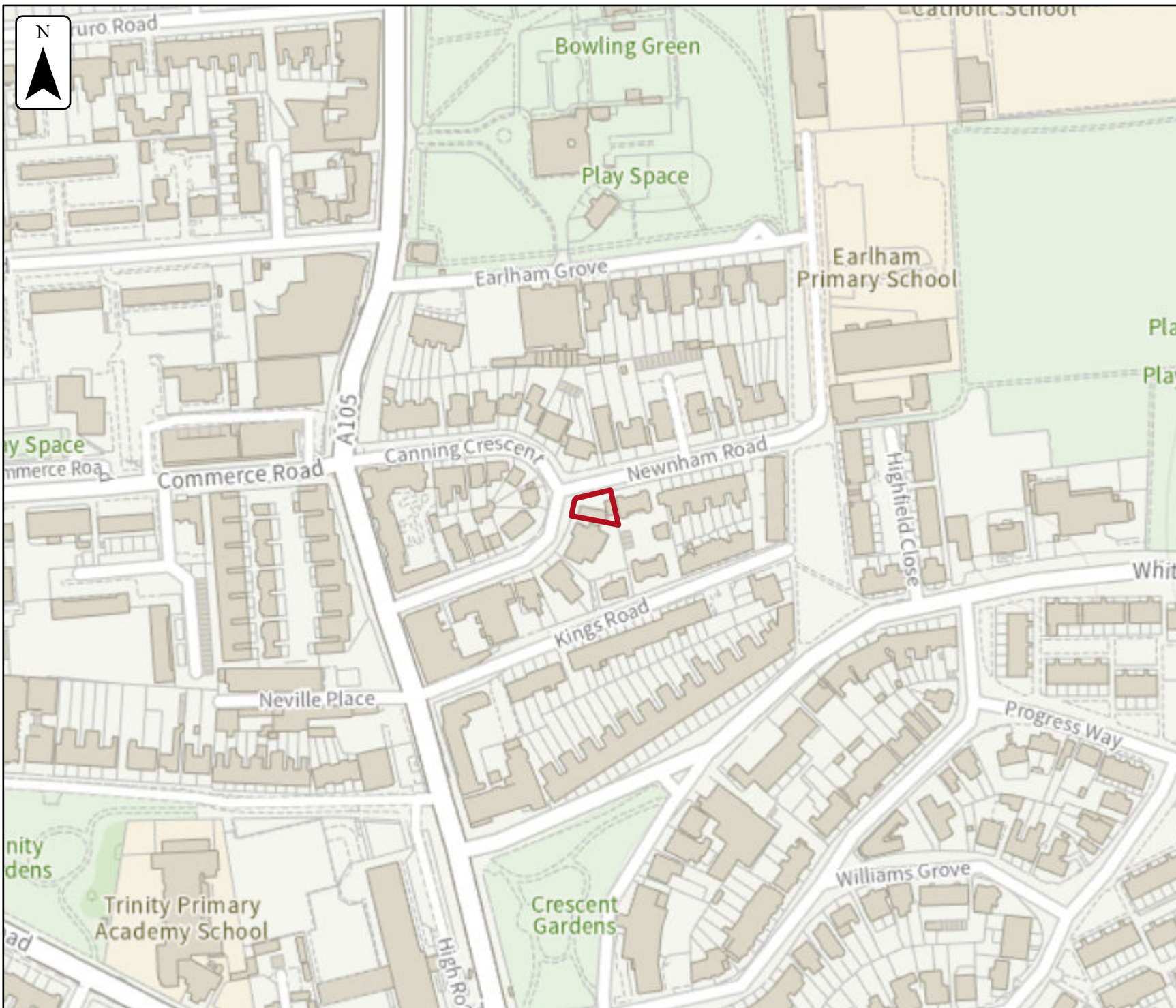
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

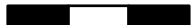
Unspecified

Location (easting/northing)
530954/190934

Scale
1:2,500

Created
22 Sep 2026 17:44

-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

APPENDIX TWO

CONCEPTUAL MODEL

12 Canning Crescent London N22 5SR

Site Conceptual Model - Proposed Site Plan

Potential Pathways

Human Health

- ① Direct contact with contaminants in soil/dust or water
- ② Inhalation of contaminants through soil/dust/particles
- ③ Dermal Contact
- ④ Ingestion of home grown produce
- ⑤ Ingestion of contaminated water through water main pipework
- ⑥ Inhalation of Land Gases / Vapours From Soils
- ⑦ Inhalation of Vapours from Groundwater
- ⑧ Migration to off site Adjoining Land Owners

Flora

- ⑨ Plant uptake & direct contact with soil

Controlled Surface Water, Ground Water & Abstraction Well

- ⑩ Leaching, lateral migration of shallow groundwater to a target receptor

Off Site Sources

- (A) Migration of contamination to the site area
- (B) Migration of land gases/ vapours to the site area
- (C) Migration of contaminated groundwater to the site area

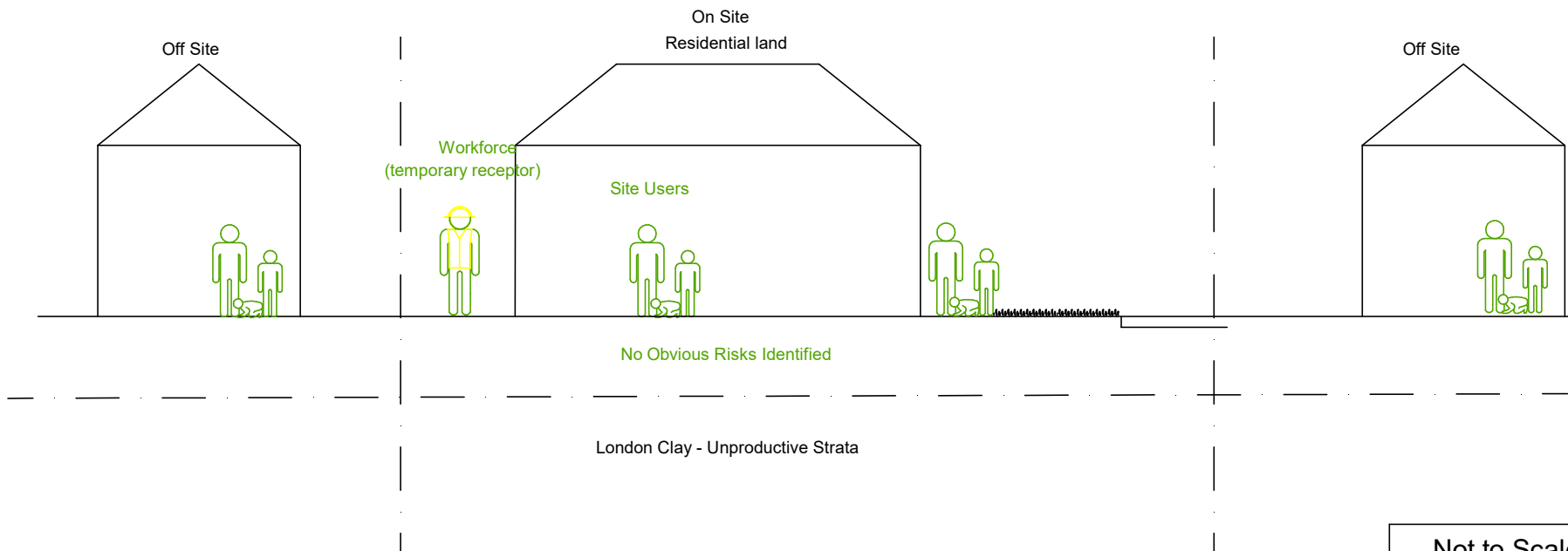
Key

Purple =Possible pathways

Green =Possible receptors

Red =Possible sources

Grey = Not in place within this site



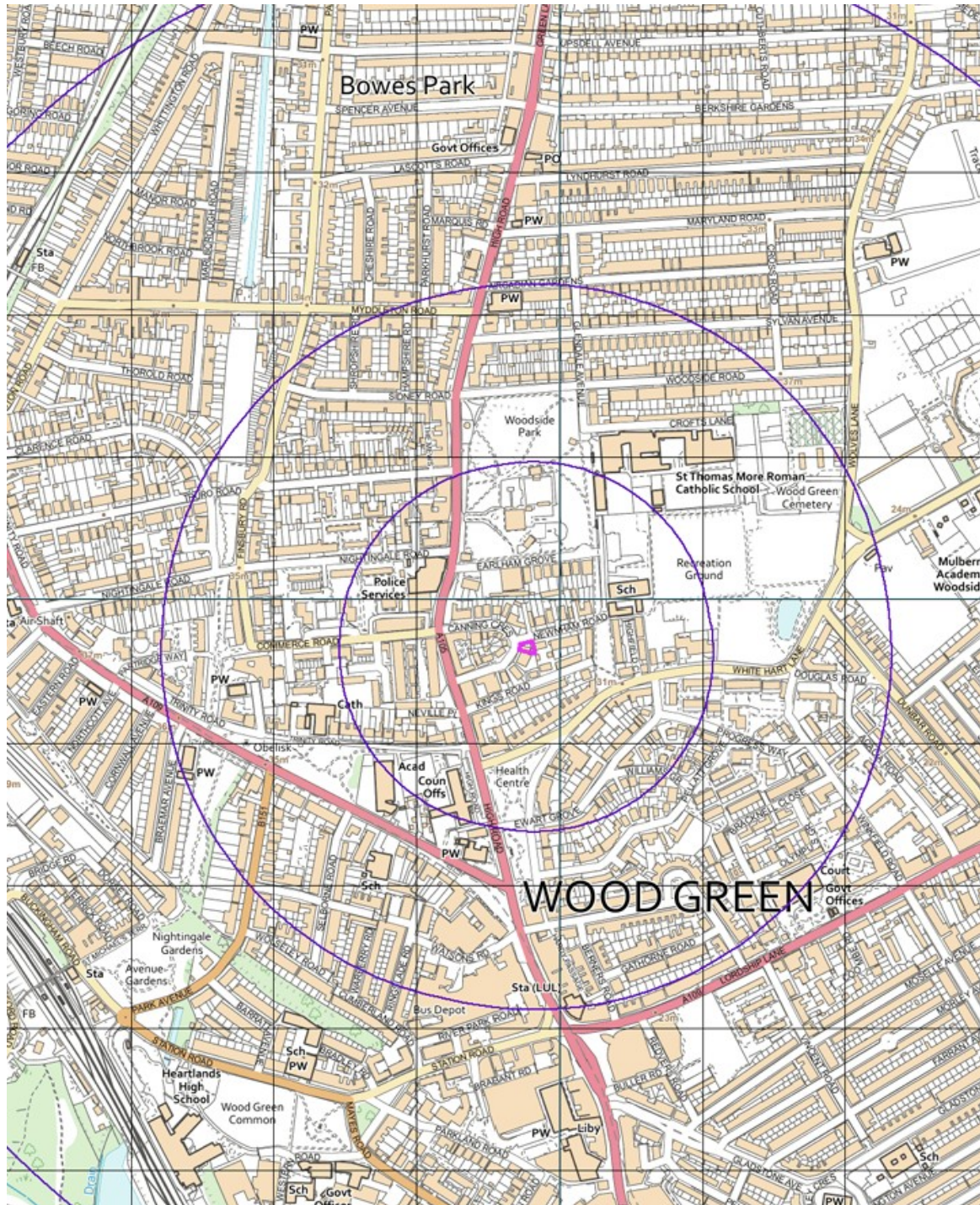
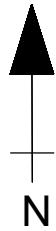
Not to Scale
Sketch No. : DTS / 20022 / 02 / 01

APPENDIX THREE

SITE PLANS

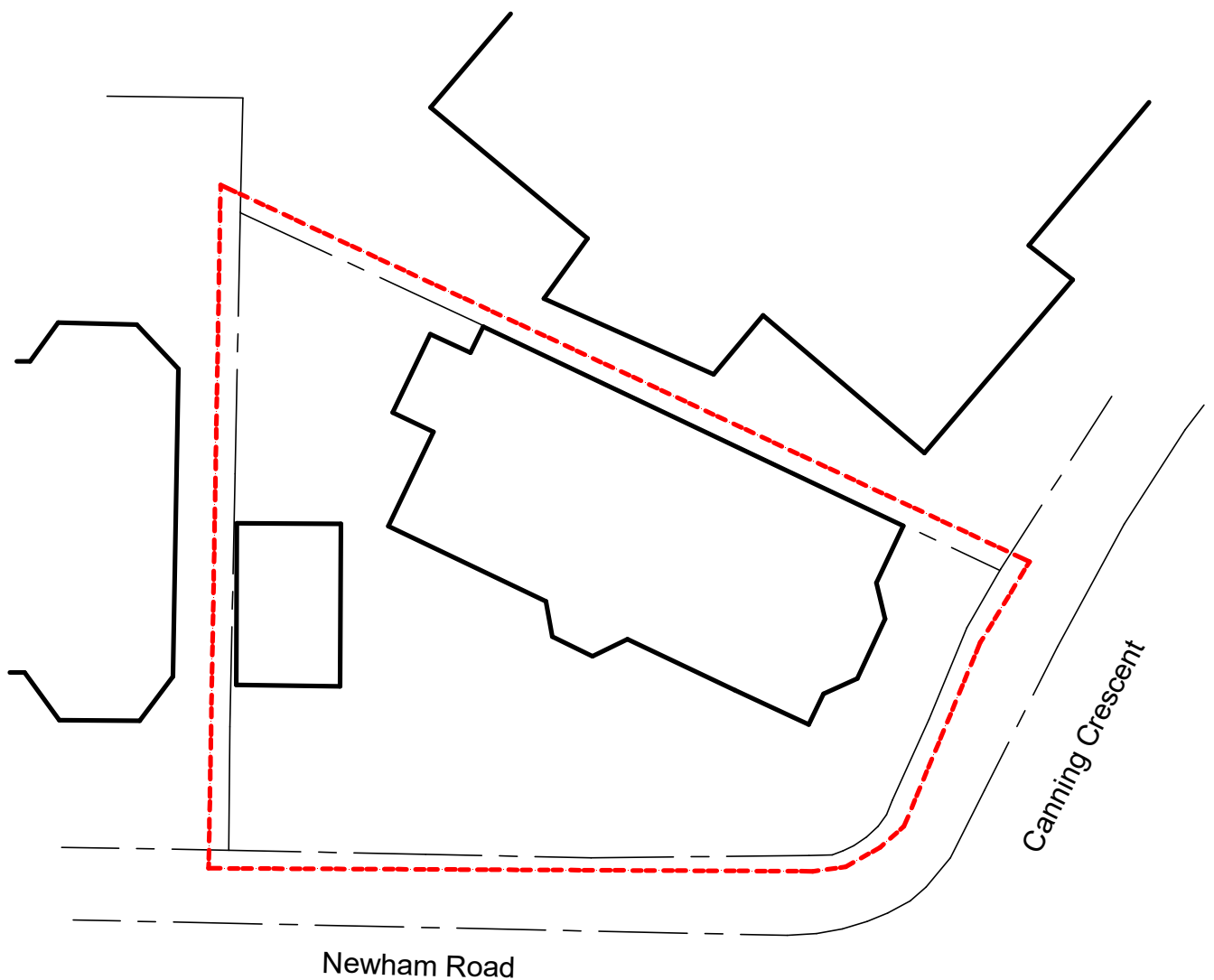
12 Canning Crescent London N22 5SR

Location Plan



12 Canning Crescent London N22 5SR

Existing Site Plan



12 Canning Crescent London N22 5SR

Proposed Site Plan

