HARRINGAY WAREHOUSE DISTRICT

SA34: Overbury and Eade Road

MASTERPLAN FRAMEWORK DOCUMENT

November 2023



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Section 1: Introduction and Framework Scope



1.1

Introduction and Framework Scope

This Framework Document has been prepared in response to the requirements of Policy DM39 of Haringey's Development Management DPD and provides area specific planning and urban design guidance for one of the key sites located within the Harringay Warehouse District (the District).

The Site, known as **Overbury & Eade Roads** is in private ownership and currently comprises an ad hoc collection of warehouse and industrial buildings of varying age, size and quality, which have been gradually occupied over the last 10-15 years by a form of communal living and working, which has become known as 'Warehouse Living.'

Local Plan policy recognises that 'Warehouse Living', whilst having been established in an incremental and largely unauthorised manner, now plays an important role in the Borough in terms of providing affordable living and working accommodation for young people and supporting and encouraging the growth of creative industries and SME businesses.

In acknowledging this contribution, the Council in their Local Plan makes provision for Warehouse Living on selected sites in Local Employment and Regeneration Areas. Overbury Road/ Eade Road comprise one of the selected sites.

Within the designated Warehouse Living sites, policy seeks to facilitate measures that will further regularise and legitimise Warehouse Living use, whilst ensuring that occupants are provided with appropriate standards of living and creative industries and SMEs are supported and given room to grow and diversify.

The ultimate aim of the policy designation is to secure a long-term sustainable economic future for the Warehouse sites that:

...'builds on the amenity being created and complements the unique character of the areas in which they are situated'. (Para 6.20 of Haringey's Development Management DPD)

In pursuit of these aims and measures a site –specific masterplanning approach is advocated.





Harringay Warehouse District provides affordable living and working accommodation and supports the growth of creative industries and SME businesses.





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In pursuit of this site specific masterplanning approach, Provewell - the owners of the site that is the subject of this Framework - appointed Tibbalds Planning and Urban Design to lead a multi-disciplinary team of architects, development managers, engineers, landscape architects, cost consultants and transport planners to come up with a spatial framework and associated guidance to help shape and inform the future evolution and management of the Site and the warehouse living land use.

In putting together the Framework the team has progressed a number of quantitative and qualitative assessments in order to understand the spatial and technical issues affecting the Site. Consideration has been given to the health and well being of existing residents, the condition of the existing buildings and their environmental performance, the routes, spaces and places between the various warehouse buildings and to how people move through, use and interface with these spaces; existing waste management arrangements; car and cycle parking provision; access and servicing; safety and security; the existing utility and drainage infrastructure and how the Site interfaces and connects with its wider context.

This baseline analysis and the team's response to the issues raised have been discussed with officers from the Council via a series of workshops and meetings. The views of residents of the existing warehouse buildings have also been sought via one to one consultations and the setting up and running of a series of steering group consultations.

Other emerging examples of communal living in the UK and in Europe have also been reviewed in order to identify emerging best practice.

Through this background work the team has sought to draw out and define those factors or the 'key ingredients' of Warehouse living and working, how the various existing warehouse buildings and their contexts operate in terms of what works well, what does not work so well and what might be improved.

The work has been brought together into a series of site wide strategies aimed at dealing with matters including: the design and management of the public realm; movement into and through the Site; car and cycle parking and servicing; waste management; security; utility and drainage infrastructure. it is envisaged that these site wide strategies will be addressed and implemented in an incremental manner, as and when the various existing buildings are brought forward for redevelopment.

A new build warehouse living and working typology has also been developed for two plots within the Overbury Road/ Eade Road site, which are advanced to show how the warehouse living concept might be taken forward into new purpose built mixed use buildings.

It is envisaged that following the completion of the Framework that detailed planning applications in respect of these two new build proposals, together with proposals for their associated public realms will be submitted to LB Haringey.

The first of these detailed proposals, which will occupy a vacant site on the corner of Eade Road and Seven Sisters Road, will provide the opportunity to test and refine the design and operation of the new build accommodation in consultation with tenants of the existing warehouse buildings. Feedback from residents of this building will then be used to inform and refine proposals for the subsequent phase of development envisaged for a site on Overbury Road.

The lessons learned from both these sites will then be used to help inform further new developments and other proposals to upgrade / refurbish other existing warehouses.

In terms of operation of the Framework it is acknowledged by Provewell that they are embarking on a process that will give rise to a new type of bespoke living and working space – something London has not really seen before. Given this the Framework document should be seen as a dynamic tool which can and will be updated and developed in parallel with each sequential phase of redevelopment/ refurbishment.

It is recognised, however that the Framework will also contain information that officers will want -as part of any planning process- to 'lock' into any future planning decision making process. It is therefore proposed that the completed Framework document will accompany the first planning application submitted on the Site. The first phase detailed proposal will demonstrate how they respond to and comply with the content of this Framework, together with the other policies of the Development Plan. It is

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envisaged that as and where necessary Framework/ planning policy criteria which affect the redevelopment will then be 'tied' into any permission via relevant conditions/ section 106 obligations.

Each subsequent application submitted will then be required to submit an updated version of the Framework and associated Statements of Compliance.

It is also intended to monitor the operation of the new and refreshed builds over time. The monitoring information requirements will be agreed with officers and will also be used to help shape and inform the development of the District.

In terms of context the Framework comprises the following:

- **Section 1:** Introduction and Framework scope, which describes the location and context of the District and their contexts; the Site and the land uses it supports.
- **Section 2:** Describes the key characteristics or ingredients of Warehouse Living - the people, the buildings and spaces and the place. It also provides an outline of consultation that has been carried out in support of the Framework's production.
- **Section 3:** Provides a summary of the findings of a series of background technical assessments and their implications for any future redevelopment.
- **Section 4:** The Development Plan Context, identifies the various site specific and subject specific policies affecting the Site and the proposed land use.
- **Section 5:** The Framework
  - **Sections 5.1 and 5.2:** Sets down a series of key principles for Warehouse Living Guidance, provides a series of standards/ guidelines for new warehouse living buildings. These standards include both quantitative and qualitative guidance and standards that future new build/ refurbished warehouse living buildings will be expected to adhere to.
  - **Section 5.3:** Sustainability requirements, advances a set of criteria to be followed by all proposals advanced on the Site.
  - **Section 5.4:** Comprises the spatial framework (urban design) for the Site as a whole . It establishes a set of urban design principles for the site as a whole.
  - **Section 5.5:** Focuses on a series of specific issues, which need to be addressed as a matter of priority.
  - **Section 5.6:** Comprises the spatial framework (public realm and open space).
  - **Section 5.7:** Advances a series of priority public realm projects, which are being pursued by the landowner.
  - **Section 5.8 and 5.9:** Provides guidance in relation to the first two new build Warehouse Living projects. It is envisaged that these two projects, will be prioritised.
- **Section 6:** Provides a list of matters to be addressed as part of any future management strategy for the Site.
- **Appendices:** Provide a summary of the consultation, technical reports and requirements for future planning applications.

Having introduced the Framework, explained its content and how it is envisaged it will operate through the process of redevelopment we now go onto to describe the Site and its physical and planning contexts.

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1.2

The Warehouse District

Location and Context

The Harringay Warehouse District (the District) in which the Eade Road/ Overbury Road site is located (the Site) lies between the New River to the south, Seven Sisters Road to the east and the Gospel Oak to Barking branch of the London Overground to the north.

It comprises five industrial estates:

- Arena Design Centre
- Crusader Industrial Estate
- Omega Works
- Vale/ Eade Rds
- Overbury & Eade Roads

These industrial estates are in a variety of different ownerships. They all sit within a tight network of streets comprising a mix of small industrial / garage units, Victorian terraces and more recent flatted development.

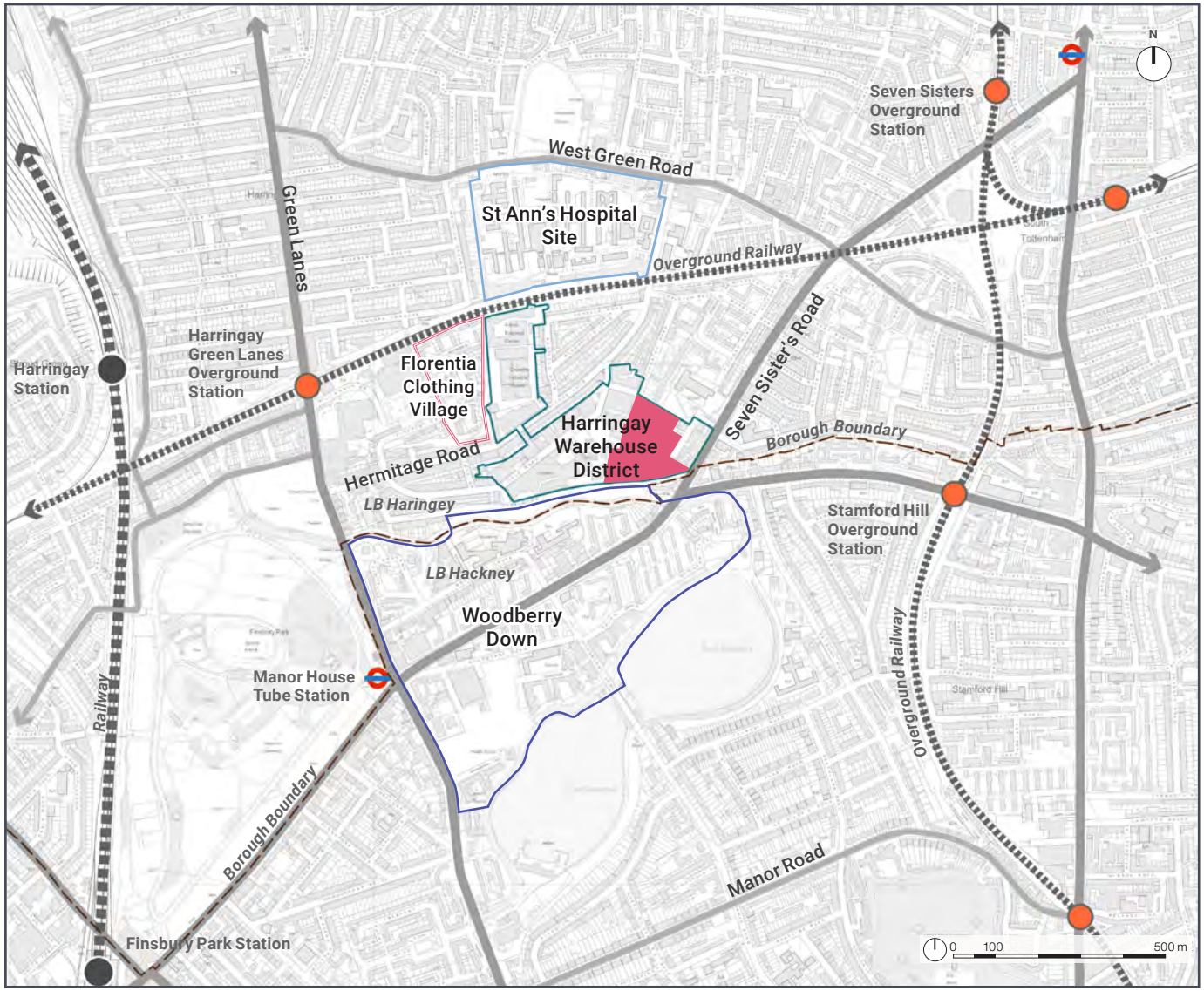
The District has a PTAL ranging from 1 to 5 and is within walking distance of a number of rail and tube stations including Green Lanes, Stamford Hill and Seven Sisters Rail Stations and Seven Sisters and Manor House Tube Stations.

Bus routes also run along Seven Sisters (259 and 279) and Amhurst Road (253 and 254) to the south and east, Green Lanes (29, 141 and 341) to the west and the B152 to the north (67 and 341).

In terms of local community and retail facilities, Green Lanes is located to the west, Woodberry Down to the South and Stanford Hills and Seven Sisters to the east.

The immediate area also supports a number of cafés, grocery stores and meeting places.

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Eade Road / Overbury Road site (the Site)

Harringay Warehouse District Indicative Boundary

St Ann's Hospital Site Indicative Boundary

Woodberry Down Indicative Boundary

Florentia Clothing Village

Figure 1.1: Strategic Context Map.

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Recent developments

The District is also located in an area that is subject to some significant recent development proposals.

The St Ann's Hospital site situated immediately to the north of the District has recently received planning consent for circa 995 new homes and 2,400 sqm of non-residential uses and 167 car parking spaces. To the south the redevelopment of Woodbury Down is currently being delivered by a partnership which includes Berkley Homes, Genesis Housing Association, Hackney Homes, the GLA, Manor House development Trust and the Woodberry Down Community Organisation resident steering group. It involves the demolition of 1,981 homes and the building of 5,561 social-rented, private and shared ownership new ones, together with a community centre, retail and commercial, Skinners' Academy, The Edge youth centre and involves plans to narrow Seven Sisters Road.

Florentia Clothing Village, located immediately to the west of the District has recently received planning consent for the delivery of four buildings to provide approximately 9,363sqm of flexible light industrial use and storage (Class E) and distribution (Class B8).

It is understood that a wide range of unit sizes are to be provided that will cater for a variety of commercial occupiers from small to medium enterprises. It is envisaged that around 250 jobs will be delivered on site and space provided for around 54 businesses.

In terms of administration the District is located entirely within the London Borough of Haringey. The Borough boundary does, however run along Eade Road and the LB Hackney is located to the south.



St Ann's Hospital
Image © 2022 David Bonnet Architects
(Permission granted)



Florentia Clothing Village
Turner Works
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***Woodberry Down Manor House development Trust**
(Under development)

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Figure 1.3: Recent developments

Site Description and Land Use

Overbury & Eade Road (The Site) is located in the southern part of the District. It is accessed from three points on Eade Road and two points on Overbury Road. Open yard areas to the rear of 2 Overbury Road, to the south of 195 Eade Road and in front of Cara House provide space for informal car parking.

It supports 68 separate units and some 20,288sqm (GIA) of floorspace. The space comprises a mix of warehouse / factory building types of varying age, size and heights from 2 to 5 storeys.

In terms of use Unit 1 and Unit 2 Overbury Road, part of Unit E, part of Unit 4 and 195 Eade Road are in commercial use. All other units are in residential/ HMO use. The residential units support a total of 570 rooms of accommodation, in units of between 3 and 15 people.

A series of small commercial units have recently been erected in Overbury Yard (see section 5.7). This development provides 228.9 sqm of commercial in 16 containers.

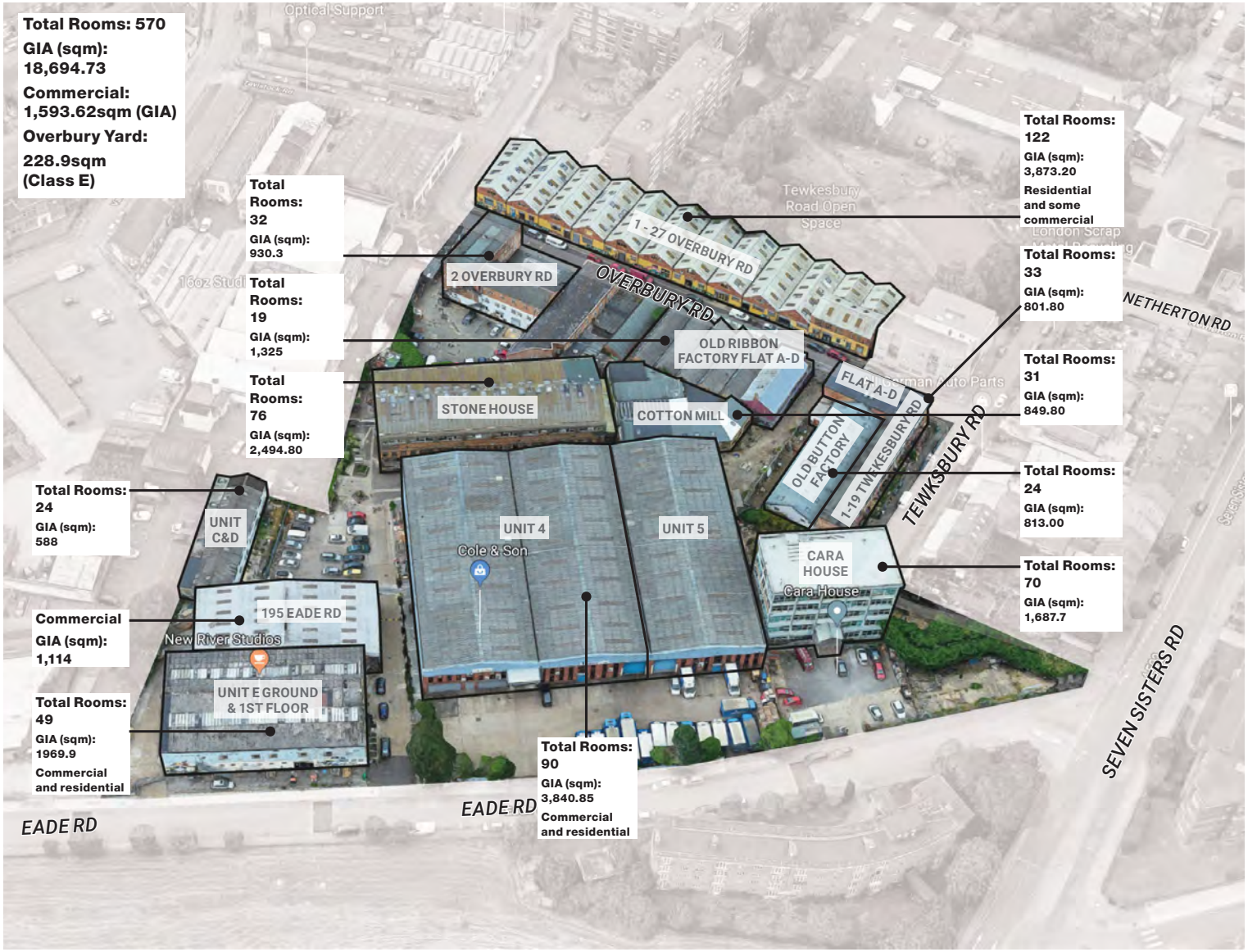


Figure 1.11: Site description and land use

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Section 2: Warehouse living - the people, buildings and spaces and the place

Having described the location of the Site and its context in Section 1, Section 2 provides a detailed description of the land use, the people who live in the District, the existing buildings and how they have been adapted to meet the needs of residents, and the spaces and the places between the buildings.

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2.1

The People

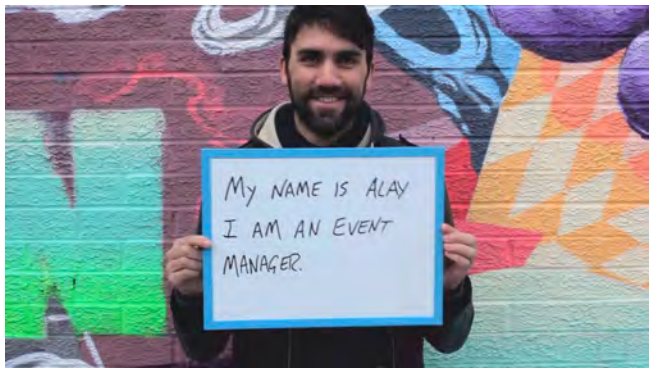
Warehouse living is a unique, living typology. It has evolved organically and as a result of people responding to the opportunities provided by each existing warehouse building and the variety and flexibility that these spaces offer.

Warehouse Living is defined by the community who live and work within the District. This community choose to live in the warehouses because of the opportunities it provides to pursue creative and collaborative activities.

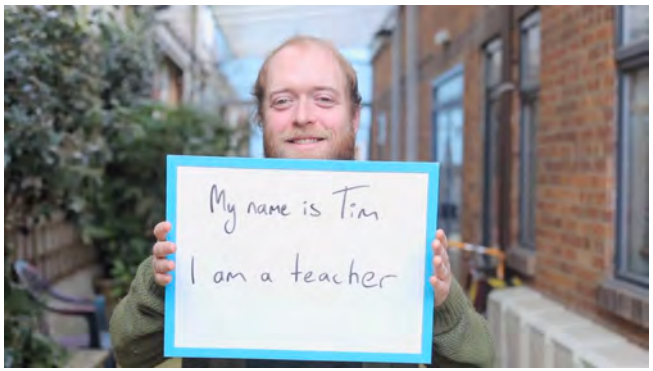
It is purposely informal and 'creative work' is a thread that permeates all of the private, communal and public spaces associated with it. The line between living and working is therefore intentionally blurred and the spaces the warehouse support are, by their nature, sufficiently flexible, such that they can absorb the demands placed upon it.

The District's success is based on the collaborative and entrepreneurial nature of the people who live there, which has tied the community together and organically developed the character of the area.

Figure 2.1 Stills from a film made about the warehouse district for InHouse Film Festival, 2014



















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Based on our observations and discussions with tenants we would confirm the following in terms of who lives in the warehouses and what they say:

1. There is a mixed demographic with a tendency towards those in their 20s and 30s. However, there are also families, disabled people and older residents (oldest resident is 72 at time of writing). There is no 'typical' resident.
2. Living and working takes place in the warehouses. This work might take place in residents bedrooms, within internal or external communal areas or within dedicated or shared workshops or studios.
3. There is no typical length of time people stay, some never leave and others are passing through. Some 'grow out' of certain aspects of Warehouse Living and move on.
4. An element of control over the space is important for residents. The growth and evolution of Warehouse Living has been organic, with residents having a feeling of ownership and control over the spaces within and between the buildings.
5. Residents use social media to help build the community.
6. All residents talked about the strength of the community being an enormous attraction to living in the Warehouses. People look out for each other, make friends and collaborate on their creative work. The links created remain even once residents have left.
7. The variation in existing unit sizes and bedroom sizes accommodates different people's needs both in terms of working but also different households and ways of living.
8. It is a place where living and working spaces are inter-connected

The following pages give case studies of three people who live at the time of writing the warehouse district, including how long they live there, what type of work they do and how they use the space that they occupy.

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Resident Case Study - Duncan

Length of time living in the Warehouse District

- 4 years. Duncan's workshop is on the mezzanine level within the unit he lives in (Unit 4).

Occupation / type of work

- Duncan works as a waxsmith, woodworker and bespoke bicycle repairs / manufacture.
- He also works off-site as a chef in a gastro-pub.

How do you use the spaces in the Warehouse District?

- Duncan was initially attracted to the Warehouse District because of the large flexible space that allowed his business to expand around other residents.
- Duncan says that at the moment he can't envisage leaving the Warehouses unless he left London, even though sometimes the reduced privacy and mess are annoying.
- He enjoys the open door policy of his unit, although they have had issues with safety and security. The gated areas allow him to use his expensive tools outside.



Figure 2.2: Duncan in his workshop, on a mezzanine level in the warehouse.

"Gated areas allow Duncan to use his expensive tools outside"

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Resident Case Study - Roddy

Length of time living in the Warehouse District

- Roddy, at 72, is the oldest resident in the Warehouse District.
- He has lived in Unit 4a in Ex fed for 6 years

Occupation / type of work

- Classical musician and composer, his work includes the score for the film the Pianist.
- Retrained as a musical therapist and specialises in therapy for people with dementia.
- Roddy is also actively involved with multi-media performance and musical improvisation.

How do you use the spaces in the Warehouse District?

- Roddy uses the communal spaces for performance and improvised jamming with residents.
- Typically these spaces are between 70-120 sqm and often double height in parts.
- Events may house between 10-100 people at any one time.
- Roddy uses external for hire studios for his therapy work as well as visiting patients where they live.
- Having some separate available space to rent would be an asset.



Figure 2.3: Roddy.



Figure 2.4: Roddy works as a musician and composer.

"Having a separate workspace available to rent would be an asset"

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Resident Case Study - Caitlyn

Length of time living in the Warehouse District

- Caitlyn lived in the Warehouse District for just over 4 years. She lived in a unit on Overbury Road.
- She now lives nearby but off-site with a group of friends that she met during her time living in the Warehouses.

Occupation / type of work

- Caitlyn was a student during her time living in the Warehouse District. She studied fashion and knitwear and moved to the district to be in a community with people of similar interests.
- Caitlyn started her vegan baking business within her unit, her business took off and she needed a larger kitchen. She now uses the kitchen within New River Studios to run her baking business.

What did you like about living here / why did you leave?

- The sense of community was the best thing about living in the warehouses, this was a very special time in her life and she made very good friends.
- She moved on because she felt the time had come to live in a different way and an opportunity came up to live with some friends nearby.
- She maintains very strong connections with the warehouse district and the community there. She thinks it is a very special space.



Figure 2.5: Caitlyn uses the New River Studios kitchen to run her baking business.

"The sense of community was the best thing about living in the warehouses"

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Community Engagement

The existing community is comprised of creative individuals who by their very nature are makers and doers. Their input into the masterplan process was therefore considered to be essential and invaluable for a sustainable outcome.

The programme for creating the masterplan framework has developed around a series of meetings with a steering group between August and December 2019. This steering group was created by reaching out to the community with an aim to include one member from each of the warehouses in the district.

The purpose of the events was:

- To gain insight into what the residents would like to see within the district in the future and how they feel it could be improved;
- To gain feedback on how the team have translated this information into design proposals; and
- To allow the residents to provide valuable advice on wider consultation / communication

Four sessions were identified, throughout the masterplan analysis and development stage, to ensure the design process was able to meaningfully integrate the views of the group into the proposals.

Key themes for each of the sessions were identified to guide the conversation in a constructive and progressive manner. These were as follows:

Session 1 - 27th August 2019

Introductions, issues and opportunities, including site wide, building specific and management & maintenance arrangements.

Session 2 - 24th September 2019

A response to Session 1 including, site wide framework analysis, working towards a site specific brief and consideration of future management and maintenance arrangements.

Session 3 - 29th October 2019

A focused session on the public realm and management and maintenance, including bins, bikes, parking and security.

Session 4 - 26th November

A presentation of the emerging proposals for the early sites - including the Seven Sisters and Eade Road site, and 2 Overbury Road site.

A summary of the key feedback from each session is set out in Appendix A.

General feedback included:

- The steering group wanted the day to day operation of issues such as waste, security and parking to work better and for this to be prioritised before considering other change.
- The group discussed their pride and enjoyment in the community and a sense of identity with the warehouse district.
- They felt that the community wanted to feel a sense of ownership of the district and this included building good communication between the consultant team, landowner and the residents.
- The steering group were, on the whole, optimistic about improving the area and as part of this, developing new facilities and new warehouse living accommodation.
- The community were keen to improve links with the wider community.

In addition to these Steering Group sessions the team has held a series of more focussed discussions and exhibitions as more site specific proposals have been worked up for Overbury Yard, Overbury Road and Seven Sisters Road.



Figure 2.6: Steering Group Session 1.

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2.2

The buildings and spaces

Each warehouse has a unique way of, operating, as defined by resident needs at a given time, but there is a common structure that can be seen throughout these spaces, illustrated below.

All of the warehouses have a shared internal communal space, which is key to the social network within each block. This space is used for cooking, socialising and relaxing but is also used as workspace. It is flexible and open to residents interpretation. Some of the larger warehouses have the ability to accommodate dedicated working spaces within their communal areas depending on the needs of the residents. This internal communal space bridges the gap between the private bedroom space and the warehouse communal external space. Each warehouse therefore forms a sub-community, which then flows into the external shared living and working spaces which serve the wider community.

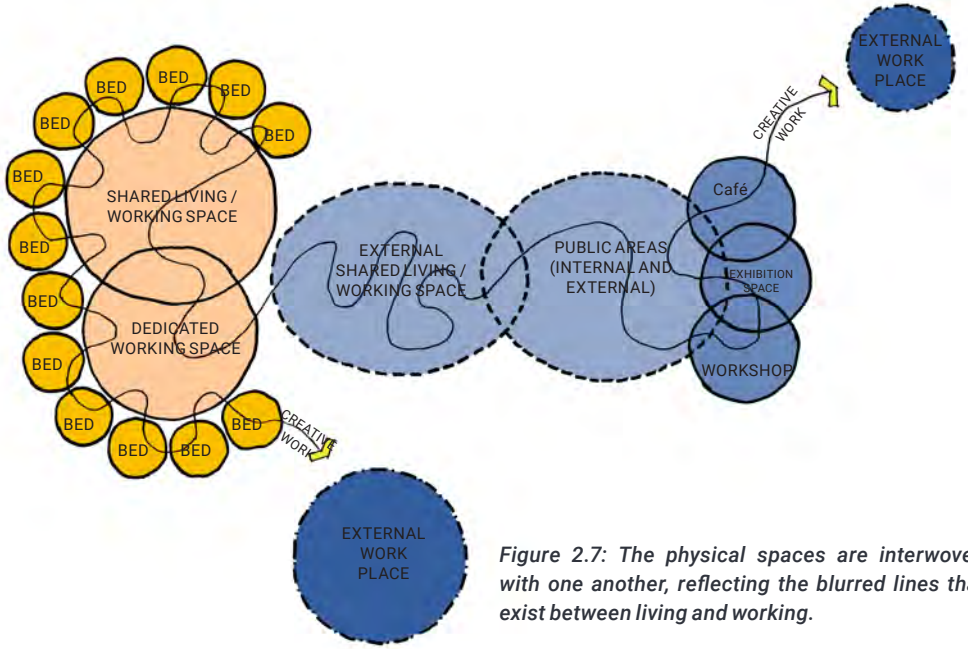


Figure 2.7: The physical spaces are interwoven with one another, reflecting the blurred lines that exist between living and working.

Space provision and public v private

There are a range of sizes of warehouses, which suit different types of work and therefore attract a wide range of different residents and creative endeavours. This variety is vital in ensuring that the diversity of the community is maintained. The pages overleaf look at the three general typologies that have evolved for warehouse living within the Site.

This variety of spaces creates a natural split of the public, communal and private realms that would be expected in more typical residential, but with a greater amount of communal space.

The available space for each person, including both private bedroom space and the range of communal internal and external spaces typically exceeds the equivalent space that would be available in flat-share in a standard London Plan house or flat.

A comparison of the overall space provision between warehouse and more traditional residential has been carried out, and is illustrated in the graph opposite. This presents a typical split of internal and external spaces allocated per person for standard residential types based around the London Plan space standards (bars to the left).

To the right the bars show the current space provision for internal and external spaces for residents of the warehouses.

For both single and double occupancy, there is an overall greater provision of space per person in warehouse living, compared to typical London Plan-sized homes.

The increased availability of space, alongside a greater mix of private, communal and more public spaces for the residents, is a particular benefit and characteristic of warehouse living.

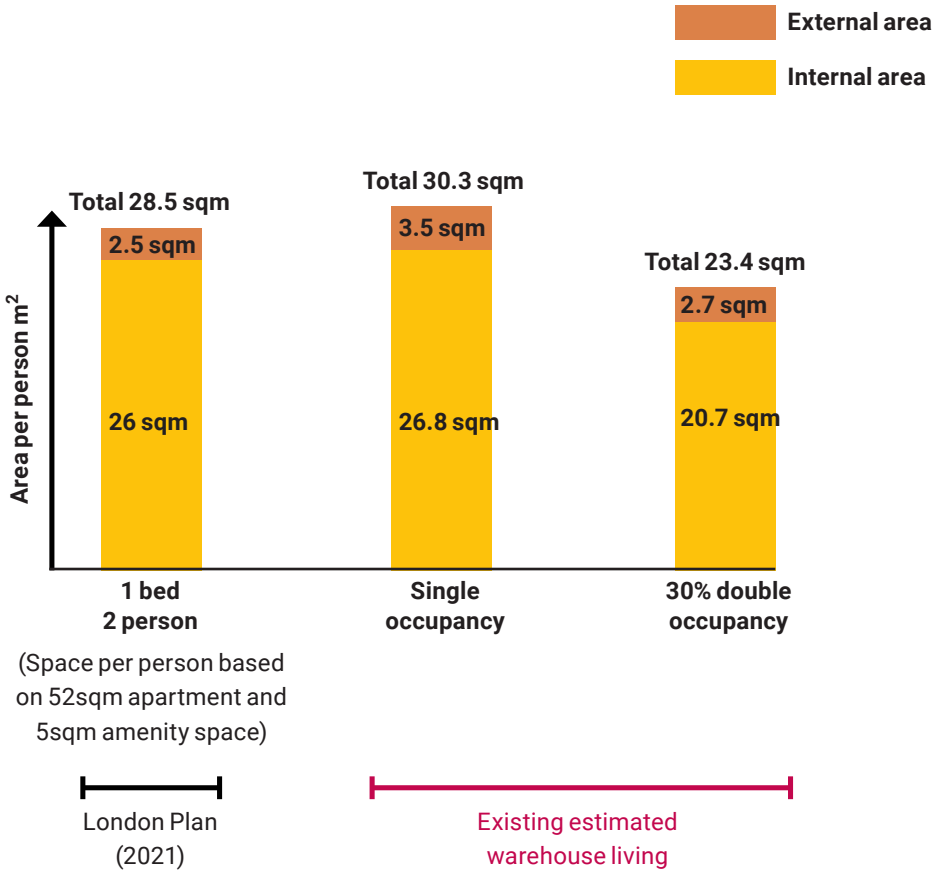


Figure 2.8: Current space provision for internal and external spaces for residents

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Warehouse Living Typologies

Three general typologies have been identified for how the living and working spaces within the existing warehouses are articulated. As the internal layouts of the buildings have evolved organically over time, this has resulted in an unusual form and size of different spaces. It is this variation that attracts a wide range of creative individuals, requiring different types and sizes of space for different endeavours.

The ability to adapt and shape the living and working arrangements within the warehouses is a key feature for the community. Figure 2.9 illustrates three typology examples that can be found throughout the District. Each typology illustrates a different relationship between the private bedroom space and the communal living/working space. All three of these typologies have grown from the needs of the community and therefore are all successful in accommodating the varied needs of different members of the community.

Bedroom numbers are typically between 3-15 beds per unit.

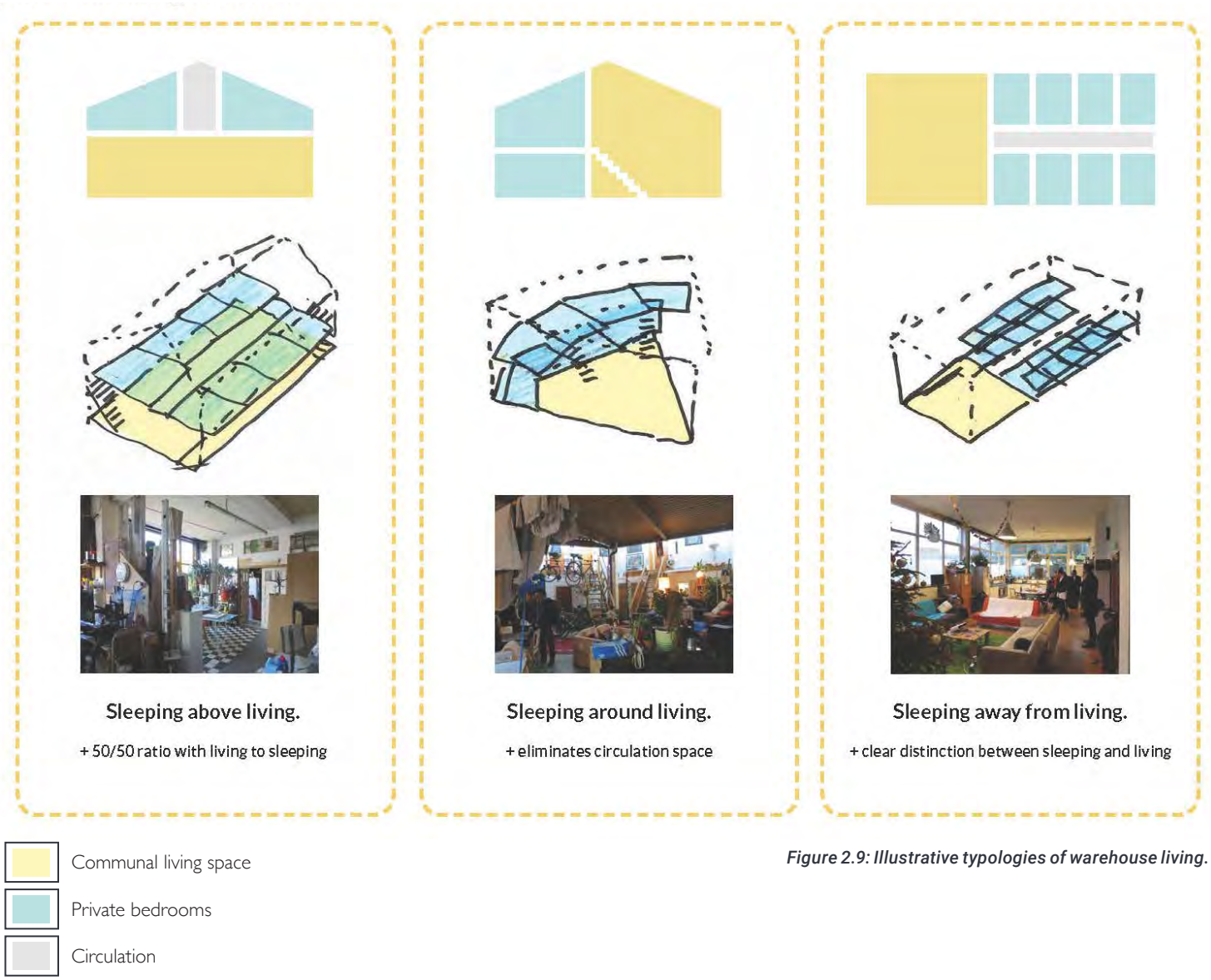


Figure 2.9: Illustrative typologies of warehouse living.

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Resident interpretation

Figure 2.10 illustrates how residents within the warehouse district have interpreted the typologies shown previously on Figure 2.9. The three case studies shown here illustrate how the different needs of residents can lead to the formation of a wide variety of types of space. Each of the internal layouts shown here exist within the same external shell and have been created from internal partitions and divisions only. This interpretation of the space fits that particular communities needs at the time, and has the ability to further adapt in line with evolving needs.

This flexibility, adaptability and sense of ownership of the warehouse spaces are key features of the character of warehouse living.



Figure 2.10: Examples of existing spatial arrangements within the warehouses.

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The Qualities of the Spaces

Residents have identified the following key ingredients four main aspects of what they consider to be the spatial qualities of warehouse living:

1. **Voluminous, adaptable and flexible working / living space**
2. **A sense of ownership and creation of identity inside and outside.**
3. **A variety of external spaces for working, collaborating and integrating with each other**
4. **Dedicated and non-dedicated work spaces - from private bedrooms, to communal living areas to public open spaces.**

Examples of these spatial qualities from the warehouse district are illustrated on the following pages.

1. Voluminous, adaptable and flexible working / living space






Figure 2.11: Examples of voluminous, adaptable and flexible working / living spaces.

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2. A sense of ownership and creation of identity inside and outside.

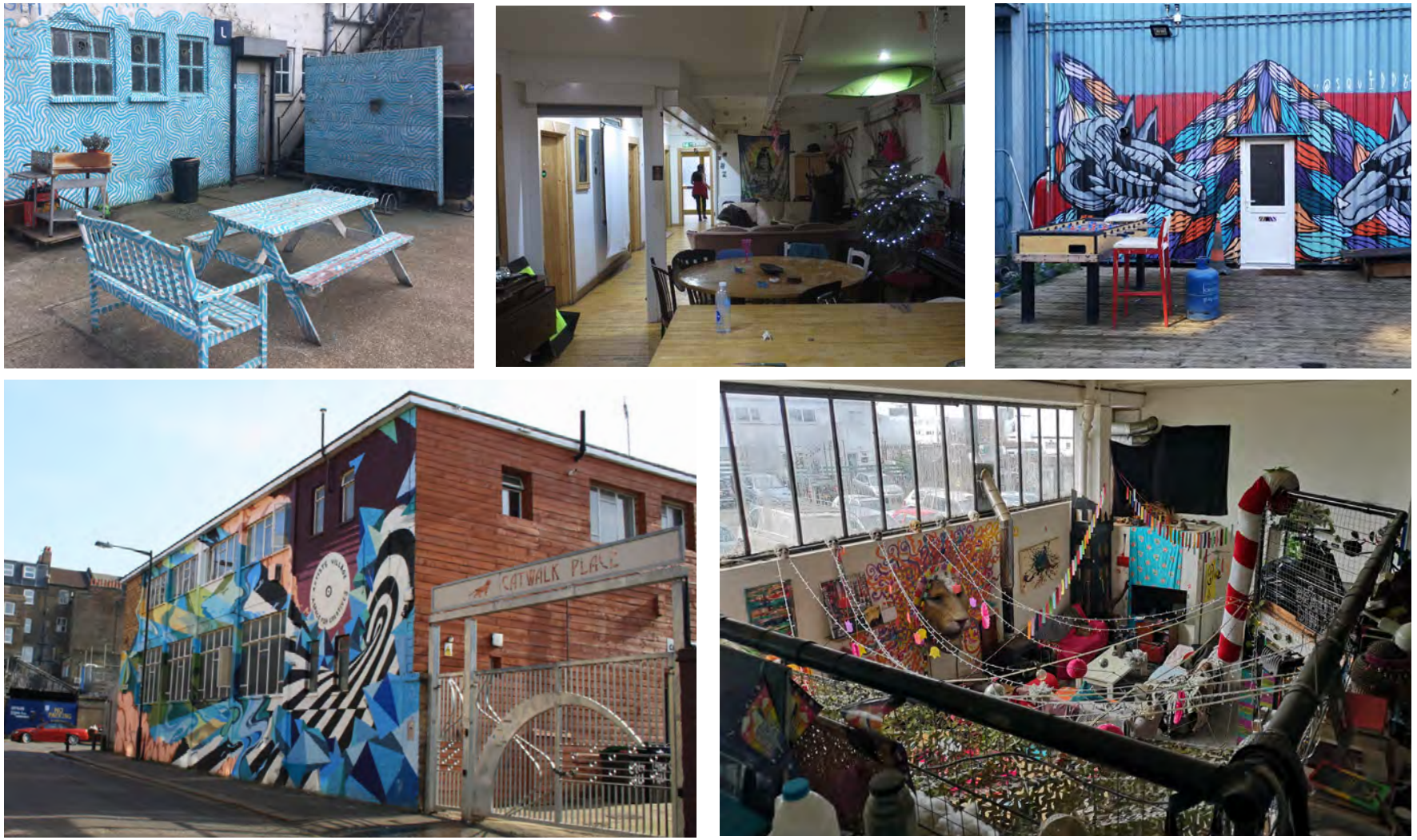


Figure 2.12: Examples of the spaces that foster a sense of ownership within the district.

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3. A variety of external spaces for working, collaborating and integrating with each other











Figure 2.13: Examples of the variety of external spaces within the district.

4. Dedicated and non-dedicated work spaces - from private bedrooms, to communal living areas to public open spaces.



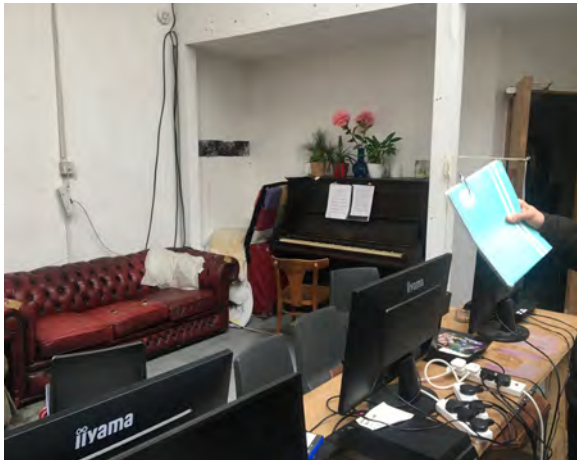






Figure 2.14: Examples of dedicated and non-dedicated work spaces within the district.

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Areas for Improvement

While overall the culture and character of warehouse living is considered a positive, there are features which could be improved as follows:

- Currently there is a poor quality of storage and adequacy of waste and recycling
- Storage of bicycles - within units and around the site. This often obstructs circulation routes within buildings but it is seen as unsafe to leave bicycles outside.
- Noise and disturbance - although most residents accept that this is a part of living in the Warehouse Community.
- Laundry is hard to manage due to lack of drying space.
- Quality of built fabric, lack of insulation and heating.
- Deteriorating quality of built fabric and cost of maintenance.
- Lack of overlooking due to the inherent characteristics of warehouse buildings.

Having considered the people, the buildings and spaces the next section provides a description of the wider Site and the spaces and places between the buildings.



Figure 2.15: Storage of waste and recycling could be improved.



Figure 2.16: Managing laundry, in particular drying, is difficult.



Figure 2.17: Cycle storage within units can obstruct spaces and routes.

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2.3

The Place

Introduction

This section provides a description of the 'place', focussing on the following:

- Urban Design;
- Building Character and Identity;
- Movement;
- Open Space; and
- Building Heights.

Urban Design

The articulation of the buildings and spaces across the site has been largely influenced by the functional requirements of the plots from when they were in industrial / commercial use. This has resulted in a series of spaces being created between the buildings with varying levels of accessibility, privacy, form and function. The sequence of spaces are therefore largely unstructured, with no clear hierarchy of routes.

The following existing characteristics of the warehouse district have been found to have a detrimental impact on the quality and usability of the spaces throughout the site:

- The inherent nature of warehouse buildings can create blank frontages which do not overlook the spaces around them. This lack of passive surveillance can have a negative impact on the perceived and real sense of safety within a space.
- Larger, hard surfaced external spaces are often dominated by car parking, reducing usability for creative and constructive endeavours by the community.
- Level changes between plots, once separate in identity and now part of a wider whole, cause some buildings and spaces to be isolated, specifically 2 Overbury Road and Cara House.
- Differing levels of privacy along key movement desire lines results in a fragmented pedestrian and cycle network. This results in a poorly connected site, both within the confines of the site boundary and externally into the wider context.

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The significance of the Site's location to the north of the Haringey / Hackney Borough Boundary and adjoining the Eade Road / Seven Sisters Road junction has been recognised within the Site Allocation SA34 (see Section 4), where it is noted that:

"There is potential for a building on the corner of Eade and Seven Sisters Rds marking the gateway to the warehouse district from Seven Sisters Rd."

This junction is currently fronted by an unused plot located to the east of Cara House. The opportunity therefore exists to improve the presence of the warehouse district at this key junction, through the provision of a key building that turns the corner to address both Eade and Seven Sisters Road. The presence of this key marker building would address the council's aspirations to create a gateway to the Warehouse District on approach from the south.

Urban Design Analysis - What does this tell us?

- The site currently has very little presence at the Eade Road / Seven Sisters junction. The opportunity exists to make this a gateway into the Warehouse District.
- Any new development should provide a clear hierarchy of routes and a legible sequence of external spaces.
- The buildings frame the spaces within and around the site with varying degrees of success. There is the opportunity to create new/improved frontages that overlook the spaces across the site.

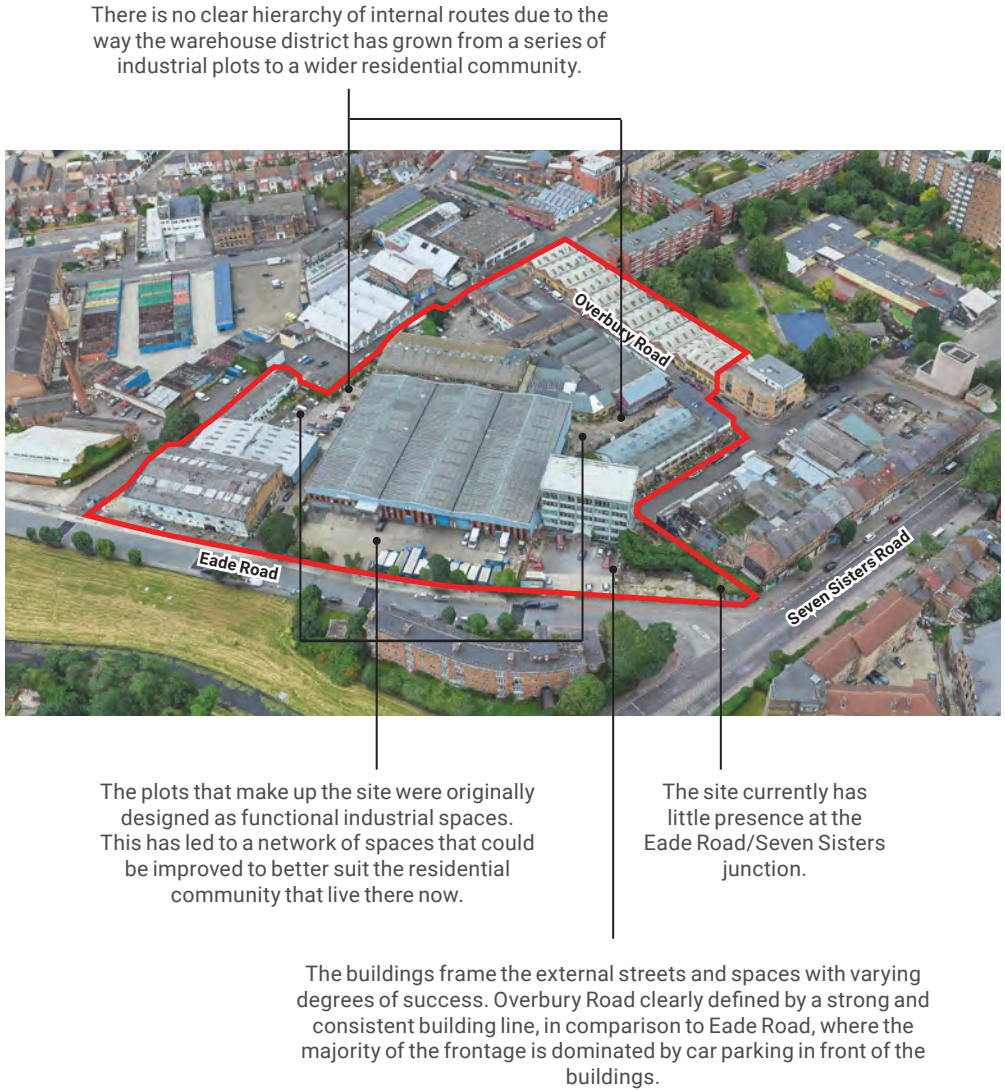


Figure 2.18: Urban Design Analysis Overview.

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Building Character and Identity

The majority of the buildings across the existing Site are low rise, industrial style warehouse buildings, with the exception of Cara House: a slab block that rises to 5 storeys in height.

The urban grain varies across the Site. Larger volume warehouses, with wide frontages that create a coarse urban grain, overlook Eade Road. The plot widths become more granular and narrower in width further north within the Site. This can be clearly seen in the form of the buildings sitting along the northern edge of Overbury Road which are narrower in width and comprise pitched roofs which further break up their mass, thus creating a more domestic character and scale.

The plot widths and scale of the buildings are reflected in the external spaces across the Site; the larger scale warehouse buildings towards the south generally sit in more expansive open spaces (generally used for car parking), whilst the smaller scale buildings frame smaller spaces that are more domestic in character. These smaller spaces are often characterised by high levels of resident personalisation, with pop up planters and outdoor furniture.

Despite the variation in plot width and volume, the buildings have a unifying industrial character. This industrial character encompasses a range of architectural styles and materials, and is reflected in individual ways from building to building, some examples include:

- Pitched crinkly tin roofs;
- Corrugated façades;
- Flat roofed, large volume buildings
- Variation in window size and shape within one façade; and
- Ability to customise the external façades of the building with colour and artwork.

Building Character and Identity - What does this tell us?

- There is a distinctive, unifying industrial character across the site which must be reflected in any future development.
- The Site has the ability to accommodate a range of building volumes and architectural styles. This, in turn, creates the opportunity for a series of spaces of different sizes and character to be provided.

Character



Corrugated cladding is typical of the larger scale warehouses within the site.



Customisable façades are characteristic of the site.



Crinkly tin pitched roofs create an industrial character within parts of the site.

Urban Grain



Illustration to outline how the plot widths and thus building grain varies across the site.



Large volume warehouses are located within the southern part of the site, overlooking Eade Road.



Finer grain, more domestic scale buildings occur within the northern parts of the site.

Figure 2.19: Character and urban grain

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Figure 2.20: A wide range of materials

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Building Heights

The generally low rise nature of the Site is reflective of the Site's industrial history. This can be seen both within the site boundaries, and across the wider warehouse district to the east of the Site.

Cara House is currently the tallest building on the Site, rising to 5 storeys. The plot which Cara House sits on lends itself to height, as this Eade Road/Seven Sisters Road is defined on both its southern and eastern sides by taller, large scale buildings: Amhurst Court and Vivian House. However, while these buildings have a presence on the street, Cara House is set back from Eade Road and Seven Sisters Road, thus weakening its presence and townscape impact at this junction.

The part of Eade Road that adjoins the southern boundary of the Site is defined on its southern edge by the fenced off bank of the New River, and to its by north warehouse units. The set back of these buildings from Eade Road, in combination with their low rise nature, results in a streetscape that is undefined by building form and not well overlooked.

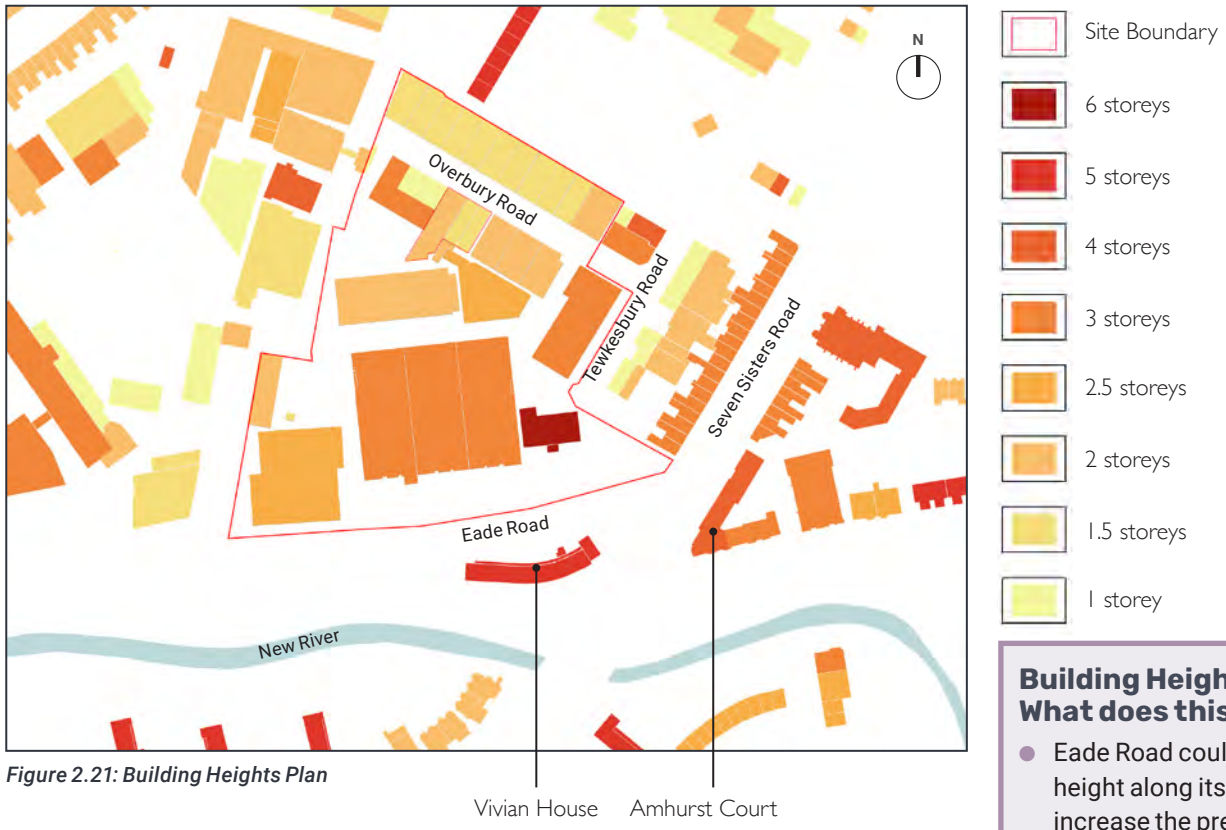


Figure 2.21: Building Heights Plan



Figure 2.22: Cara House is the tallest building on the site at present.

Building Heights - What does this tell us?

- Eade Road could accommodate more height along its northern edge, to increase the presence of the warehouse district and improve the streetscape.
- The low rise nature of the Site is a defining industrial characteristic.
- The south eastern corner of the Site should form a relationship with the two taller buildings to the south and east that frame the Eade Road/Seven Sisters Road junction.

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Movement

The Site is bounded by Eade Road to the south, and adjoins the key junction with Seven Sisters Road in its south eastern corner.

Overbury Road runs through the northern part of the Site and the eastern boundary of the Site overlooks Tewkesbury Road, a cul-de-sac that provides access to the garages and commercial units located here. Overbury Road is an adopted road that was originally built to accommodate large industrial vehicles, resulting in a street that is approximately 11.5m wide. Overbury Road today accommodates cars and smaller vehicles, and is infrequently used as a through route. On-street parking is provided along its northern edge, serving both the residents and the public and informal on-street parking also occurs along parts of its southern edge.

The existing Site has 6 individual access points for vehicles, provided from Overbury Road and Eade Road as shown on Figure 2.23. With the exception of Overbury Road, there are no through routes for vehicles within the Site boundaries.

Service vehicles primarily use the access point marked 'A' on Figure 2.23 to enter the site. Overbury Road and Tewkesbury Road are also used for waste collection and servicing.

Car parking is distributed throughout the site and tends to dominate the larger external spaces. The ad-hoc nature of a large proportion of the car parking on site often causes access problems for service vehicles.

The pedestrian and cycle network through the site is fragmented due to a number of locked and fobbed gates. This results in poor east-west and north-south connectivity, and isolates certain parts of the site.

A key pedestrian linkage exists between Tewkesbury Road and Seven Sisters Road. This connection is important as it provides a direct route between the Site and Seven Sisters Road, which comprises services, facilities and bus stops. The current connection, however, is narrow, stepped and isolated with no overlooking, thus compromising the safety of the users.

Two areas of open space, Tewkesbury Road Open Space and the New River park sit to the north and south of the Site respectively. However, there are currently no direct access points to either of these spaces from the Site.

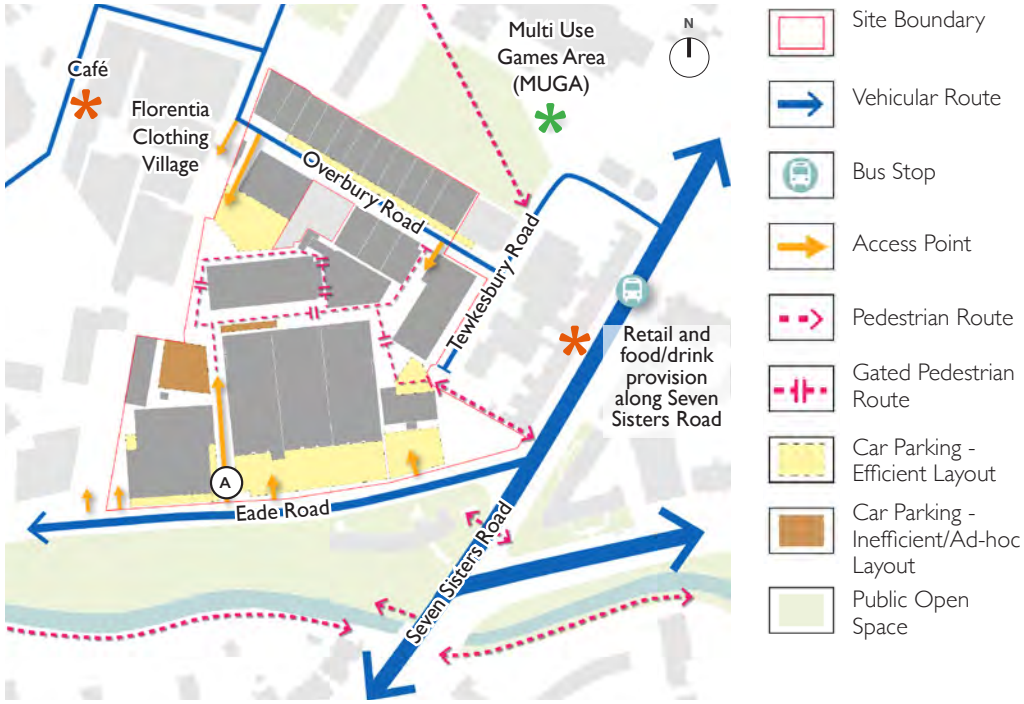


Figure 2.23: Movement Plan.

Movement - What does this tell us?

- Any new development should maximise pedestrian and cycle permeability across the site.
- Access options to the open spaces to the north and south of the Site should be explored.
- Easily accessible servicing routes should be designed into the site.
- A safe route should be provided between the Site and Seven Sisters Road.
- Car parking should be rationalised to maximise the usability of the internal spaces. The Site currently has no through routes for vehicles, which is beneficial to the character and usability of the external spaces.

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Open Space

The articulation of the buildings across the Site create a series of spaces that vary between public, warehouse communal (accessible to residents only) and private (accessible only to residents of a specific unit).

The existing spaces throughout the Site have been analysed to give an understanding of how these external areas currently operate. The key findings are:

- Cara House and the commercial units that front onto Eade Road are set back behind frontage car parking. This large set back breaks the relationship between the building frontages and Eade Road.
- The level change between Eade Road and Tewkesbury Road results in Cara House being isolated from the rest of the Site. This also results in the space to the rear of Cara House being underused and not well overlooked. Any new proposals should address this level change to reintegrate Cara House and improve the overall permeability of the site.
- A step level change to the rear of 2 Overbury Road (shown in Photograph 5) isolates this space from the rest of the site and creates a 'dead end' car park which only has one entrance/exit point. This compromises the safety of the space. Permeability and accessibility of this space should be addressed in any proposals.
- An area of public open space leads north into the central courtyard from Eade Road (Photograph 1). This central courtyard has the potential to be a positive space to serve the residents and the wider community, however it is currently dominated by car parking.
- There is no public thoroughfare through the Site in its current layout.
- Car parking currently takes up a large proportion of the internal communal spaces within the Site.
- Planters and outdoor furniture are some of the things that are often used outside the warehouse units, sometimes defining more private boundaries and other times for use by all.
- Waste bins currently dominate a number of the external spaces, which compromises their productivity as spaces for creative endeavours.

Open Space Use - What does this tell us?

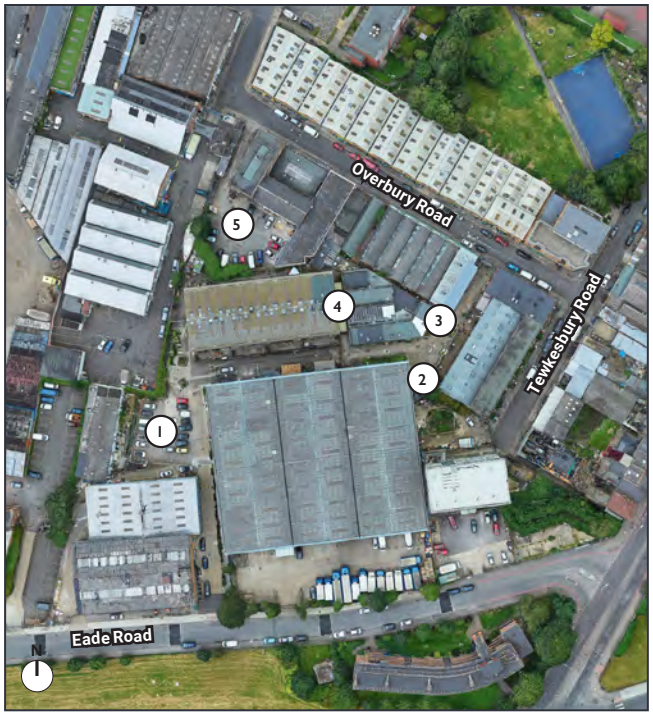
- A clear network of spaces should be provided in any new proposals.
- The central courtyard should be freed of car parking to release the potential of this space to serve the residents and potentially the wider community.
- Permeability should be increased, addressing any existing obstacles such as level changes within the site.



Publicly accessible central courtyard currently dominated by car parking.

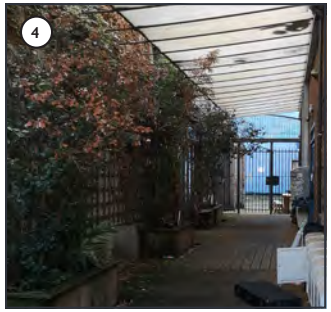


Furniture can be moved between the spaces as best suits the residents.





Some warehouses use boundary planting to define more private areas of external space.



Locked gates are used in the above instance to clearly define a private space.



The step level change isolates this space, currently used as a car park, from the rest of the site.

Figure 2.24: Open Space Typologies.

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What is working well

Based on the 'place' analysis set out above and drawing on feedback from the existing residents, this section sets out the features and characteristics of the Site that are successful and appear to be working well. The key topics that have been identified are:

- The frontages that contribute positively to the external spaces, providing passive surveillance;
- Presence of green pockets and resident ownership of external space.

Positive frontages and overlooking

The frontages marked on Figure 2.25 are active; overlooking the public realm. The frontage along the northern edge of Overbury Road is distinctive in its warehouse character, with crinkly tin pitched roofs and bold yellow frontages.

Green pockets and ownership of space

In areas of the site that aren't dominated by car parking, residents have constructed planters to introduce pockets of green into the streetscape. This softens the otherwise hard surfaced environment. The planters are well looked after and cared for.





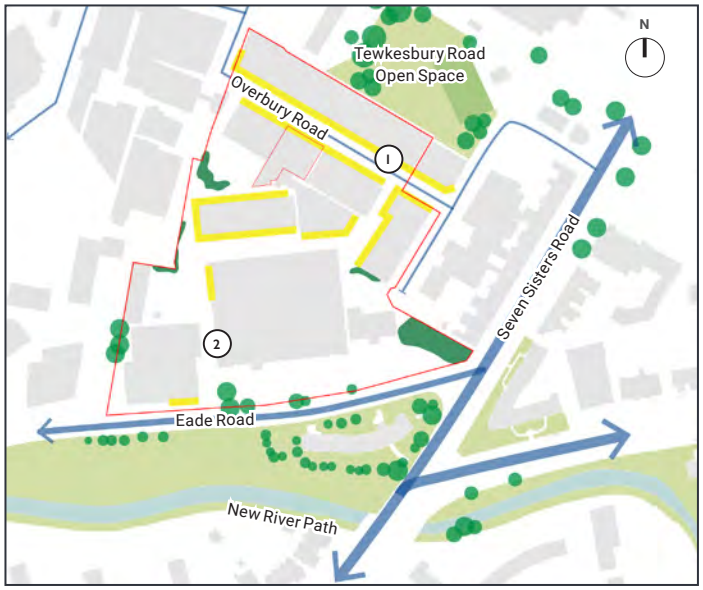
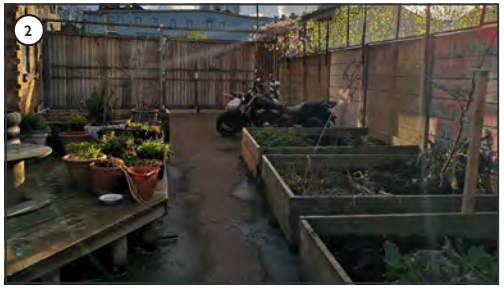


Figure 2.25: Positive Frontages

Site Boundary

Positive frontage





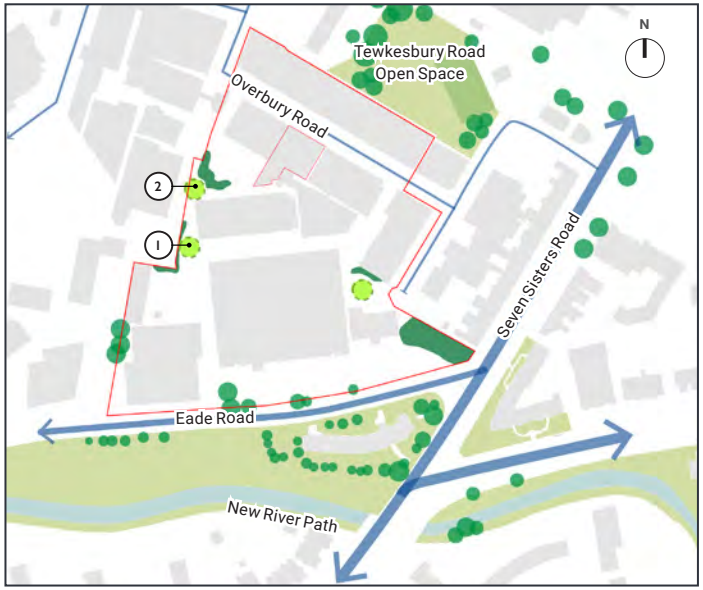


Figure 2.26: Green Pockets

Site Boundary

Planters

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What is not working well

Leading on from the analysis of 'place' and drawing on feedback from the existing residents, Figures 2.27 and 2.28 illustrate the key features and characteristics of the site that are unsuccessful and do not contribute positively to the Site.

Blank frontages

There are a number of blank frontages that currently overlook the external circulation space within the site. The blank frontages are generally created by the typical warehouse typology, where windows are either minimal or not present at all. The inactivity of these edges compromises the passive surveillance levels across the Site and could be improved.

Barriers to movement

There are a number of fobbed/locked gates that hinder free movement within the Site. This fragments the movement network throughout the site, and creates areas that feel isolated from the heart of the Site.

Bin storage & collection, car parking and cycle parking

The bin, bike and car strategy needs an overhaul to improve the safety, circulation and quality of external spaces within the Site.









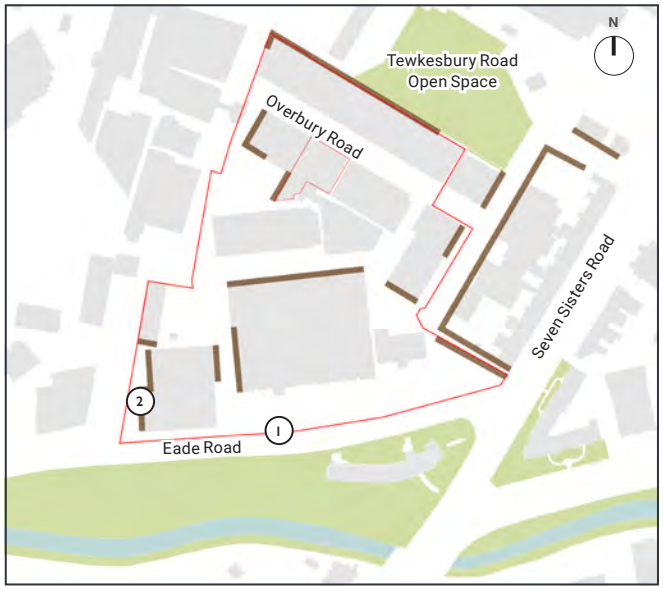


Figure 2.27: Inactive Frontages

Site Boundary

Inactive frontages/ blank walls

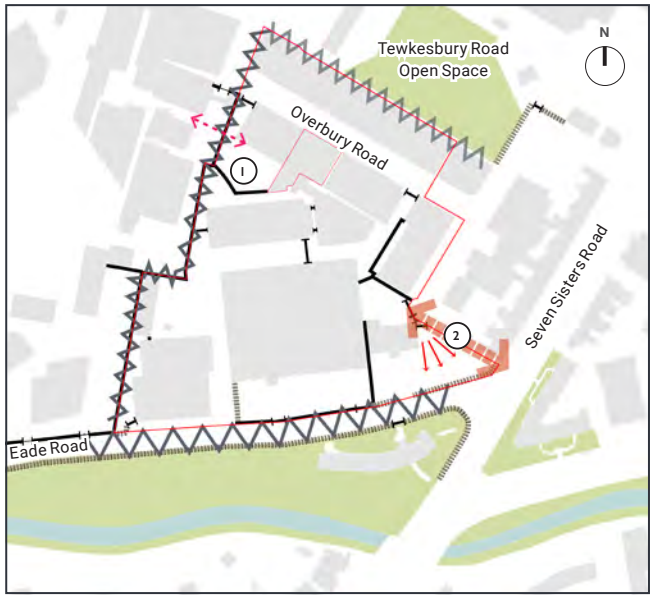


Figure 2.28: Barriers to Connectivity

Site Boundary

Walls/impermeable boundary

Gates/barriers

Change in level

Fence/barrier with visibility through

Impermeable boundaries / vehicle thoroughfare

Unattractive, unsafe pedestrian connection

Florentia Clothing Village is currently inaccessible from within the site

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3

Section 3: Technical Considerations

In parallel with the assessment work undertaken in the previous section a series of baseline technical assessments have been undertaken in order to inform the development of the various Framework strategies presented in Section 5:

- **A Flood Risk Assessment**
- **A desk based Archaeological Assessment**
- **A phase 1 Desk Based Ground Assessment**
- **A Preliminary Ecological Assessment**

The key findings and recommendations of each of these studies may be summarised in the following pages. The full reports are included as appendices to this document.

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Flood risk and drainage

Findings

- Thames Water asset records shows that there is a combined sewer and surface water sewer located on Eade Road that flows toward Amhurst Park Road. With separate surface water sewers located on the roads surrounding site: Eade Road, Seven Sisters Road, Overbury Road and Tewkesbury Road. Separate foul water sewers are also located to the north of the site on Overbury Road and Tewkesbury Road.
- Fluvial flood risk: The latest EA published flood zone map shows that the Site lies within Flood Zone 1 with less than a 1 in 1000 annual probability of fluvial flooding and hence there is a low risk of fluvial flooding to the Site.
- Tidal flood risk: The Site is located inland and approximately 1.67km west of the River Lea and 7.58km north of the River Thames. Therefore, there is very low risk of flooding from this source.
- Pluvial flood risk. EA surface water flood mapping identifies some localised areas at low risk of surface water flooding within the Site, along Eade Road, Overbury Road and Seven Sisters Road and along the existing private road within the site itself.
- Groundwater flood risk. Based on the groundwater map in the Haringey SFRA and expected ground conditions based on available information fro the BGS data.
- Sewer/drainage flood risk. Based on Thames Water records, the risk of sewer flooding is considered to be low. There is some localised surface water flooding along Eade Road and Seven Sisters Road.
- Reservoir flooding. East reservoir is situated approximately 400m south of the site. However, the reservoir map in the Haringey SFRA indicates that there is no risk of flooding from nearby reservoirs.
- The site lies in a critical drainage area (area Group4_057).
  - These areas are predicted to experience surface water flooding of depth greater than 0.03m in a 1 in 100 year rainfall event.
  - The Surface Water Management Plan recommends the incorporation of SuDS for future developments within the Group4_057 CDA.
  - The Haringey SWMP Action Plan (2011) recommends the following under Policy 3 with regards to critical drainage area's (CDAs): Developments located in CDAs and greater than 0.5 hectare are required to reduce runoff to that of a predevelopment Greenfield runoff rate (calculated in accordance with IoH124). It is recommended that a SuDS treatment train is utilised to assist in this reduction.

Recommendations:

- Existing site expected to discharge to adjacent foul sewers and surface water sewers.
- Due to the constrained nature of the site, it is recommended that a site wide approach to drainage is considered with centralised attenuation where space permits.
- Control discharge to receiving sewers in line with Haringey policy and established best practice from SuDS Manual and should aspire to achieve greenfield rates but as a minimum achieve 50% reduction on existing site runoff rates.
- Attenuation of surface water flows.
- Climate change allowances: Appropriate climate change allowances should be applied when developing the surface water drainage design. In line with the latest government guidance the new sustainable drainage system must be designed for no surface flooding for the 1 in 30 + 35% CC rainfall event and no flooding of building and containment of surface water flows for the 1 in 100 + 40% CC rainfall event
- Control runoff at source. SuDS measures should be provided to control and store surface water as part of the surface water design for any new development.
- Finished Floor Levels. As the Site is unlikely to be affected by fluvial flooding there is no need to incorporate any freeboard levels in the FFL of the design of new buildings. Low lying areas that could lead to ponding of surface flows should be avoided by careful design of finished levels. If practicable, it would be beneficial to raise ground floor levels at least 150mm above surrounding land to protect against ingress of ponded surface water or groundwater.
- Control pollution and manage water quality to minimise impact on receiving watercourse in line with SuDS Manual.
- Enhance biodiversity and amenity in line with the SuDS manual.
- Review overland flow for exceedance events to ensure no increased flood risk on or off-site.

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Archaeology

Findings

- In terms of relevant nationally significant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the Site or its immediate vicinity.
- In terms of relevant local designations, the Site does not lie within an Archaeological Priority Area, as defined by the London Borough of Harringay and their archaeological advisors at the Greater London Archaeological Advisory Service (GLAAS).
- The Site can be considered likely to have a generally low archaeological potential for all past periods of human activity.

Recommendations

- Any building works to be subject to ongoing watching brief

Ground Conditions

As part of the Framework a phase 1 desk study report was undertaken by A2 Site Investigation Ltd.

Findings

- Unexploded Ordnance: 15 bombing incidents were recorded within an approximate 300m radius of the Site; the closest of these incidents was plotted approximately 100 m to the northwest of the Site.
- The Site is likely to be located in a setting of low sensitivity with regard to groundwater in relation to the underlying Unproductive Strata associated with the London Clay Formation. The mostly non-permeable London Clay deposits are considered to offer a level of protection to the underlying aquifers. Groundwater sensitivity is further reduced by the Site's urban setting and the absence of any nearby water abstractions at shallow depth. Groundwater within the deeper Chalk aquifer is confined by the London Clay and is anticipated to flow in a southerly direction towards the River Thames.
- The Site is identified as being located within a groundwater Source Protection Zone (SPZ) I. The SPZ is understood to be associated with the bedrock aquifers underlying the London Clay Formation.
- According to the Landmark Envirocheck database, there are currently seven licensed groundwater abstractions (with multiple abstraction points) within 500m of the Site.
- The nearest surface water feature (New River) is located approximately 59 m to the south.
- The Site is within a Lower Probability Radon Area (with less than 1% of homes estimated to be at or above the Action Level). Radon risk mapping included in BRE 211: Radon – Guidance on Protective Measures for New Buildings (2015) indicates that without a site-specific Radon Risk Report the maximum requirement for radon protection is 'None'.
- The Site is not within an area affected by coal mining.
- The historic use of the Site confirms the likely presence of contaminants including heavy metals and metalloids, acids / alkalis, PAHs, TPHs, PCBs VOCs, SVOCs MTBE, phosphate, ammoniacal nitrogen, asbestos, sulphate and ground gases.
- A Preliminary Risk Assessment (PRA) identifies a series of potential contaminative linkages with a maximum 'moderate' risk classification. Unacceptable risks (ref. LCRM guidance) are identified with respect to human health and buildings / structures (property). It is, however, considered that there are no unacceptable risks (ref. LCRM guidance) to controlled waters, sensitive ecology, flora and fauna.

Notes:

TPH – total petroleum hydrocarbons (inc. BTEX)

PAH – polycyclic aromatic hydrocarbons

LPG – liquefied petroleum gas

VOC – volatile organic compounds

SVOC – semi-volatile organic compounds

BTEX – benzene, toluene, ethylbenzene, xylenes PCBs – polychlorinated biphenyls

Asbestos – potential free fibres, debris and / or fragments of asbestos containing material (ACM).

Ground gas – methane, carbon dioxide, carbon monoxide and / or hydrogen sulphide (excludes soil vapour).

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Recommendations

- It is recommended that in advance of any building works that an appropriately targeted ground investigation is undertaken for geo-environmental purposes to enable a refinement of the CSM and geo-environmental assessments for the specifically identified unacceptable risks. The next stage of geo-environmental assessment should include a generic quantitative risk assessment (GQRA) for human health purposes. Appropriate assessments should also be made with respect to the proposed on-site buildings and structures, including an assessment of the risk from sulphate 'attack' to foundations. Ground gas and vapour monitoring should be included as part of the ground investigation.
- The recommended ground investigation and assessments should be undertaken and presented in a 'Phase II' type geo-environmental interpretive report in accordance with BS10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice and LCRM guidance.
- The risk represented by potential ACMs can be addressed by commissioning an asbestos Demolition and Refurbishment Survey for the relevant areas of the current buildings/ structures to be demolished and / or renovated. If ACMs are identified then their onward management should be informed by an asbestos specialist, but it is considered that appropriate ACM removal will be required prior to any phases of demolition.
- A Stage 2 Detailed UXO Risk Assessment is not considered necessary prior to works commencing. However, the possibility of UXO remaining on Site cannot be completely ruled out at desktop stage, therefore, a UXO Safety Awareness Briefing to all personnel conducting ground works would be considered prudent.
- If new basements are proposed, it is recommended that appropriate radon protection is provided. An appropriate radon protection strategy which is compatible with the building waterproofing should be developed by a suitable waterproofing and radon specialist. 'Basic radon protection' (ref. BRE211 (2015)) is appropriate.
- Risks to site workers and the environment (from potential land contamination) during the construction can be appropriately managed by successful implementation of construction phase RAMS.

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Ecology

A desk study, Phase 1 Habitat Survey, and a preliminary protected species assessment have been carried out by RPS.

Findings:

- There are eight statutory designated sites for nature conservation value within 2 km of the Site. The closest of these is Railway Fields Local Nature Reserve (LNR), 0.75 km northwest from the Site.
- There are twenty-eight non-statutory sites located within the 2 km search radius of the Site. The closest of these is New River Site of Importance for Nature Conservation (SINC), located 0.01 km south of the Site.
- The Lee Valley SPA and Ramsar Site lie within 2 km of the site boundary. Additionally, the Site is within 6.2km of the Epping Forest Special Area of Conservation (SAC). However, due to the distance between the Site and the statutory designated sites, the urban nature of the intervening habitats and the scale of the development, there is unlikely to be any significant adverse effect.
- The habitats on Site are largely of low ecological value for supporting protected and notable species and are considered to be widespread and common.
- ***Flora:*** No notable flora species were recorded on site and no WACA Schedule 9 invasive species were present at the time of the survey. No further botanical work is required, and flora is not considered to pose a constraint to proposed development.
- ***Invertebrates:*** There was no habitat suitable for supporting invertebrates. A number of invertebrate species were recorded within the local area, most notably Jersey tiger and stag beetle around 0.2 km from the site.
  The habitats on site were not considered suitable to support large or notable assemblages of invertebrates with the habitats considered common and widespread in the local area. Impacts to invertebrates are not considered likely.
- ***Amphibians:*** There was no habitat suitable for supporting amphibians on site. Additionally, the records for amphibians returned in the data search were nearly 2 km from the Site.
- ***Reptiles:*** There was no habitat suitable for supporting amphibians on site. The data search returned records for slow worm and grass snake within 0.5 km of the Site.
- ***Birds:*** Some of the overgrown areas of shrubs or the larger trees on site could support nesting birds. Multiple bird records were returned within 2 km of the site, the closest for a Dunnock as recently as 2019.
- ***Mammals:***
  - ***Bats:*** A MAGIC Map search returned records for three licenses within 2 km for common pipistrelle, soprano pipistrelle and noctule species, as recently as 2019.
    Some of the buildings on Site had features that could be suitable for various bat species to roost in, including weep holes and lifted roof tiles. Additionally, in places, there was ivy covering potential access points to the buildings.
  - ***Badgers:*** There was no suitable habitat for supporting badgers on site. There were also no records returned for badgers from the data search.
  - ***Dormice:*** There was no suitable habitat for supporting dormice on site. There were also no records returned for dormice from the data search, and no dormice licenses indicated by the MAGIC Map search.

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Recommendations:

- There is one statutory designated site and 28 non statutory designated sites within 2 km of the Site. The Lee Valley SPA and Ramsar is at a distance from the site such that there is unlikely to be any adverse effects of the proposed development. The New River SINC is almost adjacent to the site; therefore, Construction and Environment Plans (CEMP) are recommended to protect it throughout development.
- Any existing buildings and any large trees that are subject to planning applications involving their removal should be subject to a Preliminary Roost Assessment to accurately assign potential for supporting roosting bats, which would inform the requirements for further surveys.
- A sensitive lighting scheme should be used throughout both the development and operational phases to minimise the impact on any bats using the area and make it more favourable to commuting bats.
- Some of the areas of ornamental planting on Site are suitable for nesting birds. Therefore, any vegetation clearance should be carried out outside the nesting bird season, or under the guidance of a suitably qualified ecologist.
- During the site walkover a few patches of Buddleja shrub were recorded growing in some of the planters. Although not covered by WACA Schedule 9, Buddleja is considered invasive to London. Buddleja should be removed from the site and prevented from spreading any further.
- There is considerable opportunity to greatly enhance the biodiversity of the Site by the inclusion of habitats that have high ecological value. Additional measures such as green roofs or green walls could also contribute to the Site's biodiversity value.
- Also, it is recommended that some of the planters are designed in the landscape plans to the style of a rain garden, which will assist with drainage, and could also ease surface water runoff into New River.





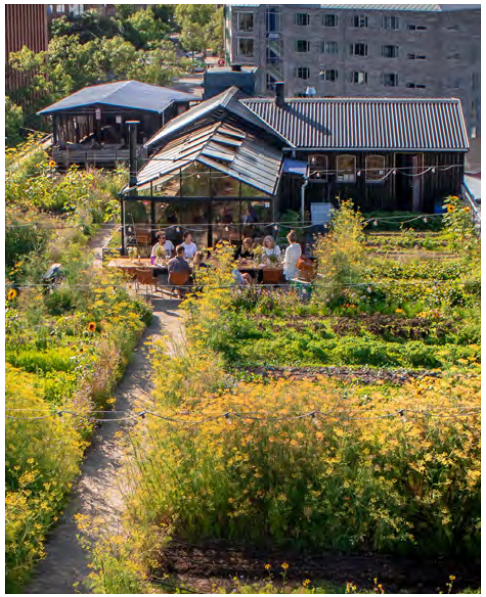




Figure 3.1

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4

Section 4: The Development Plan Context

The following section identifies the various key subject specific and site specific development planning policies that are relevant to the future redevelopment of the Site.

It sets out the requirements of the key Warehouse Living policy DM39 and the area specific site allocation policies that affect the Framework Site.

In addition it also provides a summary of the relevant planning history as it affects the concept of warehouse living.

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Planning Policy

The statutory Development Plan comprises:

New London Plan (2021)

Relevant Policies:

- GG2 Making the best use of land
- GG3 Creating a healthy city
- CG4 Delivering the homes Londoners need
- CG8 Increasing efficiency and resilience
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D8 Public realm
- D9 Tall buildings
- D12 Fire safety
- D13 Agent of Change
- D14 Noise
- H1 Increasing housing supply
- H16 Large-scale purpose-built shared living
- S4 Play and informal recreation
- E3 Affordable workspace
- HC1 Heritage, conservation and growth
- HC6 Supporting London's culture and creative industries
- G1 Green infrastructure
- G5 Urban greening
- G6 Biodiversity and access to nature
- G8 Food growing
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy infrastructure
- SI 4 Managing heat risk
- SI 5 Water infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T7 Deliveries, servicing and construction

LB Haringey Strategic Policies DPD 2013 (With Alterations 2017)

Relevant Policies:

- SP4: Working towards a low carbon Haringey
- SP5 Water Management and flooding
- SP6: Waste and recycling
- SP7 Transport
- SP11 Design
- SP13 Open space and diversity
- SP14 Health and well being

LB Haringey Development Management DPD (2016).

Relevant Policies:

- DM1: Delivering High Quality Design
- DM2: Accessible and Safe Environments
- DM3: Public Realm
- DM4: Provision and Design of Waste Management Facilities
- DM6: Building Heights
- DM12: Housing Design and Quality
- DM17: Houses in Multiple Occupation
- DM21: Sustainable Design, Layout and Construction
- DM22: Decentralised Energy
- DM23: Environmental Protection
- DM25: Sustainable Drainage Systems
- DM26: Critical Drainage Area
- DM29: On-Site Management of Waste Water and Water Supply
- DM31: Sustainable Transport
- DM32: Parking
- DM33: Crossovers, Vehicular Access and Adoptable Roads
- DM37: Maximising the Use of Employment Land and Floorspace
- DM38: Local Employment Area-Regeneration Areas
- DM39: Warehouse Living
- DM 48: Use of Planning Obligations
- DM49: Managing the Provision and Quality of Community Infrastructure
- DM 55: Regeneration and Masterplanning

LB Haringey Site Allocations DPD (2016)

Relevant Policies:

- SA34 Overbury & Eade Roads

Other Material Considerations Include:

- National Planning Policy Framework;
- National Planning Policy Guidance.
- London Plan Guidance (LPG): Fire Safety LPG (draft)
- Urban Greening LPG (draft)
- Air Quality Positive LPG (draft)
- Whole Life Carbon LPG
- Be Seen energy monitoring LPG
- Sustainable Transport, Walking and Cycling (draft)
- Large Scale Purpose Built Living (Jan 2022)
- LB Haringey HMO : Standards for Houses in Multiple Occupation

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Development Management DPD (DMDPD): Warehouse Living DM39 and Draft London Plan Policy H18: Large Scale Purpose Built Living

The Council makes provision for proposals for warehouse living, at selected Local Employment Area – Regeneration Areas, within the Harringay Warehouse District and the Fountayne & Markfield Road area.

A new local strategic policy has been created for the Harringay Warehouse District, and this is included as DM39 in the DMDPD. The policy aims to increase the number of jobs, and preserve the creative community present in the area and confirms that the Council will:

'support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element'.

The policy requires the **preparation of masterplans** for the future development of these areas, which have regard to individual site circumstances and the following matters:

a. *The **access arrangements, physical condition and layout** of the existing buildings and accommodation on the site;*

b. *The **lawful planning uses on site**, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community;*

c. *The **host community's existing and future accommodation needs** for creative living and working;*

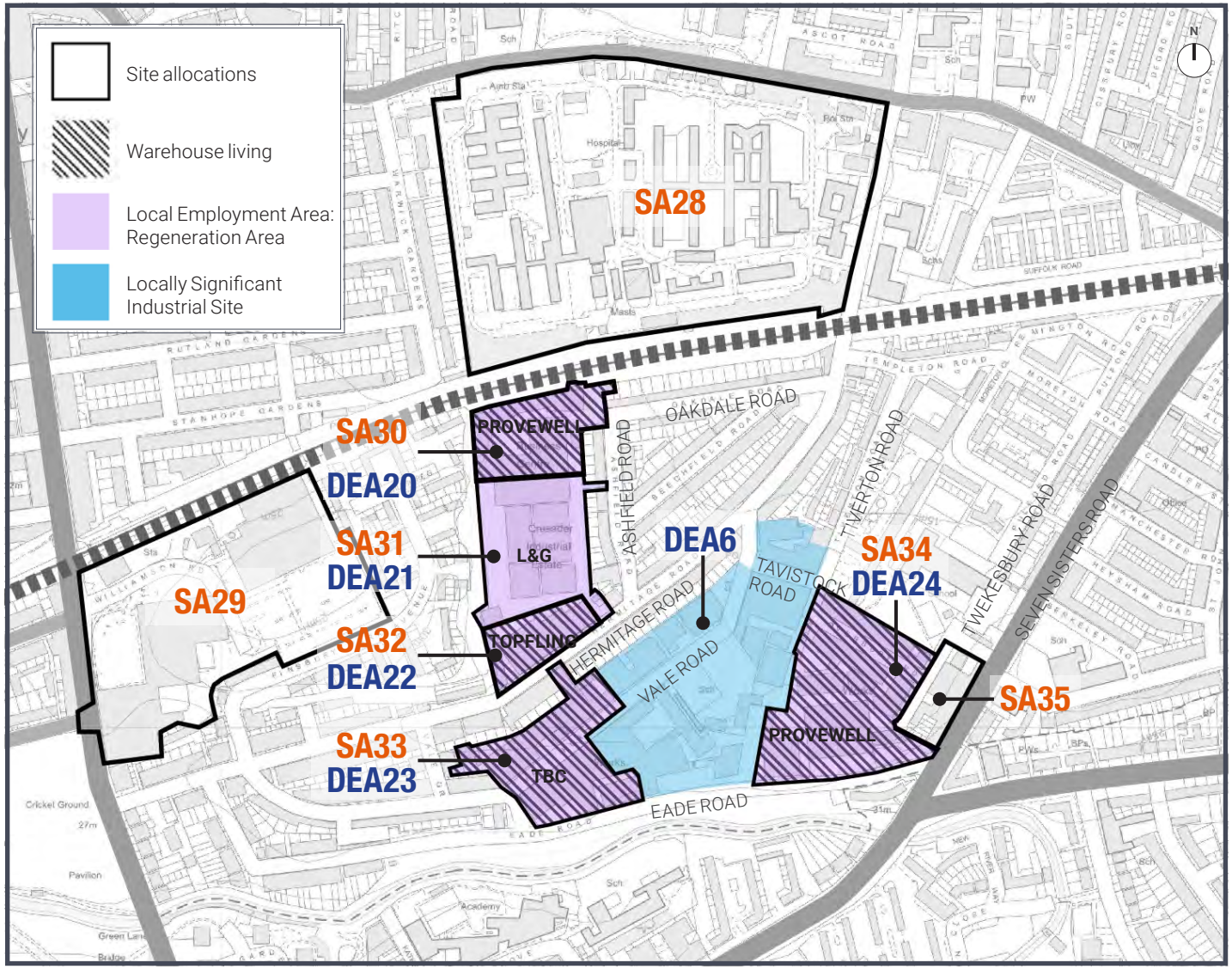


Figure 4.1: Site Allocations

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d. *The **quantum of commercial floorspace to be retained, re-provided, increased**, and the resulting increase in employment density to be achieved having regard to the baseline at (b);*

e. *The **size and type of both the workplace space and residential accommodation to be provided**, having regard to:*

   i. *the **needs of SMEs** for smaller unit sizes (<100m2);*

   ii. *provision for **communal work space**, both internal and external;*

   iii. *the need for **low-cost workspace and affordable residential** accommodation to support and grow the existing start up and creative industry sectors.*

f. *The **interface with, and potential impact on**, neighbouring uses;*

g. *The internal layout of uses and therein, the **potential to optimise the positive inter- relationships** and **avoid, where practicable, negative impacts**;*

h. *Having regard to (e – g) above, the **building specifications and amenity standards** to be achieved for both the workshop space and the residential accommodation;*

i. *The **specific site requirements as identified in the individual site allocations;***

j. *Controls over the **management and operation of the warehouse living spaces**, in particular, the means by which to ensure that the use of the site continues to promote the genuine inter-relationship of the living and working elements;*

***k.** **Servicing and parking requirements**; and*

*l. **Viability**, including requirements for cross- subsidy from other uses including private residential development (market sale/PRS etc).*

E. In the case of applications for improvements or extensions to existing buildings or temporary structures the applicant will not be required to complete a full masterplan, but will be required to demonstrate the proposal does not compromise the wider sites from coming forward for redevelopment. Such proposals will be assessed against the relevant policy requirements in Parts C and D of this Policy.

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Site Allocations DPD (All Warehouse District Allocations)

The sites that comprise the Harringay Warehouse District are also covered by specific site allocations, as follows:

SA 30: Arena Design Centre

SA 31: Crusader Industrial Estate

SA 32: Omega Works

SA 33: Vale/ Eade Rds

SA 34: Overbury & Eade Rds

Warehouse living in the Haringey context, is proposed as a technical term, and is defined in the SADPD as:

"The occupation on a communal basis of a large footplate building, a mixed residential and employment use."

Warehouse Living is considered to be Sui Generis use in the Use Class Order.

The site allocation for the District as a whole highlights a number of issues and opportunities facing the area, which are relevant to the Framework:

Issues:

- Residential pressure in the area is strong, and this can be seen to be displacing traditional employment-generating uses, against current planning policy.
- There is a long-term need to protect the supply of land for commercial uses to support the creation of mixed and balanced communities, and underpin the local economy.
- Currently industrial uses sit 'cheek by jowl' with residential uses.
- The local road network is not ideally suited to facilitate the presence of large container trucks.
- A significant number of commercial buildings are being used unlawfully for residential purposes, albeit with some commercial enterprise remaining on parts of sites, and as part of live/work on the sites.
- Many of the buildings in this area are unfit for habitation, and would require extensive works to bring them up to acceptable standards.
- Complaints made by neighbours about noise pollution.
- The existing community want to be allowed to remain within the area.
- The existing warehouse community have a specific set of vocational and site-specific needs in order to remain viable.
- The management of premises and spaces is mixed. The most successful sites/uses are where an active management of premises and spaces have taken place.

Opportunities

- The employment function of the area needs to be retained. Both commercial floorspace and jobs should be increased through any proposal or set of proposals.
- Creative communities can be a positive draw for local businesses looking for a place to set up or move to. It will be important for any new development to be able to demonstrate how this supportive economic cluster can be retained/ safeguarded.
- The community exhibits significant clusters of skills/ businesses with a focus on the arts/creative sectors.
- Some informal exhibition spaces exist, which could be formalised.
- Local residents have identified positives associated with having a creative community living nearby, and there are opportunities to capitalise on this. Increasing the ability of local residents to interact with the projects and outputs of the creative community should be improved by creation of a space which can facilitate a range of events in which the local community can enjoy the local cultural output. This space should have extensive opening hours, flexible use, be publicly accessible, and linked to local through routes for walking and cycling.
- Improvement of standards of residential premises for the local creative community to ensure they meet national housing standards.
- The area has a very mixed design and parts of the area are tolerant of a range of architectural styles and materials.

Vision for the area

Based on this analysis the policy goes onto provide a vision for the area:

'.....creation of a collection of thriving creative quarters, providing jobs for the local economy, cultural output that can be enjoyed by local residents, and places for local artists to live and work'.

The Policy confirms that Council will work with local landowners and residents to produce masterplans and potentially an SPD to help guide development in the area.

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SA34: Overbury & Eade Roads

Proposed Site Allocation

Potential development to increase accessibility, providing increased mixed use floorspace including warehouse living accommodation.

Commentary

This Site is identified as having a number units which have fallen into use as warehouse living. Some of these units, despite their lawful use provide poor standards of accommodation and have compromised/limited amenities which fall short of standards for residents envisaged by the Plan. A comprehensive approach to site management and managed enhancement of the employment and residential offer, including improved permeability are encouraged in line with Policy DM39.

The Council will work with landowners and residents to find ways to reintroduce employment into these areas, while continuing to meet the accommodation needs of the existing creative community. A new street layout that improves accessibility through the site will be considered on this site.

Site Requirements

- A **site-wide management plan masterplan** will be required as part of any planning application in accordance with Policy DM39 and having regard to site circumstances.
- There is potential for a building on the corner of Eade and Seven Sisters Rds **marking the gateway** to the warehouse district from Seven Sisters Rd.
- **Reintroducing employment-generating uses** is the key aim of this policy. These may be created at ground floor level as part of a mixed use development, or in purpose-built blocks.
- The site will be given a Local Employment Area: Regeneration Area status to reflect the mix of uses that already exist on it, and the Council's aspiration to continue change in this area.
- The principles Policy DM39 apply to the site.
- There should be a **fine-graining of the street network** in this area **encouraging pedestrian permeability.**
- **Affordable commercial rents will be expected** to be retained in perpetuity in this area in line with Policies DM38 and DM39.
- If necessary cross subsidy of employment floorspace from residential will be considered.
- The development should demonstrate that the **maximum quantum of employment floorspace** has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

Development Guidelines

- Development needs to **create active frontages** to ensure passive surveillance.
- The creation of **a limited destination** might be considered acceptable, as part of a central space. This could take the form of a weekend **'Makers' Market'.**
- Planning obligations to **open up the south bank of the New River** and institute a linear park should be explored through this development.
- Buildings in the area should continue to be **designed to maintain the unique warehouse** character of the area.
- Developments that continue to support the **principles of communal living** will be supported.
- **Thames Water should be consulted** with regarding the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- Further masterplanning may be desirable to help create a co-ordinated scheme for this site and the adjoining areas. This could include an SPD.
- This site is identified as being in an area with potential for being **part of a decentralised energy network.** Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- Studies should be undertaken to understand what **potential contamination** there is on this site prior to any development taking place.

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- A **piling statement** will be required prior to any piling taking place.
- Applicants must **consult with Thames Water** regarding both wastewater and water supply capacity upon the preparation of a planning application
- This site is in a **groundwater Source Protection Zone** and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- A **flood risk assessment** is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.



Address	85-87 Eade Rd, 91-95 Vale Rd, 136 Hermitage Rd, Harringay N4		
Site Size (Ha)	2.35	PTAL Rating	1-5
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Warehouse buildings, with residential occupancy in parts		
Ownership	Mix of freehold ownerships		
How site was identified	Live/work enforcement investigation		
Planning designations	Locally significant industrial: Vale Road / Tewkesbury Road		
Indicative Development Capacity	Net residential units	Employment m²	
	not identified	not identified	

Figure 4.2: Overbury and Eade Rds (SA34) Site Allocation.

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Relevant Planning History

The planning history associated with the Site is considerable. Most historic applications, however relate to Certificates of Lawfulness applications.

In addition to the various CLEUD's the warehouse living concept has been tested at appeal for a site at Eade Road Unit 4 and Unit C, 199 Eade Road (Appeal refs APP/Y5420/C/14/2212163 and APP/Y5420/C/14/2212166, dated 25th September 2014).

The appeals were concerned with the unauthorised change of use of commercial units to residential use, the effect of the development on the supply of employment land and the living conditions, in terms of access to sunlight and daylight, ventilation and external amenity space.

In the context of this Framework the Inspector's observations as to how the existing buildings were being used is particularly relevant:

'….It has to be said that, whilst the units appeal primarily to people who need flexible work space, not all of the residents now, or at the time the notices were issued, work or worked in the units. Some have full time jobs elsewhere, or are students. The indications are that these people simply enjoy the creative, communal environment, as well as the relatively low rents. Some work in fields such as events management and one is an electrician, but they benefit and indeed feed off the activities of the other residents. Others are endeavouring to get creative businesses off the ground, whilst working in other fields, or are just trying to make the transition from full time study. Indeed I heard of at least one occupant of Unit C becoming a full time performer since moving into the unit.

It must also be said that the employment activity is subject to constant change. This was stressed by Mr Gardiner, who said that many of the activities and projects are of a temporary nature and the amount of space taken up will vary from time to time. The communal space may be full of music/studio equipment for rehearsals or recording one day, which is packed away the next. Someone may be working on a sculpture, which could then appear to be serving as decoration of the living space. This state of flux, in which activities crystallise and dissolve, only to be replaced by others, is inevitable, given that the communal space is subject to competing demands.

My inspection of the inside of the units took place well after 5:00 pm. Whilst I saw, musical instruments and equipment; art works in progress; sewing machines; part completed garments and jewellery, it was difficult to gain an impression of the scale of work activities undertaken'

Based on the evidence the Inspector concluded that in his view the use of both units went well beyond pure residential use and involved an element of work. He felt that the style of living and working adopted by the warehouse community does not fit easily into any conventionally recognised land use category.

He described the use as communal live/work accommodation and confirmed that this definition recognised the mix of uses and the fact that the buildings do not comprise self – contained units, with functionally and physically separate living and working elements.

This planning history, together with the local planning policy context provides the necessary planning context for the Site and it together with the contents of this framework will be used to inform decision making in relation to future development proposals.

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Lawful Uses

Introduction

The site has 68 separate units.

The current lawful use position on the site may be summarised as follows:

i. Approximately 8,300 m^2 of lawful residential use,

ii. Approximately 3,940 m^2 of lawful commercial space in commercial use,

iii. Approximately 6,132m^2 of additional residential accommodation (previously commercial floorspace) that is being occupied without Certificate of Lawfulness. However, the majority of this space has been in established residential use by the host community for 5-10 + years.

In summary, the overall Site has, either through a formal grant of planning permission or longevity, approximately 14,755 m^2 (78%) of residential floorspace and 3,940 m^2 (22%) of commercial floorspace. The delivery of the Overbury Road containers delivers an additional 229sqm of commercial (Class E) studio space.

In addition all Warehouse Living units (i.e. non commercial units) have HMO licences. The HMO officer worked closely with the building control officer during this process to provide recommendations for upgrading the spaces, all of which have been implemented.

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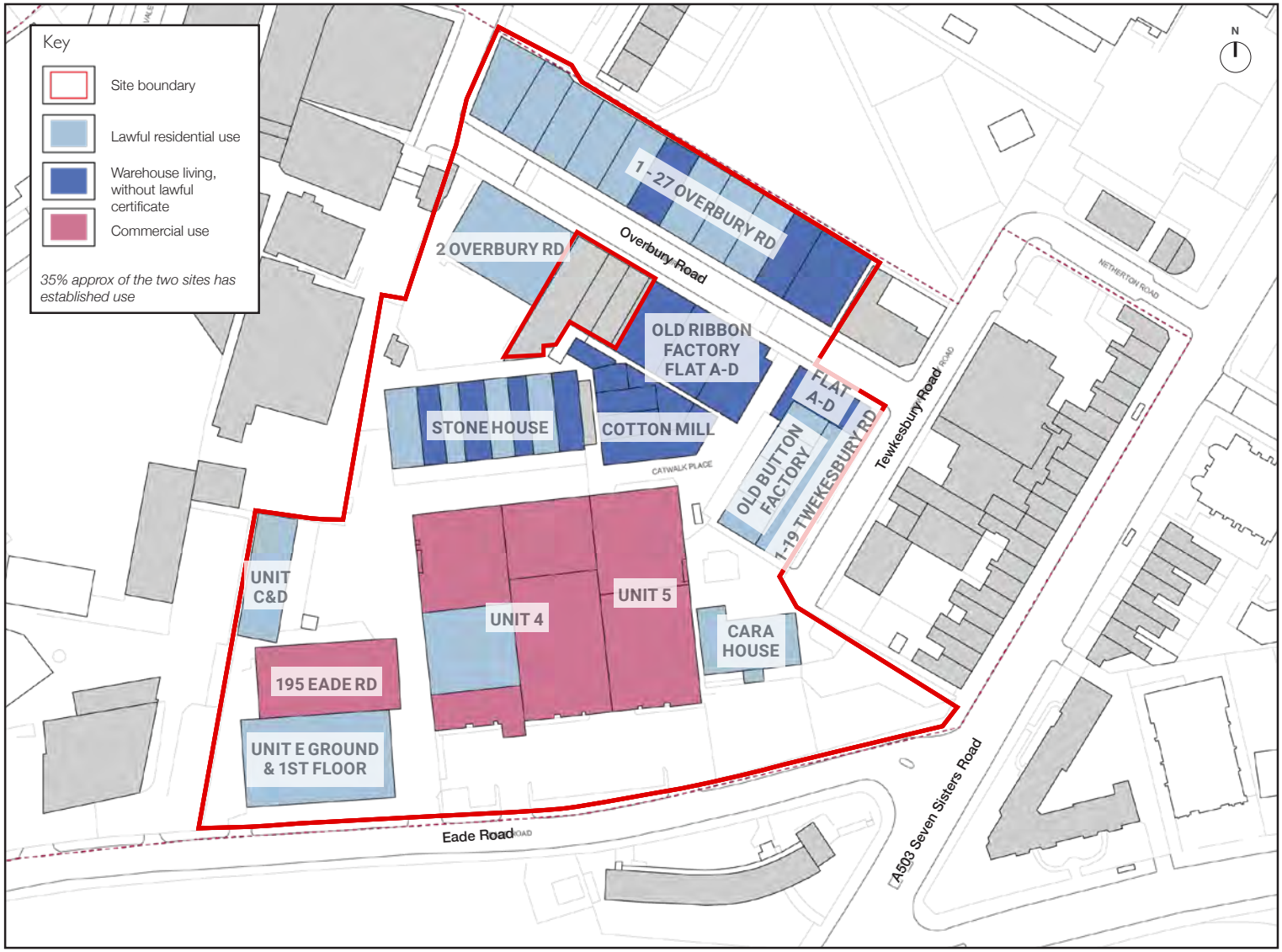
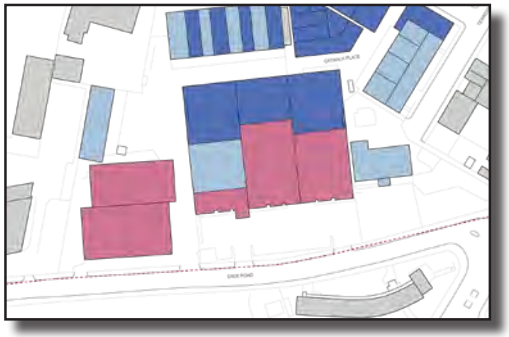
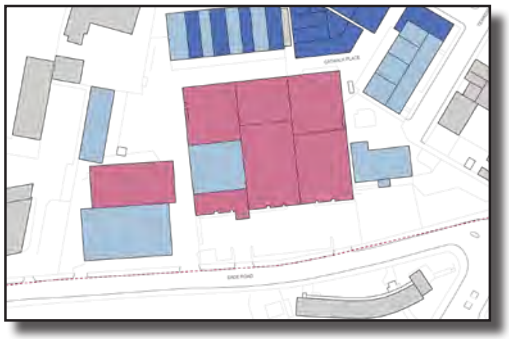


Figure 4.3: Lawful uses



Excerpt of plan showing ground floor lawful use (1:2000)



Excerpt of plan showing upper floor lawful use (1:2000)

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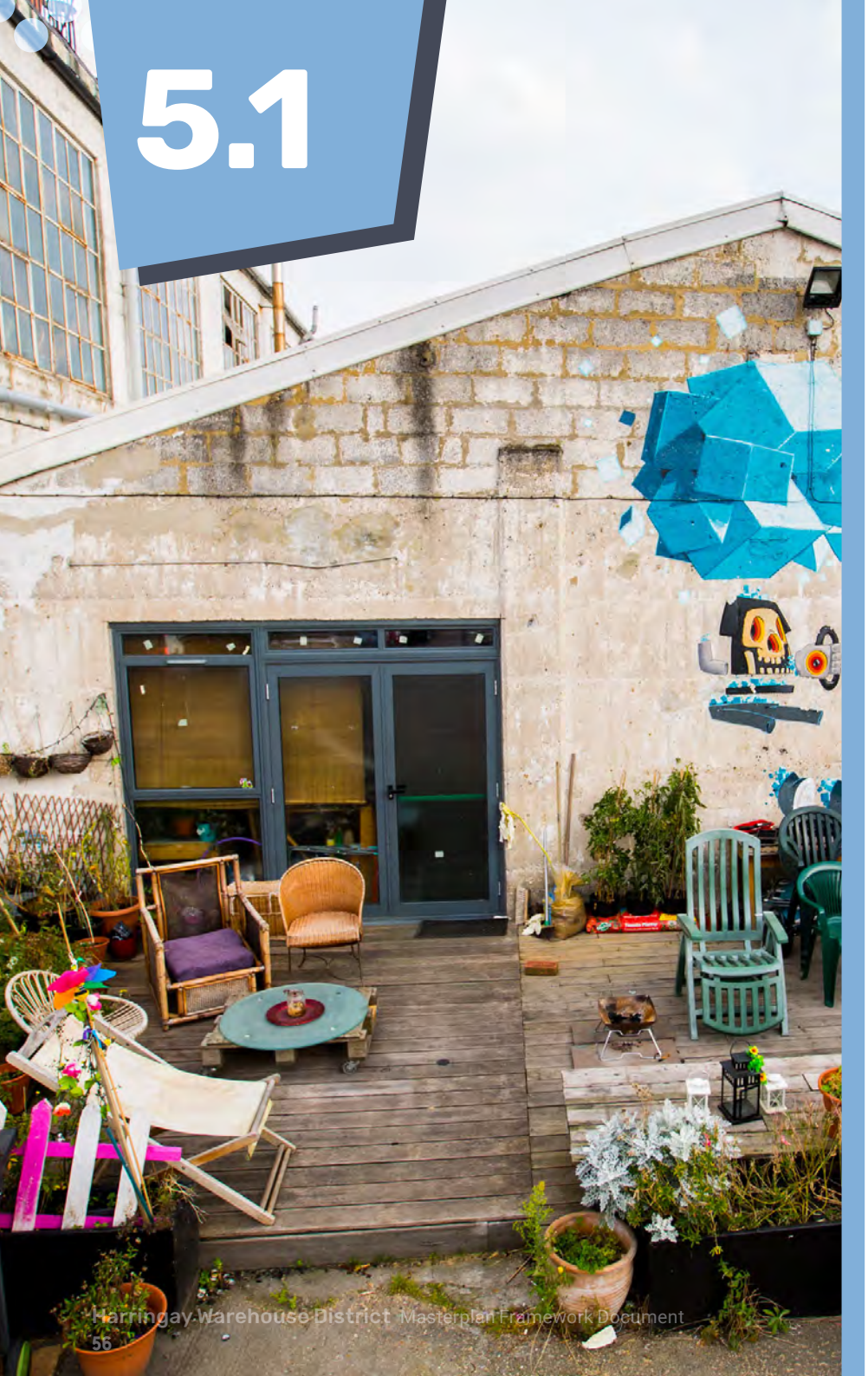
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Section 5: The Framework

Having described the key characteristics / ingredients of warehouse living, the key spatial and technical issues affecting the Site and the various site specific and subject specific planning policy requirements, this section now goes onto to outline the component parts of the proposed Framework that will be used to guide future planning applications and works advanced on the Site.

In line with the requirements of policy the section:

- Sets out the key principles for the creation of future warehouse living buildings.
- Identifies a set of spatial standards and requirements for all new and refurbished warehouse living buildings (refurbishment and new build)
- Sets out a series of sustainability and energy targets to be achieved across the Site
- Provides an open space and landscape framework for the Site.
- Provides a series of operational strategies for the future management of the Site.



5.1

Key principles for New Warehouse living

Based on planning policy, the particular characteristics of the existing Warehouse District and commentary from residents, an overarching vision and set of key principles for new and existing warehouse living have been identified. The vision diagram is set out on Figure 5.1. The principles that must be applied to deliver this vision are set out below:

Key Principles for new and existing Warehouse Living

- Retain the existing creative community, through the creation of new spaces and improvement of existing spaces to allow the community to flourish in an organic way;
- Ensure retained, refurbished and new buildings are healthy and comfortable places to live and work;
- Create opportunities to diversify and enhance the employment offer on the site (both internally and externally);
- Ensure new spaces meet the varied needs of the community;
- Provide opportunities for communal / shared activity (internal and external);
- Maintain the affordability and viability of spaces in order to retain the community and support business growth;
- Maintain flexibility and the ability for future adaptation both internally and externally (by Provewell and by tenants);
- Ensure the Warehouse District is a safe and secure place to live, work and visit;
- Provide low carbon, affordable and reliable energy to occupants.
- Support sustainable transport and mobility.
- Apply circular economy principles to minimise waste.
- Use low carbon materials that are responsibly and ethically sourced.
- Maintain the distinctive industrial character of the Warehouse District and the spaces it supports; and
- Encourage the wider community to engage in events and community spaces within the Warehouse District through, for example, Makers Markets and exhibitions.

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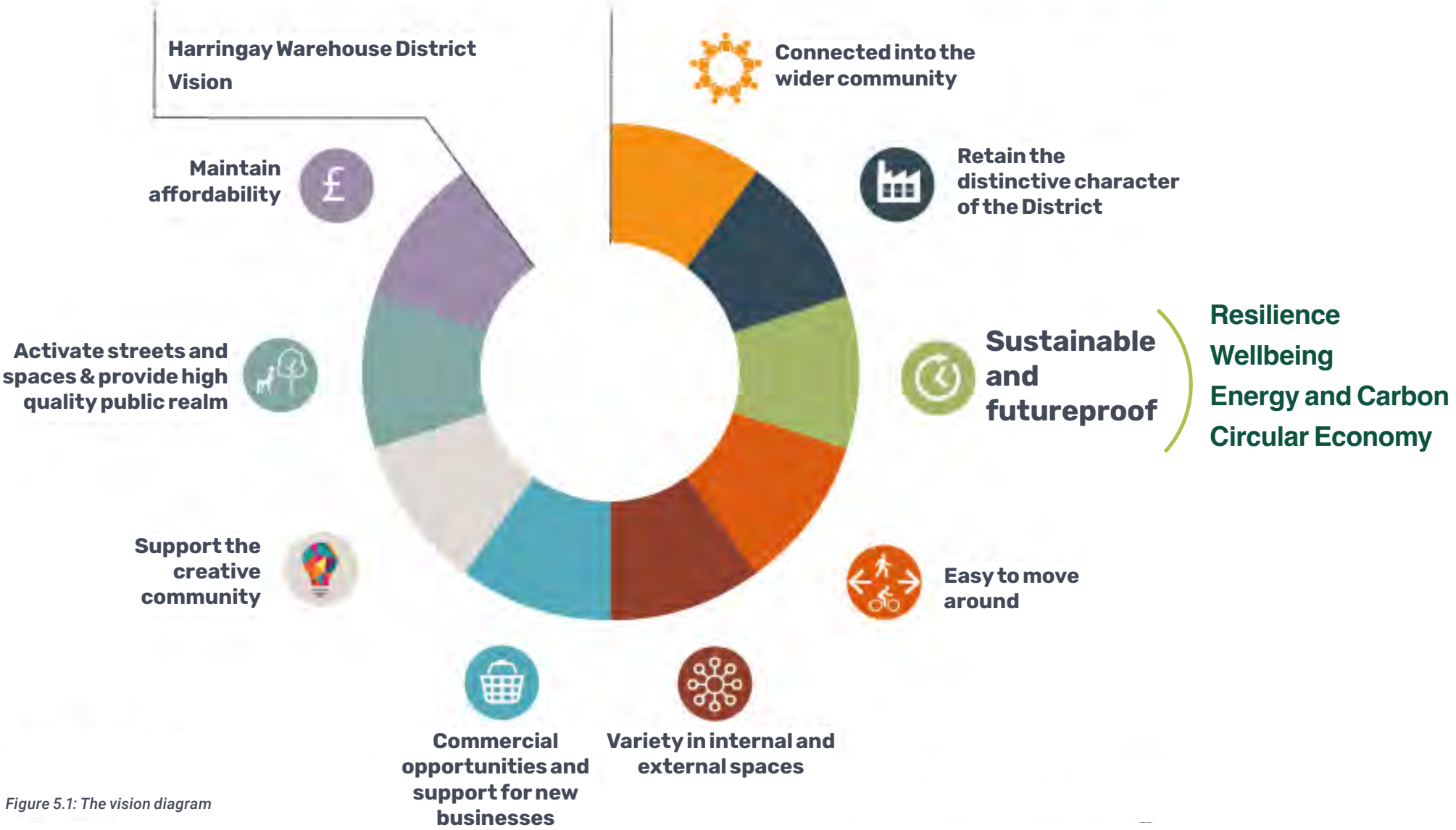


Figure 5.1: The vision diagram

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5.2

Standards and Requirements for Sustainable Warehouse Living Buildings

Building on the key principles, a series of standards have been developed in order to help shape and inform any new build / refurbishment proposals brought forward in the District.

These standards are based on a review of National and Borough specific HMO standards, London Plan Policy, Local Plan Policy and existing features and components of Warehouse Living on the Provewell sites.

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The key ingredients

The Warehouse Living vision requires the right ingredients: spaces that provide communality and privacy, collectivity and individuality, a place to live and a place to work.

All development has to be highly adaptable. It has to allow residents to shape the way they live. To achieve this, the development needs to provide the spatial qualities shown here.

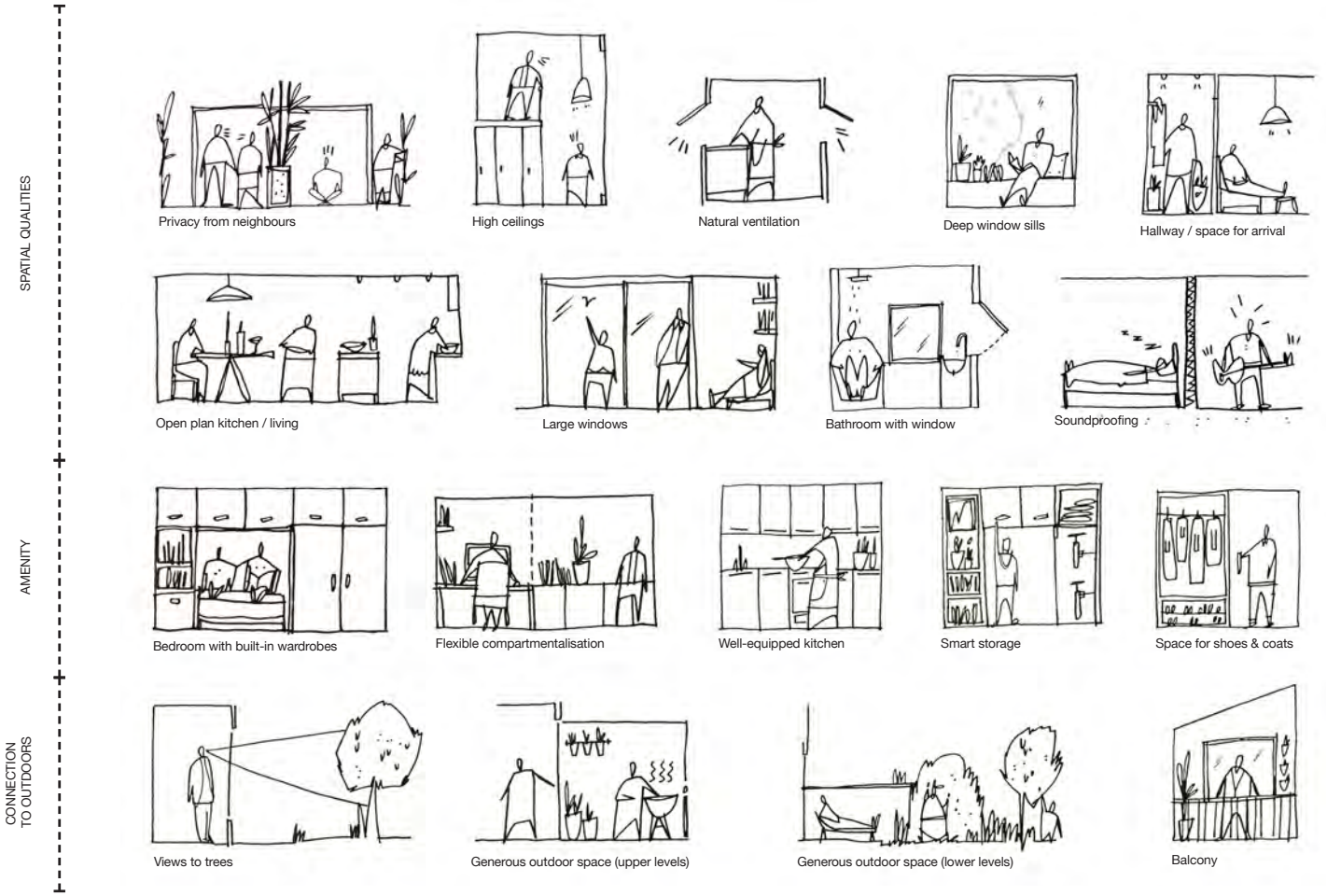


Figure 5.2: The key ingredients

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All new developments - new build and refurbished spaces - should deliver adaptable communal living and working spaces capable of supporting the growth of creative industries and micro businesses.

Key characteristics:

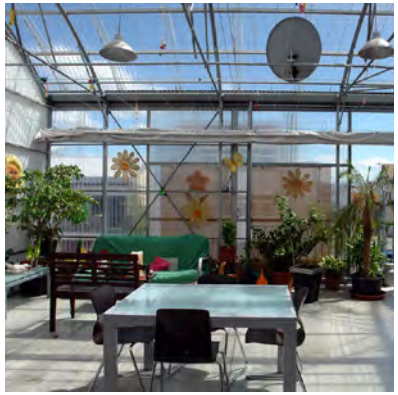
- Voluminous, adaptable and flexible working / living space
- Sense of ownership and identity inside and outside.
- Dedicated and non-dedicated work spaces - from private bedrooms, to communal living areas to public open spaces.
- Variety of external spaces for working, collaborating and integrating with each other



1. Voluminous spaces



2. Flexibility of use



3. Adaptability of space



4. Living areas vs. Working areas relationship



5. Balance of sense of community with sense of ownership



6. Variety of outdoor amenity and work spaces

1. Casa Maracanã / Terra e Tuma Arquitetos Associados Photo by Pedro Kok
2. Share House LT Josai by Naruse Inokuma Architects
3. Lacaton &Vassal, Cite Manifeste, Mullhouse, France. © Philippe Ruault
4. Coop Housing at River Spreefeld / Carpaneto Architekten + Fatkoehl Architekten + BARarchitekten © Michael Matuschka
5. Windsong's colorful covered lane-way, part of an extensive tour of the community (Langley, BC)
6. Warehouse District Spaces for Creatives

Figure 5.3: The key characteristic - precedents

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Amenity: Unit

Each Warehouse Living unit should have access to **shared private amenity space.**

The outdoor spaces should comprise balconies that form an extension to the internal communal spaces, and make life within a readable aspect of the building facade.















Figure 5.4: Amenity - unit precedents

Amenity: Shared

Each new and refurbished building should also make provision for shared outdoor communal spaces, allowing for small to medium sized gatherings, collaborative outdoor working and growing.

In delivering this space the opportunity should be taken to maximise the potential of the building's roof spaces.









Figure 5.5: Amenity - shared precedents

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Amenity: Community

Communal amenity space is distinct from public space. It is the breakout space that can be utilised by any of the residents of the Warehouse community.

While it may have a semi-public nature at times, this space belongs fundamentally to the Warehouse inhabitants. It provides space for the residents to put on larger gatherings, to meet informally, and to work.

The opportunity should be taken to maximise the use and potential of the yards spaces between the buildings (see open space strategy).

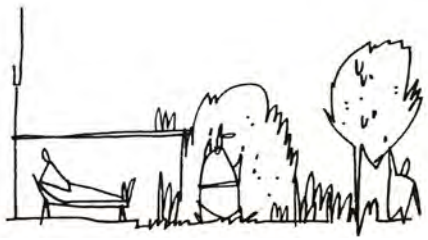








Figure 5.6: Amenity - community precedents

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Living Spaces

A key feature of Warehouse Living is the high ceiling levels of the units. This improves the quality of the spaces and makes units better suited to creative working.

Typical 3.1m floor-to-soffit heights give greater generosity to single-storey units, and a substantial sense of space to the double-storey units.

All new spaces and refurbished spaces (where feasible) should deliver a minimum floor to ceiling height of 3.1m within the shared living spaces and individual bedrooms.

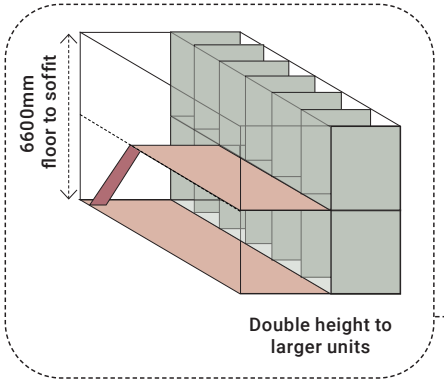


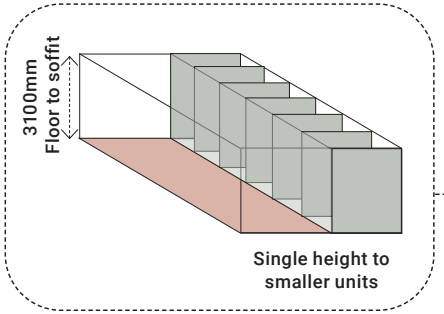
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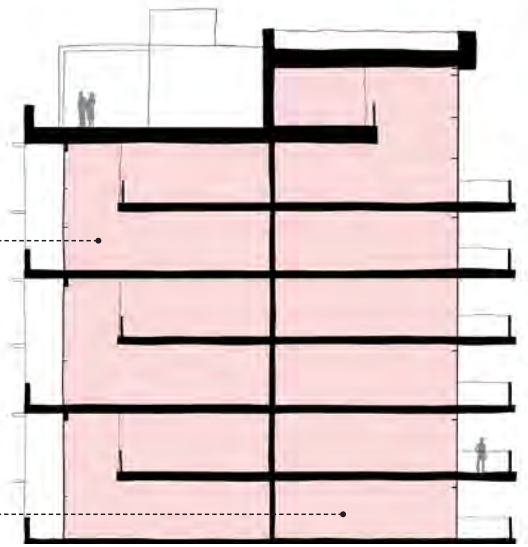


Figure 5.7: Living spaces

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Fit-Out / Level of Customisation

The ability of each community to assemble its own living-working space is a fundamental aspect of Warehouse Living. It will be important therefore as part of any new build/ refurbishment not too imprint too much aesthetic identity by way of fit out.

It is envisaged that the units will be provided as a base-build only: a robust shell with fitted kitchens, bathrooms and base built in storage only. This will allow residents to create their own space within and bring their own creativity to the interiors.

Residents renting each bedroom space should be given the opportunity to purchase flat pack bedroom furniture such as bed decks and built in wardrobes.



Shell and core only



Base build



Basic fit-out



Fully furnished

Note: Indicative finishes, to show level of fit-out only.

Figure 5.8: Fit-out / level of customisation

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Unit Mix

Different size units allow for different group dynamics, so a mix of sizes allows a mix of communities.

From looking closely at the range of unit types across the Warehouse District we have arrived at a range of unit types:

- Mix of 5, 6, 12 and 14 bed units.
- Mix of single and double storey units
- Target 70:30 split single and double bedrooms
- 10% wheelchair accessible units

The more bedrooms in a unit, the more communal space is required. The graphic here indicates the proportions of communal space to the number of bedrooms



Figure 5.9: Unit mix

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Qualities and standards to be met by all new and refurbished warehouse living buildings

These standards have been derived from an analysis of existing conditions, consultation with residents, existing HMO standards and guidance contained within the GLA's January 2022 publication on Large Scale Purpose Built Shared Living (LSPBSL).

The GLA guidance requires policies and site allocations for LSPBSL to contribute toward creating mixed and inclusive neigbourhoods, to consider size, mix and affordability, to be located in accessible locations and to be car free.

Specific guidance is provided in relation to the design and space standards of communal facilities.

Based on the space standards provided in this document, Haringey's HMO standards, GLA's Housing Design Standards, a review of layouts/ spaces within existing warehouse buildings in the District and consultation with residents the design team have established a baseline set of design and space standards for new warehouse living.

These standards form part of the Framework document.

Overview- the key ingredients	All new and existing spaces should seek to: ● Deliver a mix of dedicated/ non-dedicated workspaces. ● Deliver or have access to a variety of large and small external 'yard' spaces for relaxing and working ● Deliver spaces which are flexible and create opportunities for resident adaptation ● Deliver voluminous space, which create opportunities for vertical adaptation. ● Deliver dedicated storage space.
Bedroom No.	Based on survey of existing spaces units contain between 5-15 bed units
Bedroom Size (no kitchen in room)	Average bed size: A minimum floor area of 7.5sqm (1-bed) and 11.5sqm (2-bed). (New London Plan)
Bedroom dimensions	Raised ceiling capable of accommodating platform bed, as far as is possible (minimum 3.1m).
Bedroom amenity	Availability of natural light/ ventilation in all new builds and as far as possible in any refurbs (all applications to be accompanied by an internal sunlight/ daylight assessment prepared in accordance with BRE guidance in order to demonstrate compliance).
Kitchen / dining (dimensions)	LSPBSL: Kitchen/dining = 1.2 sqm per person Kitchen size and layout must enable occupants to safely use the kitchen and to store, prepare and cook food in a safe and hygienic way. Accommodate a table sufficient to enable all residents to eat communally i.e. 12 residents = table with seating for 12
Kitchen layout	HMO standards: All floor surfaces must be reasonably smooth and impervious and capable of being cleansed. All corners and wall/ floor junctions must be properly sealed

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Kitchen equipment	HMO standards: • A sink and drainer of adequate size and set on a stable base must be provided for every five occupants that share the kitchen. • Each sink shall be provided with an adequate supply of cold and constant hot water and must be properly connected to the mains drainage system. • A gas/ electric full sized cooker with four burners/ hobs, an oven and a grill to be provided for every five occupants. • (A microwave may be substituted for up to 2 burners). • 2x double electrical sockets, plus one additional socket for each major appliance for every five occupants. • 2x double electrical sockets must be positioned in the food preparation area, at worktop level and in a safe position. • Worktop (minimum 2000mm x 600mm) for every 5 occupants, securely fixed and made of smooth impervious material (Tiled splashback provided). • Dry storage of minimum capacity 0.15m3 (500x 600 x 500mm) per occupant. • A refrigerator with a freezer compartment (or where no freezer compartment, provide a separate freezer) for every 5 occupants within the property.
Living room/ workspace	Flexible living and workspace – • Living space (1-3 people: 8.5 sqm and 4-6 people: 11 sqm) • Workspace: per unit dedicated space in bedrooms and as part of living spaces • Workspace / retail space: per building in ground (as a minimum) and any below ground levels

Bathroom/ shower room/ toilets (layout)	HMO standards: • Within an enclosed room, which is provided with appropriate wall and surface finishes. • All bathrooms and toilets must be suitably heated, lighted and ventilated. • All baths, showers and wash basins must be fitted with taps and supplied with a cold and constant supply of hot water and properly connected to the mains drainage system. • All wash hand basins and baths must be provided with two course tiled splashback and shower cubicles fully tiled or be complete self-standing.
Bathroom/ Shower room (dimensions)	HMO standards: Baths: 1600mm x 700mm Shower rooms/ cubicles 800 x 800mm Wash basin 500 x 400mm
Bathroom equipment	HMO standards: Where five or more occupants sharing bathroom and toilet facilities, there must be at least one fixed bath or shower for every five occupants and at least one toilet separate to the bathroom for every five occupants.
Communal external space	External space in the form of shared walkways/ ground floor yard space/ roof terraces – some covered space to enable outside working. LSPBL 1sqm per residents.
Children's Play Space	(See open space strategy).
DDA (Disabled)	10% of bedroom spaces to be fully accessible in any new build/ refurb scheme (M4 (3)). Where M4(3) units are provided, unit to be provided with accessible bathrooms and living spaces. All other units within a scheme to be designed to M4(2)
Parking	Car free, apart from disabled parking. Cycle: Sui generis , London Plan.

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Waste/ recycling	Short, medium and long term strategies to be implemented, delivering: ● Dedicated communal bin storage areas for each warehouse (both new and existing) ● Improved bulky waste storage facilities ● On-site composting facilities ● Bespoke recycling strategy to be trialled across District ● Re-use centre
Heating (fixed)	HMO standard: All units of accommodation must be equipped with adequate means of space heating, which is capable of maintaining a temp of 21C when the outside temp is 1C. Heating should be under the control of the occupants and should be safe, efficient and affordable.
Ventilation	Building regs Part F HMO Standards: ● All kitchen areas must be properly ventilated to the external air either by an operable window or suitable mechanical ventilation system.
Lighting	HMO standards: ● All kitchen areas must be provided with adequate lighting, particularly over the cooking and food preparation areas.
Noise	Building regs: Part E

Drainage/ water conservation	Seek to achieve LB Haringey policy: ● Surface water flows to be reduced to a greenfield run-off rate for a 1 in 100 year critical storm event. ● A need to ensure that there is adequate surface water, foul drainage and sewerage treatment capacity to serve all existing and new development.
Fire Safety	Building regs: Part B HMO guidance: ● ALL HMOs are subject to an assessment under the Housing Health and Safety Rating System and must comply with the Regulatory Reform Order and LACORS Fire Guidance. ● Smoke and Carbon Monoxide Alarm to be provided on each storey of the premises in line with The Smoke and Carbon Monoxide Alarm (England) Regulations 2015. ● The actual works for each building to be specified following consultation with the Fire Authority. ● All kitchens to have an appropriate heat detector. ● An emergency lighting shall be provided with luminaries provided in such numbers and locations so as to adequately illuminate the staircase enclosure in the event of failure of the main lighting. ● Fire extinguishers to be provided on each floor level within the staircase enclosure. ● Fire doors to be provided in rooms containing kitchens or kitchen areas and fire doors to all other risk rooms/ areas.

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5.3

Principles for sustainable living

The energy and sustainability principles and standards have been drawn from current policy guidance at national, regional and local levels and applied to the specifics of the site and the nature of the use.

The principles and guidelines are grouped under four key headings:

- Resilience
- Wellbeing
- Energy and Carbon
- Circular Economy

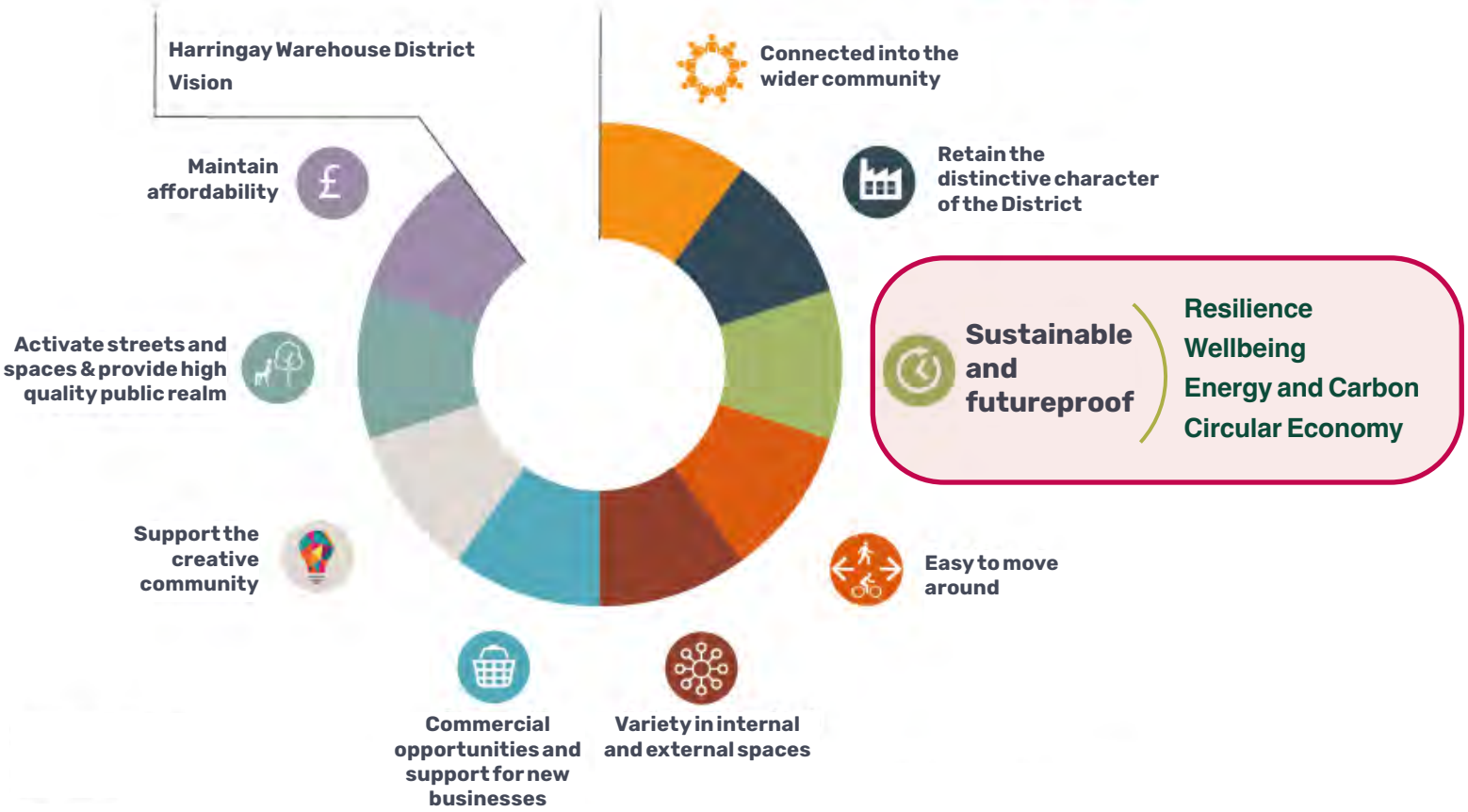


Figure 5.10: Principles for sustainable living

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Principles for sustainable living

Energy and Carbon

Plotting a pathway to zero carbon including energy in use, upfront carbon and lifestyle emissions.

Materials and the Circular Economy

Design principles for future proofing and flexibility and reducing upfront and lifecycle material impacts in accordance with GLA guidance.

Environmental Resilience

Ensure long term resilience for the development in terms of utilities provision, flood risk, designing for sustainable urban water management, and identifying ways to achieve significant net biodiversity gain.

Wellbeing

Designing for a comfortable microclimate and ensuring that we meet emerging policy on daylight and sunlight standards.

Figure 5.11

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Application of principles

Objectives and targets

Development Type		Materials & Circular Economy	Environmental Resilience	Wellbeing
Public Realm Improvements	Adopt the 10 Healthy Street Indicators, maximising active travel. Deliver cycle parking in line with London Plan requirements. Creation of a car free community. Include EV charging infrastructure. Explore opportunities for sharing heat and power.	Reuse of existing materials. Facilitate sharing and collaboration. Improve waste collection, storage and recycling. Minimise earthworks and infrastructure work.	Retrofit sustainable drainage features in line with CIRIA guidance and Haringey SuDS design requirements for sites within critical drainage areas (CDAs). Aim to achieve greenfield runoff rate for a 1 in 100 year critical storm event. Incorporate planting within the landscape to create green corridors and deliver biodiversity net gain.	Adopt Health Street Approach promoting greener, healthier and more attractive places to live, work and play. Create sunny and sheltered spaces. Enhance navigation and identity. Optimise passive and urban cooling techniques to minimise urban heat island effect.
Retrofit	Reduce heat loss and heating demand. Add draught proofing and insulation. Replace/upgrade windows and doors. Add mechanical ventilation with heat recovery. Insulate pipework and hot water tanks. Use low flow water fittings ('Green' Euro Water Label). Replace light fittings (100% LED) and equipment/white goods with energy efficient alternatives (Energy Rating >C). Use low carbon heating, for example heat pumps. Install PV and solar hot water. Target EPC rating C.	Refurbish and retrofit existing buildings where possible. Encourage creative reuse businesses. Maximise lean design and modular construction approaches. Explore flexible and adaptable design. Recycle at least 65% of household and commercial waste, with zero compostable or recyclable waste to landfill.	Incorporate green roofs/facades. Incorporate water butts for irrigation and washdown areas. Minimise water use with low flow fittings and metering. Separate combined drainage networks.	Improve daylighting provision. Improve local and urban shading to reduce impact of overheating. Reduce noise within dwellings. Use community surveys (post occupancy evaluation approach) to inform future improvements.
New Build	Reduce space heating demand, target 15 kWh/m2/yr. Heating and hot water generation fossil-fuel free. Target Future Homes standard for 2025, 75-80% carbon reduction against current Part L 2013. Target operational energy use 60 kWh/m2/yr	Use low carbon materials that are responsibly and ethically sourced. Evaluate embodied carbon using RICS Whole Life Carbon Assessment for the Built Environment Professional Statement. Target embodied carbon performance 800 kgCO2e/m2 (domestic) and 970 kgCO2e/m2 (non-domestic/office) by 2025.	Achieve greenfield run-off rates for a 1 in 100 year critical storm event. Minimise water use with low flow fittings and metering. Target 80l/p/d water target for residential development. Target an Urban Greening Factor of 0.3. Target greater than 20% biodiversity net gain.	Target CIBSE TM52/TM59 overheating requirements for buildings and homes. Target sunlight and daylight criteria set out in BR209. Use BS EN 17037 daylighting in buildings standard. Reduce noise within dwellings in line with WHO targets.

Figure 5.12

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Application of principles to development areas

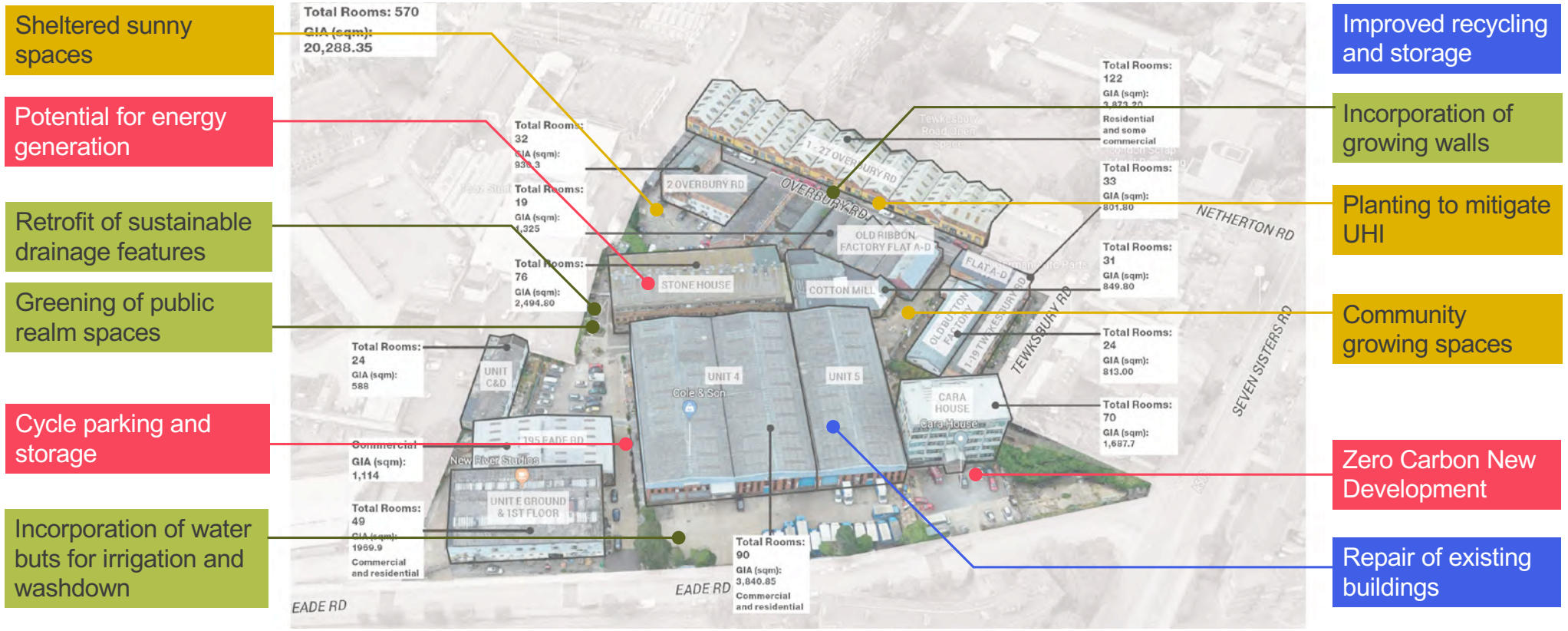


Figure 5.13



5.4

The Spatial Framework - urban design

In order to explain the component parts of the spatial framework we have broken the Site down into three broad character areas. These areas have been grouped according to the role they play, both physically and socially, across the Site.

Some of the existing buildings fall into more then one character area, meaning that any redevelopment must address the principles assigned to each of the character areas the plot falls within.

A summary of each character area is set out on the following pages.

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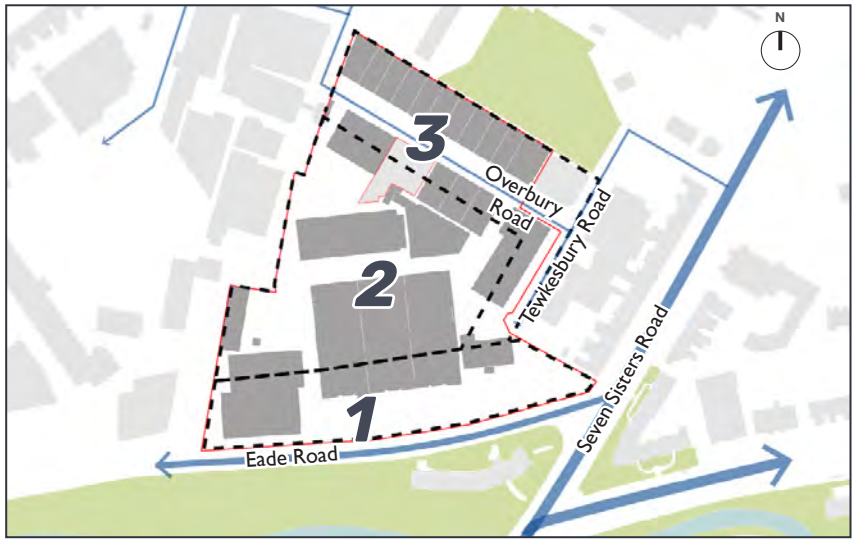


Figure 5.14: Character Areas.

Area 1: Eade Road



This area overlooks Eade Road to the north of the Hackney/Haringey Borough boundary. Any proposals for this area should address the significance of the eastern corner of this area, where Eade Road meets Seven Sisters Road; a significant route connecting the two Boroughs, as this forms a key visible gateway into Haringey and the Warehouse District. The frontage along Eade Road is the 'front door' to the site and should be designed to reflect this.

Area 2: The Heart of the Site



This area functions as the community heart of the site, with inherent flexibility and high levels of resident ownership characterising the external and internal spaces. The proposals for this area should accommodate a connected movement network through the site, ensure the external spaces are well overlooked and allow for a variety of public commercial and warehouse communal activities to take place.

Area 3: Overbury Road/Tewkesbury Road



A consistent building line frames both sides of Overbury Road. There is a distinctive industrial character found here, with some buildings retaining large plot widths typical of warehouses and others broken into narrower and more domestic plot widths. Any proposals in this area should respect this distinctive identity that is reflective of the Site's history. In addition, proposals should improve the streetscape and improve the opportunity for resident ownership and use.

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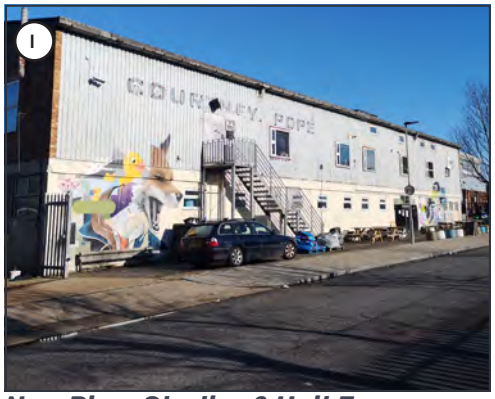
Area 1: Eade Road

Introduction

Location and Existing Buildings

The Eade Road area (CA1) comprises three buildings as identified on the adjacent diagram. The buildings sit along the northern edge of Eade Road, facing south towards the bank of the New River and the Hackney/Haringey Borough boundary. The Eade Road area runs east-west, connecting the wider warehouse district (east) to Seven Sisters Road, a significant vehicular route. The eastern edge of the site therefore plays an important role in creating a gateway both to the Borough of Haringey and Harringay Warehouse District, as identified in Section 2.3.

The presence of gated entrances, fences and set back buildings along this frontage disconnects the site from its wider context, which should be addressed as part of any future strategy for CA1.



New River Studios & Unit E



Commercial Units



Cara House

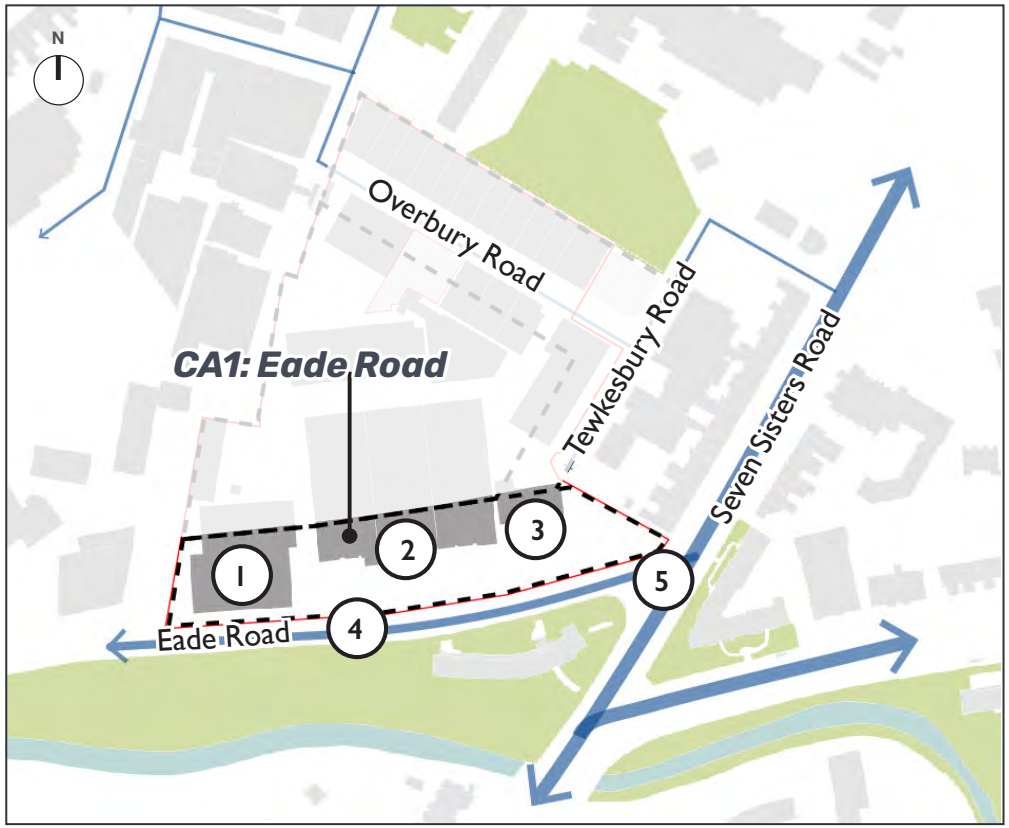


Figure 5.15: Area 1 - Eade Road



Eade Road



Seven Sisters Road/Eade Road junction

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Uses

New River Studios, the westernmost building within CA1 comprises a publicly accessible bar/café as well as studio spaces at ground floor level. This building currently acts as the gateway to the Site for the wider community, as it is the only publicly accessible facility along this frontage.

The central building within CA1 is used commercially and is set back behind the car parking required for this use.

Cara House sits to the east of CA1, adjoined by a vacant site that is located to the north west of the Eade Road/Seven Sisters Road junction. Cara House is currently used for warehouse living.

Streetscape

Eade Road is a wide street, bounded by the bank of the New River to the south, and the warehouse district to the north.

The warehouses are set back from Eade Road, primarily behind car parking. This weakens the relationship with the street, which is a characteristic that is also reflected to the east of the Site, within the wider warehouse district. This continuous strip of set back warehouses results in a street that isn't well overlooked and is often bordered by fencing.

In addition to the lack of passive surveillance from the north, the inaccessible, fenced and unlit nature of the New River bank to the south results in an unwelcoming street environment, particularly at night time and during the winter months.

Commercial parking is located along Eade Road, however this is underutilised. The lack of parked vehicles on street has in the past caused problems with speeding along this section of road, which has now been mitigated with speed bumps. An increase in on street parking here could act as a further method of natural traffic calming.

Building frontages

Cara House has the most visually permeable frontage, with a large number of windows from private bedrooms overlooking the space to the front of the building.

The commercial unit and New River Studios have a more typical industrial frontage, with minimal windows overlooking the external spaces.

New River Studios has a much smaller set back from the street then Cara House and the commercial units. Seating has been provided outside the front of the café/ bar, which helps activate this edge and strengthen the relationship between the building and the street.

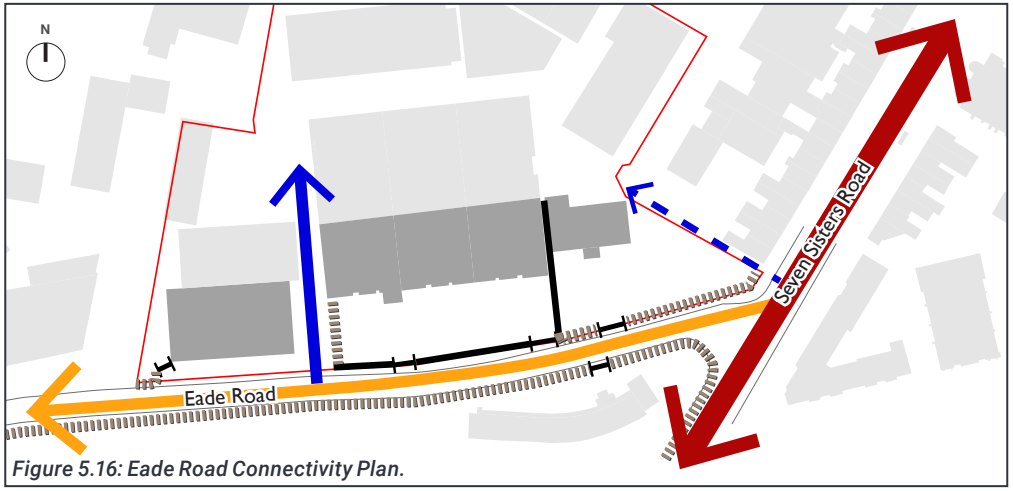


Figure 5.16: Eade Road Connectivity Plan.

Existing vehicle and servicing access point

Existing major thoroughfare

Existing gate

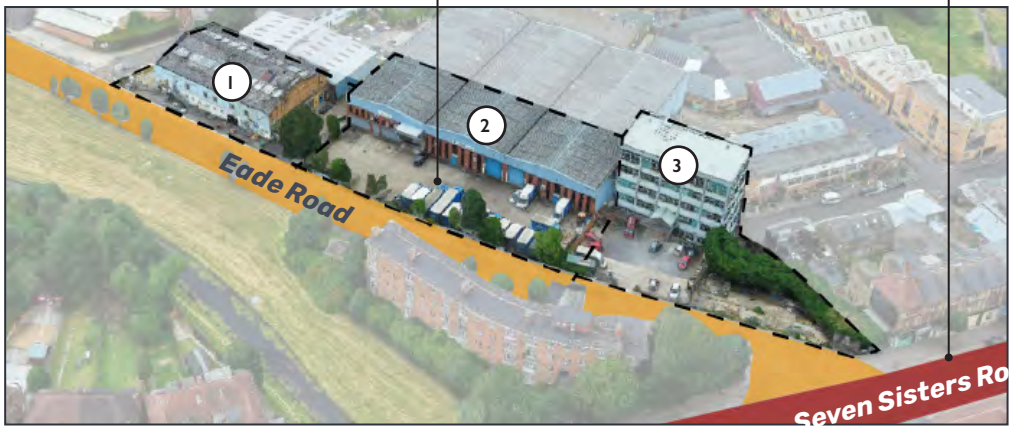
Existing vehicular thoroughfare

Existing fencing with visibility through

Pedestrian linkage

The commercial units and Cara house are set back behind deep frontage parking, typical of an industrial estate

Seven Sisters Road is a significant route that connects Haringey and Hackney



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Massing and Building Heights

As discussed, the buildings overlooking Eade Road are a coarse urban grain; large in volume with wide frontages. The scale of these buildings impacts on the permeability of the site from Eade Road, limiting the number of access points available from the street.

Cara House breaks the pattern of characteristic low rise warehouse units found both within the Site boundaries and extending west into the wider warehouse district, rising to 5 storeys in height. This responds to Vivian House to the south of Eade Road, and Amhurst Court to the south east, which together provide enclosure and height to the Seven Sisters Road/Eade Road junction. However, where Amhurst Court and Vivian House sit close to the carriageways, Cara House is set back behind approximately 20m of frontage parking and approximately 25m to the east of the Eade Road/Seven Sisters Road junction. This offset means that the height of Cara House has little impact on the streetscape and does not adequately frame the junction or provide a visible gateway.

The scale of Eade Road and the presence of the open space around the New River to the south creates an opportunity for taller, larger volume buildings to frame the space in comparison to the more intimate streetscapes found elsewhere in the Site.

Access and Servicing

The key servicing access for the Site is currently located off Eade Road, in between New River Studios and the commercial units. At present, this access point is cluttered with bins and cars parking along the entrance. This causes problems with the waste collection on site. The servicing access point from Eade Road and strategic central bin locations should be considered as part of the strategy for CA1.

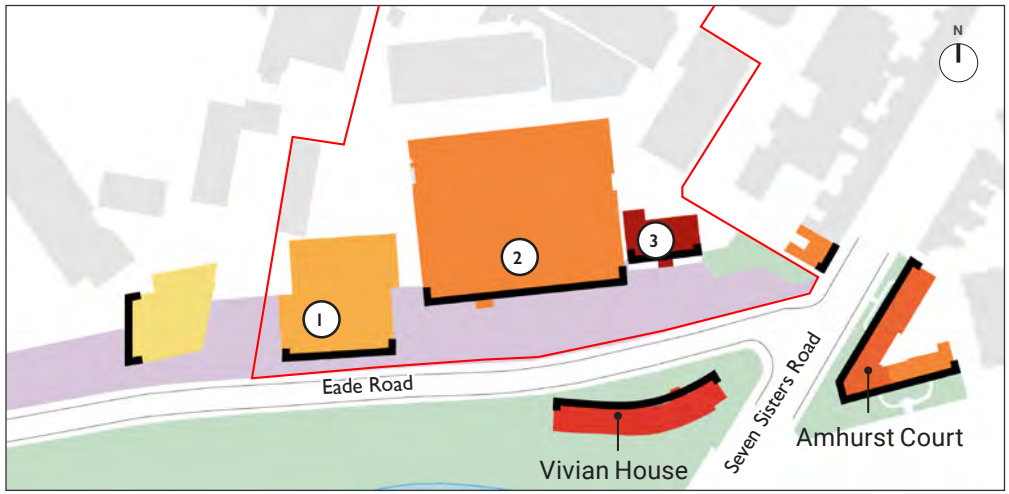


Figure 5.17: Building Heights

Site Boundary
6 storeys
5 storeys
4 storeys
3 storeys
2.5 storeys
1.5 storeys
Car parking/ hardstanding
Green space

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Eade Road: Summary

The following design principles have been identified to address the urban design challenges around Eade Road and to enhance and develop the existing character.

These principles must be taken account of in any future proposals for redevelopment of plots in this area.

Area 1: Eade Road design principles

1. New development should be brought forward on the plots to create a stronger relationship and frontage to Eade Road.
2. The proposals should draw on the industrial character of the warehouses that characterise the northern edge of Eade Road.
3. The building at the Eade Road/Seven Sisters junction should provide height to frame the streetscape, create a gateway entrance to the Borough of Haringey and the Warehouse District and relate to the existing buildings to the south.
4. The ground floors of the buildings should be occupied by entrances and other uses that will help animate and activate this key frontage.
5. The coarse grain created by the large volume warehouses should be broken down to improve permeability of the Site from Eade Road. New pedestrian and cycle links should be provided as part of this strategy to enhance the existing movement network.
6. Proposals should incorporate landscaping and a lighting strategy for the public realm. Well-designed street furniture should be incorporated to provide a more human scale and experience on a currently empty, inactive, wide street.
7. The primary entrance into the Site should be reinforced.

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Area 2: The Heart of the Site

The heart of the Site comprises the sequence of internal and external spaces that define the centre of the Site. It is where internal spaces spill out into the external spaces, with high levels of resident ownership visible in the form of external artwork on façades, planters in the public realm and outdoor furniture. The ability of the spaces within the heart of the Site to accommodate a multitude of uses is important to support the creative community that live here.

External Space

The external spaces found within the heart of the Site are extremely varied. Some of the spaces are large and overlooked, others are underused and inaccessible. The articulation of the current buildings creates a natural 'key corridor' through the Site, connecting Overbury Road to Eade Road, with the central courtyard forming the natural 'heart' of the Site, shown in Photograph 2. This is due to its location at the junction of multiple routes and that it is the location where most parking and bin storage is currently located. Currently, the car parking, waste and bike storage strategies are poorly designed and managed, dominating the central courtyard and thus compromising its flexibility as a space. Any new proposals must ensure that they strengthen these elements of the



Planters soften the streetscape and add a touch of personalisation to the external spaces.



The central space for the site is currently underutilised and dominated by car parking.

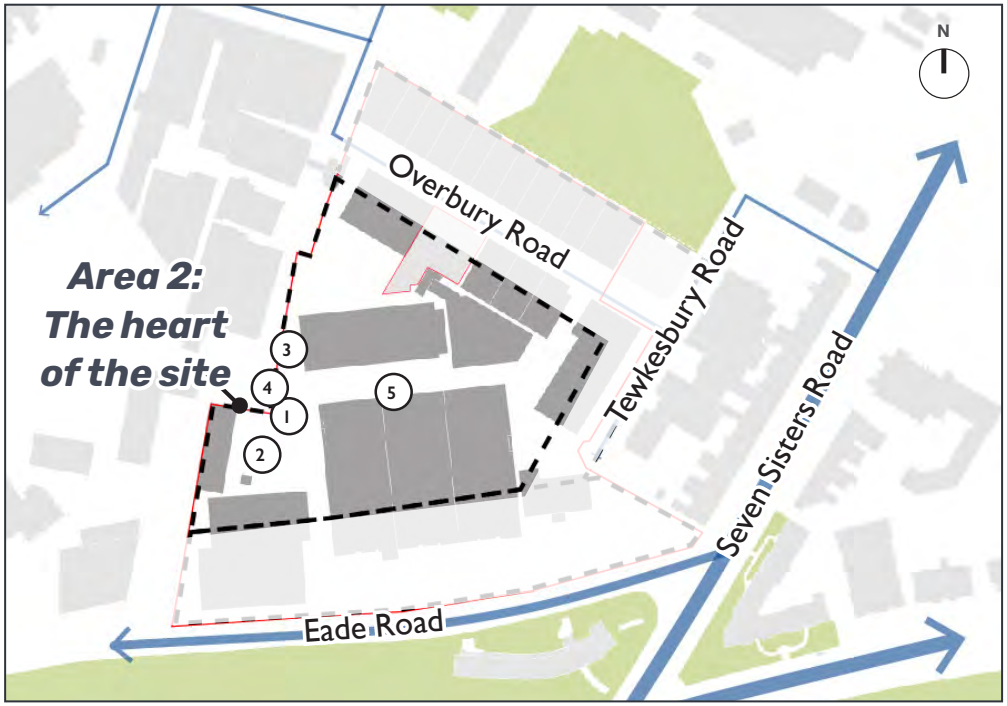
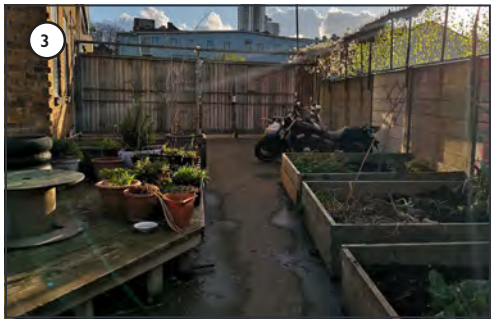


Figure 5.18: Area 2-The heart of the site



Residents have the ability to customise the external spaces and use them for socialising and/or work.



Methods of separating different land uses that arent overbearing, such as timber fencing with planting, are used to reduce isolation of spaces.



The opportunity to customise the façades of the building is important to retain the distinctive identity of the district.

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public realm to create external spaces that are dominated by creative endeavours and community and public activities and events instead. The need for such a facility is recognised in Site Allocation SA34, which states that

"The creation of a limited destination might be considered acceptable, as part of a central space. This could take the form of a weekend 'Makers' Market'."

Within the external spaces in this character area, there are a number of more private spaces, often demarcated using planters, outside individual front doors. The presence of these movable planters softens the streetscape here and adds a personal touch to the external environment. These opportunities for adaptation and personalisation within the external spaces should be incorporated into any proposals for the Site.

The range of different sized spaces also helps in supporting the creative endeavours of the community. Different types of spaces are suited to different activities, and therefore having a range, from more public and open, to perhaps more private and sheltered, would nurture a wider range of activities and thus appeal to a wider range of people.

Movement and Access

The existing movement network is fragmented due to a number of fobbed and locked gates being present throughout the site. The location of these gates and the breakages in pedestrian/cycle flow they cause is illustrated on Figure 5.19.

In order to support the spaces discussed previously, these barriers should be broken down to increase footfall, for example where there might be a Makers Market, and to reduce isolation of individual areas.

Building Heights and Massing

This character area comprises buildings of a range of scales. The larger warehouses fronting onto Eade Road articulate the southern part of the area, whereas a more domestic scale and a more granular urban grain characterises the northern part of the area. This area has the ability to accommodate a range of architectural styles and buildings of different scales, as it is this variety that characterises the warehouse district and should therefore be reflected at its heart.

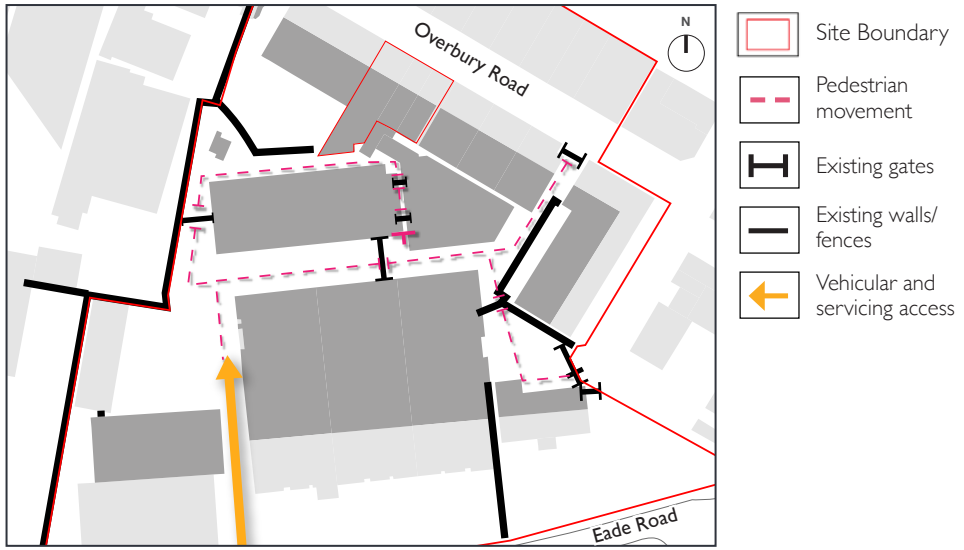


Figure 5.19: Connectivity Plan

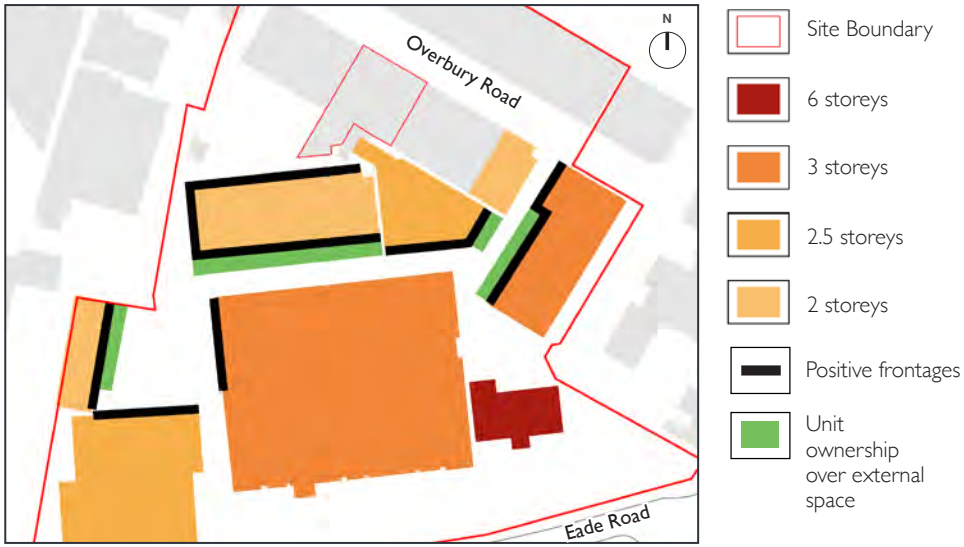


Figure 5.20: Building Heights Plan

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The Heart of the Site: Summary

The following design principles have been identified to address the urban design challenges around the heart of the site and to enhance and develop the existing character.

These principles must be taken account of in any future proposals for redevelopment of plots in this area.

Principles

1. Buildings should be designed/improved to be active at ground level. This can be achieved through the provision of entrances, windows providing visibility between the living units and the external spaces and provision of mixed-use communal spaces, to improve passive surveillance.
2. Any new buildings should front onto improved open space, with a direct relationship formed between the internal and external spaces. This allows the flow of land use and space between the buildings and the spaces they sit within; a defining characteristic of warehouse living.
3. Any new proposals should support the formation of a central courtyard, enclosing this space and accommodating and encouraging a range of activities to take place. Opportunities for activities such as makers' markets should be explored within this space, to appeal to the wider community and socially integrate the site into its wider context.
4. A waste storage and removal strategy must be incorporated into the movement network.
5. The pedestrian and cycle network must be designed to increase permeability north-south and east-west through the site.
6. The security of the site must be carefully managed to allow restriction of public access if required, for example through managed entry points around the periphery of the site.

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Area 3: Overbury Road & Tewkesbury Road

This character area adjoins the sites northern and eastern boundaries.

Overbury Road is a through route that is generally underutilised. It is framed by a distinctive row of terraces along its northern edge, and an eclectic range of industrial buildings along its southern edge.

The width of the street along Overbury Road reflects its former use to serve larger, industrial vehicles. It remains as a wide street that is now used infrequently by traffic and therefore presents the opportunity to create a street that serves the community and has the ability to accommodate areas of resident ownership. This could be in the form of planters and bike stores, to improve footfall along the street and create a more positive and active frontage.

Tewkesbury Road is a cul-de-sac that is bounded to the west by the warehouse district, and to the east by a series of garages and commercial units. It is currently an unwelcoming environment, with little passive surveillance and the street dominated by car parking and waste bins.

The images adjacent show the different building types,styles and streetscape along Overbury Road and Tewkesbury Road .



Tewkesbury Road is currently an unwelcoming environment that could be improved through increased overlooking.



This customised building defines the eastern end of Overbury Road.



A range of industrial style buildings front onto Overbury Road from the south.

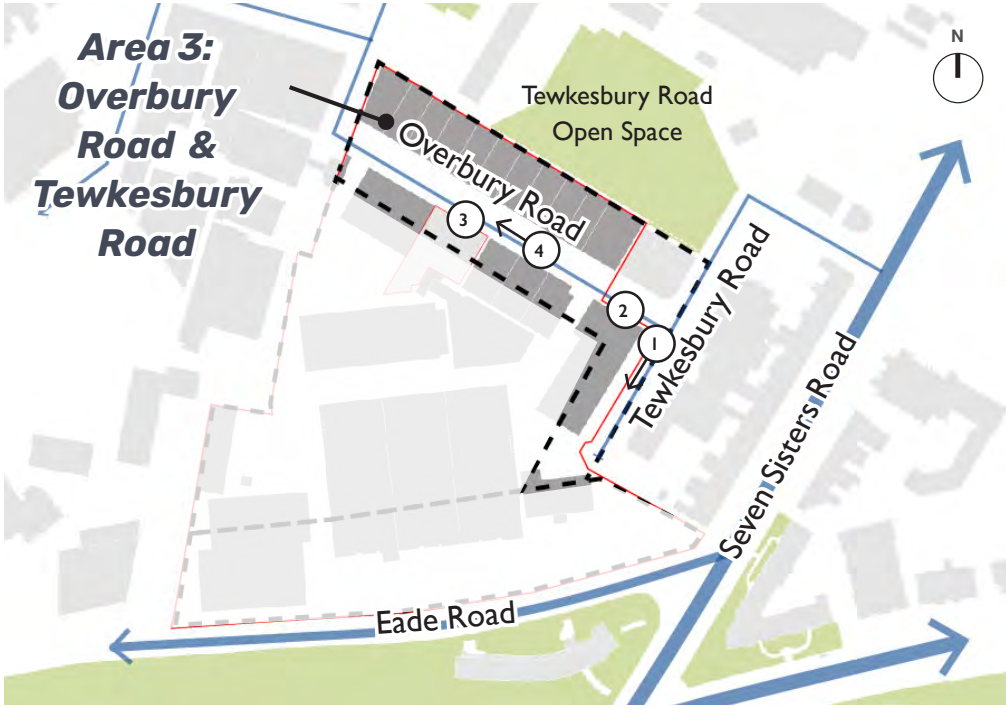


Figure 5.21: Area 3 - Overbury Road



The distinctive yellow render and red brick terraces with crinkly tin roofs give Overbury Road its current identity.

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Overbury Road - Building Rhythm and Massing

Overbury Road has a continuous, linear building line along its length.

The northern edge of Overbury Road is fronted onto by a row of terraced buildings that have a distinctive industrial identity. The yellow frontages and crinkly tin pitched roofs are the defining characteristics of the row of terraces, and are what gives Overbury Road its identity.

Along the southern edge of Overbury Road the buildings are of a larger volume, typical of their former industrial use. The frontages are generally wider then those along the northern edge of Overbury Road. The building frontages along both edges of Overbury Road are compromised by the on street bin storage that currently dominates the streetscene.



Figure 5.22: The pitches of the roofs along the northern edge of Overbury Road create a distinctive industrial character and the division of these plots breaks down the large warehouse units to a more residential scale.

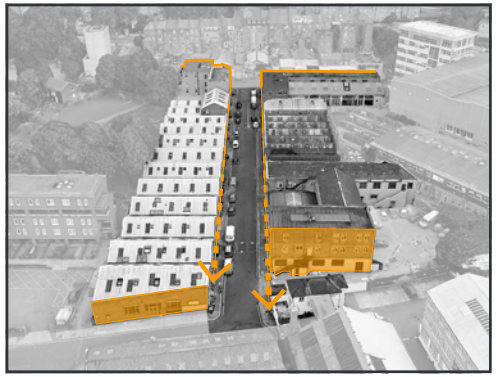


Figure 5.23: The buildings 'wrap around' either end of Overbury Road, which is an opportunity that presents itself for further improvement throughout the regeneration of the District.

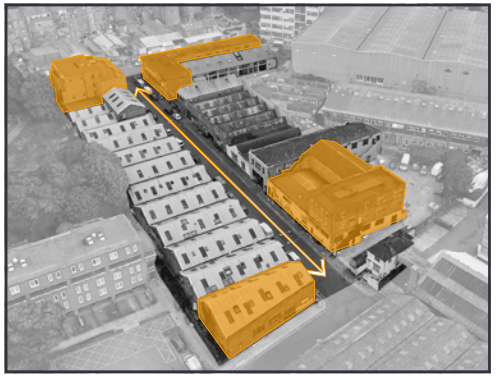


Figure 5.24: There is the opportunity to 'bookend' either end of the street, with the possibility of increasing the height within Plot 2 to create a 'gateway' to the District.



Figure 5.25: The roof typologies along Overbury Road vary between flat, pitched and mono-pitched. The road has a distinctive industrial character whilst maintaining a residential scale.

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Building Heights

Overbury Road is bookmarked by slightly taller buildings at its eastern and western end. In between this are buildings that are generally 2-3 storeys in height. As the street remains relatively wide from its time in industrial use, it has the ability to accommodate more height then exists at present. An increase in height, could for example, strengthen the bookending of the street at either end.

Tekwsbury Road leads south to Cara House, which due to its height and the level change up to Eade Road, is highly visible. One slab block of 3 storeys in height defines the western edge of Tewkesbury Road. This block backs onto the street, meaning the street/building interface is currently dominated by waste disposal and fencing.

Connectivity

Overbury Road is currently poorly connected to the rest of the site, isolating it from the central areas of public realm. There is one pedestrian connection through to the southern part of the site which is gated and is located towards the eastern end of the street. Therefore, the majority of the street has no connection through to the rest of the site.

2 Overbury Road, located at the western end of the street on the southern edge has a rear yard that backs onto Stonehouse, a building within the heart of the Site. This rear yard has a step level change around its boundary, which prevents movement between Overbury Road and the heart of the Site. This results in an undesirable dead end space which isn't well overlooked and only has one entrance points, as can be seen on Figure 5.27.

Tewkesbury Road Open Space is located to the north of Overbury Road, and is currently backed onto by terraces along its southern boundary. This space provides an opportunity to integrate a green area of open space into the Site, to benefit the residents and the wider community. Opportunities to provide a connection through to this space should be explored as part of any new proposal along the northern edge of Overbury Road.

Tewkesbury Road is a cul-de-sac that leads south to Cara House. There are a number of gated entrances here that prevent access to the Site.

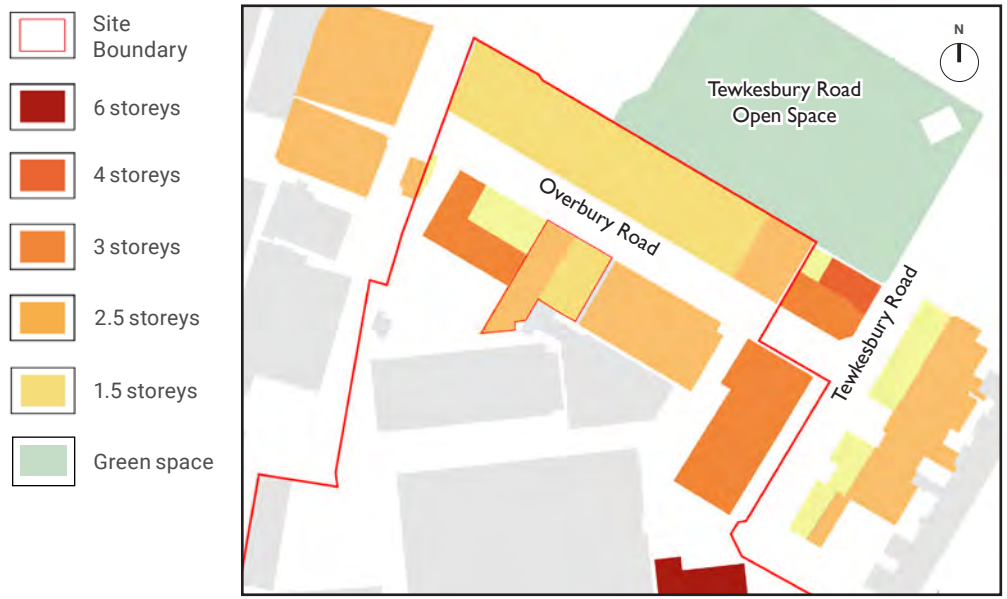


Figure 5.26: Building Heights Plan

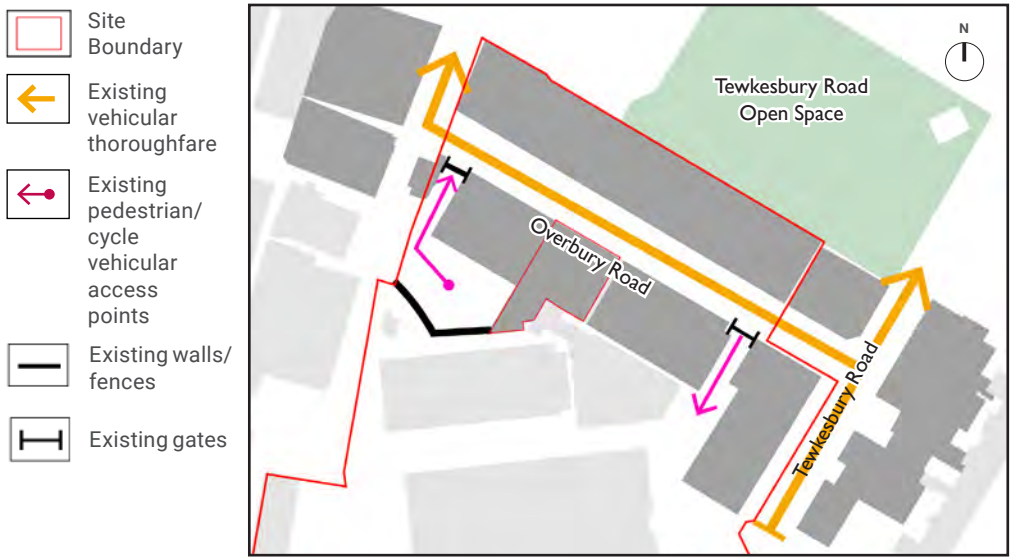


Figure 5.27: Connectivity Plan

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Overbury Road and Tewkesbury Road: Summary

The following design principles have been identified to address the urban design challenges around Overbury Road and Tewkesbury Road and to enhance and develop the existing character.

These principles must be taken account of in any future proposals for redevelopment of plots in this area.

Principles

1. Proposals must respect the consistency of the building line along Overbury Road.
2. Buildings along Overbury Road should be designed to incorporate active frontages at ground level. This could be accomplished through the provision on inter-visibility between internal and external spaces and a mix of uses (i.e. not solely residential). Spaces to serve the community should also be provided here, for example exhibition and studio space.
3. The streetscape along both Overbury and Tewkesbury Roads must be addressed to rationalise parking and waste storage to create a more welcoming environment for pedestrians and cyclists.
4. Proposals should act to increase footfall along Overbury Road, establishing it as a key pedestrian and cycle route through the district.
5. Proposals should integrate Overbury and Tekwsbury Road into a site wide movement network. Links from these streets into the heart of the site must be provided.
6. The opportunity to provide a link through to Tewkesbury Road Open Space should be explored as part of any proposals along the northern edge of Overbury Road.
7. Any new proposals must respect the distinctive character of the warehouse district, particularly the terraces on the northern edge of Overbury Road that define its current identity.

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Focus topics

The analysis of the Site and the three broad characters identified in the previous section has led to the identification of key focus topics that need to be addressed as a priority across the Site. The focus topics are:

- bins;
- car parking;
- cycle parking; and
- security.

In order to create a positive, safe place where the community can continue to live and work happily, these baseline issues must be addressed as a priority. Each of these issues are discussed in more detail over the following pages.

Focus Topic 1: Bins

Key Issues

The current waste storage and collection strategy is not fit for purpose. Existing residents raised this as a critical issue for their community. The following key issues have been drawn together through site visits and analysis as well as from feedback received from the resident engagement sessions.

Bin size: There is no provision of suitably sized larger bins that are in walkable distance from units. This leads to a large number of household size bins which aren't sufficient for the volume of waste produced.

Ownership: There is little ownership over the bins at the moment, predominantly because it is difficult to identify which bin belongs to which unit. This results in most bins being left on the street, which are overfilled with a mix of landfill and recycling.

Balancing provision of bins and parking: Waste bins dominate the footpaths along both sides of Overbury Road at present. An idea raised at the engagement session in October 2019 was to potentially use some of the existing car parking spaces to accommodate bin stores as part of the public realm strategy. However, the residents expressed that it is difficult to find a parking space along

Overbury Road in the evenings and at weekends and therefore would rather keep the current level of parking provision.

Management and sense of ownership: Fly-tipping is a big problem in the area. It is thought that this is done by people outside of the warehouse district. The lack of bulky/non-domestic waste disposal also leads to larger household items being left on site around the bins. This clutters the Site and has a detrimental effect on the quality of these spaces.

Functionality: The key aim is to enable people to get rid of their waste more easily. The residents expressed the desire to have the option to recycle more, but at present there are only 2 food waste bins for the site and no opportunity to separate out different types of recyclable material.

Contamination: Bins are so full and difficult to use that people end up mixing up recycling and landfill. This contamination is worsened by a lack of ownership, as some warehouses are more carefully managed in terms of recycling than others. This is difficult to manage in communal bins.

Unsightly: Bins clutter the Overbury Road and Tewkesbury Road streetscene.

Waste collection

Due the poor management of parking, which is sometimes abused by external members of the public, often leads to routes being blocked, thus preventing refuse collection vehicles from entering the Site and collecting the waste. This is a particular issue due to the location of the car parking in the central courtyard, which refuse vehicles reverse into. As there is no through route, if the access has been blocked or cars have parked in an unmanaged fashion, there are no other routes that the refuse vehicles can use to access the waste.

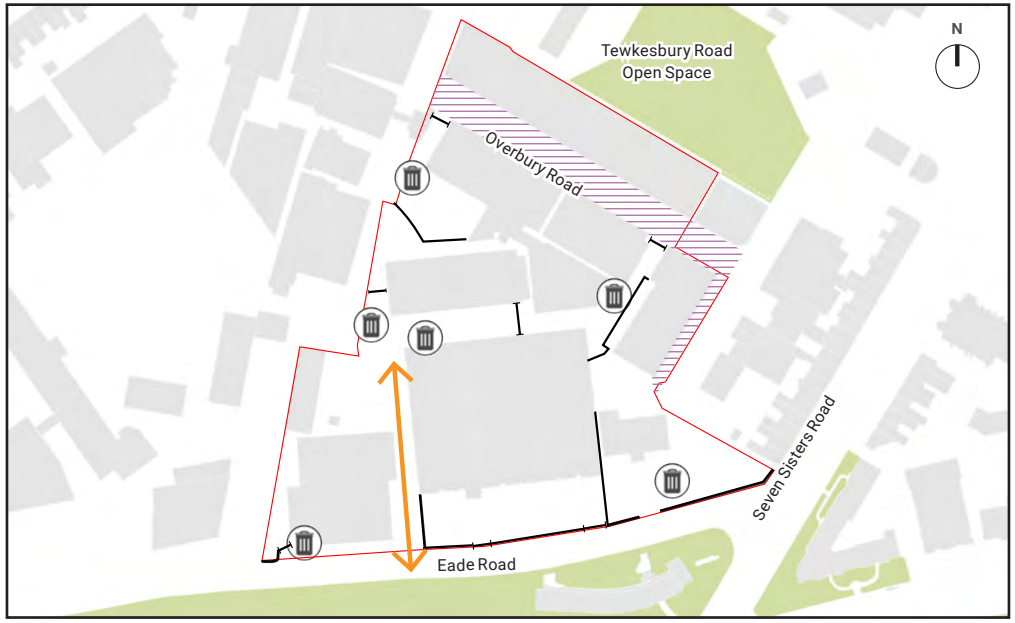


Figure 5.28: Existing bin locations.

Site Boundary

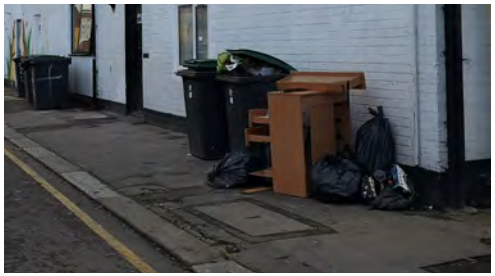
Existing fences/ walls

Existing bin locations

Cluttered road with residential bins along pavements

Existing gates

Key waste vehicles access and egress from site



The bins along Overbury and Tewkesbury Road currently dominate the pavements.



Bins are often overflowing with a mixture of different types of waste.

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Focus Topic 2: Car Parking

Existing

The existing car parking strategy within the Site is unmanaged and ad-hoc, which results in it dominating the central courtyard. A high level traffic survey was undertaken by WSP in August 2019 between the hours of 06:00 and 18:00 and a subsequent survey was undertaken in October 2019 at 04:00am. The survey collected data around service trips, car park usage and storage within the external bike racks. The findings relating to car parking are presented in this section.

High level traffic survey findings (WSP):

There are currently 3 main parking areas on the site:

- by Unit C;
- at 2 Overbury Road; and
- in front of Cara House

In relation to car park usage and service trips the traffic survey produced the following results:

- A total of 226 two way servicing trips were recorded throughout the day, the majority undertaken by cars and vans, and the highest number of delivered occurred at Access C where there were 36 larger goods vehicles. This highlights the need to manage the servicing deliveries particularly for Access C.
- Parking on Eade Road (north) where there are pay by phone and residents parking reaches a maximum capacity of 26% at 7:00, 16:00 and 17:00. Therefore there is scope to change the use of some of these bays as there is plenty of capacity.
- The survey undertaken at 04:00am showed that there were 18 pay by phone spaces unoccupied on Eade Road and 4 unoccupied resident parking bays on Overbury Road. Overbury Road parking spaces are therefore more used overnight than in the daytime, when residents return from work.
- Management of parking is an issue, particularly by Unit C - residents and external people using parking in an unmanaged way.

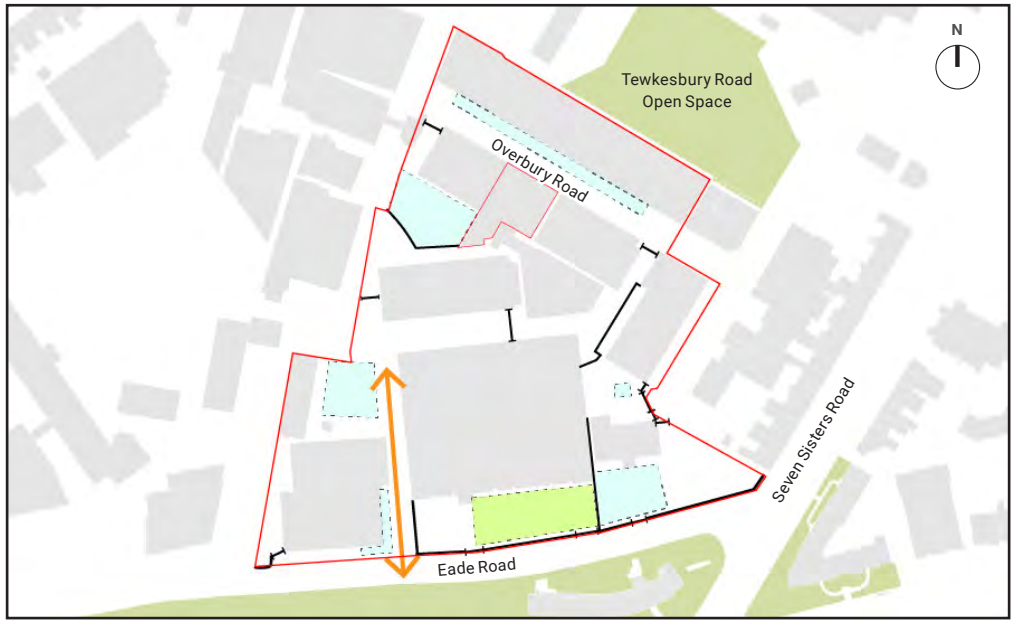


Figure 5.29: Existing car parking locations.

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Key Issues

The findings from the traffic survey, combined with site visits, analysis and feedback from resident engagement sessions has resulted in a series of key issues being identified. The issues that currently exist on site primarily revolve around the dominance of car parking and how it is managed, as set out below.

Capacity and management:

The parking survey highlights that the bays on Eade Road are currently underutilised.

Currently the central courtyard within the Site is dominated by unmanaged parking. This affects the Site in the following ways:

- Waste vehicles are sometimes unable to access the bins within the site due to ad-hoc parking within the confines of the site. This results in the waste not being collected, thus having a detrimental impact on the waste storage and quality of public realm.
- The dominance of car parking in this space limits its flexibility in use.
- It is unclear whose vehicles are parked within this space. It is believed that people from outside the warehouse district also leave their cars in this space.



Figure 5.30: The unmanaged nature of the car parking in the central parts of the site can impact on servicing access



Figure 5.31: The parking spaces along Eade Road are currently underutilised.

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Focus Topic 3:Cycle Parking

Overview

Cycle parking, storage and existing provision across the Site has been analysed in collaboration with WSP. This analysis, in combination with feedback received from the resident engagement sessions, has identified the following key issues:

High level traffic survey findings (WSP)

The traffic surveys carried out on Site found that the external cycle parking does not reach capacity at any of the three cycle racks within the confines of the site throughout the surveyed day.

There is currently capacity for 54 bicycles within external storage on site, and a maximum of 32 bicycles were parked at any one time.

This underutilisation of the bike stores is due to the fact that residents choose to bring their bikes into the internal spaces, due to the lack of security in the external bike stores. The presence of multiple bikes indoors can cause access and fire escape issues

Key Issues

Space: Currently the majority of bikes on site are stored internally within the warehouses. The presence of multiple bikes indoors take up a lot of communal space and can cause access and fire escape issues.

Under-use of existing bike stores: The residents stated that there were a number of reasons why people do not utilise the existing bike stores located across the site, most of which are based around security. Some of the problems residents have with the existing provisions are:

- Generally, too many people are able to access the stores. With people moving in and out of the warehouses, and no warehouse specific designated stores, residents feel that their bikes are not safe.
- In other cases residents have access to a bike store but won't share the code as they are aware that if the group of people that can access it is broadened, this can potentially lower safety.
- One of the existing bike stores doesn't shelter the bikes from the elements and therefore is undesirable, particularly in winter months.
- Some of the bike stores are congested with bikes that have been left behind after people have moved on.

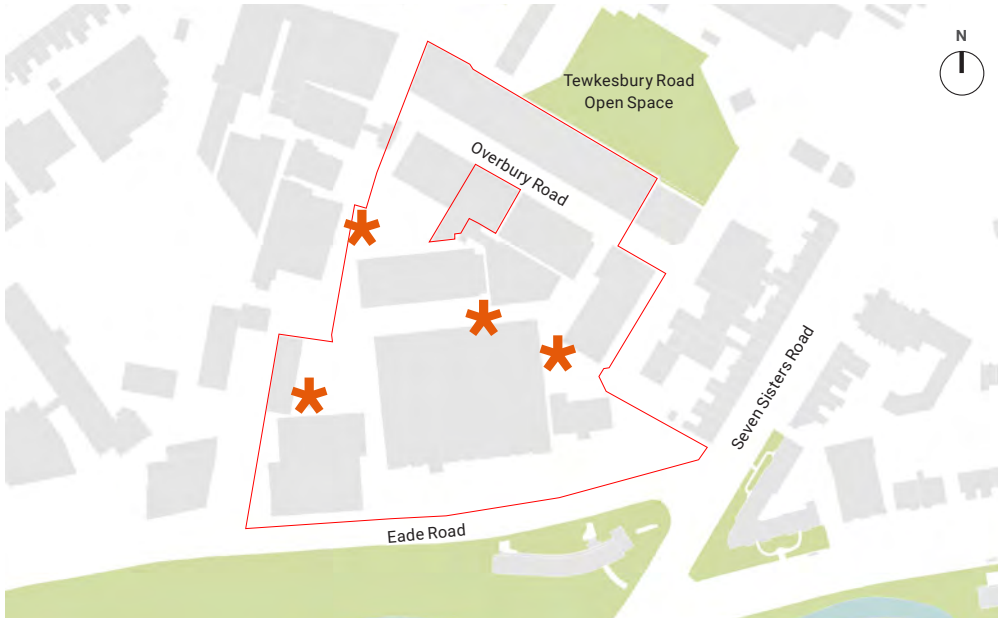


Figure 5.32: Existing cycle parking locations.

Site Boundary Existing cycle parking locations



Some of the external bike stores do not provide protection from the elements.



Bike often clutter internal circulation spaces within the warehouse units.

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Focus Topic 4: Security

Overview

The security of the Site is a topic that has been discussed with residents at the steering group sessions. The feedback received from these sessions, combined with our analysis of the site has identified the following key issues.

Key Issues

Security Cameras - A previous scheme to install cameras across the Site was not well received by residents due to a lack of communication about the implementation process. The residents who attended the steering group sessions raised that they were not totally adverse to the idea of installing cameras, however where they were being located and their purpose would need to be thoroughly communicated.

Groups of non-residents: It has been raised by residents that sometimes groups of non-resident people congregate in the publicly accessible spaces within the Site. This can reduce the perceived sense of safety of some residents.

The Alleyway – The alleyway that connects Seven Sisters Road to Tewkesbury Road is narrow and not overlooked. This attracts antisocial behaviour. The link that this alleyway provides in important, however its current characteristics make it an unpleasant and unsafe route for residents.

The Green – Tewkesbury Road Open Space is currently underused and attracts antisocial behaviour. Currently the houses that are located along the northern edge of Overbury Road back onto this space, making it a relatively inactive frontage. There is no through route between Overbury Road and Tewkesbury Road Open Space, which reduces footfall through the space, which in combination with the inactive edge here has a negative impact on the perceived and real levels of safety.

Access to Overbury Road – Residents who want to access Overbury Road from Seven Sisters Road have two potential route options: Netherton Road or the alleyway that connects to Tewkesbury Road. Both of these routes aren't well lit and are not overlooked, thus reducing passive surveillance and negatively impacting on perceived and real levels of safety



Figure 5.33: A lack of communication resulted in the security cameras not being well received on site.



Figure 5.34: The alleyway that connects Seven Sisters Road to Tewkesbury Road and the site is narrow, not overlooked and unsafe to use particularly when it is dark.

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What needs to happen

The process of the spatial analysis set out above has identified some overarching principles that must be delivered throughout the refreshment of the Site:

- Creation of a communal space in the heart of the site that can be used flexibly, with the opportunity for public events such as markets and exhibitions to take place here.
- Establish an integrated movement pattern that connects the individual warehouse units and aids in creating a cohesive community.
- Realign the current pedestrian connection between Tewkesbury Road and Seven Sisters Road so that it is wide, well-lit, overlooked and safe.
- Provision of a through route from Overbury Road into the heart of the Site, thus addressing the current isolation of this Site.
- Improve the safety of the Site to ensure that residents can safely use the external spaces to socialise and work.
- Opportunity to create a gateway building on the Seven Sisters Road/ Eade Road junction, to mark the entrance into the Borough of Haringey, and Haringey Warehouse District on approach from the south.
- Improve the relationship between the site and Tewkesbury Road Open Space, through the delivery of a pedestrian connection and improved frontages.
- Ensure the external communal areas are well-overlooked and passively surveyed by active frontages.
- Ensure the streets and spaces across the site comply with TfL's Healthy Streets indicators as far as possible. (ref: http://content.tfl.gov.uk/guide-to-the-healthy-streets-indicators.pdf)

These principles will be delivered throughout the short, medium and long term phasing of the Site to achieve the overall vision.

Based on the above the short and medium term new build and public realm works are described in the following pages.

It is envisaged that based on the lessons learned from the implementation and operation of the works that the Framework will be updated and the next phase of works will be identified.

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Short Term Strategy

- Provide a new refuse strategy of the site that accommodates the needs of the residents, and improves the opportunity for recycling and commercial, large item waste disposal.
- Reconfiguration of the car parking spaces to allow the external spaces within the site to be used more flexibly and positively.
- Improve the frontage outside New River Studios to create a welcoming 'front door' to the site for residents and the wider community.
- Provide a series of safe and secure external bike stores for the individual warehouse buildings.
- Redesign Overbury Road to accommodate on-street bin storage and implement a public realm strategy that encourages ownership and increases footfall along the street.
- Provide gates and lighting at the key entrance points that can be open during the day and locked at night to improve safety and security. This would create the opportunity to remove the internal gates and thus improve circulation between the warehouse buildings.
- Improve frontage of New River Studios to reinforce this key entrance to the site.

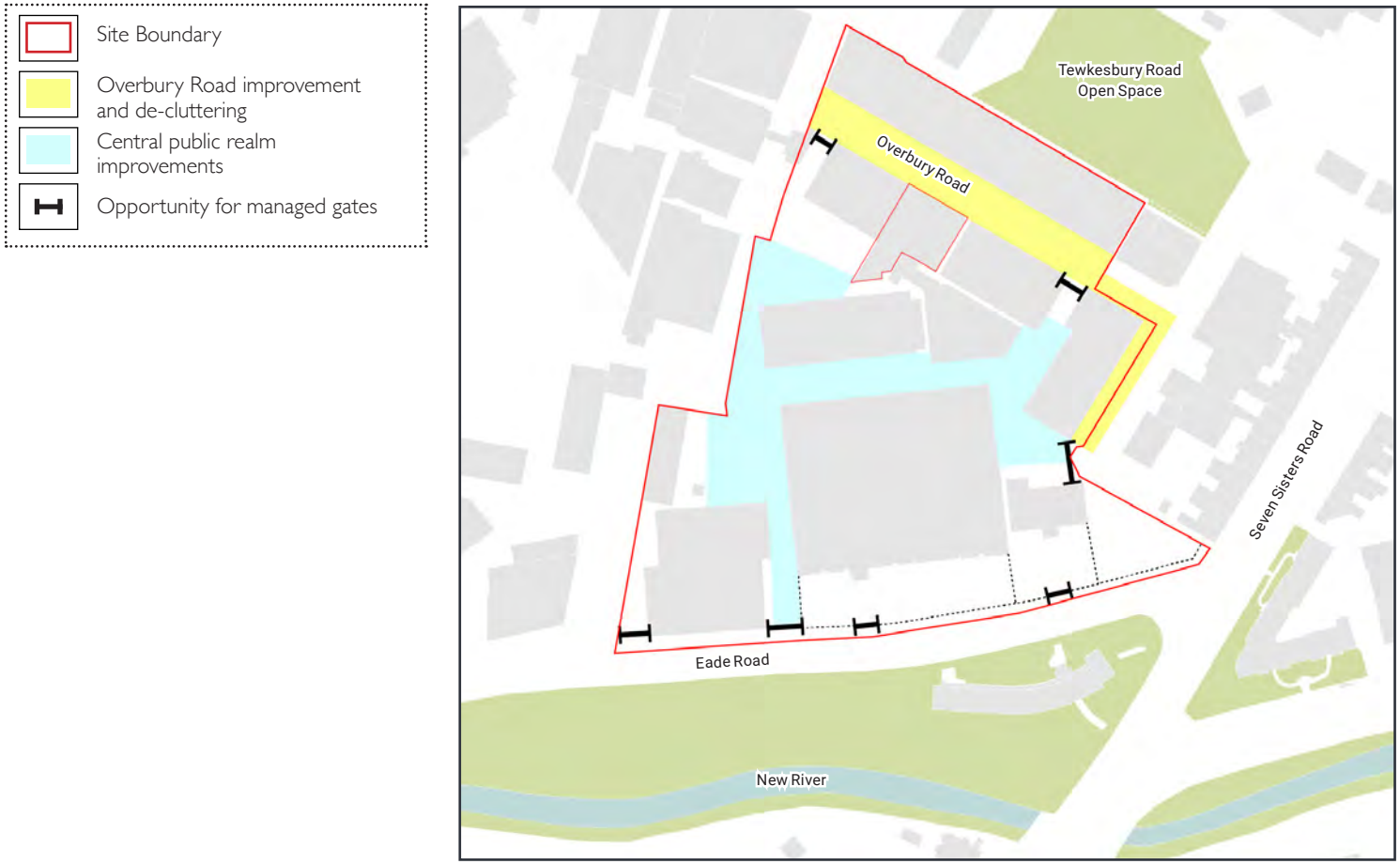


Figure 5.35: Short Term Strategy

[Waste and parking strategies to be inserted once agreed with Council.]

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Medium Term Strategy

- Develop first new warehouse living building on vacant site located at the 'gateway' to the District on the corner of Seven Sisters and Eade Road.
- Redevelop the site at 2 Overbury Road, taking into account the feedback received on the Seven Sisters building. The redevelopment of this site will accommodate a pedestrian link connecting Overbury Road with the heart of the site to the south.
- Upgrade pedestrian connection between Seven Sisters and Tewkesbury Road. These improvements should including widening of the existing alley, the introduction of built form/ uses to activate and animate the route, introduction of new lighting and planting to improve the quality and safety of this key connection.
- Create a key frontage onto Seven Sisters Road.
- Creation of a limited destination, for example a Makers Market, in the centre of the site. This would draw the wider community into the site and aid in socially integrating the neighbourhood.



- Explore the possibility of introducing a link to the north bank of the New River, if possible, opening up this space to the wider community.
- Introduce a link to Florentia Clothing Village through the western site boundary.

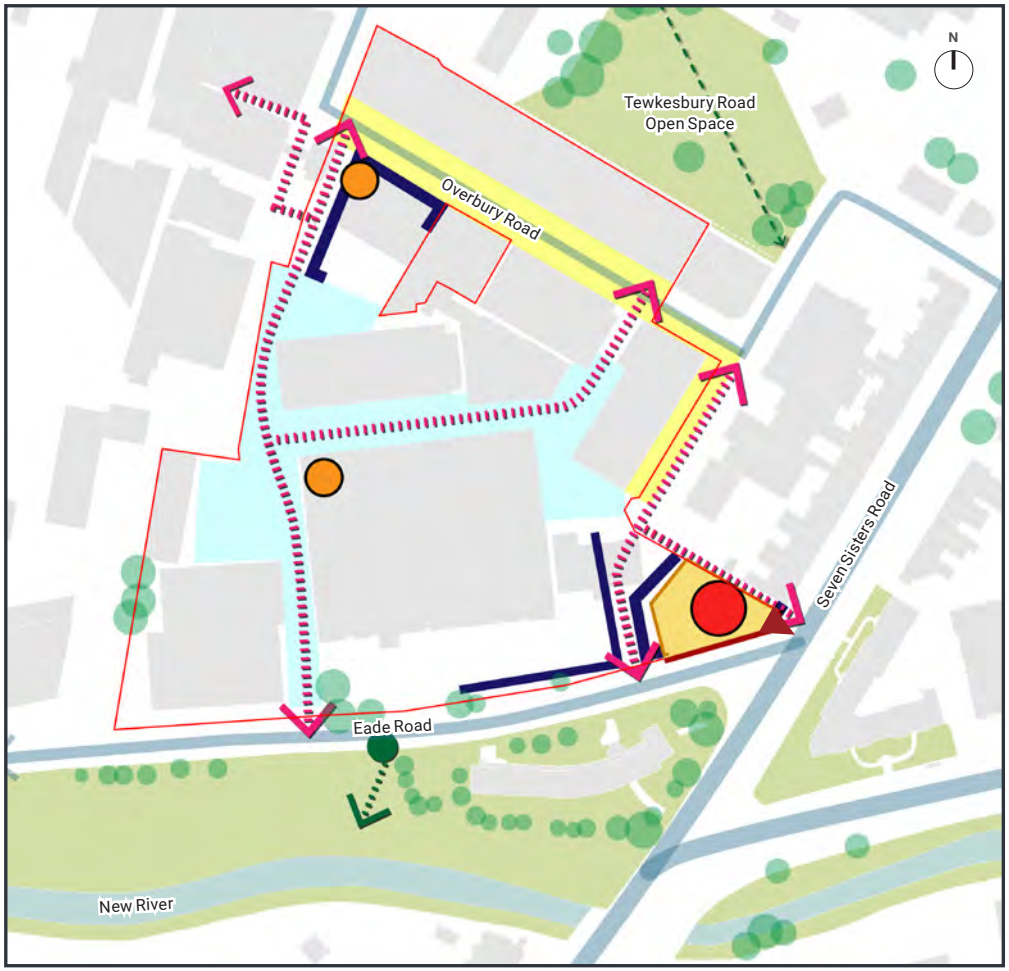


Figure 5.36: Medium Term Strategy

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5.6

Improving the public realm

Introduction

The first phase of the refreshment of the site is improving the public realm. The key issues that will be addressed as part of Phase 1 were identified as Focus Topics in Section 5.4. These Focus Topics are:

- waste storage and collection;
- cycle parking;
- car parking; and
- security

This section sets out the proposed solutions to address each of these key issues.

Waste Storage and Collection: Potential Solutions

A set of potential solutions to address the issues surrounding waste collection and disposal on site have been put together in collaboration with waste consultants WSP. These are:

Bin location and collection: In order to ensure the bins are used correctly, they should be strategically located so that they are:

- Located within easy walking distance of residents front doors; and
- Positioned along key movement routes. This is key for communal bins to ensure that people will be passing them on access/egress to/from the site and are therefore more likely to use them.

The bin strategy must be aligned with the transport strategy to ensure there will be safe and easy access to and from the site for refuse vehicles.

Bin size: There is the potential for large bins to accommodate the waste disposal on Overbury Road. These communal bins would need to be stored both securely and correctly.

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Bin stores: well-organised, lockable bin stores would allow control over who uses the bins (mitigate against public use). Bin stores would also be used to improve the streetscape, with the opportunities for planting on the roofs to green the street and encourage resident ownership over the public realm.

There is the opportunity to utilise the frontage on Tewkesbury Road, which is currently behind a fence, to store bins and as above, improve the public realm and sense of ownership here.

Management: Any solution must be well managed with a dedicated person/team ensuring the bins are properly kept. This is particularly important for communal waste proposals.

There is also the potential to introduce security cameras in strategic locations to deter fly tipping.

Quality of the public realm: The implementation of an improved public realm strategy with well managed waste storage and high levels of resident ownership will aid in deterring fly tipping on site.

Education and communication: The proposed waste strategy must incorporate comprehensive education on how the bins should be used.

Potential additions to the waste strategy:

A re-use centre: This would create the opportunity for re-use on site, rather than larger items needing specialist removal to be taken to landfill.

Composting: Interest was voiced in providing a composting bin option, especially as it could be used for food growing and gardening by residents who are interested in this.

Bulky waste: currently generally disposed of in residential bins so suggestion for providing residents with the ability to pay on site and arrange for disposal of their bulky waste. This would help with reducing fly tipping.

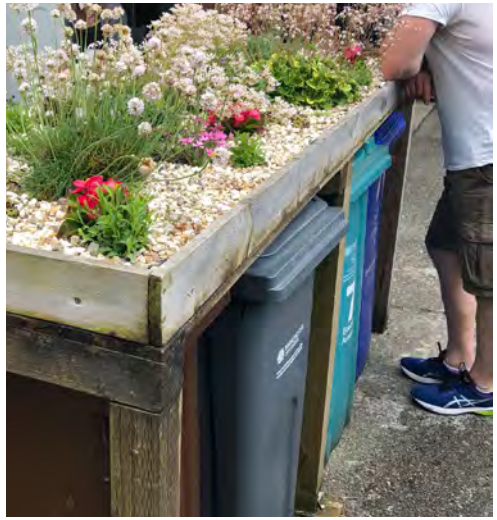


Figure 5.37: On street bin stores will have green roofs (for the residents to take ownership of) and/ or seating as part of their structure.



Figure 5.38: Attractive bin stores could house communal bins and restrict public access, to manage the separation of different types of waste.

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Cycle Parking - Potential solutions

Secure and weatherproof cycle parking: External cycle parking should be provided that is protected from the elements and is locked with a code that is changed on a monthly basis. This will improve the security and ensure that current residents are the only people that can access the stores. This would require management by someone on site.

Designated stores. Warehouse specific stores should be provided. This enhances the sense of ownership and responsibility for the safety of the bikes. The strategy for locating the bike stores will require coordination with the waste and transport strategy.

Potential additions to the car parking strategy:

Secure motorcycle parking: This was raised in the October 2019 resident engagement meeting. As part of the comprehensive public realm strategy bike rings or other methods of securing motorcycles should be considered.



Figure 5.39: Smaller bike stores will provide additional storage to specific units.



Figure 5.40: A large, secure bike store will be located in the heart of the site.

Car Parking - Potential solutions

A set of potential solutions to address the issues surrounding car parking have been put together in collaboration with transport consultants WSP. These are:

Parking Allocation: Parking allocation must be organised for residents along with dedicated spaces.

Eade Road: There is the opportunity to convert some of the pay by phone parking to residents/business permit bays instead to alleviate the parking within the confines of the site. This would allow the central courtyard to be used more creatively and constructively by the residents, as well as ensuring that there is no blockage to waste disposal vehicles entering/exiting the site.

Parking Management The previous management system, which involved parking tickets issued from a private car parking company, was seen as overly intrusive to the site. A less intrusive management system must be put in place, for example Automatic Number Plate Recognition (ANPR), to aid in controlling car parking within the site.

Potential additions to the car parking strategy:

Car/van clubs: Lots of interest shown in car clubs – especially for vans, which would be useful for people's work and also regular movers into and off the district.

Centralised courier collection lockers: The use of centralised courier collection lockers could be helpful to reduce delivery vehicles using the streets in the area and also help residents avoid missing deliveries. However, residents pointed out that many warehouse residents, due to the nature of their work, are around the site (or have neighbours who are) and so don't often miss deliveries. It was also raised by the residents that the presence of delivery drivers on site activates the internal areas of the district as they are frequently coming in and out of the site.

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Security - Potential Solutions

Community space vs private space. Ensuring that the outdoor spaces within the site are clearly designated as either private, warehouse communal or public creates boundaries that would aid in managing access to and from these spaces. It was raised by residents that they would prefer to not have a completely gated community which didn't allow access for non-residents. Therefore, potentially having gates where access is available for non-residents in the daytime, but not through the night, could manage this whilst also improving the safety of the spaces.

Open up internal space in warehouse area – A carefully designed sequence of spaces must be provided within the site, all of which are well overlooked. Smaller, less overlooked spaces that could attract antisocial behaviour must be designed out.

The Alleyway - The link between Seven Sisters Road and Tewkesbury Road must be opened out to create a safe, overlooked and well lit link that is safe for people to use. This could be provided in an alternative location, through the Cara House Site, or improved in its current location. The introduction of CCTV to this link would further improve safety.

Overbury Road must be carefully designed to deter antisocial behaviour. Active frontages and a comprehensive public realm strategy that encourages ownership over the space must be implemented to increase footfall and improve safety of this public thoroughfare.

A direct route should be provided between Eade Road and Overbury Road, to allow easy and safe access through the site for residents.

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The Landscape and Public Realm Strategy

Key Goals

Based on the issues raised above Campbell Cady have developed the preferred approach to the design of the places and spaces between the buildings. The design approach aims to ameliorate the existing areas by creating more appealing spaces. The key objective is to reinforce the sense of community and belonging in the Warehouse District, offering residents and visitors a varied range of bespoke spaces for them to gather and socialise. We aim to meet this objective by achieving the following goals:

Key Goals:

1. **Strategically Managed**
   Due to the multifaceted nature of the community, the site needs to have a strategic overview and management process to ensure that the overall vision ties together.
2. **Boldly sustainable**
   The design aims to be sustainable in not only its horticulture but in terms of community, and inclusivity.
3. **Diverse, imaginative and adaptable**
   The design should encourage adaptability - allowing for resident participation in their continued development.
4. **Community driving**
   The spaces that we create will aim to draw people together - to connect with others in the building and as such be a driving force for community.

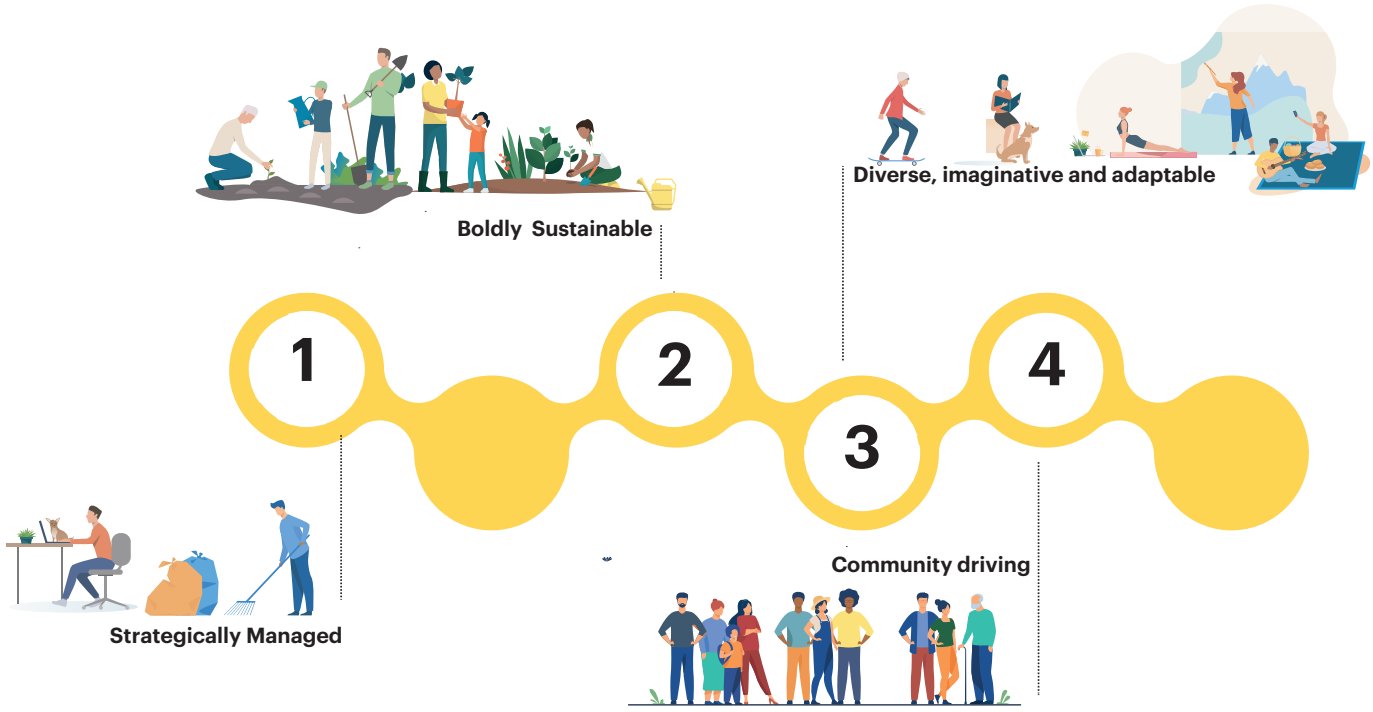


Figure 5.41

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Principles

In order to meet the key goals as part of the landscape and public realm strategy we recommend making a number of interventions across the site. These interventions involve: lighting; cleaning and maintenance; improvement of external public and communal spaces; bike storage; and clear routes for residents.

Together these interventions would have an immediate and large impact on the site, allowing residents to use their spaces in a variety of ways, be that active, peaceful, sociable or playful.

The interventions will follow four key urban design principles:

- Improve Existing
- Clarify Ownership (for residents)
- Reinforce Identity (for external visitors)
- Embed Sustainability

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Improve Existing - Waste

Our proposals, aim to improve waste management at the Site. The new waste strategy design is aligned to the overall proposed scheme for the site.

The main criteria are to:

- Provide parklets and bin banks;
- Reduce visual clutter;
- Create cleaner pedestrian paths; and
- Create new ways to deal with waste.

This will be done through:

- Demarcating clear bin stores across the site;
- Transferring all “Residential Waste” to commercial waste due to the volume created in the warehouse units;
- Ensuring bin numbers and types are sufficient for the number of units;
- Creating innovative and attractive ways of storing bins; and
- Ensuring all new buildings have bin stores
- Designated bulky waste removal
- Cardboard Budle recycling
- Free shop

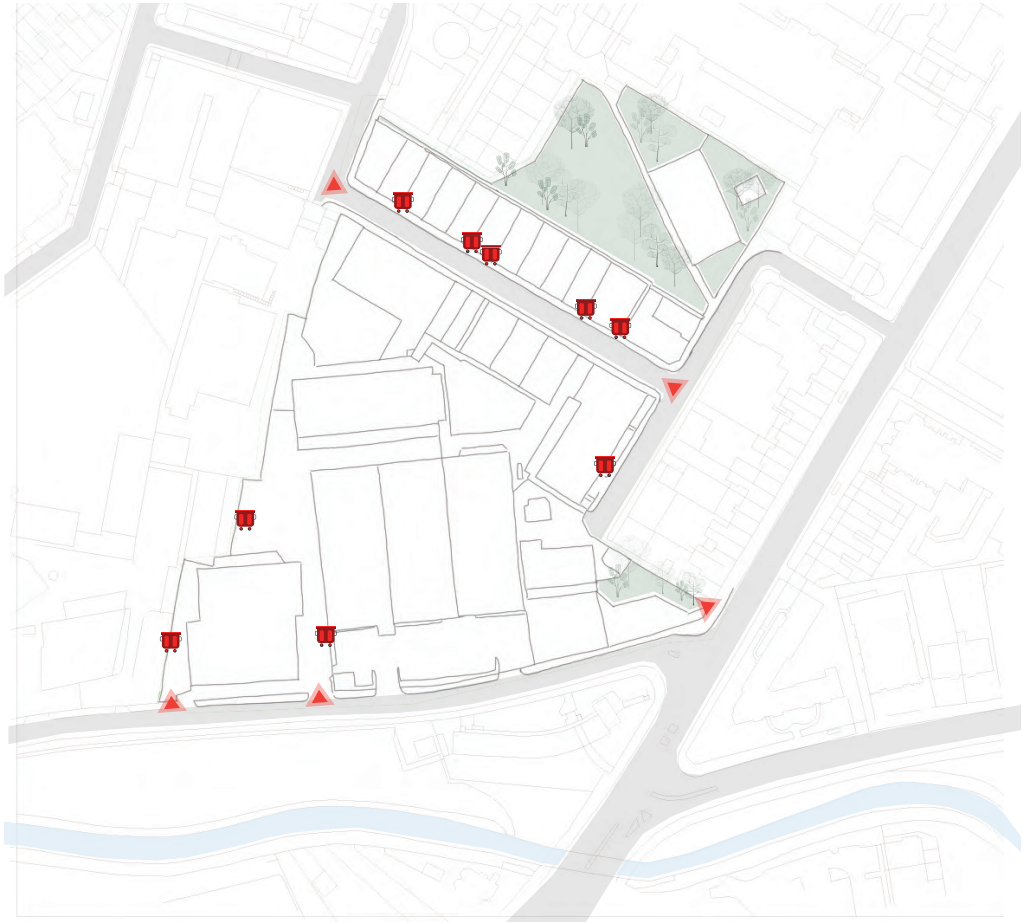


Figure 5.42

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Improve Existing - Bikes

The issue of bike storage at the site is challenging. While storage in residential areas is convenient, few residents would actually want to store their bikes outside for long periods of time due to the security risk (although this may change if some of the anti-social behaviour issues at the site are resolved). There is however a desire for visitor bike storage at the site.

The new bike storage strategy aims to:

- give residents specific and secure locations to park their bikes and reduce the risk of theft.

This will be done through:

- Add new bike storage, potentially vertical bike lockers which reduce the footprint of bike storage but can still be highly secure;
- Improve security and visibility of bike storage;
- Provide visitor bike storage near different units;
- All new buildings to have sufficient bike storage; and
- Explore the potential for dockless bikes

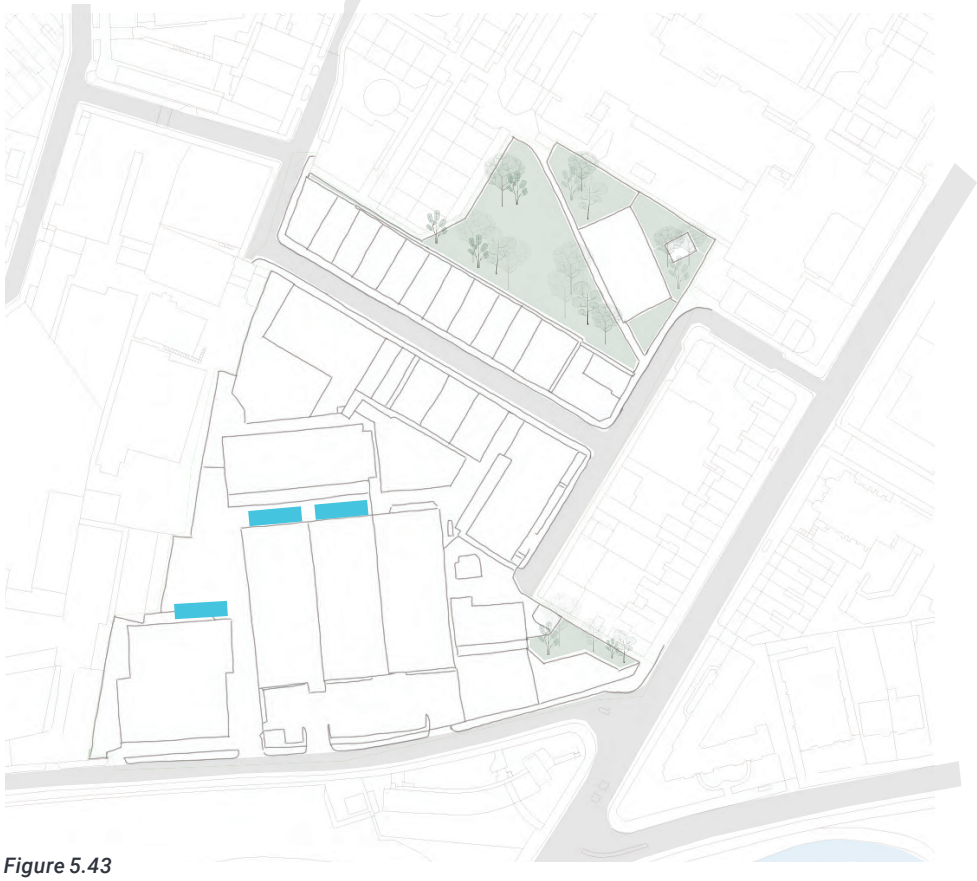


Figure 5.43









Precedent images

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Improve Existing - Cars and Parking

In line with our sustainability principles we aim to minimise car use and parking within the Warehouse District. We would encourage this by starting to provide car club vans and electric charging points, as well as promoting cycling, pedestrian and public transport. The hope is that the only on-site parking provision will be for blue badge holders.

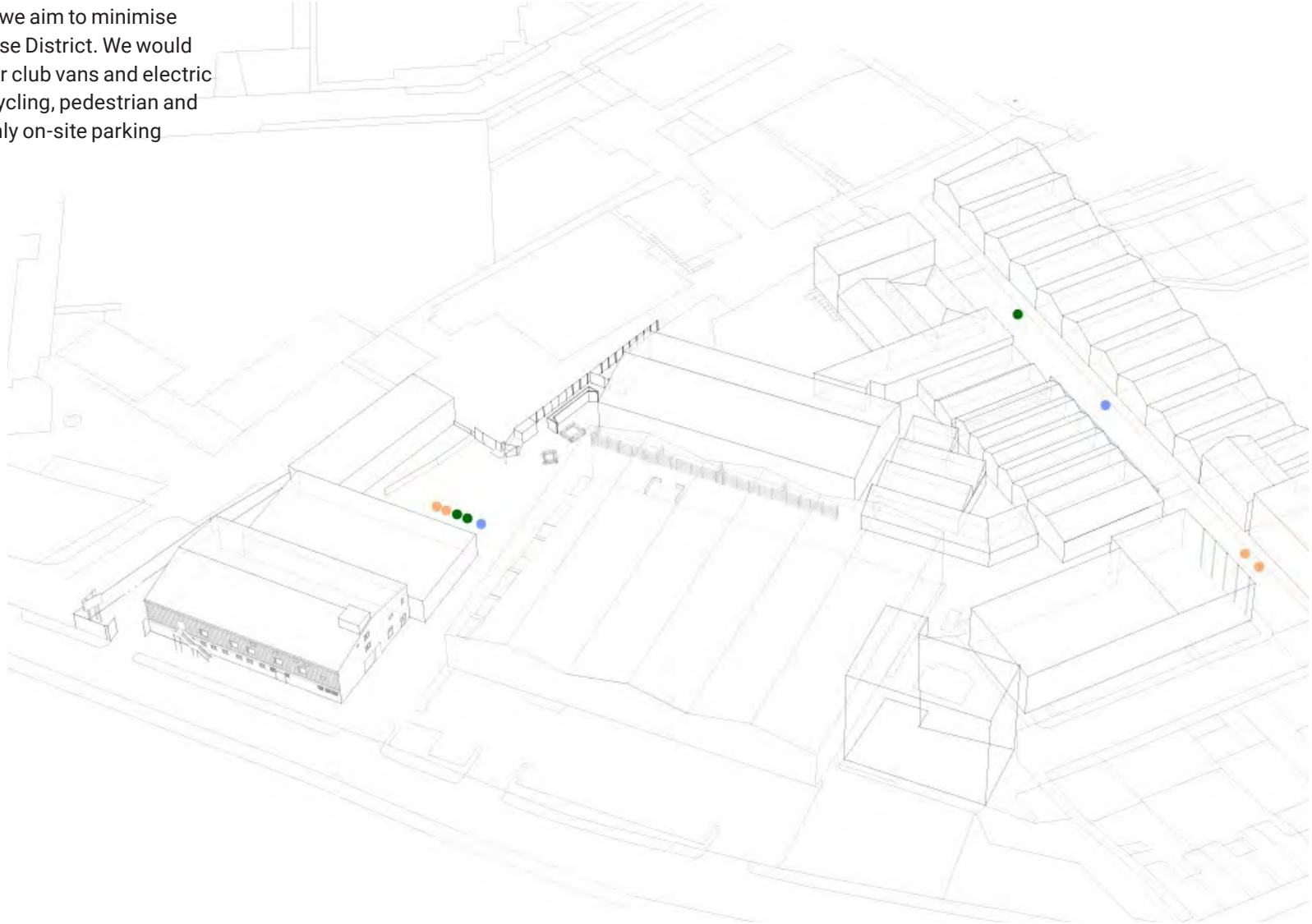


Figure 5.44

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Improve Existing - Lighting

The existing on-site lighting is relatively sparse and while the lighting strategy needs to be sustainable, additional lighting will help enhance the legibility strategy as well as improve both perceived and real safety in the Warehouse District.

The lighting strategy should be aligned to the different ownerships of the spaces:

Private

Lighting for the private areas should be consulted upon, as some may feel that security lighting would be a benefit to help residents feel safer. These could be fitted above main entrances to each unit. Wall lighting could be provided to allow residents to use the space out of hours.

Communal

Lighting in communal spaces should have three functions:

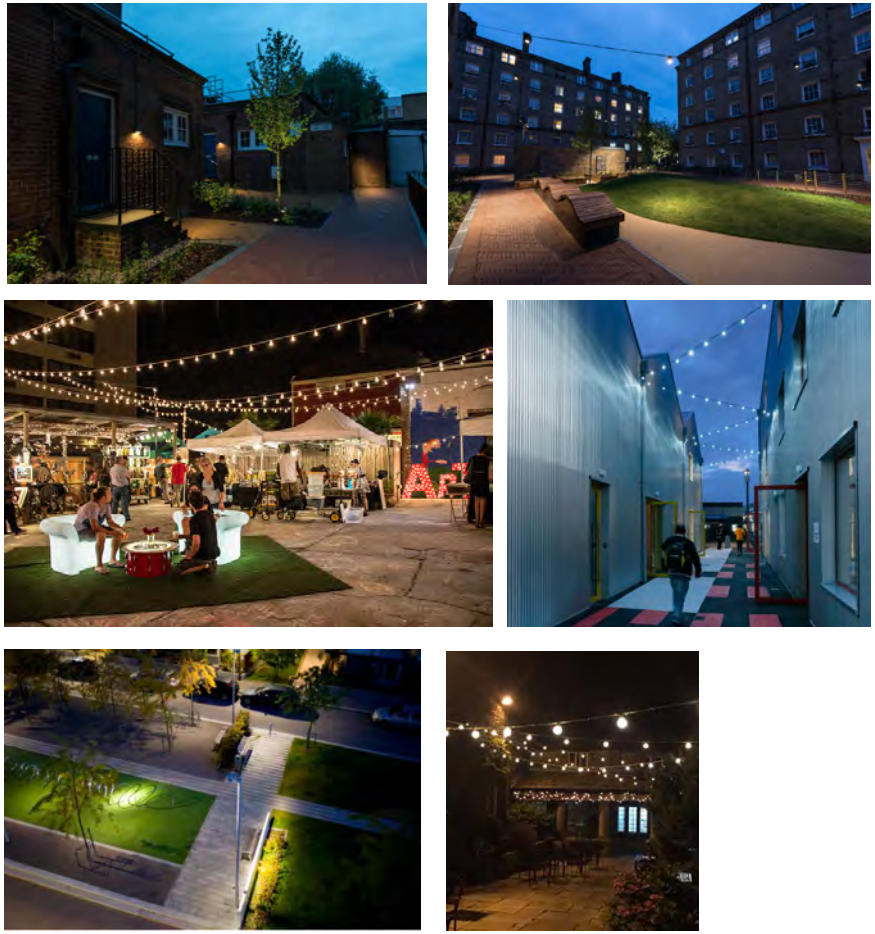
1 Low level lighting in areas for recreation to allow for gatherings after dark where suitable.
2. Street lighting either on columns or attached to the buildings.
3. Feature lighting.

Semi- public/Public

These spaces should be lit with high level street lighting - on buildings where possible to reduce clutter but with columns if necessary. These should also have the potential for feature lighting.

Commercial

Commercial spaces should have lighting designed into them. They should be managed by the spaces when they are open.



Precedent images

Figure 5.45

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Clarify Ownership - for residents

One of the main areas that needs to be improved throughout the site is the legibility. At the moment it is difficult to ascertain building uses, different domains or even entrances and this is something that we hope to address. The different uses need to be clearly defined and residents need to have clearly defined, defensible space that is private to their communal dwelling.

We aim to provide a legibility strategy that becomes inherent in the warehouse units, the buildings and the way that residents and visitors navigate the site and their surroundings.

Our strategy aims to:

- help with navigating the site generally and increase flow through the spaces;
- provide areas of privacy and ownership for residents;
- provide welcoming areas for communal use; and
- provide a framework that enables semi public space.

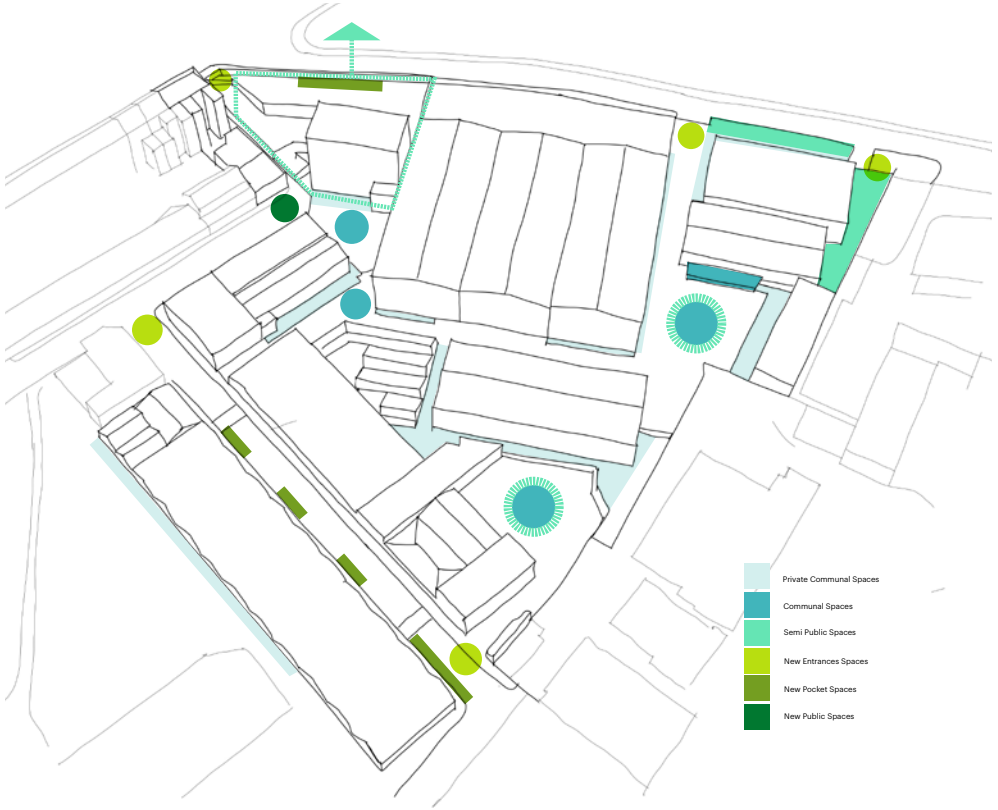


Figure 5.46

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Clarify Ownership - Private Communal Spaces

Private communal spaces are intended to be a way of the residents of each unit to have their own outdoor space that they can take ownership over. Many examples of these spaces already exist across the site although there are a number of disputes where some residents have adopted spaces belonging to other units. As new buildings and upgrades happen across the site the aim is that, where possible, all units have some defensible outdoor space which can be used as the residents see fit, for work or for leisure.

Design aims:

- Create blank canvasses: design intervention to be minimal, simply allowing residents to take their own initiative to decorate and use the spaces as they desire.
- Allow personalization and provide an inherently private legibility.

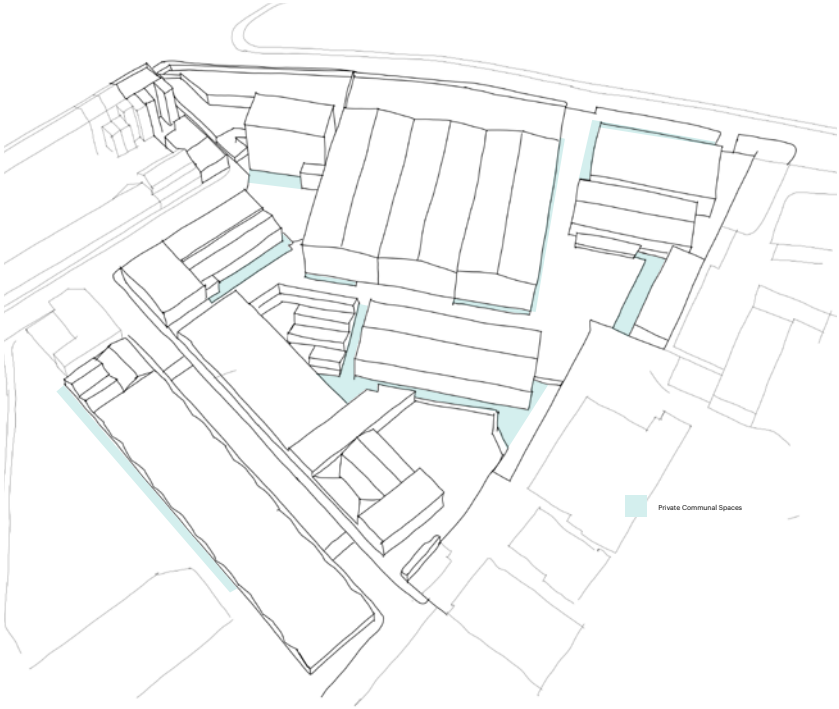
The spaces should:

- Use fences, balustrades or planters etc. to demark the space;
- Be provided with a power source for outdoor lighting and the option to work outside; and
- Where possible, have a water supply of attenuated water to provide irrigation for planting.











Precedent images

Positive example

Figure 5.47

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Clarify Ownership - Communal Spaces

The aim of the landscape strategy is to improve the communal areas by creating a range of varied, vibrant and tranquil spaces that help to instil a greater sense of community amongst residents. Existing spaces are dominated by parking and bins and are let down by a lack of maintenance. New and existing spaces should be designed to improve the environmental quality throughout.

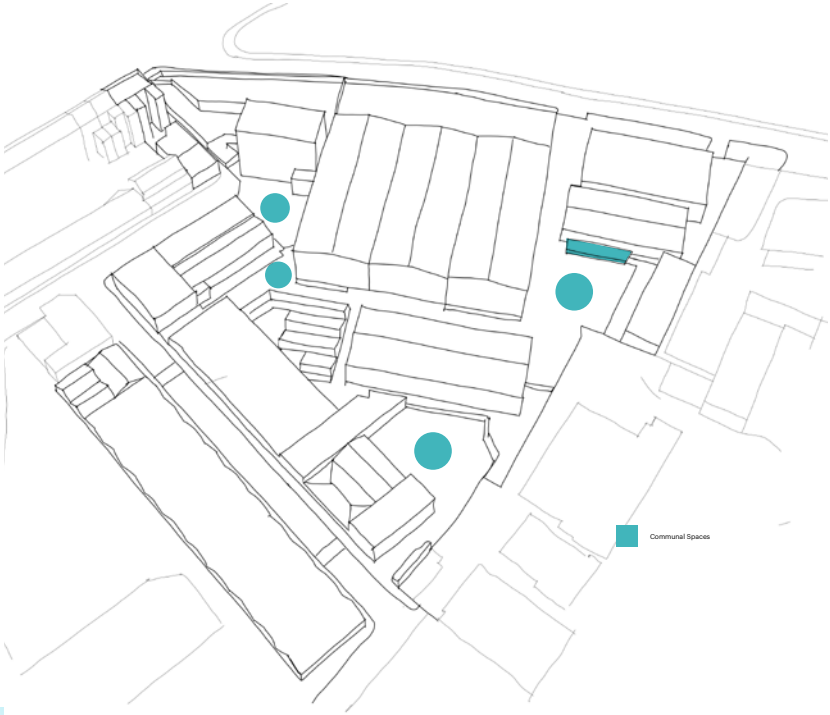
The spaces should read as being communal and be well maintained to encourage gathering and socialising by residents, while being personalised enough to feel as though they belong to the residents.

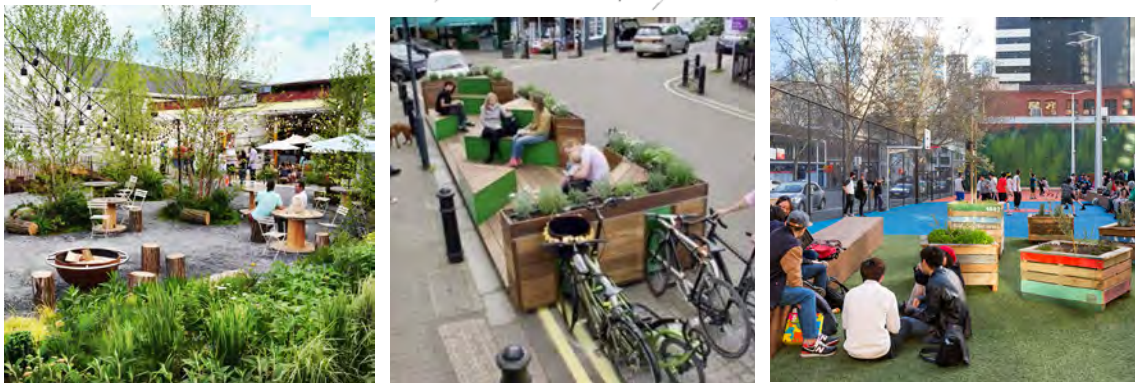
Design aims:

- Create vibrant and flexible spaces for residents;
- Introduce breakout zones that offer quieter areas; and
- Increase greenery and biodiversity through a varied planting palette.

The spaces should:

- Use materials that are considerate to the existing material palette in the Warehouse District, as well as sustainable, durable and easily maintained;
- Provide landlord maintained planting apart from in areas where there is potential for adoption by residents;
- Provide clear and secure lighting in line with the lighting strategy;
- Provide managed areas for BBQs/fire pits to ensure they are used safely;
- Restrict parking to specific areas;
- Segregate waste to improve environmental quality; and
- Add shelter so that spaces can be used at varying times of year and in different weather conditions.





Precedent images

Figure 5.48

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Clarify Ownership - Semi-public Spaces

Increasing public engagement within the site is a crucial part of the framework therefore it is important to look at public accessibility across the site. Some spaces are inherently semi-public when they are attached to bars and cafés etc. So these spaces must be considered within the framework.

As already highlighted, permeability through the site is intended to be improved, however not all of the open space in the Warehouse District should be fully public. Instead, it is intended that some of the communal spaces can supplement the commercial spaces that are already publicly accessible. Communal spaces can be transformed when events take place such as markets, festivals etc. to allow more public access. The routes through the spaces are intended to be publicly accessible but designed to ensure a sense of ownership by the local residents.

Design aims:

- Create blank canvasses: design intervention to be minimal, simply allowing residents to take their own initiative to decorate and use the spaces as they desire.
- Allow personalization and provide an inherently private legibility.

The spaces should:

- Provide built in potential for events and transformation e.g. holders for gazebos and tensile structures etc.;
- Provide power for temporary events;
- Where permanently semi public, aim to change paving materials to differentiate use; and
- Provide significant lighting in line with the strategy.

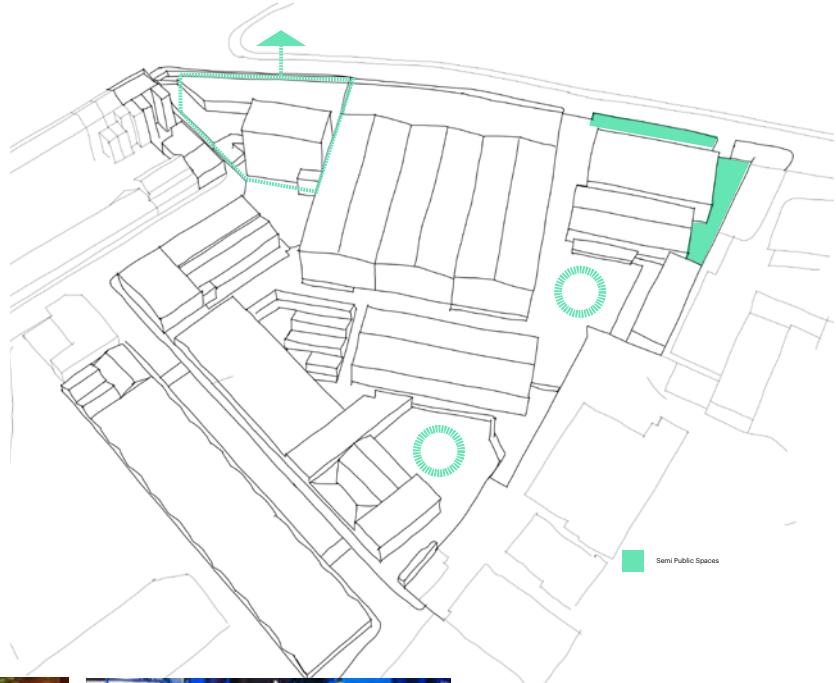


Figure 5.49



Precedent images

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Clarify Ownership - Public Spaces

There are a few spaces within the Warehouse District site that are completely public, including the proposed new routes to create better connectivity.

The aim is to increase the quality of these spaces and where not adopted, provide streetscapes to the same or better standard than the local authority.

Design aims:

- Instigate and encourage interaction and occupation
- Continue to provide an identity to the area

The spaces should:

- Be made of high quality, sustainable and durable materials;
- Provide increased planting where possible; and
- Provide suitable lighting as per the lighting strategy.



Figure 5.50

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Reinforce Identity - Improving Quality

One of the main issues with the site is that it does not project a coherent identity to the outside, often portraying discomfort and mistrust from other local residents.

From many view points the vibrant creativity that exists within the warehouses is completely overlooked when the external appearance is often dirty and poorly maintained. This results in locals wrongly attributing anti-social behaviours to the warehouses as well as attracting antisocial behaviours from others.

Reinforcing the identity of the site will assist in providing an insight and knowledge of the area that is currently lacking.

This legibility strategy should work to:

- provide identity to the warehouse district to the wider community;
- provide identity for the warehouse district itself; and
- provide a more open frontage to some of the work uses within the district - again helping with identity of the warehouse.



Figure 5.51

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Reinforce Identity - Character Areas

Each of the three main areas of the site have very different feels and also serve different purposes within the district. The approach to identity of these spaces is outlined here.

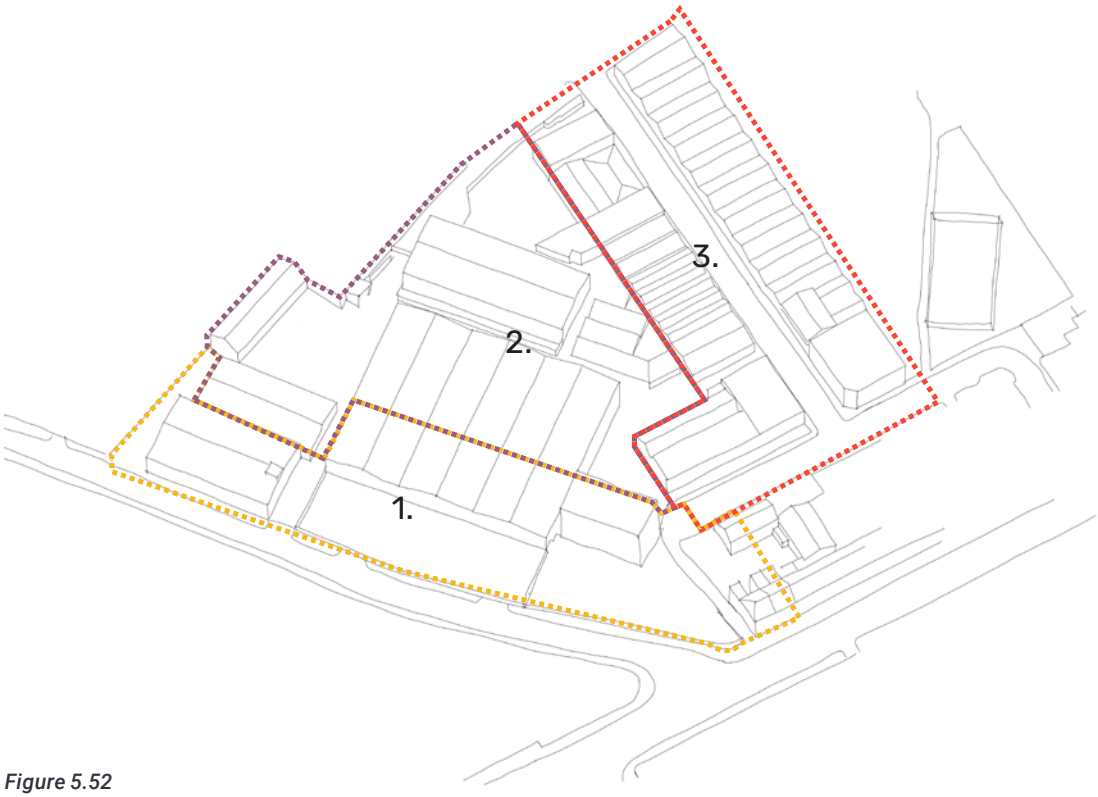


Figure 5.52

Character Area Principals

1. Eade Road

The aim for the Eade Road area, is to create a clear public facing identity for the warehouse district highlighting and potential for non residents to engage with the area. The design should aim to:

- Improve the identity;
- Activate the frontage of Eade Road;
- Improve the street scape including parklets and bin banks; and
- Improve lighting and safety.

2 The Heart of the Site

The aim for the heart of the site, is to create a greater sense of community for residents through varied spaces, including vibrant and tranquil areas. The design aims to:

- Add vibrant and flexible spaces for residents;
- Introduce breakout zones that offer quieter areas;
- Increase greenery and biodiversity through a varied planting palette; and
- Improve waste storage by providing a new bin design aligned to the overall proposed scheme for the site.

3 Overbury Road & Tewkesbury Road

The design for Overbury Road & Tewkesbury Road aims to strengthen the sense of community and also foster connections with surrounding areas. The parklets will also act as traffic calming measures and create buffer zones.

New designs should aims to:

- Increase biodiversity;
- Improve the streetscape through parklets and dedicated bin banks;
- Reduce traffic/speeding through buffer zones;
- Improve lighting and safety

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Reinforce Identity - Future Developments

The landscape strategy as it stands provides a clear outline in which future developments should enhance the same feel. The drawing below shows the locations for future developments with those clearly outlines, muted potential locations and also meanwhile space developments to activate the dead areas that currently add little to the site or are particularly problematic.



Figure 5.53

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Reinforce Identity - Gateways

There are a number of points that act as gateways onto the site. The gateways provide an identity to the Warehouse District and should carry a similar message while still being site specific.

The proposed development site at Seven Sisters can serve as a beacon, while the entrance into the heart of the site further down Eade Road acts as a more literal gateway into the main body of the site.

Gateways should aim to:

- Highlight the fact that you are entering the Warehouse District
- Provide an appropriate visual threshold through change in ground plane (Materials/ texture/ ground signage), signage and lighting
- Provide an identity to the Warehouse District from outside

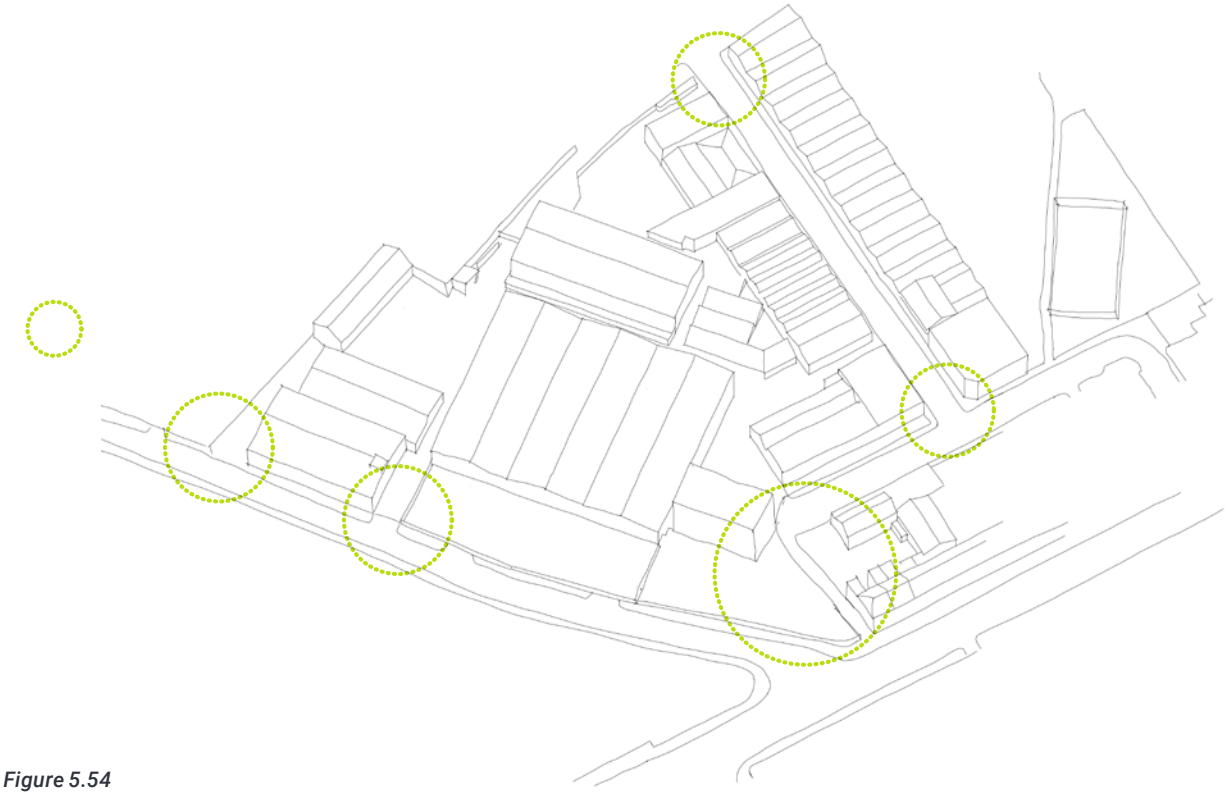
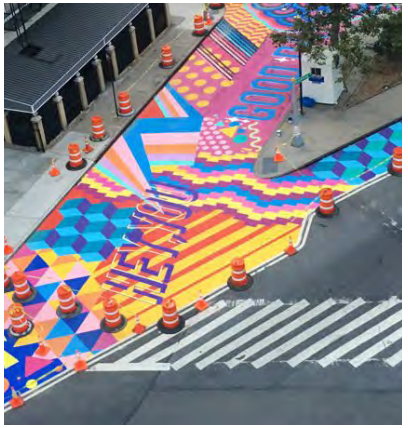


Figure 5.54









Precedent images

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Reinforce Identity - Commercial Units

There are already a number of designated work and commercial spaces within the Warehouse District as well as the work elements within the warehouse living at the site.

It is considered beneficial to implant a thread of commercial and workspaces throughout the site to provide a more public face to the area, allowing creatives to sell their products/artwork, as accommodating events for the public.

These events and spaces can be for temporary use to enliven or invigorate different areas but they will provide a vital connection between the Warehouse District and the local areas.



Figure 5.55

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Reinforce Identity - Permeability

Increasing public engagement throughout the site is a crucial part of the framework and permeability is key to this. We have analysed the connectivity of the Warehouse District in the wider context and highlighted a number of suggested routes that are key to improving permeability.

Links between Seven Sisters Road and Eade Road through to Overbury Road are particularly key. Many of these routes are now closed to the public where communal spaces have been gated off to make them private communal spaces. As such, clearer delineation of what routes can be used, and by who, is really important as part of the legibility strategy to encourage better permeability.

There could also be a series of semi-public routes designed mainly for use by the local community but that can be opened up for events or when the workspaces open. This would activate the spaces further, for example as a market route through. Consultation with residents and workspace users will be desirable in the creation of these routes.

We are also aiming to create a positive link through to the new Florentia development that could enliven spaces within HWD - but potentially on a timed basis to ensure security for residents.



Figure 5.56

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Reinforce Identity - Workspace

Commercial units and workspace should be carefully positioned in the site - either facing onto main public routes or onto semi public spaces.

This enables temporary activation of the semi public space with markets etc.



Figure 5.57

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Overview of Interventions to Reinforce Identity

The careful allocation of spaces types and routes through the site not only reinforce the identity of the district - but also preserve the residential core of the site - allowing the vibrancy of the area to shine through, meanwhile preserving its unique character.



Figure 5.58

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Embed Sustainability - Biodiversity

This public realm framework project aims to enhance the natural environment at the Site, increase biodiversity and reduce the impact on the local environment. The landscape design carefully considers a variety of factors including the use of planting species that attract insects and wildlife, minimising water demand and the need for a low level of maintenance and aftercare. Where herbaceous and shrub planting are proposed we specify low maintenance species, free from pest and diseases, that add colour, attract wildlife and add a sensory element to the design.

Materials

We recognise the impact of the construction sector on the environment and the climate and aim to reduce the carbon footprint of our projects by specifying materials with low-embodied carbon. We also aim to reclaim and reuse existing materials where possible. We also propose self-finishing materials that also reduce the impact on the environment.

Examples of materials that are low carbon and friendly to the environment:

- Composite decking by Envirobuild
- Recycled plastic planters and raised beds by Plaswood
- Permeable paving by EcoGrid

Landscape works around the site should be rooted in sociable and sustainable design, where planting acts as a 'stitch' that brings all elements together: a landscape interwoven with its surroundings that will serve residents and communities for many years to come, balancing urban growth and environmental benefits. To be sustainable, horticulture and planting design need to move away from being the decorative, 'pretty' layers in a landscape: their role and contribution to the landscape address issues of climate change and loss of biodiversity and wildlife.

Plant communities and habitats should be created rather than just planting plans with naturalistic planting design, wildlife friendly planting that includes native species, ecological design that addresses wind/light issues and other specific site conditions and low-maintenance planting that promotes ecological succession.

This should also include species that will add an all year round interest, so that there's always 'food' for pollinators and wildlife regardless of the season.



Figure 5.59

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Embed Sustainability - SuDS

Please refer to the sustainability section on pages 72 and 73.

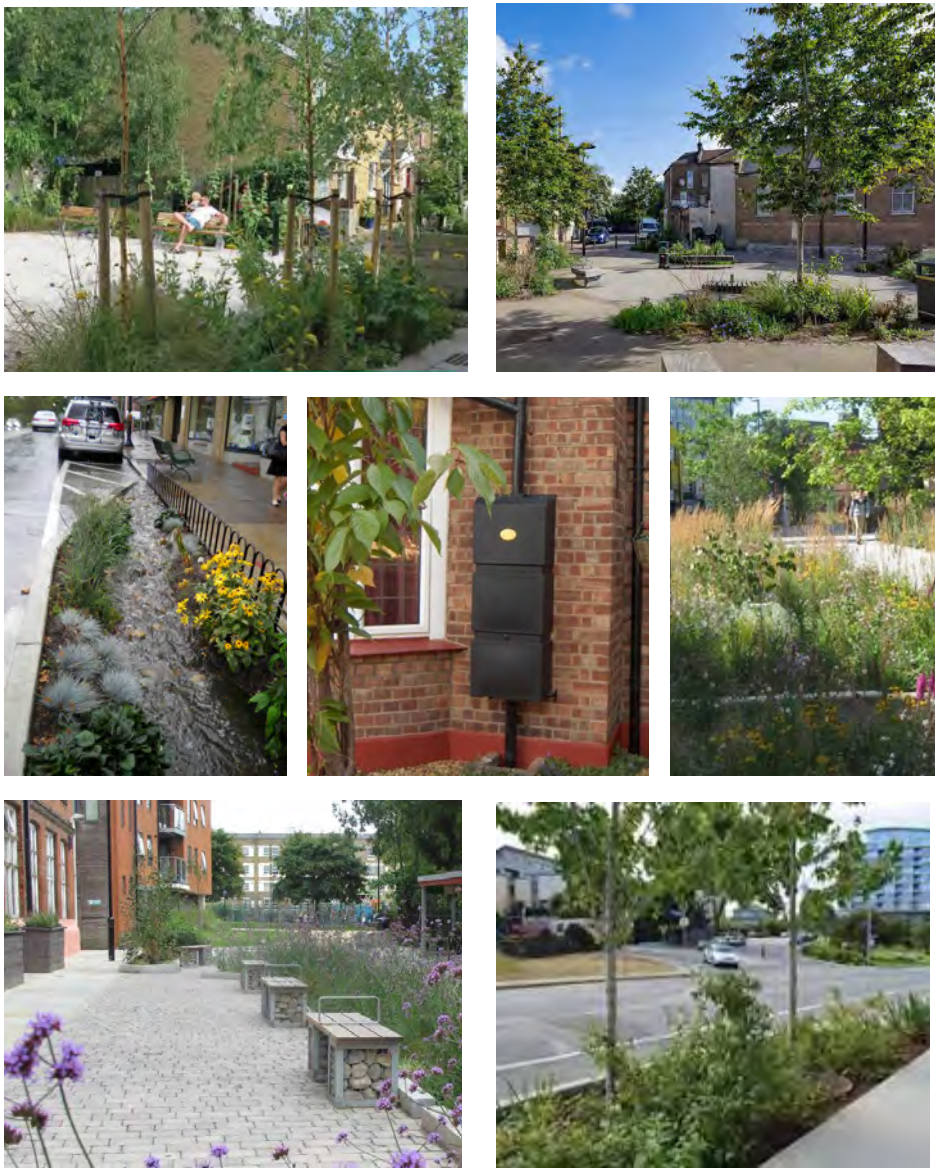


Figure 5.60

Precedent images
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Short term: Public realm projects

As part of the phase 1 works a series of key projects will be progressed:

- Eade Road
- Overbury & Teweksbury Roads
- Overbury Yard
- The Heart of the Site

The scope and content of these projects are described in the pages that follow.

Study Areas - Eade Road

In August 2021 we submitted an application for works around the main entrance to the site including improvements to the New River Studios and Eade Yard.

In line with our urban design principles the work aims to increase the legibility and create gateways to the different access points to the site as well as to improve the streetscape and provide private amenity space to Unit E.

This also included the movement of the entrance to Eade Studios from the Heart of the site to the opposite end of New River Studios to give the commercial space its own identity, separate from the warehouses.

This work also included a design to animate Eade yard, with a number of small commercial huts and ground signage which highlight the transition into the Warehouse District.

The overall objectives of the design strategy for the frontage of the site are to:

Improve legibility:

- Increase amenity space for residents;
- Provide flexibility, legibility and practicality to the area;
- Enhance lighting and security to the entrance through a new gateway strategy;
- Provide greenery to the frontage of the site; and
- Animate and activate the site frontage.



Figure 5.61

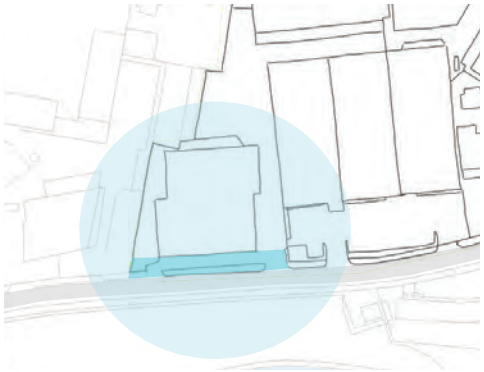




Figure 5.62

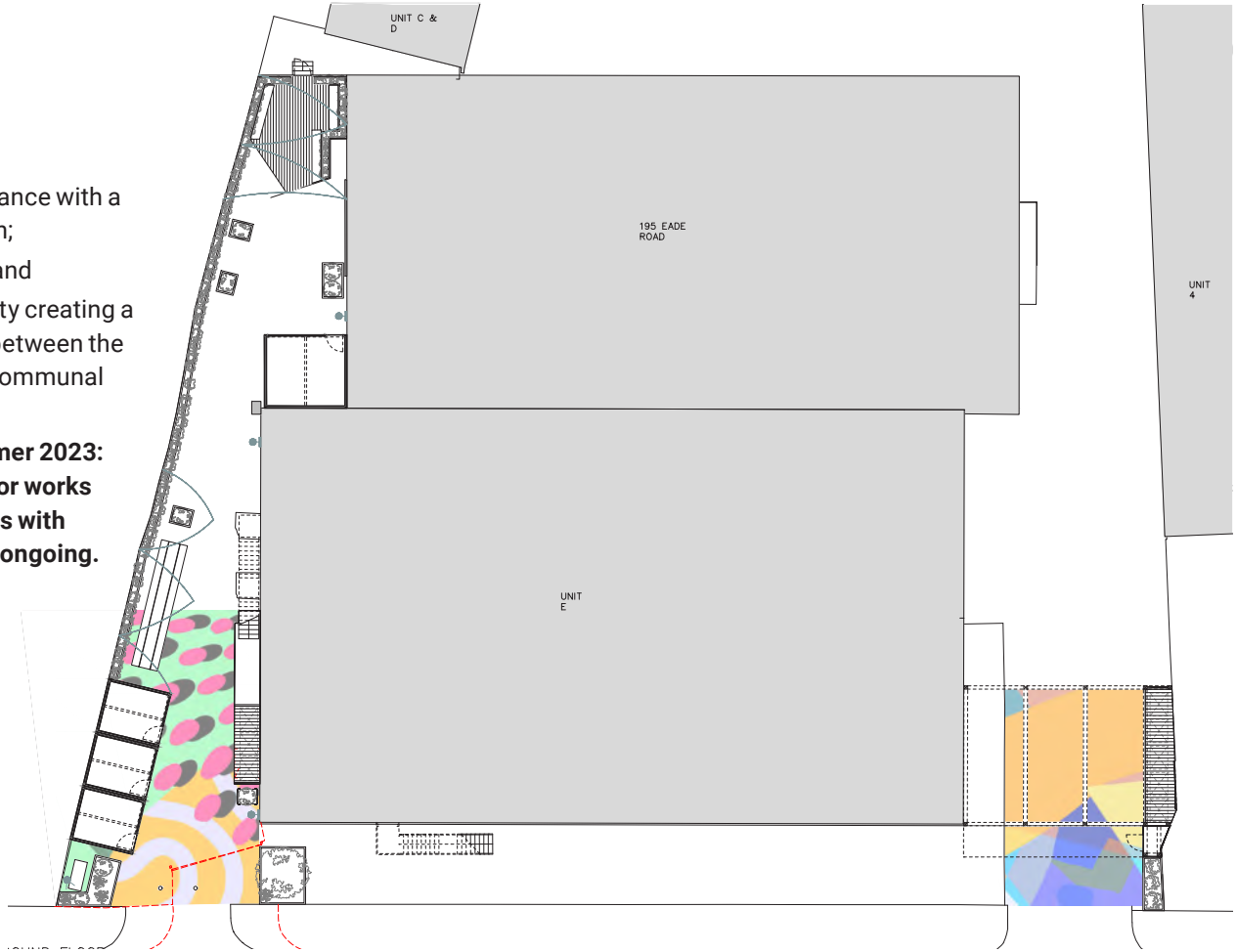
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Study Areas - Eade Road

The design strategy for the area seeks to create new, open, bespoke spaces for residents to work and relax. Our goal is to:

- Provide greater and colourful identity to the east gateway;
- Introduce activities that increase occupation and activation of the public realm;
- Increase greenery and biodiversity through a varied planting palette;
- Enhance security and cleaning through a clear waste storage strategy.
- Improve the identity of River Studios;
- Activate the frontage of Eade Road;
- Improve the street scape including parklets and bin banks;
- Improve lighting;
- Provide a clear entrance with a new gateway design;
- Enhance legibility; and
- Improve permeability creating a transitional space between the public and private communal spaces.

Project status at summer 2023: Planning application for works submitted, discussions with residents and Council ongoing.



Precedents Studies



Figure 5.63

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Overbury Road & Tewkesbury Road

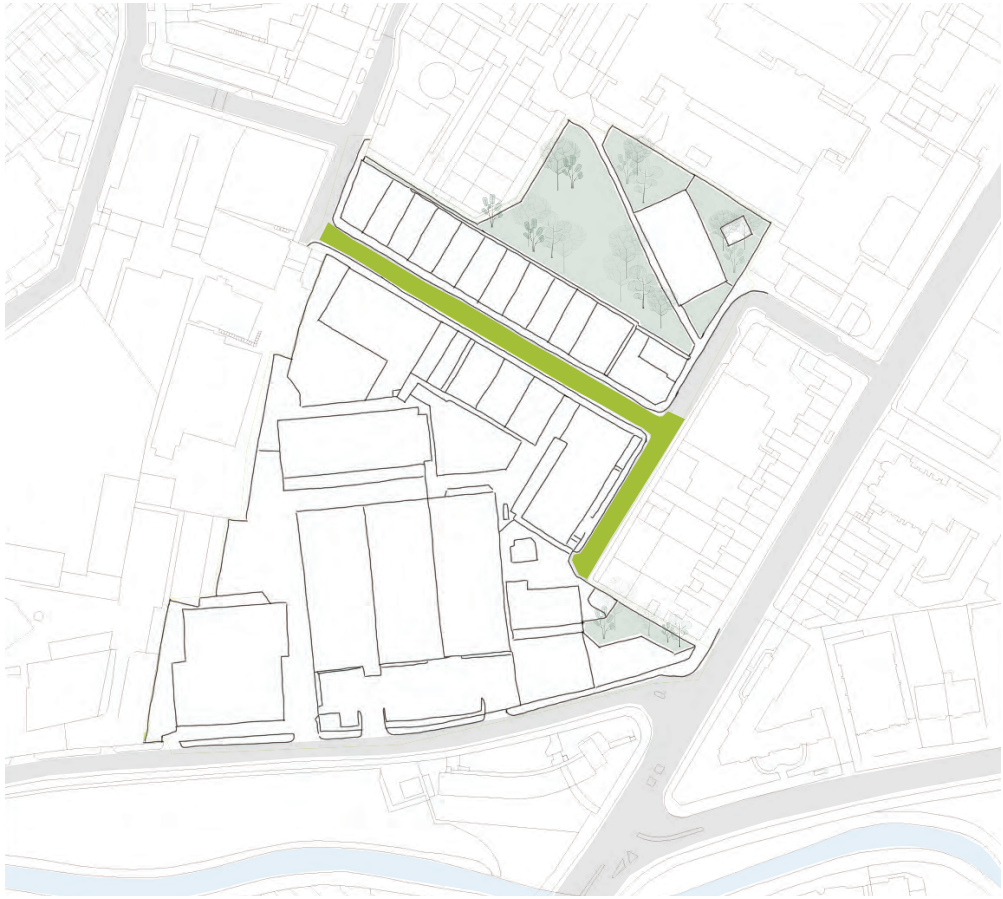
The design for Overbury Road & Tewkesbury Road aims to strengthen the sense of community by activating areas with parklets where residents can sit and gather outdoors. The parklets will also act as traffic calming measures and create buffer zones.

The new design strategy aims to:

- Increase greening;
- Improve the streetscape through parklets and dedicated bin banks;
- Reduce traffic/speeding through buffer zones;
- Improve lighting; and
- Improve cycle storage.

Project status as at Summer 2023: Planning application submitted for parklets, discussions with Council officers ongoing.

Interim bin storage solution, delivered.
New signage strategy, delivered



Precedents Studies









Figure 5.64

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Prototype Parklet







Figure 5.65

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Interim Solution - New Bins

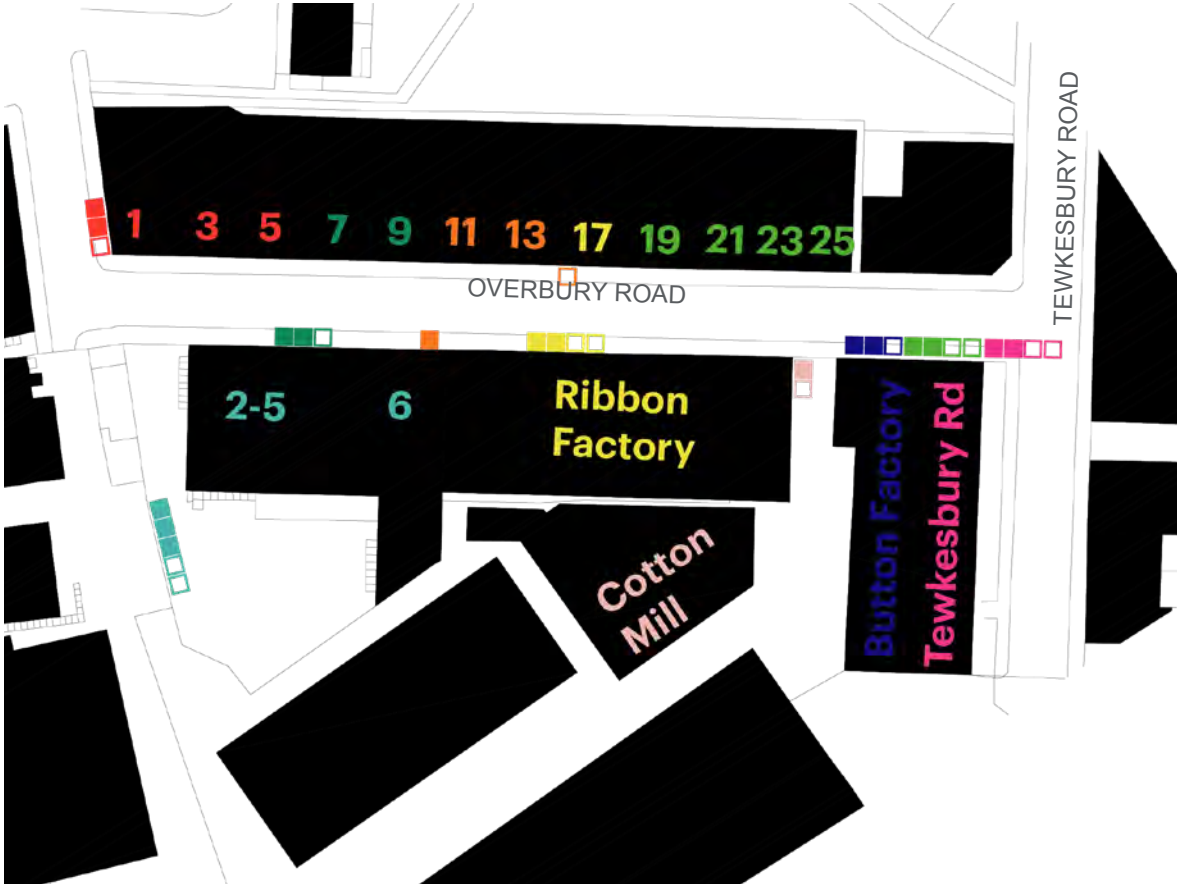






Figure 5.66

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Trial Parklets



Figure 5.67

©TIBBALDS NOVEMBER 2023

Full streetscape proposal



Parklets

Bin Bank Parklet

Raised Table

Pavement widening

Figure 5.68

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Overbury Yard

In pursuit of the policy objective to maximise the amount of work opportunities on the Site, the owners intend to implement a programme of work that will increase the amount of workspace suitable for artists and makers on the Site. The first of these initiatives will be implemented at Overbury Yard. A second phase of works will be implemented alongside the redevelopment of the Seven Sisters site for new warehouse living. The proposal for Overbury Yard will seek to provide bespoke spaces for residents to work while at the same time continuing to strengthen the community atmosphere with a series of indoors and outdoors communal spaces such as kitchen facilities, new green areas and small outdoor breakout rooms.

Key principles to be considered in the design strategy are the provision of new workspaces, improvement of private communal spaces, waste storage and collection, noise pollution, bikes storage and car parking spaces and general cleaning and maintenance of the site.

We also aim for the development to be highly sustainable animating the site in a low carbon way - utilising recycled shipping container, sustainable materials where possible and resolving some of the existing water run off issues.

Project status as at summer 2023: Completed

Illustrative view of Overbury Road Yard



Figure 5.69



Figure 5.70

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Figure 5.71

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Figure 5.72

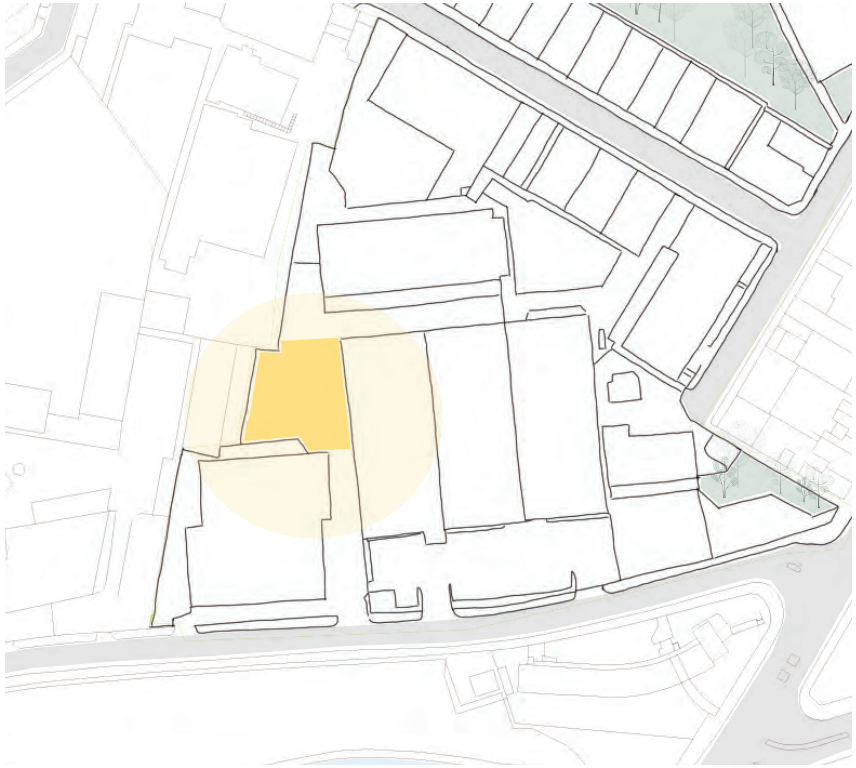
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The Heart of the Site

The aim for the Heart of the Site, is to create a greater sense of community for residents through varied spaces, including vibrant and tranquil areas.

The design aims to:

- Add vibrancy and flexible spaces for residents;
- Provide potential for large scale events.
- Increase greenery and biodiversity through a varied planting palette; and
- Improve waste storage by providing a new bin design aligned to the overall proposed scheme for the site.



Precedents Studies







Figure 5.73

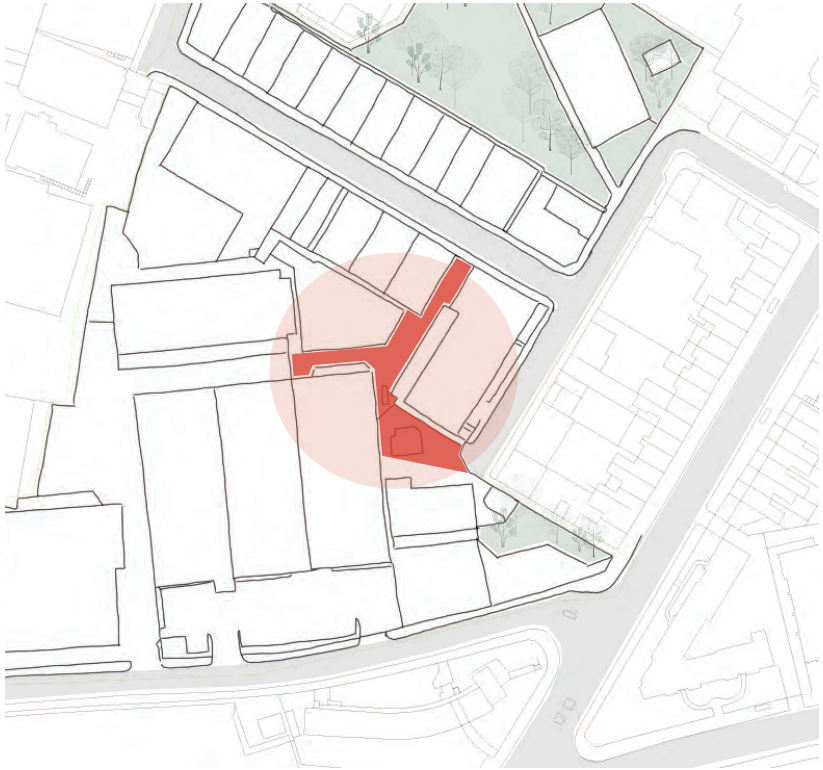
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Character Area Principles - Heart of the site

Future Proposal

In order to create a greater sense of community at the area highlighted below, community planting provision is proposed. The design aims to:

- Improve lighting design;
- Create spaces for residents to grow their own veggies; and
- Create a new community hub.



Precedents Studies







Figure 5.74

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Adjacent Public Spaces

Our goal is to reinforce the existing green and open spaces by creating an inclusive play environment for all abilities. The new design strategy aims to:

- Increase biodiversity;
- Create new playful areas; and
- Improve boundary between park and warehouses.



Adjacent public spaces

Precedents Studies

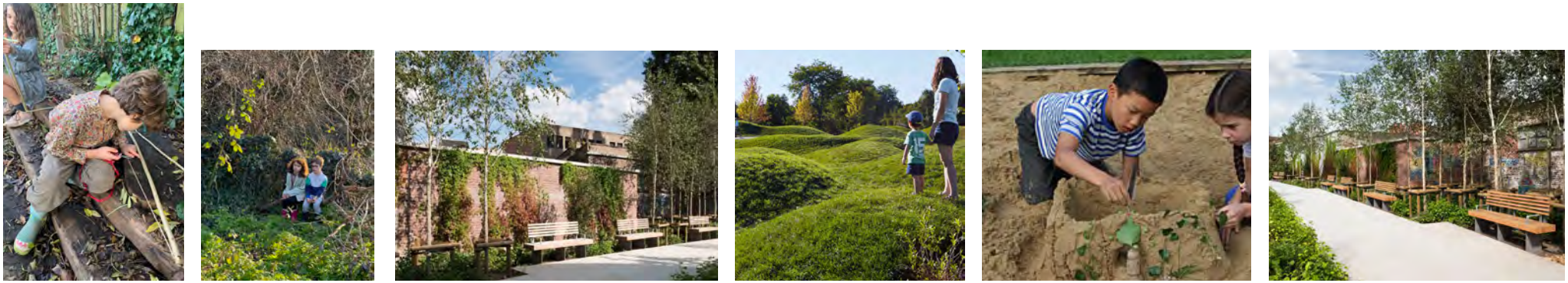


Figure 5.75

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Signage Strategy

We have also developed an initial signage strategy to be implemented throughout the district to enhance the identify of the site and improve wayfinding.

More details of how community involvement is proposed is available in the signage strategy document.

Status as at summer 2023: Being rolled out across the District

District

This area of the signage, while being crucial to the identity, will be finalised once other areas are complete.







Site

Signage to navigate the site as a whole





CC led design

Area

Similar to a road name





CC design for commercial
Tenant designed for WHL areas

Building

Equivalent to a house name







CC Design - with room for modification

Figure 5.76

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Signage Strategy - Map

This signage is to be updated and coordinated with Royal Mail addresses.

The map will be developed to situate the Provewell warehouses amongst the wider warehouse district.

Ground signage will be introduced to assist in general wayfinding.



Figure 5.77



Figure 5.78

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Area Signs

The area signs will be the most significant element of signage that we will be dealing with in terms of ensuring that people feel on board and engaged with the process.

We will aim to create a series of area boards that attach to the commercial unit areas, some of which will be ground signage, some wall and some combined. These will be clean clear and simple and designed in house.

There will also be a number of residential area signs that we will issue a call out for. This will ask residents to put forward ideas - to either design or make the signs. Details of this process are shown overleaf.

The adjacent graphic shows the initial position highlighted for each sign.



Figure 5.79

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Lighting

A lighting strategy is being developed for the Seven Sisters Road Alley to improve safety and connectivity.

This will be implemented alongside the Seven Sisters proposals.





Precedents Studies

Figure 5.80

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Play

A play strategy will be incorporated across each study area of the site to ensure the areas are playable for all ages and abilities. This will activate the public realm and provide residents and visiors the opportunity to be active and creative.



Figure 5.81

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5.8

New build Warehouse Living 1: Seven Sisters Road

Introduction

This section sets out the site specific design principles that should be used to inform the development of proposals for Seven Sisters Road. This site sits with the 'Eade Road Character Area (CA1).

The location of the Seven Sisters Road Site is on a major thoroughfare and therefore is a prime opportunity for creating a gateway entrance into the Warehouse District.

Size of plot: 0.133ha (approximate)

Existing use: Vacant.

Existing height on plot: 0-1 storeys.

Site to be: Redeveloped

Summary

- Key site along Seven Sisters Road and Eade Road.
- Signifies a key entrance to the Warehouse District when approaching along Seven Sisters Road.
- An opportunity to create a distinctive gateway to the district.
- Must respect setting of Cara House, to the west

Illustrative building footprint

Primary frontage

Secondary frontage

Building line along Seven Sisters Road reflected in design of plot

Improved connections to Tewkesbury Road

Commercial / community use at ground floor level overlooking street

Taller element

Improved public realm with opportunities for outdoor working

Servicing access

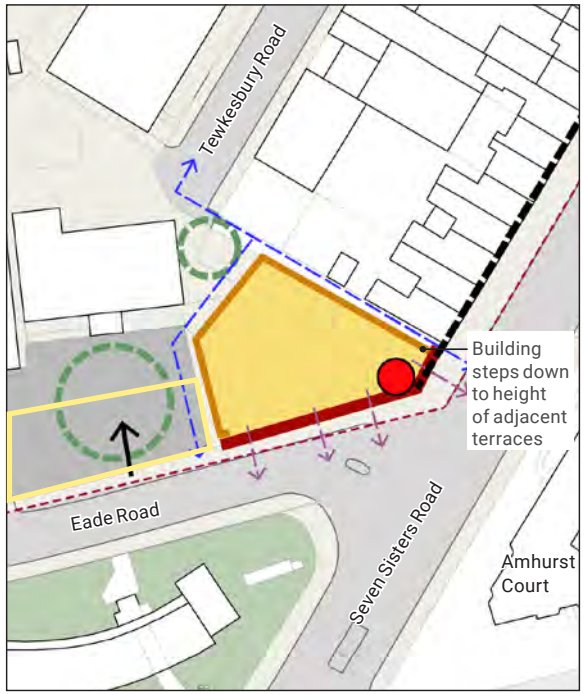


Figure 5.82: Phase 2 Influences Plan

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Opportunities

The location of the Seven Sisters site affords it a number of design opportunities. These are:

- Opportunity to provide a landmark building, visible from Seven Sisters Road and the Haringey / Hackney Borough boundary.
- Create a relationship with Amhurst Court and Vivian House, which sit on the southern and eastern corners of the Eade Road / Seven Sisters Junction. The building on this plot should sit close to the pavement edge to maximise its presence on the street.
- The opportunity exists to provide a taller building in this location. The plot overlooks two roads that are relatively wide; therefore a taller element would help framing the streetscape, as well as acting as a landmark building.
- Improve the currently unpleasant pedestrian link between Tewkesbury Road and Seven Sisters Road.
- Improve the setting of Cara House, with enhanced public realm.
- Create active frontages at ground floor level to form a relationship with, and overlook Eade Road.
- Accommodate a pedestrian link between Eade Road and Tewkesbury Road.

Opportunities

1. **Marker building** for Warehouse District
2. Open southern aspect
3. No overlooking issues with neighbouring properties
4. Possibility for **new active frontage** on Eade Road and extend commercial activity along Seven Sister Road
5. Potential to **shield** Cara House from excess noise and thermal gain
6. **Improve safety** along Tewkesbury Road and pedestrian alley

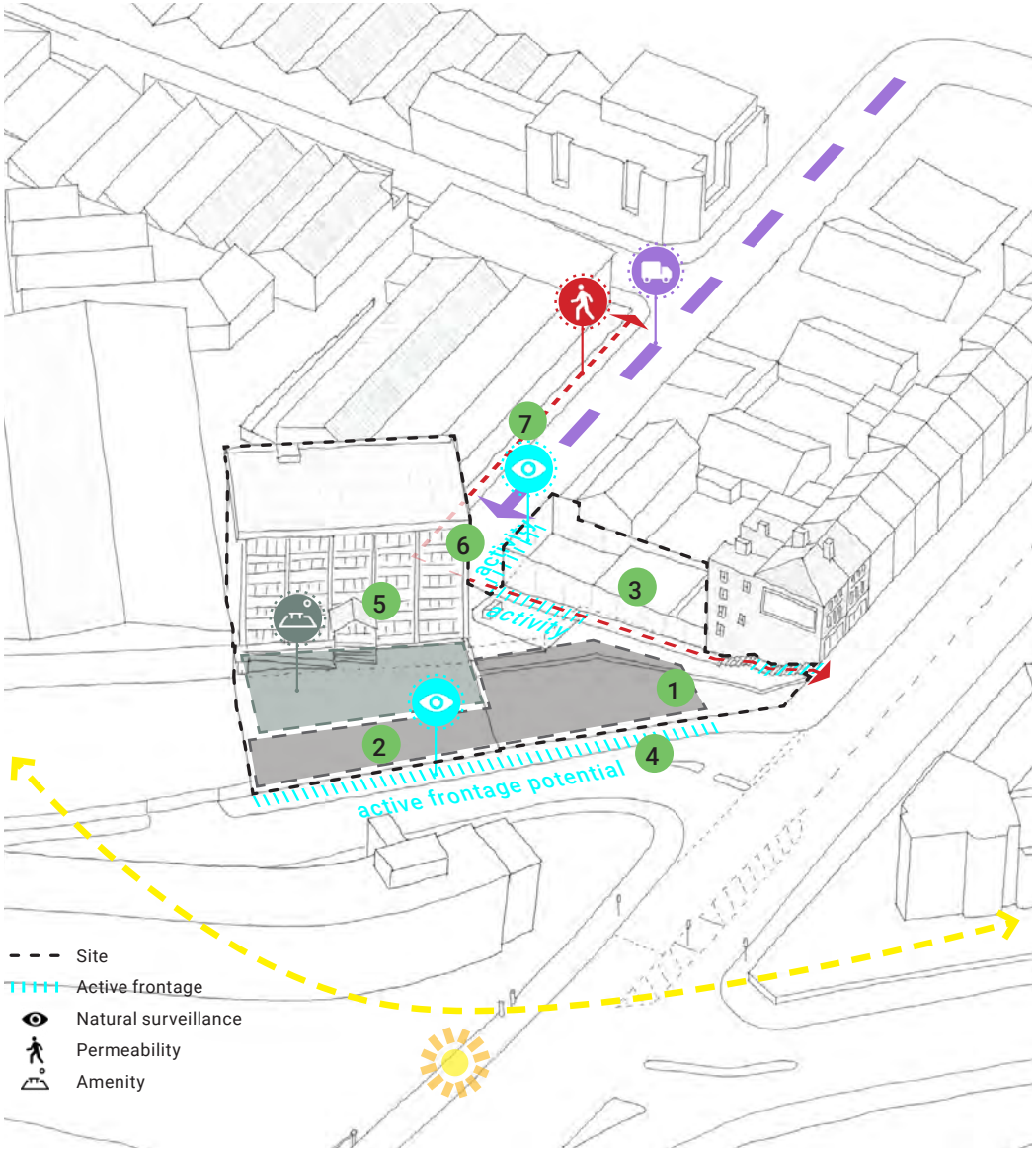


Figure 5.83: Opportunities

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Influences

A set of key influences have been identified for the site, which must be addressed by any design proposals. These are:

- There is a large step change, of approximately 7m between Eade Road and Tewkesbury Road that must be carefully addressed.
- The privacy and amenity of Cara House must be respected.
- The area at the northern end of the plot is not overlooked and opposite an inactive fence at the southern end of Tewkesbury Road. Any proposals should work hard to activate this space, either through the use of improved public realm or active edges.

Constraints

1. **Noise pollution** from Seven Sisters Road
2. **Safety and crime** issues along Tewkesbury Road and pedestrian alley
3. **Lack of active frontage** along public-facing routes
4. Challenging steep topography
5. Limited frontage for servicing
6. Location of outdoor substation
7. Conflict between pedestrians and vehicles along Tewkesbury Road
8. **Poor quality** of pedestrian environment along passage way
9. **Overheating** considerations of unobstructed south aspect

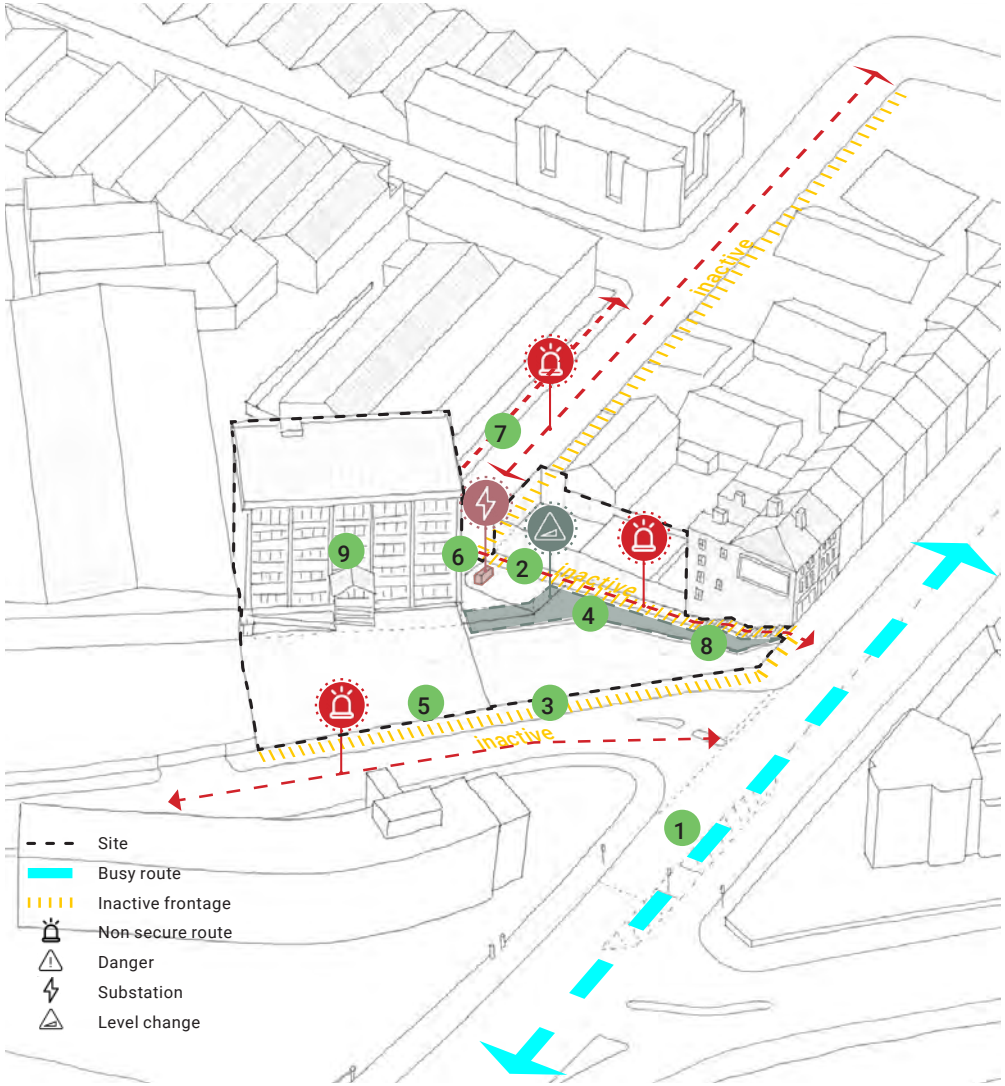


Figure 5.84: Site context

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Translating the analysis into a design solution

This section illustrates how the proposals can be bought forward to address the key opportunities and influences for the plot.

The plot should include:

- Active ground floor uses, which front onto Eade Road, Tewkesbury Road and the alley linking Seven Sisters and Tewkesbury Road, which are suitable for a mix of commercial, café and creative spaces.
- New external 'yard' spaces, which can be used for informal leisure and outdoor working.
- An enhanced pedestrian link between Seven Sisters and Tewkesbury Road.
- A built form, which optimises the potential of the Site's location at a 'Gateway' into the District.
- The existing or upgraded UKPN sub station.
- The operational needs of the development in terms of waste storage, bike storage and the various plant requirements.

Any new building line should 'turn the corner', reflecting the consistent building line that fronts onto the western edge of Seven Sisters Road. A taller element on the junction will increase the prominence and visibility of the Warehouse District, with building heights stepping down to the north of this point, to relate to the existing heights of the terraces along Seven Sisters Road.

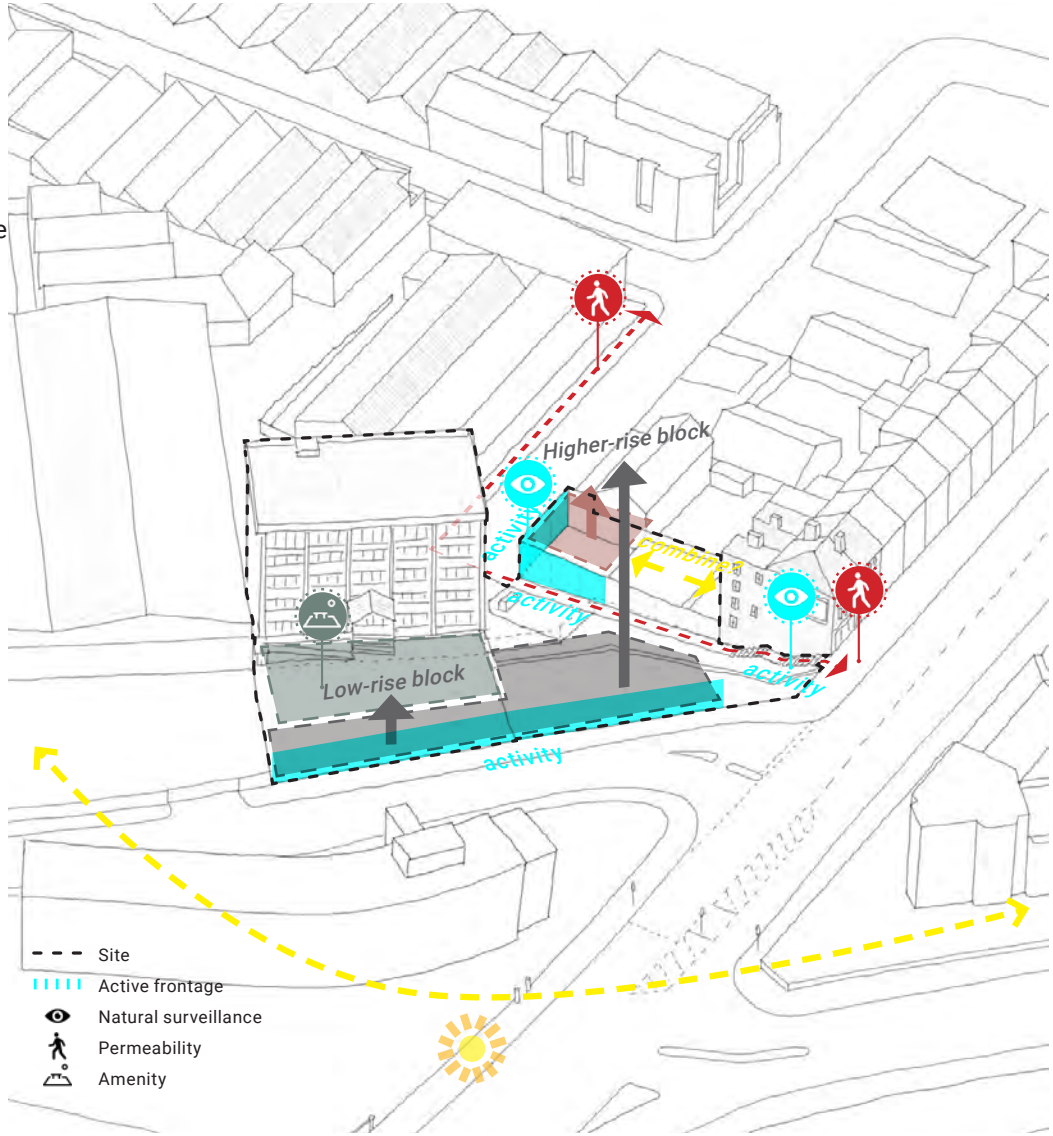


Figure 5.85: Translating the analysis into a design solution

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New Build Vision

In terms of land use any new building(s) on the site should support the warehouse community, enable flexible working, improve access into the Warehouse District, and allow residents to live the way they want.

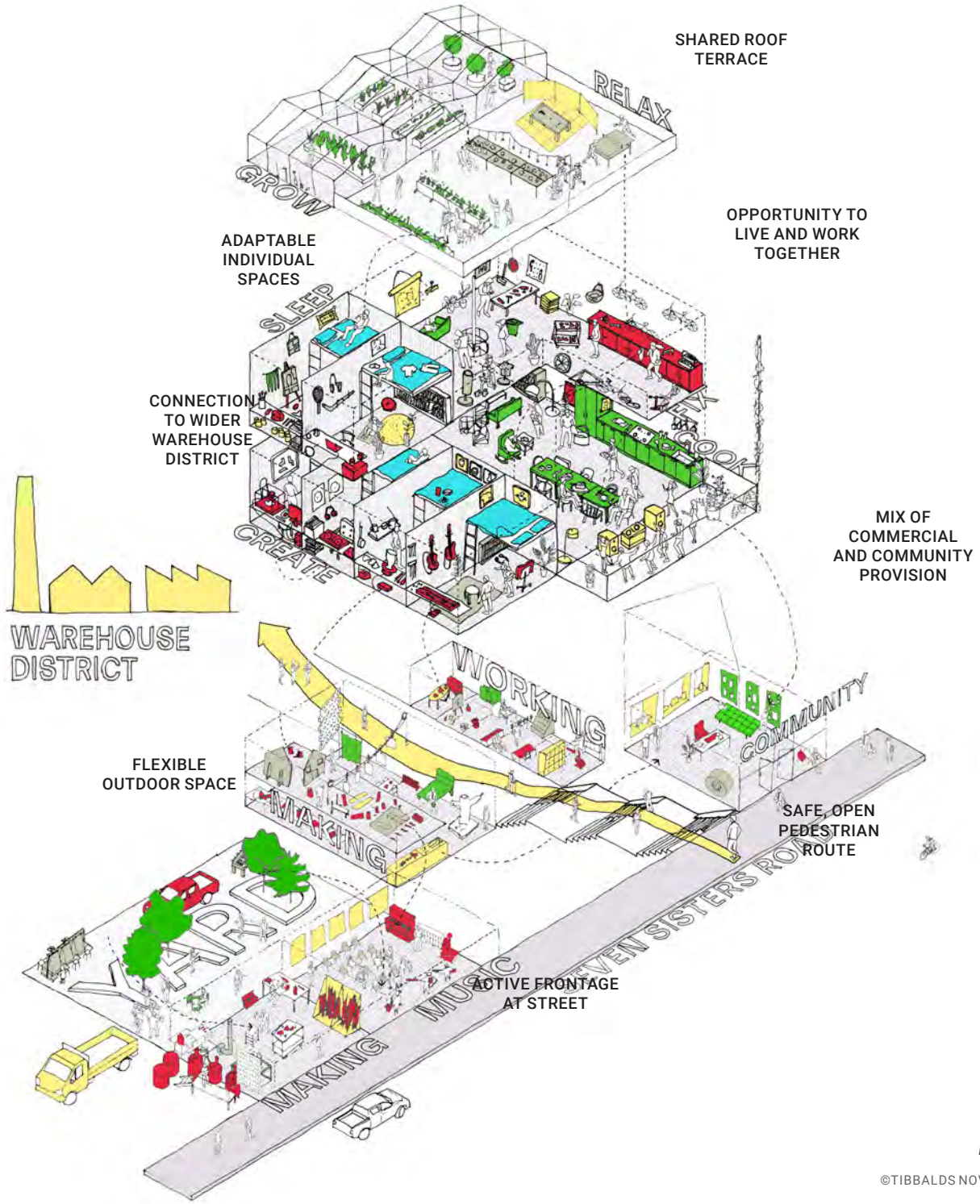


Figure 5.86

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5.9



New build Warehouse living 2: 2 Overbury Road

Introduction

This section sets out the design principles for the second of the proposed early phase new build proposals 2 Overbury Road. This site sits with the 'Overbury Road and Tewkesbury Road Character Area (CA3) analysed earlier. This analysis found that Overbury Road has a distinctive warehouse character, a consistent building line and the streetscape provides the opportunity for taller buildings at either end.

2 Overbury Road sits at the western end of Overbury Road, to the south of the carriageway. Drawing on the principle of 'bookending' either end of the street, this plot has the opportunity to create a key focal point on entrance to the district from the north. A summary of the site and its role within the wider context is shown in the adjacent column.

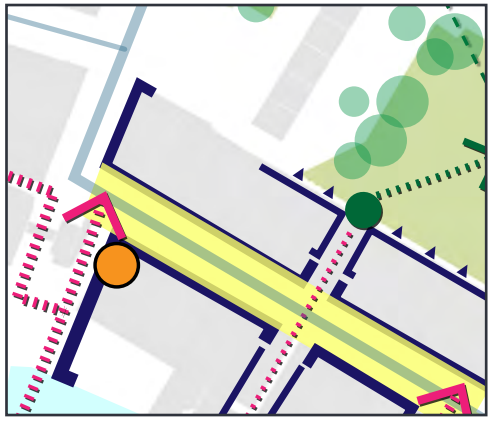


Figure 5.87: Extract of 'Long Term' Strategy focussing on 2 Overbury Road.

Size of plot: 0.142ha (approximate)

Existing use: Residential warehouse units, car park

Existing height on plot: 1 - 3 storeys

Site to be: Redeveloped

Summary

- Key site along Overbury Road, needs to help shape and reinforce the structural role of this street within the wider District and area.
- Signifies a key entrance to the Warehouse District when approaching from the north.
- An opportunity to reconnect the two halves of the Warehouse District.
- Needs to be phased to allow for decant of existing building.

Opportunities

Create a 'gateway' entrance to the Warehouse District from this approach, with the opportunity to raise the height within this plot to increase prominence on entering the District from the north.

- Opportunity to 'bookend' Overbury Road with a taller building to frame this end of the street
- Accommodate bin storage to aid in de-cluttering Overbury Road (Image 1)
- Opportunity to accommodate a pedestrian connection from Overbury Road to the heart of the site and ultimately Eade Road
- Accommodate both private and warehouse communal space on site
- Create a strong frontage overlooking Overbury Road, maintaining the strong and consistent building line along the street. Introduction of new flexible spaces to serve the community at ground level.
- Provide improved public realm to the south of the building which is overlooked and multi-functional. As part of this strategy the setting of Stonehouse (to the south of the site) should be improved and integrated into the new area of open space. This improved public realm must address and overcome the step level change along the southern and western boundary of the plot.

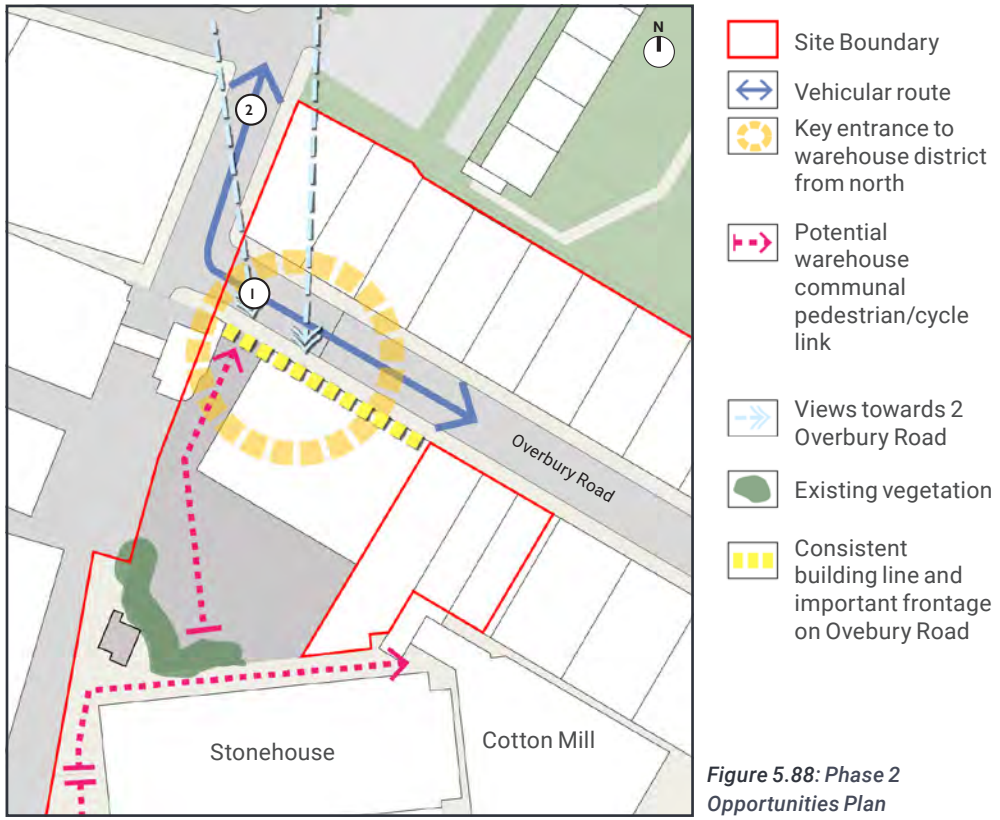
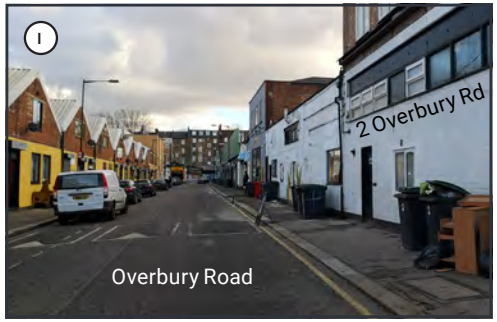


Figure 5.88: Phase 2 Opportunities Plan



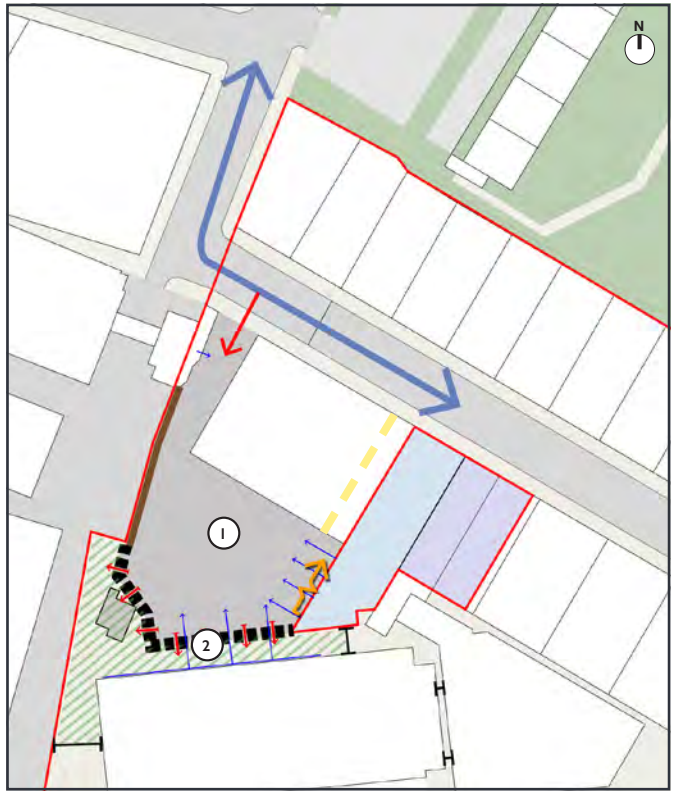


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Influences

There is a step change in ground level along the southern and western boundaries of the existing car park marked by a retaining wall.

- The western edge of Areaworks, which overlooks the existing car park within the site, is an inactive frontage.
- Land ownership boundary around the edge of the existing MOT garage and Areaworks building and any access rights of access. (staircase from workspace building into the car park space) (Image 1).
- Any proposals should step back from the eastern boundary to respect any future development that may occur on the adjacent plot.
- Proximity of Stonehouse to rear of plot - privacy and sunlight/daylight must be respected throughout development of phase



Site Boundary
Views into site
Step change in ground level with retaining wall
Existing vehicular access point
Warehouse communal terrace
Stair access to car park
Inactive edge (wall)
Existing barriers to movement (gates)
MOT garage: outside of ownership
Areaworks: workspace outside of ownership
Set back of building edge to respect site to the east

Figure 5.89: Phase 2 Influences Plan





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Translating the analysis into a design solution

This section illustrates how the proposals can be bought forward to address the key opportunities and influences for 2 Overbury Road.

Figure 4.27 illustrates the existing circulation within the site; highlighting the presence of a 'dead end' to the rear of the existing building at 2 Overbury Road. As raised preciously, the step change must be addressed as the proposals progress to improve passive surveillance and integration of this space, hence improving the safety and usability of the space.

It is also important that the facade of 2 Ovebrury Road overlooking Overbury Road provides a sense of arrival to this part of the warehouse district, when approaching from the north.

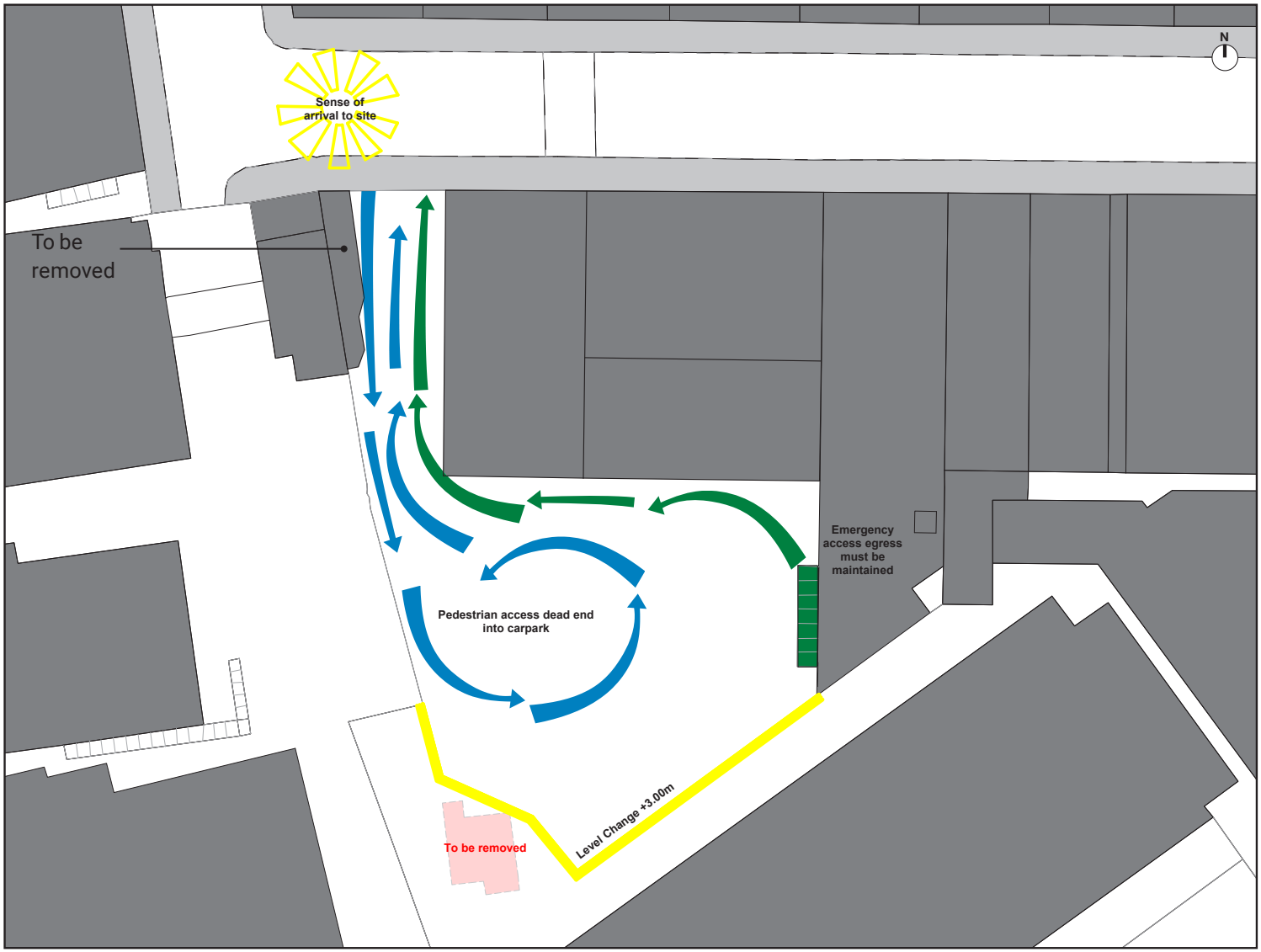


Figure 5.90: Phase 2 Influences Plan - circulation

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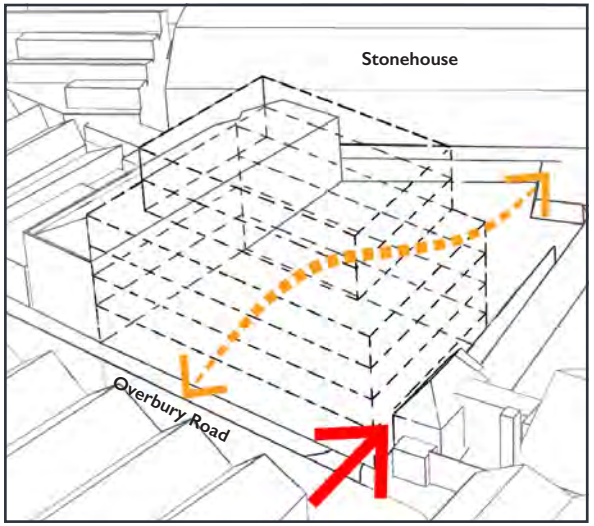
Design principles

The plot must accommodate:

- Disabled car parking provision
- Off site bin storage
- Flexible space at ground level, that could be used commercially or for community purposes.
- Warehouse communal external space
- Internal and external space for working
- A connection through to Stonehouse.



Figure 5.91: Aerial birdseye view of 2 Overbury Road



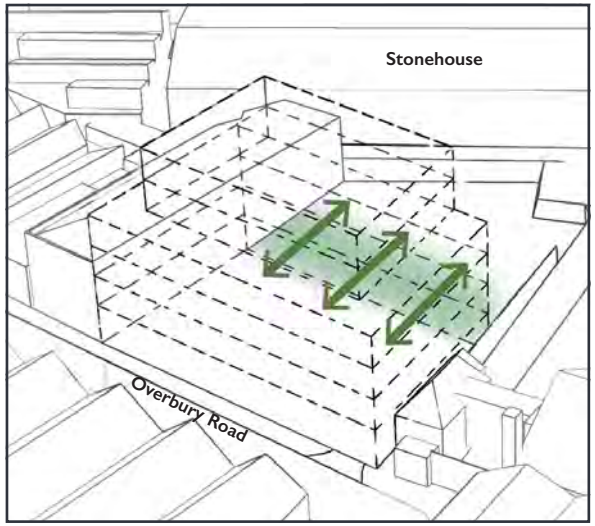
Vehicular access

Pedestrian thoroughfare (alignment indicative) connecting through to Stonehouse

1. Access

- New pedestrian/cycle link should be provided through the site that connects the Eade Road side of the site to Overbury Road. The exact alignment to be decided during detailed design.
- The main access to the building should be provided off Overbury Road with secondary access points elsewhere.
- Delivery and servicing access must be considered.
- Accommodates off site bin storage to allow for de-cluttering of Overbury Road along this frontage

Figure 5.92: 2 Overbury Road Design Principles

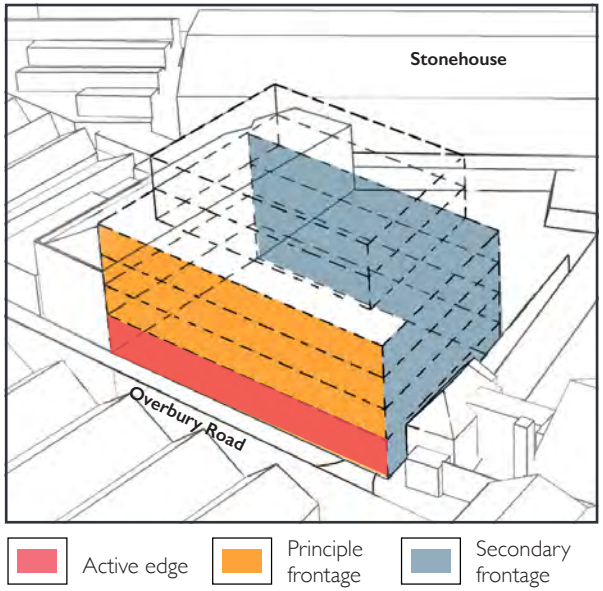


Overlooked multi-functional amenity space

2. External Amenity

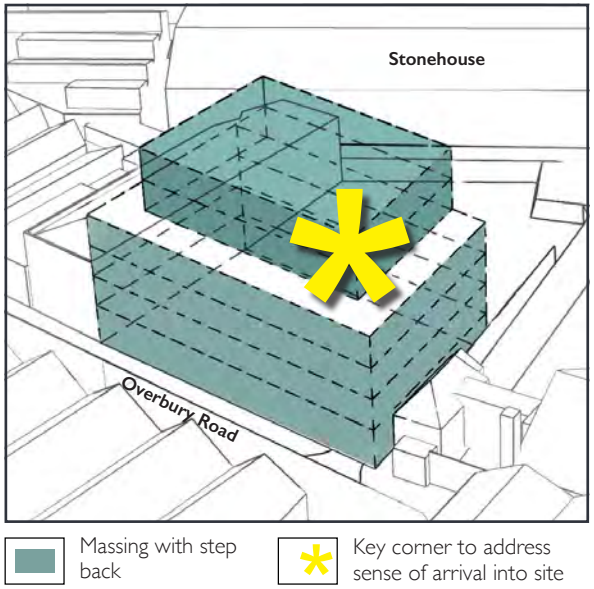
- An external area of multifunctional open space should be provided within the southern part of the plot.
- This space must be designed to address the step level change along the southern border of the phase, where it meets Stonehouse. A link must be provided to connect the amenity space around Stonehouse with the external space to the rear of 2 Overbury Road, creating a safe and overlooked area of communal open space.
- The internal layout of 2 Overbury Road must be articulated to overlook this space, to ensure passive surveillance and increase perceived and real safety of the space.

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3. Frontage and Overlooking

- The principle frontage should overlook Overbury Road with an active edge at ground floor level.
- Secondary frontages should overlook the warehouse communal space provided to the south of the main building
- The new pedestrian/cycle link should be overlooked to ensure it feels safe and secure.
- The open space should be overlooked to ensure it feels safe and secure
- Overbury Road at its western end is currently undefined.



4. Height and Scale

- Step back for more then 4 storeys to ensure the building isn't overbearing at street level - relative to width and surrounding context
- Step down to adjacent building to east
- Prominent corner on western end of Overbury Road
- Maximum of 6 storeys (with step back)

Other important considerations:

Land ownership boundary with neighbouring industrial area and any considerations around the future of the site.

- Ensuring that new development doesn't hamper any future development opportunities both within the immediate neighbouring context and more widely in terms of the potential impact on views etc.
- First phase of development must allow for existing building to remain operational and allow for decant of the block prior to development of later phase.

Figure 5.93: 2 Overbury Road Design Principles

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Initial Phase: Integrating 2 Overbury Road into the wider site

Figure 4.30 shows how the potential initial stage of development at 2 Overbury Road. This would incorporate the following steps:

- Addressing the level change along the southern boundary of the phase to create an integrated movement route between Overbury Road south towards Stonehouse and the heart of the site.
- Creation of an area of safe and accessible open space in the southern part of the site which will develop alongside the construction of 2 Overbury Road.
- Demolition of the existing building at 2 Overbury Road.
- Retention of the access to the adjacent building to the east, currently outside of Provewell ownership.
- Set back of the proposed building from the eastern boundary edge to respect any future development that may happen on the adjacent site.

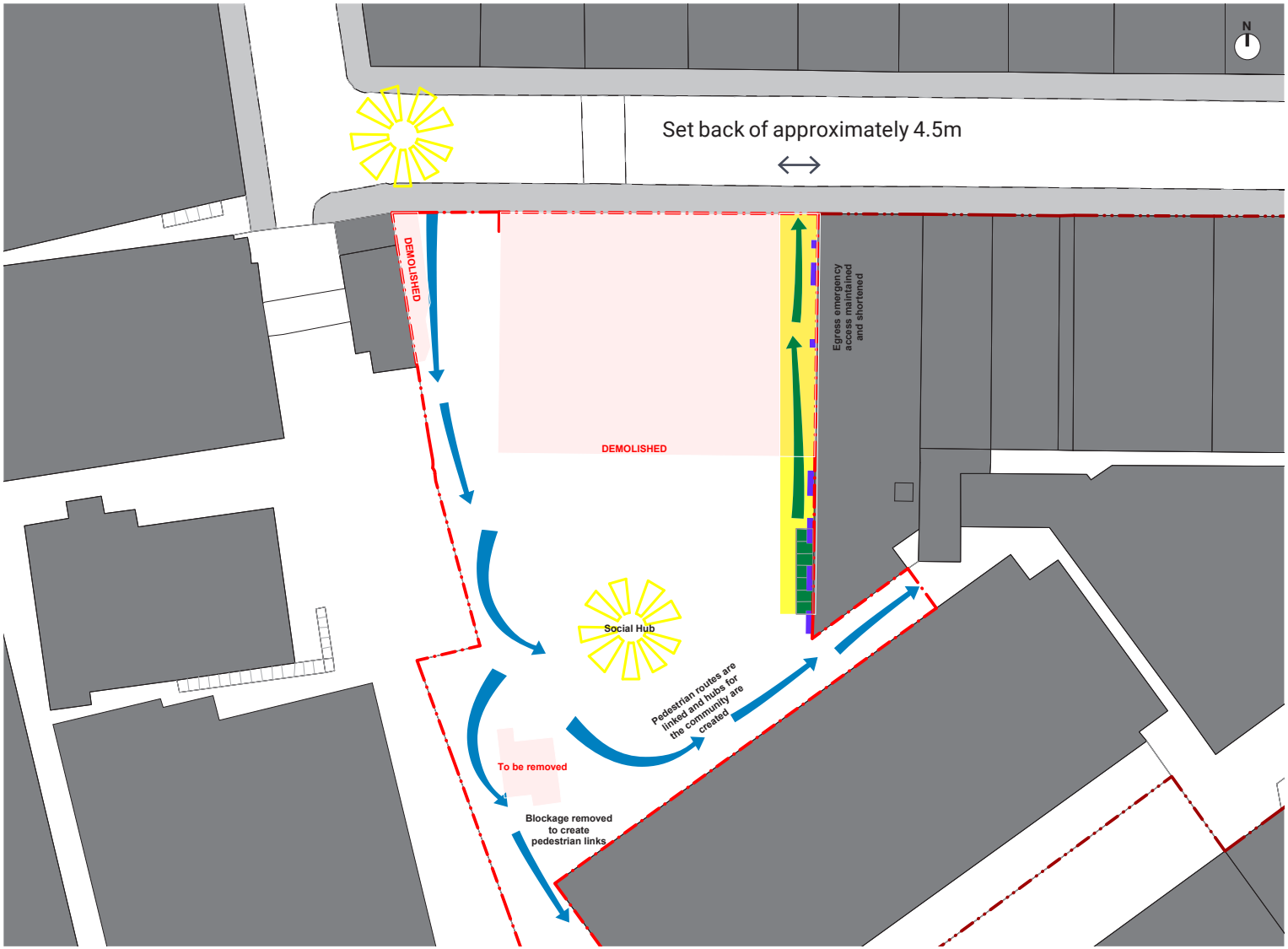


Figure 5.94: Initial phase of development

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Second Phase: Construction of the new building at 2 Overbury Road and development of the new social hub

Figure 4.31 shows the potential second phase of development at 2 Overbury Road. This stage of construction would comprise the following steps:

- New build warehouse living the units at 2 Ovebury Road.
- Modification of the communal space to the rear of the building, with bedrooms orientated to overlook and activated this space.
- Accessible links that address the level change between 2 Overbury Road and Stonehouse. The connections would incorporate stepped and ramped access to cater for a range of levels of mobility.

Prior to this development being implemented the containers currently present on the site would be relocated to another part of the Site and the existing open space would be modified in order to accommodate the new build warehouse living building.

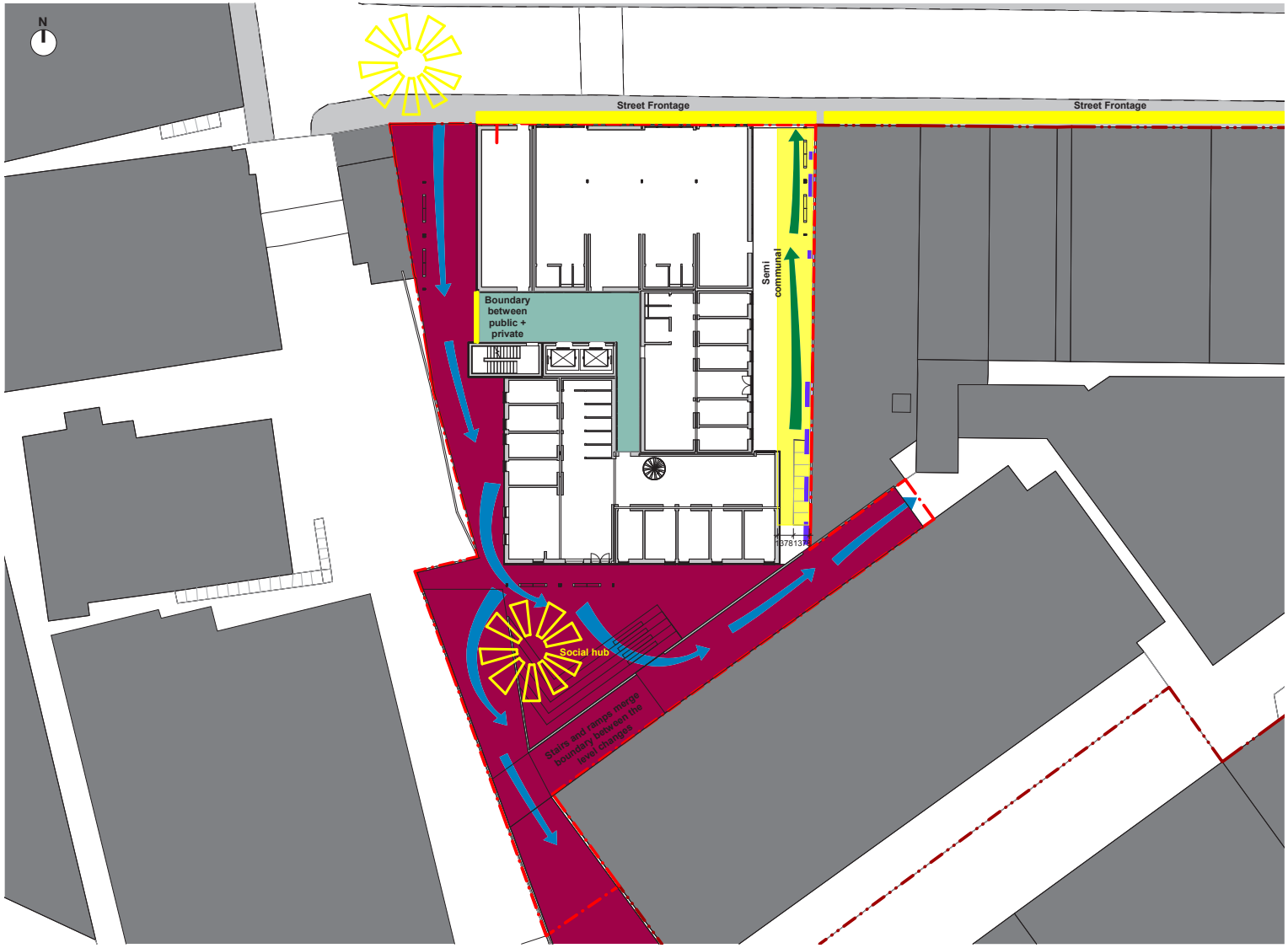


Figure 5.95: Secondary phase of development.

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6

Section 6: Operation and Management

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6.1

Management

Legislation:

- The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006. SI2006 No.373.
- The Management of Houses in Multiple Occupation (England) Regulations 2006 No.373.
- The Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (England) Regs 2007 SI2007 No 1903.

Responsibilities:

- Reg 3: Duty to inform the occupier of contact details.
- Reg 4: Duty of the manager to take safety measures in relation to providing and maintaining the means of escape from fire and firefighting equipment and to reasonably protect occupiers of the HMO from injury.
- Reg 5: Duty of manager to maintain water supply and drainage.
- Reg 6: Duty of manager to supply and maintain gas and electricity.
- Reg 7: Duty of manager to maintain common parts, fixtures and fittings and appliances including stairs, banisters, floor coverings, windows, lighting, shared appliances, yards, gardens and boundaries.

To be updated

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Information to follow

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Appendices

Appendix A: Steering group feedback
Session 1 - 27th August 2019
Session 2: 24th September 2019
Session 3 - 29th October 2019

Appendix B: Technical Reports
Archaeological Desk-Based Assessment
Preliminary Ecological Appraisal
Flood Risk Assessment
Ground Investigation Desk Study

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Appendix A: Steering group feedback

Session 1 - 27th August 2019

Purpose: To discuss

1. Initial thoughts on how the warehouse community currently works
2. What is warehouse living?
3. What could work better?
4. Ideas for improving the area

Key feedback:

1. Initial thoughts on how the warehouse community currently works:

- Mixed demographics with a tendency towards those in their 20s and 30s. However, there are also families, disabled people and older residents (oldest resident is 70). There is no 'typical' resident.
- The variation in existing unit sizes and bedroom sizes accommodates different peoples needs both in terms of working but also different households and ways of living.
- There is no typical length of time people stay, some never leave and others are passing through. Some 'grow out' of certain aspects of Warehouse Living and move on.
- An element of control over the space is important for residents.
- All residents talked about the strength of the community being an enormous attraction to living in the Warehouses. People look out for each other, make friends and collaborate on their creative work. The links created remain even once residents have left.
- Residents use technology to help build the community - Facebook page and WhatsApp groups.
- Warehouse Living is very popular amongst the creative community.

2. What is warehouse living?

- A place where work and living spaces are interconnected
- Residents having a feeling of ownership and control over the spaces
- History and volume of the warehouses gives the building character.

3. What could work better?

- Communication between the residents and other external parties involved in the site, were sometimes closed.
- Interaction with the wider community
- Safety is currently a big concern.
- Waste storage and removal is poorly managed.
- Noise management
- Tewkesbury Road Open Space is currently an undesirable area that could be improved and used more positively.
- Future use of ground floor spaces could be used more constructively as flexible studio/gallery space, for example.

4. Ideas for improving the area:

- Creative and positive installation on Overbury Road
- Higher quality communal or public green space
- Flexibility to customise internal and external spaces.
- Focus on making space for the collective
- Harness creativity



Figure A.1: Residents at the Steering Group on 27th August



Figure A.2: Ownership of the spaces inside and out is important to residents



Figure A.3: Residents use low-tech and high-tech ways to manage communal living.

Session 2: 24th September 2019

Purpose:

To present the initial thinking around what is working and not working well on each of the sites.

To present a suggested concept to improving the area in terms of movement, frontage and links.

To present modular construction as a method for developing new warehouse living typologies.

Key feedback:

General Issues

- Uplift in rent is a key concern for residents.
- The waste storage/pick up problem has reached a critical point
- The management of some warehouses is a problem when the leaseholders do not live in.
- More control over tenancies is required – people who are catalysts for antisocial behaviour move in and other residents have to live with them for months before their tenancies run out.

Overbury Road: Response to Analysis

- It is a positive thing that there is no access to the open space to the south of Eade Road. Residents expressed the wish to retain this protected natural area and felt that public access would compromise this space.
- Tewkesbury Road warehouses feel very segregated – no one has much interaction with these residents or are aware who lives there.
- Cycle parking isn't felt to be secure and access isn't being granted by people who have the access codes.
- If cars parked along Eade Road this would help with traffic calming measures.
- Vehicles parked up the slope near café is a major problem for waste collection.
- There is a desire to host an electric vehicle scheme
- The active parking management that was previously implemented did not work.

Response to the Overbury Concept Plan:

- Divided opinion over gates – safety is a big concern.
- The area to the rear of 2 Overbury Road needs to be really open and well-overlooked, if it's opened up as a through route. At the moment this is viewed as an unsafe and undesirable dead end due to the step level change.
- Any increase of footfall along Overbury Road would be a positive change.
- Residents expressed a preference for unallocated ground floor spaces rather than a prescribed use. Ensure these spaces are big enough for all types of activities – wellbeing, performances etc. K5 has been a success in this regard.
  A big, open, clean space is required.
- There is a desire to retain café currently on 2 Overbury Road.
- Cara House and its residents currently feels very disconnected – it should face more towards the warehouse district.
- It is important to create spaces that attract people who want to bring something positive to the community.
- Unit M had a big backlash – not enough communication with the community.

Arena Design Centre: Analysis response:

- At present the car parking within the central courtyard isn't a big issue for the residents. The cars are successfully moved out when there is an event taking place.

Response to how the session was structured:

- Going forward it would be helpful to split immediate (bins, parking, bikes & security) and longer-term issues (building development) as well as different meetings for Arena and Overbury/Eade Road.
- Residents highlighted that if public realm improvements were made first, the residents would gain trust in the process.
- Residents proposed to have their own meeting to get their thoughts together on immediate issues and their preferred response.

Session 3 - 29th October 2019

Purpose: To discuss

1. Refuse solutions: approaches and ideas to manage the current waste issues

2. Car parking

3. Cycle parking

4. Improving security and safety in the district

Key feedback:

Refuse Solutions

- Residents welcomed the idea of bin stores which could contribute to the overall streetscene i.e. with green roofs.
- It was raised that along Overbury Road and Tewkesbury Road people from outside the warehouse district use the bins, as they are left out on the street. This increase in volume of waste often contributes to the overflowing bins here.
- Fly tipping was raised as a key issue, particularly on Tewkesbury/Overbury Road.

Car Parking

- Residents expressed that Overbury Road can be at full capacity with parking during the evenings and weekends. It was stated that residents would prefer to retain the existing level of parking provision here.
- It was felt that the previous parking management was too intrusive, but if the residents had the opportunity to, for example, issue their own tickets this would be preferred.
- It was raised that some residents park vans that are only used a couple of times per year in the courtyard. This blocks up space unnecessarily and it would be preferable if they had somewhere else to park.
- Motorbike safety was raised as a concern. Residents would like to see the opportunity to lock their bikes to metal rings, for example, to improve the safety.
- Residents welcomed the idea of a shared vehicle. It was suggested that the preferred option would probably be a van and a car as opposed to solely cars.

Cycle Parking

- It was felt that if secure bike shelters that provided protection from the elements were provided, people would be more likely to use them.

Security

- The residents fed back that both routes (Netherton Road and the alleyway) from Seven Sisters Road to Overbury Road felt unsafe in the dark. A new, safer route would be welcomed.
- The potential direct link between Eade and Overbury Road was embraced as a concept. This would allow residents to move through the site rather then having to take less desirable routes around the site.
- Residents who attended the event weren't completely opposed to having security cameras, however the felt that an open line of communication was required with where and when these would be installed.

Next Steps:

- Residents felt that when an outline solutions for the issues raised are in place, the discussion should be opened up to the wider community.
- Residents agreed with the proposals to have a permanent presence on site to allow all members of the community to feel like they have had a chance to voice their opinions.

Appendix B: Technical Report: Archaeological Desk-Based Assessment

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Harringay Warehouse District, London Borough of Harringay

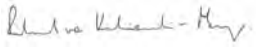
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EXECUTIVE SUMMARY

The Harringay Warehouse District study site, London Borough of Harringay, has been considered for its below ground archaeological potential.

In terms of relevant nationally significant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.

In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Harringay and their archaeological advisors at the Greater London Archaeological Advisory Service (GLAAS).

The study site can be considered likely to have a generally low archaeological potential for all past periods of human activity.

Past post depositional impacts within the study site is considered likely to have been severe as a result of previous redevelopment. Historic mapping dating from the 1880s to the 1970s indicates potential impact from a brickfield together with subsequent landforming.

Proposals comprise new warehouse living (Sui generis) and workspace/commercial uses.

On the basis of the available information, no further archaeological mitigation measures are proposed in this particular instance.

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1 INTRODUCTION AND SCOPE OF STUDY

1.1 This below ground archaeological desk-based assessment has prepared by RPS on behalf of the applicant.

1.2 The subject of this Assessment comprises the site, also referred to as the study site, known as the Seven Sisters site. The study site lies to the west of the junction with Eade Road and Seven Sisters Road, and is centred at TQ32707 87973 within the administrative boundaries of the London Borough of Harringay (see Figures 1-2 and 17-18).

1.3 Figures 2a-2c spatially summarise relevant cultural heritage designations and archaeological findspot references in relation to the study site, primarily using data provided by the Greater London Historic Environment Record (GLHER).

1.4 In terms of relevant nationally significant designated heritage assets, as defined in Section 2 below, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the vicinity of the study site.

1.5 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area as defined by the London Borough of Harringay and their archaeological planning advisors at GLAAS.

1.6 The Applicants have commissioned RPS to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.

1.7 In accordance with relevant government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, October 2020) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.

1.8 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including the results of a comprehensive map regression exercise.

1.9 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, updated April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is periodically updated (https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment).

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Strategic Planning Policy

2.14 The relevant strategic planning framework for the study site is provided by The London Plan, The Spatial Development Strategy for Greater London, adopted March 2021. Within Chapter 7 of the Plan, 'Heritage and Culture', policy HC1 is of most relevance to archaeology at the study site:

HC1 Heritage and Conservation Growth

A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1. **setting out a clear vision that recognises and embeds the role of heritage in place-making**
2. **utilising the heritage significance of a site or area in the planning and design process**
3. **integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place**
4. **delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.**

C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they set out strategies for their repair and re-use.

Local Planning Policy

2.15 The London Borough of Harringay's Local Plan Strategic Policies 2013-2016 (2015-consolidated with alterations 2017) contains the following policy relevant to archaeology at the study site:

SP12: Conservation

The Council shall ensure the conservation of the historic significance of Harringay's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site

The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the

historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

2.16 The London Borough of Harringay's Development Management DPD, adopted July 2017, contains the following policy relevant to archaeology at the study site:

Policy DM9 Management of the Historic Environment

A. Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B. Proposals affecting a designated or nondesignated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C. When considering the impact of proposals on the historic environment, the Council will have regard to:

a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;

b Character appraisals and management plans or other guidance, where they are available;

c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;

d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

e The desirability of securing a viable use for a heritage asset consistent with its conservation;

f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and

g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Archaeology

H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

a The significance of an archaeological asset and its setting;

b The impact of the proposal on archaeological assets; and

c The priority given to preserving and managing the archaeological asset and its setting in situ.

I All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Relevant Designations

2.17 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.

2.18 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Haringay and their archaeological planning advisors at GLAAS.

2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential, together with the likely significance of that potential, and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

3.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).

3.2 The British Geological Survey has mapped the underlying geology of the study site to comprise solid London Clay, with no superficial deposits mapped.

Topography

3.3 Along the southern boundary of the study site, Eade Road is level at 26.3m AOD; the line of Seven Sisters Road along the southeastern boundary drops in height from 30.8m AOD to the south of the study site, to 22.9m AOD to the northeast. There is a substantial height change across the study site: Tewkesbury Road to the northeast of the study site lies c.7m lower than Seven Sisters Road; an area of the study site is banked away from Seven Sisters Road and a retaining wall is present on the southern boundary of Cara House, immediately west of the study site. Historic mapping dating from the 1880s to the 1970s indicates potential impact from a brickfield together with subsequent landforming (see also Section 4 below, and Figures 8-13; Morris + Co December 2022).

3.4 The New River opened in 1613 to bring fresh water into the northern and western parts of the City of London from springs at Amwell and Chadwell in Hertfordshire, and is mapped to flow to the south of the study site (See Section 4 below).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1799
Modern	AD 1800	-	Present

Introduction

4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.

4.2 What follows comprises a review of known archaeological assets within a one kilometre radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the seventeenth century onwards until the present day.

4.3 As shown on Figures 2a-2c, in terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.

4.4 In terms of relevant local designations, the study site is not located within an Archaeological Priority Area (APA), as defined by the London Borough of Harringay and GLAAS (see Figure 2b).

4.5 Historic Landscape Characterisation (HLC) data sources from the GLHER confirms the study site to lie in an area designated for ‘industry’.

4.6 Chapter 5 subsequently considers the study site conditions as understood through this review of potential archaeological assets, and whether the theoretical potential identified is likely to survive the impact of previous and existing development.

Previous Archaeological Work

4.7 The GLHER does not record any archaeological fieldwork having previously taken place within the study site being undertaken within the study site.

Prehistoric

4.8 The finds of Palaeolithic flintwork recorded on the GLHER within the one kilometre study area search radius are all located at the same grid reference (TQ33504 87505), which places them in the area of Stamford Hill to the southeast of the study site. They comprise 84 handaxes and other flint artefacts, recorded from a 'floor' at Stoke Newington (139866) together with a slightly rolled Lower Palaeolithic flint, and a handaxe (94880, 128933); and a flint and three handaxes from Dunsmore Road (145906, 151609). These finds are all recorded in an area of Langley Silt brickearth, typically overlying river terrace gravels, rather than the London Clay deposits underlying the study site itself.

4.9 The sole find dated to the Mesolithic period recorded on the GLHER within the one kilometre study area search radius comprises a Mesolithic tranchet axe from the Stamford Hill area to the southeast (137630, TQ33504 87505).

4.10 The presence of early prehistoric material is notoriously difficult to predict, and can be influenced by suitable topographical locations, particularly related to watercourses, together with suitable underlying geology. Noting the lack of the latter, a generally low archaeological potential can be identified for the early prehistoric periods at the study site.

4.11 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.12 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.13 No archaeological finds or features dated to the Neolithic are recorded on the GLHER as having been identified within the one kilometre study area search radius of the study site.

4.14 The sole finds of Bronze Age date recorded on the GLHER within the one kilometre study area search radius comprise a sword, and a pot, located with the same grid reference in the Stamford Hill area to the southeast of the study site (102810, 134856, TQ33504 87505).

4.15 No archaeological finds or features dated to the Iron Age are recorded on the GLHER as having been identified within the one kilometre study area search radius.

4.16 In view of the above, a generally low archaeological potential can be identified for the prehistoric periods within the study site.

Roman

4.17 No archaeological evidence related to settlement or related activity of Roman date has been recorded on the GLHER within the one kilometre study area search radius.

4.18 The line of Kingsland Road and Stamford Hill (A10) which runs on a north-south alignment over 1km east of the study site follows the line of Ermine Street, the Roman road from London to Lincoln and York (MLO1865, TQ3354 8501; Margary Vol. 1 1955: 170). Therefore typical archaeological features associated with proximity to Roman roads are unlikely to be represented on the study site due its distance from Ermine Street.

4.19 In view of this, a generally low archaeological potential has been identified for the Roman period within the study site itself.

Anglo-Saxon & Medieval

4.20 The Victoria County History places the Domesday settlement of Tottenham (Totta's Ham: the settlement of Totta) at High Cross, some distance to the northeast of the study site (VCH Middlesex 1976). The Domesday settlement is considered likely to have comprised an agricultural estate of scattered farmsteads, rather than a village in the modern sense (MLO4909, TQ3332 9095).

4.21 The sole find of Anglo-Saxon date within the one kilometre study area search radius comprises a coin of Egbert recorded at Stamford Hill to the southeast of the study site, (121384, TQ33504 87505).

4.22 To the southeast of the study site, settlement at Stamford Hill is first recorded in the 13th century (137934, TQ33650 87601). Roads within the study area search radius understood to have Medieval antecedents include the course of Seven Sisters Road, along the study site's eastern boundary (105369, TQ32849 88200); Black Boy Lane to the northwest (105726, TQ32393 88961); Green Lanes to the southwest (119228, TQ3215 87061; 149474, TQ31380 89719), and Clapton Common to the southeast (122123, TQ33994 86550).

4.23 During the Anglo Saxon and Medieval periods the area of the study site is understood to have comprised a large expanse of woodland called Hornsey Wood, which was gradually cut back for use as grazing land during the Medieval period.

4.24 The available information indicates a generally low archaeological potential for the Anglo-Saxon and Medieval periods within the study site. Evidence of agricultural activity and land division is considered most likely to be represented within the archaeological record.

Post Medieval & Modern (including map regression exercise)

4.25 Many of the GLHER records within the study area search radius refer to Post Medieval and Modern findspots. These findspots are not discussed in detail here as they are not deemed to be directly relevant to the development and history of the study site itself.

4.26 The New River opened in 1613 to bring fresh water into the northern and western parts of the City of London from springs at Amwell and Chadwell in Hertfordshire, and is mapped to flow to the south of the

study site (77561, TQ31490 89759; Halliday 2008: 21; Survey of London 2008: 167; Weinreb, Hibbert & Keay 2008: 581).

4.27 Early maps show the study site to lie in open land to the northwest of Stamford Hill and to the southwest of Tottenham (Figure 3: 1619 Clay Map of Tottenham; Figure 4: 1754 John Rocque Map of Middlesex; Figure 5: 1799 Ordnance Survey Drawing; Figure 6: 1822 Wyburd Map of Tottenham).

4.28 Seven Sisters Road is described in the London Encyclopaedia as 'a long straggling road through dingy suburbs' built in the 19th century (c.1824-1834) to connect Holloway and Tottenham' (Weinreb, Hibbert & Keay 2006; Cherry & Pevsner 1999).

4.29 The Tottenham Tithe Map (Figure 7: 1844) and the associated award show the study site occupied as follows:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
1477	Trustees of the Metropolitan Roads	James Dawkings	Slips of Pasture	Pasture
1478	Joseph Lucas	James Dawkings	3 Acres	Meadow
1479	Joseph Lucas	James Dawkings	18 Acres	Meadow

4.30 The First Edition Ordnance Survey (Figure 8: 1881) shows the study site remaining undeveloped, to the north of the river, with the slope of the embankment carrying Seven Sisters Road within the eastern boundary.

4.31 The Second Edition Ordnance Survey (Figure 9: 1896) shows the study site remaining undeveloped, with the associated open area named as a brickworks, save for two houses at the southwestern end of a terrace fronting Seven Sisters Road within the eastern end of the study site. The line of Eade Road forming the southern study site boundary is now shown to be present.

4.32 An online document entitled a Potted History of Harringay Warehouse District by Hugh Flouch confirms that in the southeastern part of the Warehouse District area, north of where Eade Road now meets Seven Sisters Road, was a large brickfield, in the area of the study site (https://hwdcomment.online/updates/a-potted-history-of-harringay-warehouse-district/).

4.33 The Third Edition Ordnance Survey (Figure 10: 1915) shows that the southwestern part of the study site has been raised up; an area of trees are shown within the northwestern area. The Revised Ordnance Survey (Figure 11: 1938) shows the profile of the southern part of the study site altered again, with the bulk of the study site remaining undeveloped, with new build within the northeastern boundary.

4.34 The 1952-1954 Ordnance Survey (Figure 12) again shows that the topography of the site has been reprofiled, with a slope upwards towards the southern area, across the central area. A rectangular building is now shown on the southwestern boundary, with a detached building to the north, and buildings project into the study site's northwestern area. The 1970-1971 Ordnance Survey (Figure 13) shows the extension of the buildings along the southern boundary, the alteration to buildings within the northeastern boundary, and the apparent reprofiling of the central area of the study site.

4.35 No significant changes are shown within the study site on the 1978-1982 or the 1991 Ordnance Surveys (Figures 14-15).

4.36 The 1991 aerial photograph (Figure 16) shows the study site occupied principally by concrete hardstanding and buildings within the northeastern boundary, and a hedge running through the southeastern area towards the junction of Eade Road and Seven Sisters Road. The 2020 aerial photograph (Figure 17) shows the central and northwestern area of the study site overgrown.

4.37 The study site's archaeological and historical potential for the Post Medieval and Modern periods can be identified as generally low, and focussed on any surviving remains of buildings previously occupying the study site.

Negative and Neutral Data

4.38 To the southwest of the study site, evaluation trenching at the Kick Start site, Woodberry Down Estate, revealed 19th century building foundations (163935, TQ32420 87501).

Assessment of Significance (Designated Assets)

4.39 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.40 No relevant nationally significant designated heritage assets, as defined in the NPPF, are recorded on or in close proximity to the study site.

4.41 In view of the above it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

Assessment of Significance (Non-Designated Assets)

4.42 In terms of relevant local designations, the study site is not located within an Archaeological Priority Area, as defined by the London Borough of Harringay and GLAAS.

4.43 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeolithic	Low	Low/local
Mesolithic	Low	Low/local
Neolithic	Low	Low/local
Bronze Age	Low	Low/local
Iron Age	Low	Low/local
Roman	Low	Low/local
Anglo-Saxon	Low	Low/local

Medieval	Low	Low/local
Post Medieval	Low	Low/local
Modern	Low	Low/local

4.44 Any archaeological remains, should they occur at the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

5.1 The study site currently comprises areas of concrete hardstanding and overgrown land, together with two houses originating in the mid 19th century within the eastern boundary, with later additions and alterations (see Figures 17 and 18).

5.2 The construction of buildings occupying the study site can be considered likely to have had a negative archaeological impact, through the cutting of basements/cellars, foundations and services.

5.3 Ordnance Survey mapping dated 1896 shows the study site possibly within the boundary of a brickfield; mapping dated 1881, 1896, 1915, 1938, 1952-4 and 1970-1971 show landforming across the principal open area (see also Section 3 above, and Figures 8-13). Likely impacts arising from any quarrying activities together with landforming and reprofiling can be considered likely to have had a significant, widespread negative archaeological impact which is likely to have removed the original land surface.

5.4 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

Proposed Development

5.5 Proposals comprise mixed use residentially led redevelopment.

5.6 Figure 19 reproduces the proposed ground floor layout plan for the study site.

Review of Potential Development Impacts on Designated Archaeological Assets

5.7 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the immediate vicinity of the study site.

5.8 In view of the available information it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

Review of Potential Development Impacts on Non-Designated Assets

5.9 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area as defined by the London Borough of Harringay and GLAAS.

5.10 As set out in Section 4 above, the available evidence suggests a generally low archaeological potential for all past periods within the study site. If hitherto unknown remains were to be present, they are considered most likely to be of low/local significance.

5.11 The nature of archaeological survival will necessarily depend upon the impact of past post-depositional impacts as a result of development since deposition, which in this instance comprises phases of redevelopment.

5.12 On the basis of the available information it is considered unlikely that the redevelopment proposals will have a widespread or significant impact upon archaeological remains.

6 SUMMARY AND CONCLUSIONS

6.1 The application site, has been reviewed for its below ground archaeological potential.

6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.

6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the vicinity of the study site.

6.4 In terms of relevant local designations, the study site is not located within an Archaeological Priority Area as defined by the London Borough of Harringay and GLAAS.

6.5 The study site can be considered likely to have a generally low archaeological potential for all past periods of human activity. If hitherto unknown archaeological remains were to be present within the study site, the available information indicates that they can be considered most likely to be of low/local significance.

6.6 Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact. Historic mapping dating from the 1880s to the 1970s indicates potential impact from a brickfield together with subsequent landforming.

6.7 Proposals comprise mixed use redevelopment.

6.8 On the basis of the available information, no further archaeological mitigation measures are proposed in this particular instance.

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Cartographic

1619 Clay map of Tottenham

1754 John Rocque map of Middlesex

1799 Ordnance Survey Drawing

1807 Ordnance Survey Drawing

1822 Wyburd Survey of Tottenham

1844 Tottenham Tithe Map

1881 Ordnance Survey

1896 Ordnance Survey

1915 Ordnance Survey

1938 Ordnance Survey

1952-1954 Ordnance Survey

1953-1955 Ordnance Survey

1954-1955 Ordnance Survey

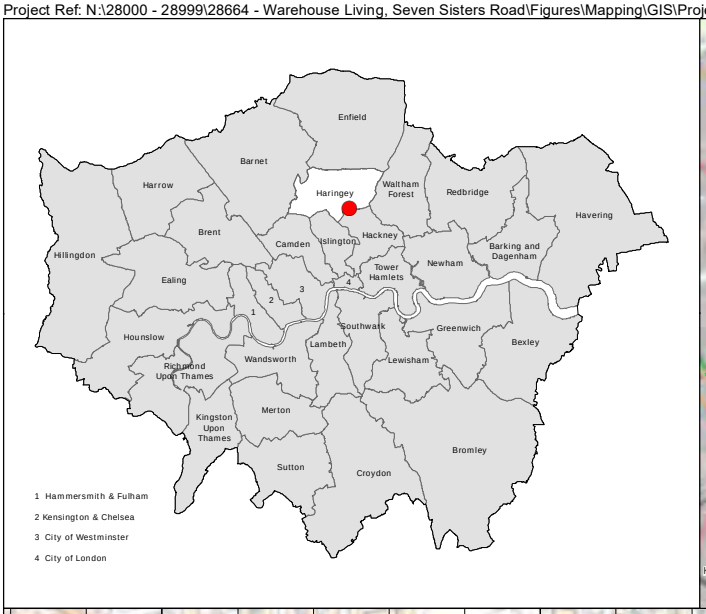
1970-1971 Ordnance Survey

1978-1982 Ordnance Survey

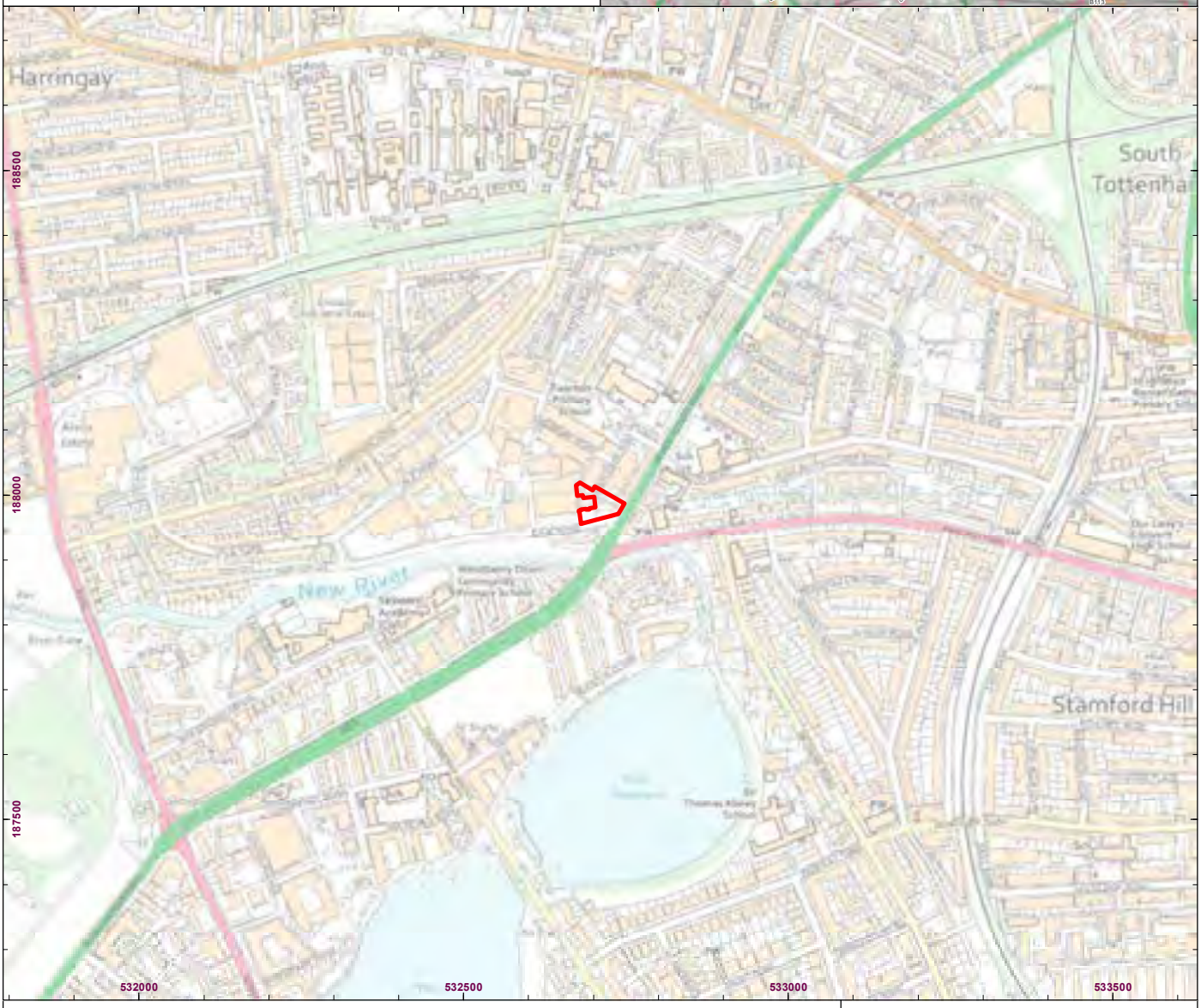
1986-1991 Ordnance Survey

1991 Ordnance Survey

2003 Ordnance Survey







Site Boundary

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Scale at A4: 1:10,000

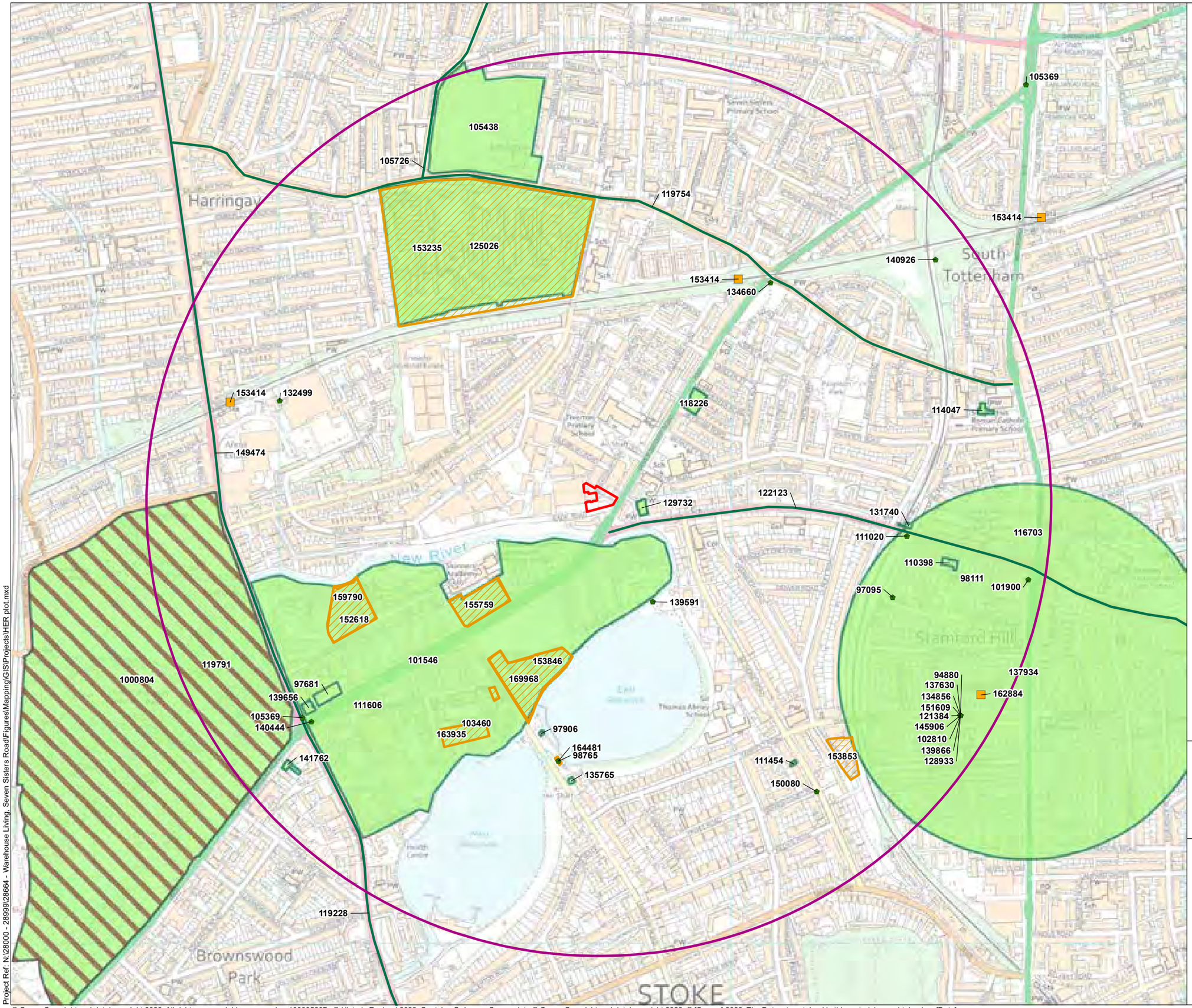
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Figure 1

Site Location

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NB 30/11/2022



Legend

- Site Boundary
- 1km search radius

Designated Heritage Assets:

- Registered Parks and Gardens

Non-designated Heritage Assets:

- HER Records Points
- HER Records Lines
- HER Records Polygons

Previous Archaeological Work:

- HER Events Points
- HER Events Polygons

N

0 100 200m

Scale at A3: 1:8,000

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Figure 2a

Summary of archaeological findspots and cultural heritage designations (data from GLHER)

Project Ref: N:\28000 - 28999\28664 - Warehouse Living, Seven Sisters Road\Figures\Mapping\GIS\Projects\HER plot.mxd

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NB 30/11/2022

Legend

- Site Boundary
- 1km search radius

Archaeological Priority Areas

- Ermine Street
- Finsbury Park
- New River
- Roman Road Ermine Street (Kingsland Road)
- The New River and Hornsey Waterworks

Protected Square

- 78240 - Stamford Hill, Stamford Hill

N

0 100 200m

Scale at A3: 1:8,000

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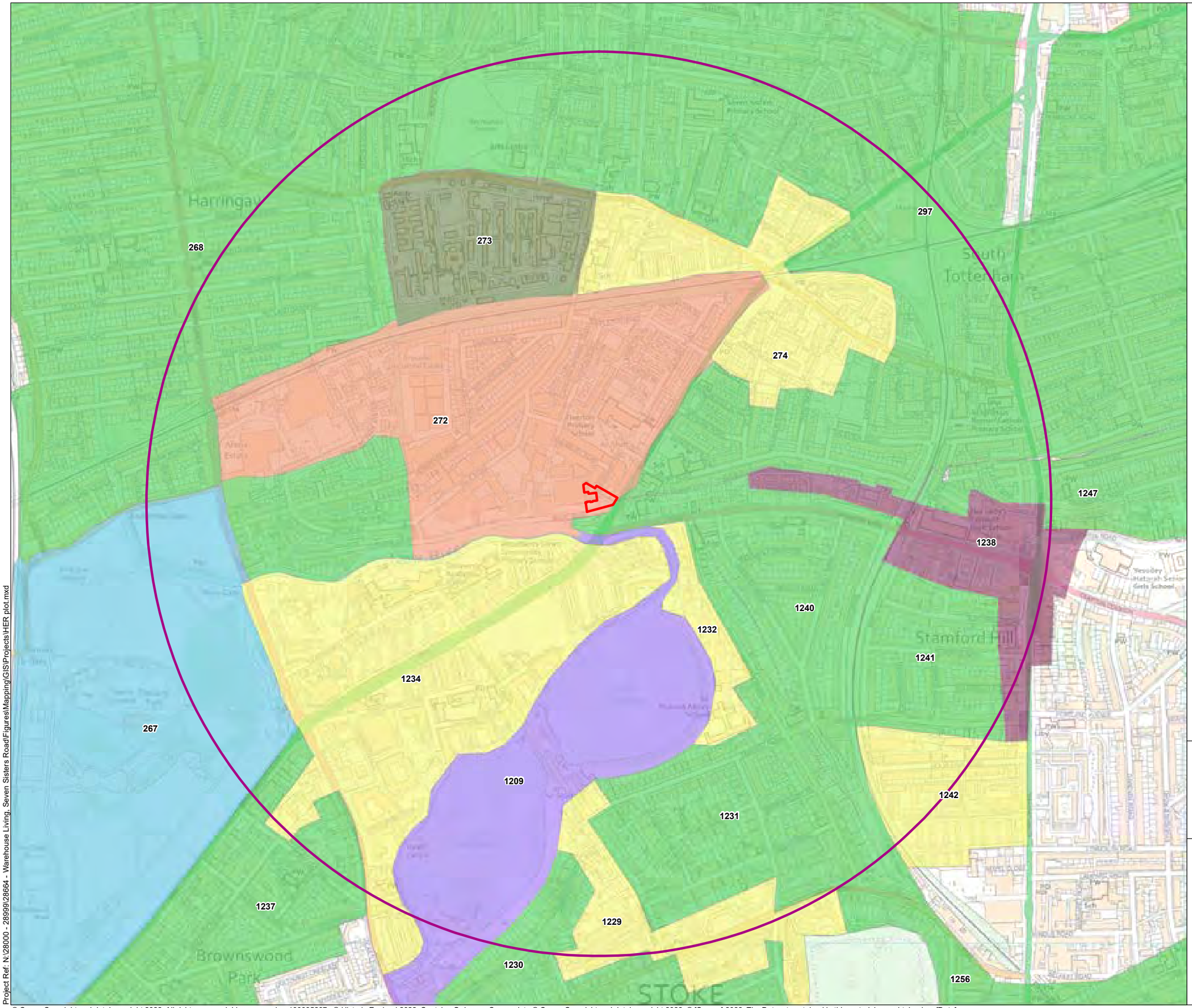
Figure 2b

Archaeological Priority Areas (data from GLHER)

Project Ref: N:\28000 - 28999\28664 - Warehouse Living, Seven Sisters Road\Figures\Mapping\GIS\Projects\HER plot.mxd

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NB 30/11/2022



Legend

- Site Boundary
- 1km search radius

Historic Landscape Characterisation:

- Commercial
- Industry
- Institutional
- Public Open Spaces or Parks and Open Spaces
- Victorian terraces
- 1945-2006 housing
- Water Bodies

N

0 100 200m

Scale at A3: 1:8,000

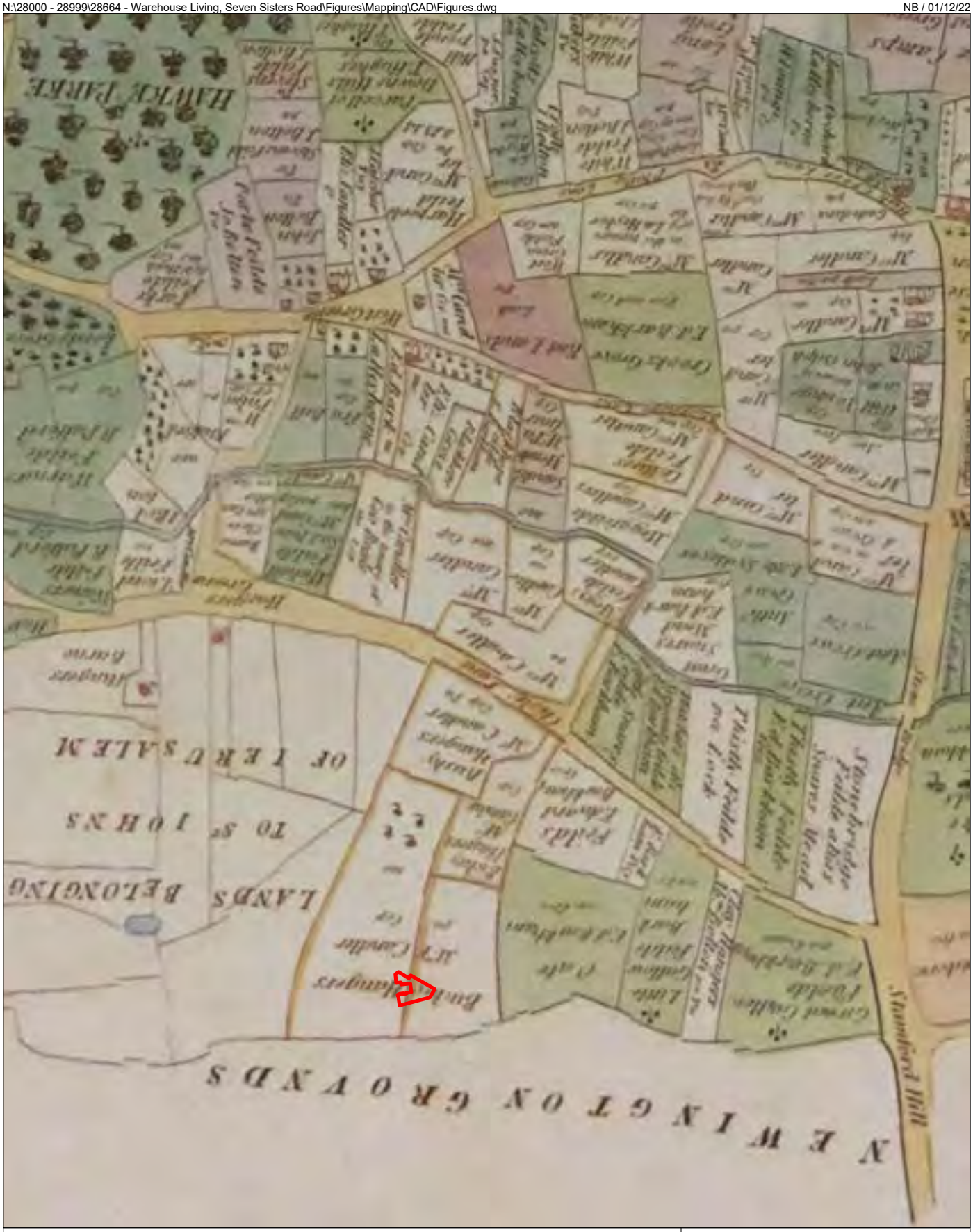
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Figure 2c

Historic Landscape Characterisation (data from GLHER)

Project Ref: N:\28000 - 28999\28664 - Warehouse Living, Seven Sisters Road\Figures\Mapping\GIS\Projects\HER plot.mxd

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Figure 3

1614 Clay Map of Tottenham

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Approximate site location

N

Not to Scale
Illustrative Only

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Figure 4

1754 John Rocque Map of Middlesex

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Approximate site location

N

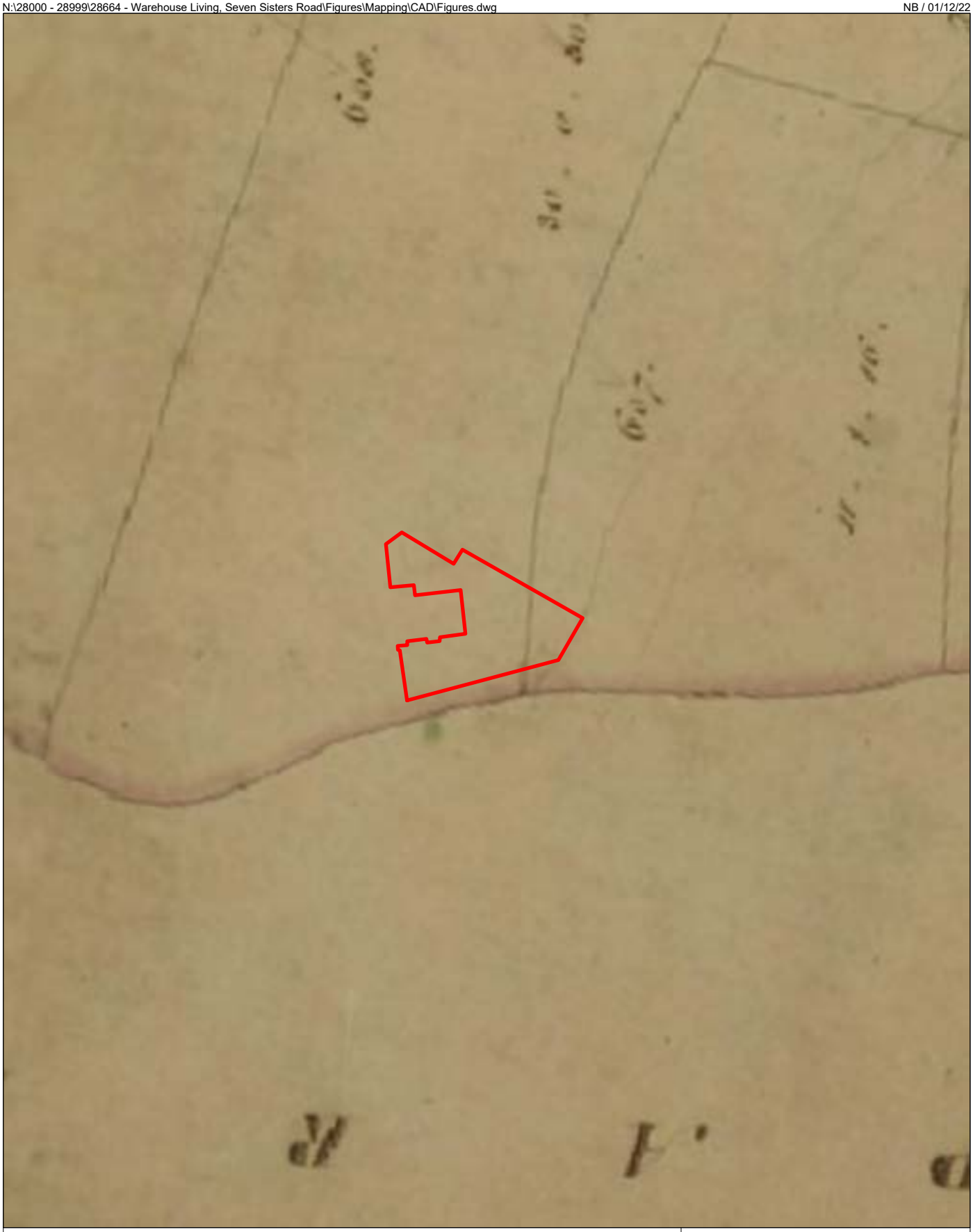
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Figure 5

1799 Ordnance Survey Drawing

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Site Boundary

N

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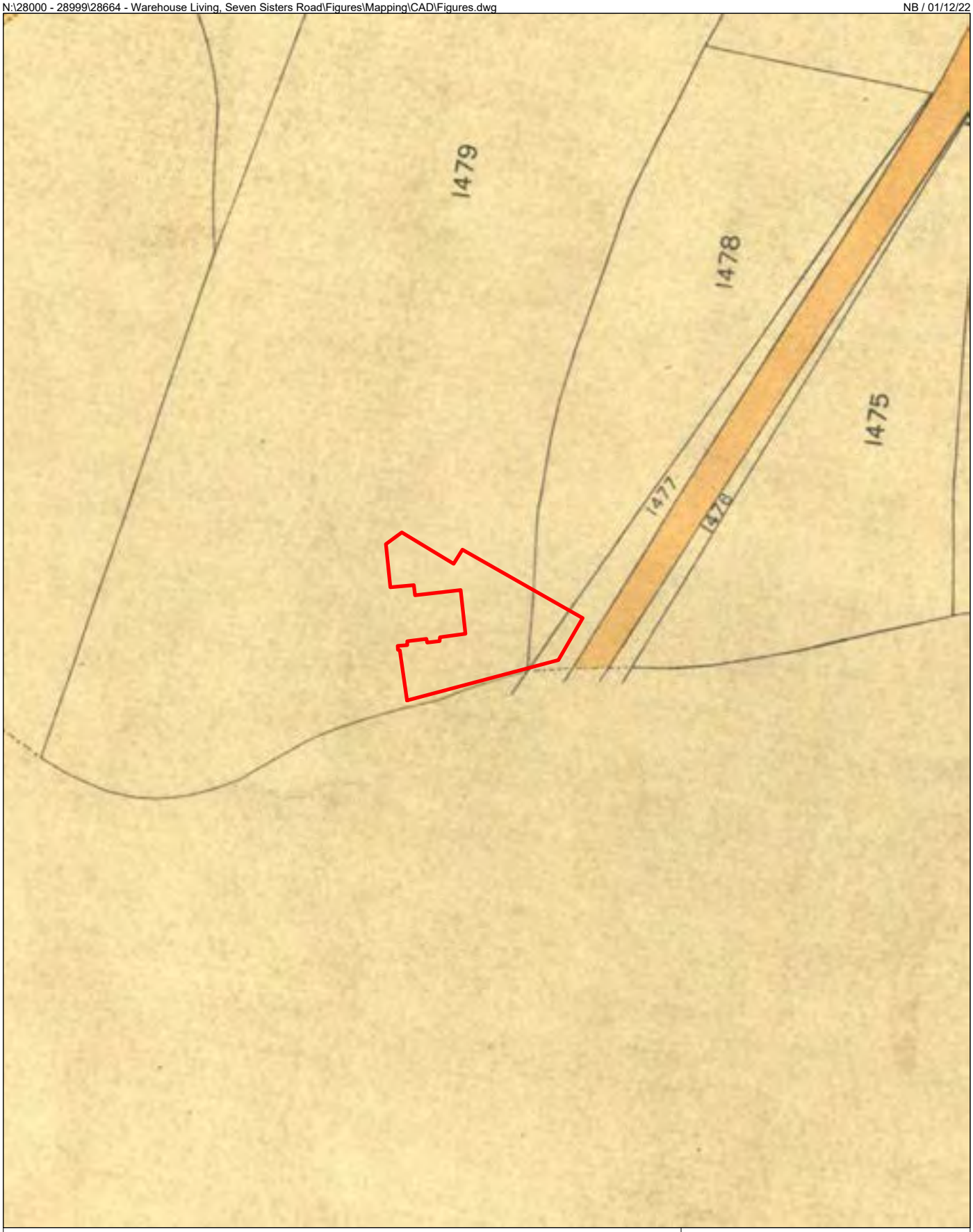
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Figure 6

1822 Wyburd Survey of Tottenham

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Site Boundary

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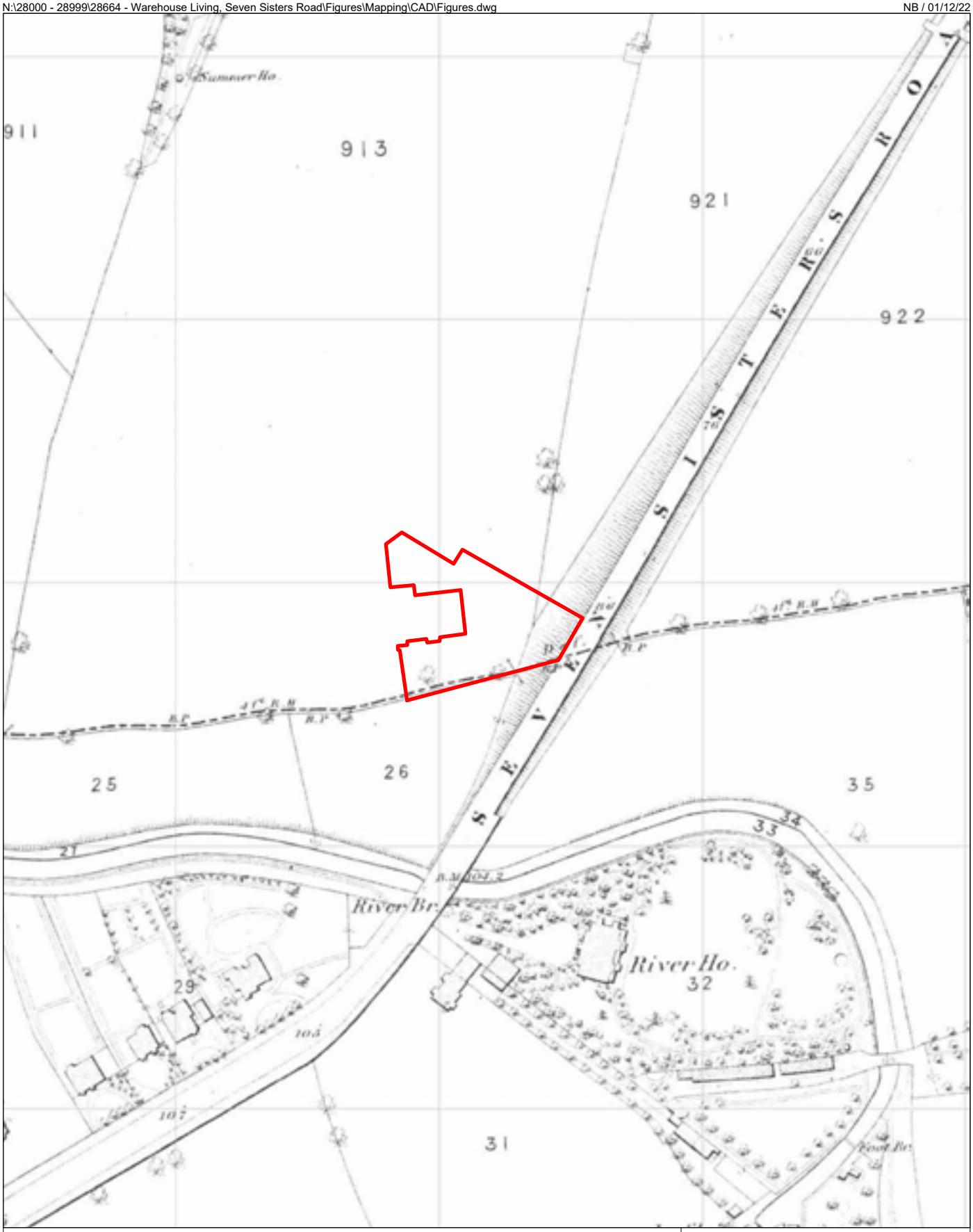
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Figure 7

1844 Tottenham Tithe Map

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Site Boundary

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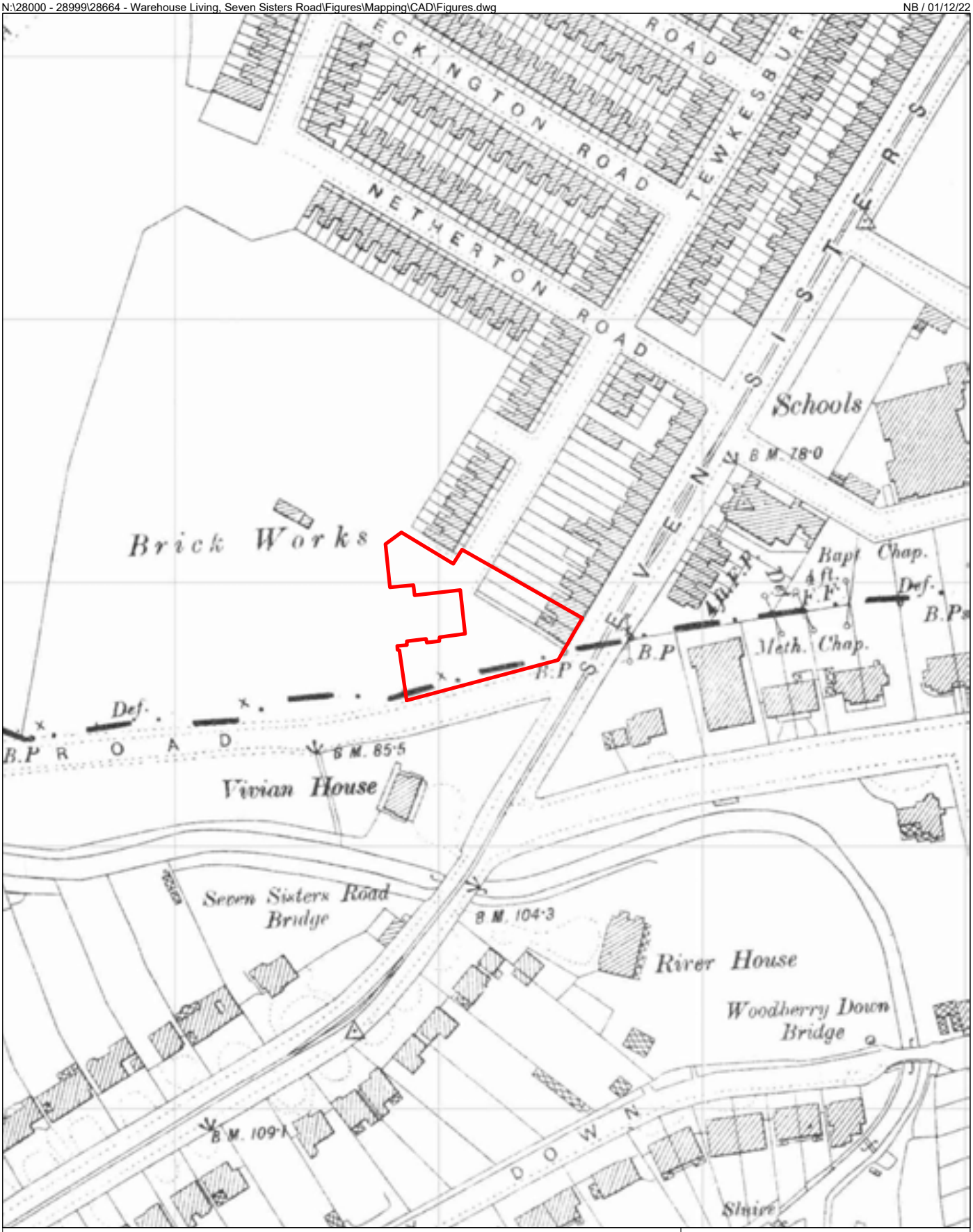
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Figure 8

1881 Ordnance Survey Map

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Site Boundary

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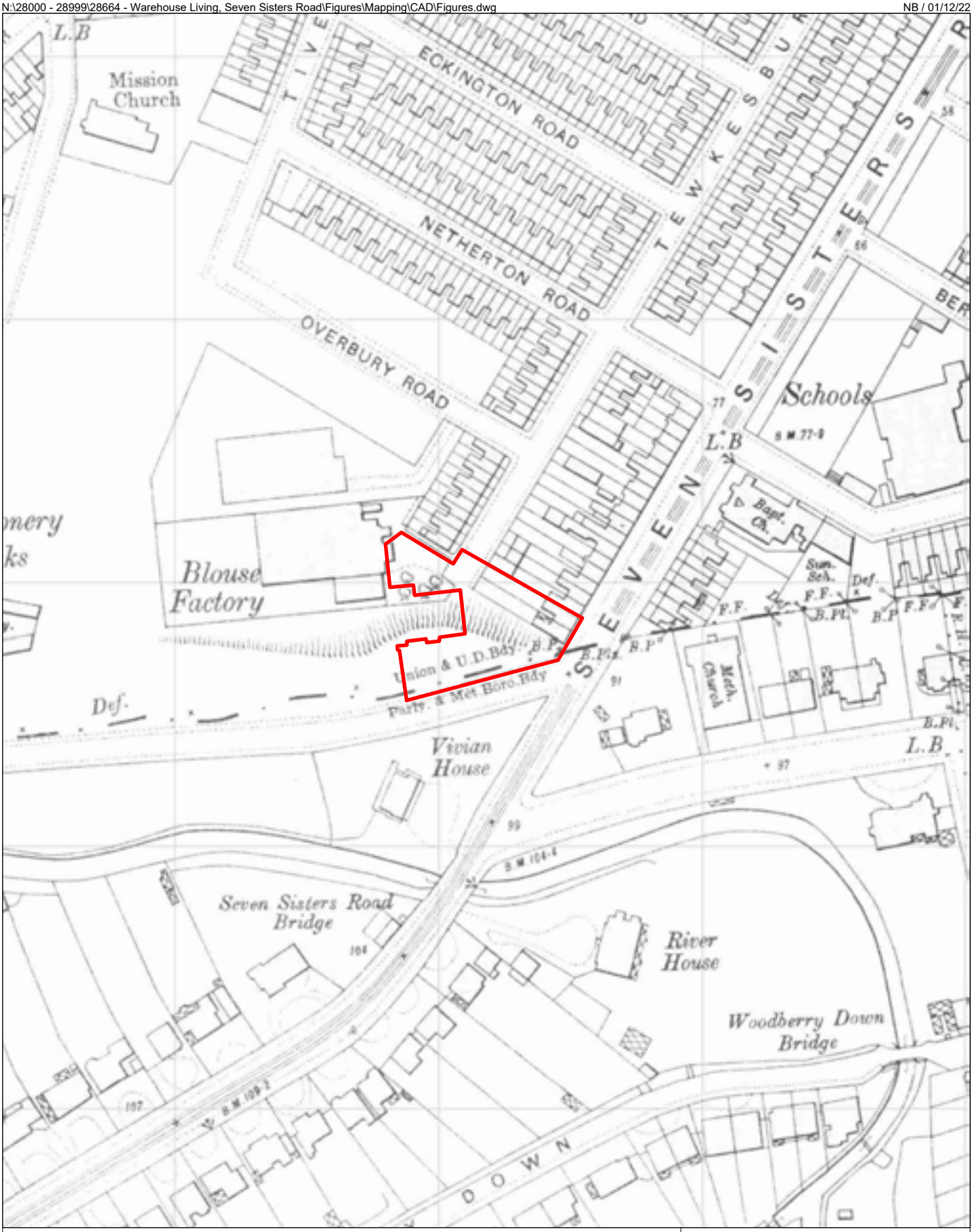
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Figure 9

1896 Ordnance Survey Map

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Site Boundary

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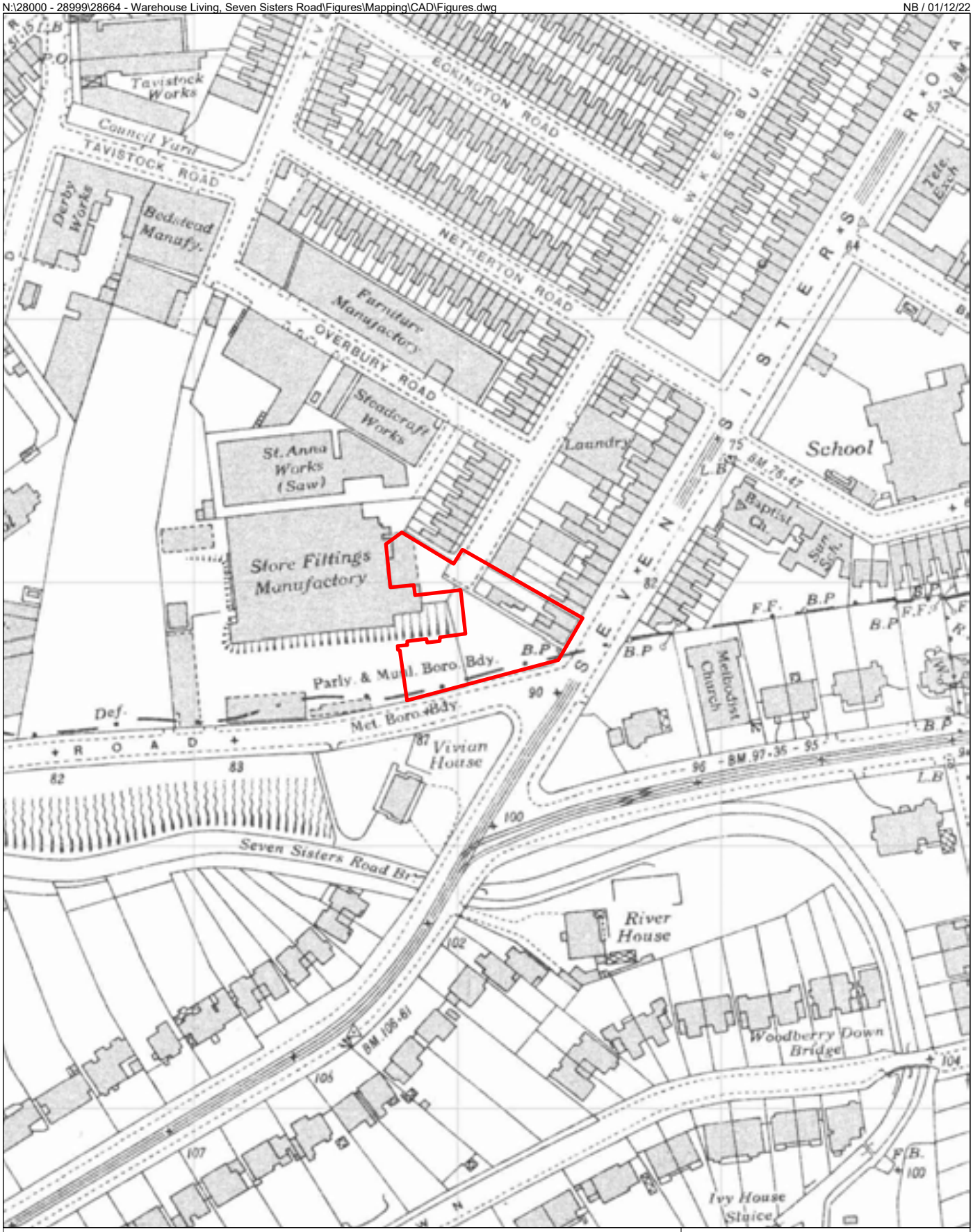
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Figure 10

1915 Ordnance Survey Map

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Site Boundary

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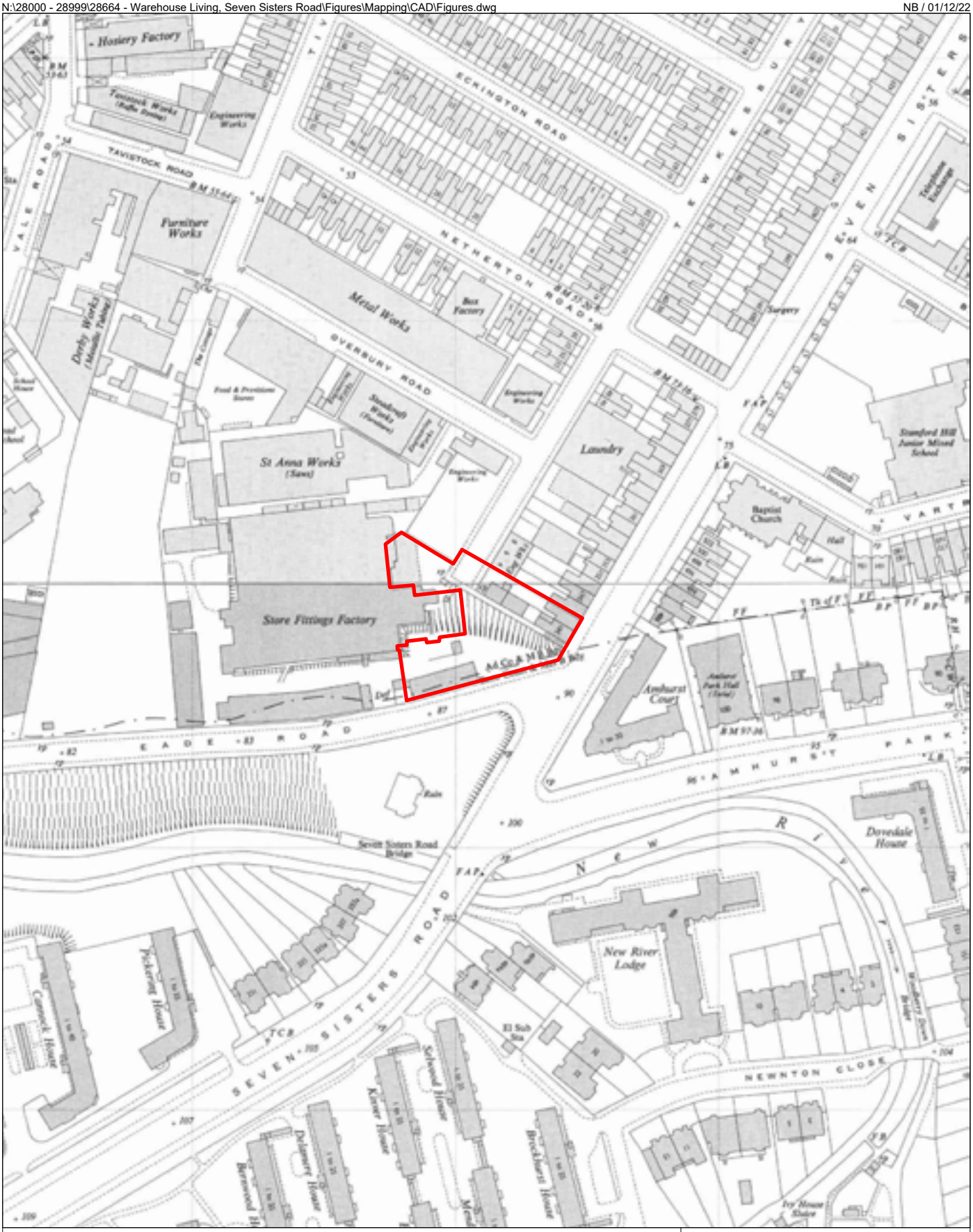
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Figure 11

1938 Ordnance Survey Map

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Site Boundary

N

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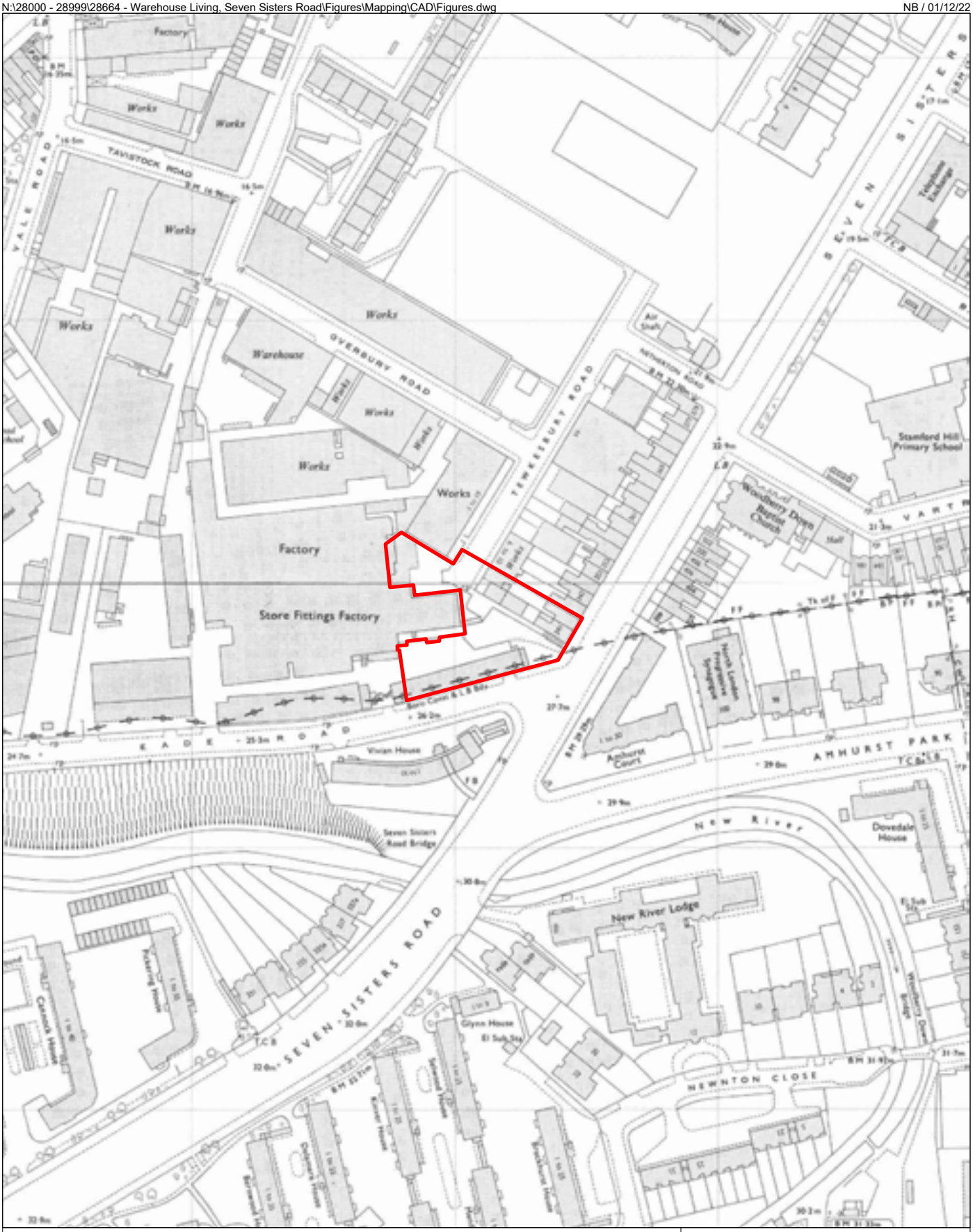
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Figure 12

1952-1954 Ordnance Survey Map

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Site Boundary

N

0 25 50m

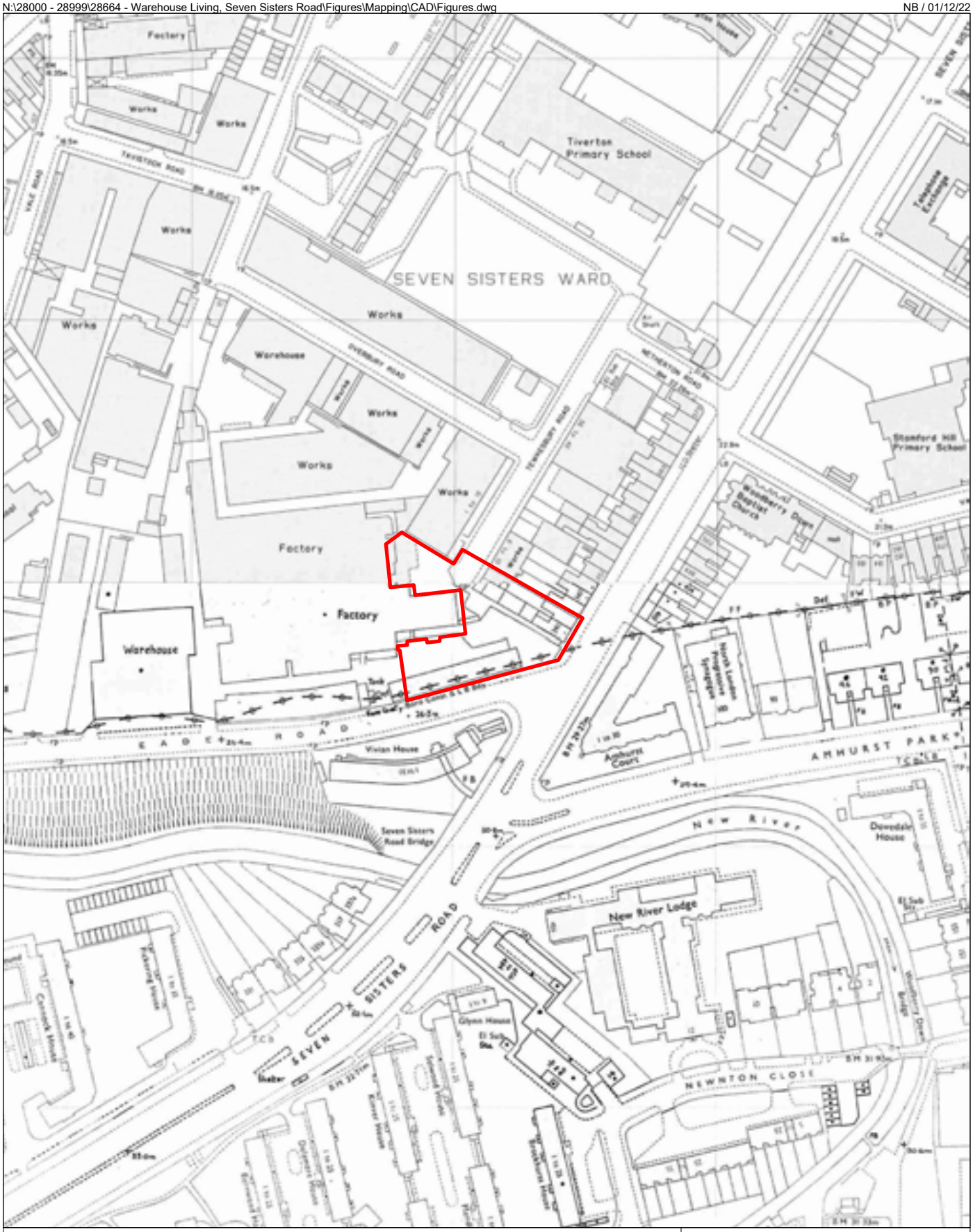
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Figure 13

1970-1971 Ordnance Survey Map

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Site Boundary

N

0 25 50m

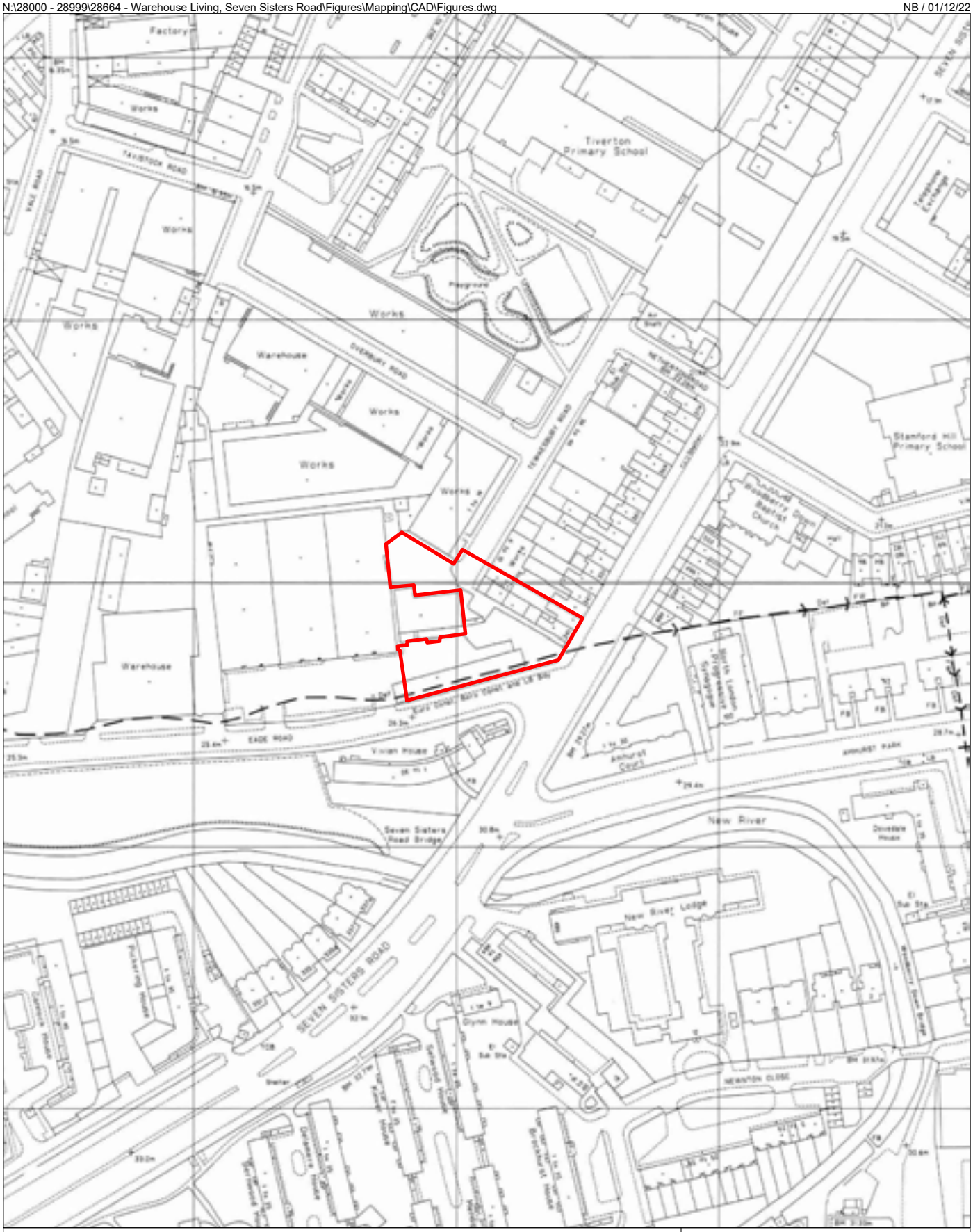
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Figure 14

1978-1982 Ordnance Survey Map

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Site Boundary

N

0 25 50m

Scale at A4: 1:2,000

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Figure 15

1991 Ordnance Survey Map

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Site Boundary

N

0 10 20m

Scale at A4: 1:750

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Figure 16

1999 Aerial Photograph

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Site Boundary

N

0 10 20m

Scale at A4: 1:750

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Figure 17

2020 Aerial Photograph

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Site Boundary

N

0 10 20m

Scale at A4: 1:750

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Figure 18

Site Survey As Existing

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Site Boundary

N

0 10 20m

Scale at A4: 1:750

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Figure 19

Redevelopment Proposals

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Appendix B: Technical Report: Preliminary Ecological Appraisal

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PRELIMINARY ECOLOGICAL APPRAISAL

SEVEN SISTERS HARRINGAY



ECO02941
Seven Sisters
Harringay
A
December 2022

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Draft, for comment	HM/MK	HK	HK	Jan 2023

Approval for issue

[Name]	[Signature]	[Date]

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Prepared for:

Dakota

EXECUTIVE SUMMARY

- RPS were commissioned by the Applicants to undertake a Preliminary Ecological Appraisal of the Eade Road/Overbury Road Warehouse District Site. This comprised a desk study, Phase 1 Habitat Survey and an ecological scoping survey, which assessed the potential of the site to support species of conservation concern or other species which could present a constraint to the development of the site.
- The proposals involve the re-development of the section of the warehouse district to provide high quality mixed-use space.
- The site is approximately 2.15 ha in size and comprises a section of the Harringay Warehouse District, with eleven buildings, areas of introduced shrub organised in garden areas, a hedgerow along the eastern alleyway and a few scattered trees. To the south of the site across Eade Road runs a section of New River. The habitat on site is common and widespread and largely of negligible importance. It is therefore considered that there will be no impacts to priority habitats under the proposals.
- There is one statutory designated site and 28 non statutory designated sites within 2 km of the site. The Lee Valley SPA and Ramsar is at a distance from the site such that there is unlikely to be any adverse effects of the proposed development. The New River SINC is almost adjacent to the site; therefore, a Construction and Environment Plan (CEMP) has been recommended to protect it throughout development.
- Any existing buildings and any large trees that are subject to planning applications involving their removal should be subject to a Preliminary Roost Assessment to accurately assign potential for supporting roosting bats, which would inform the requirements for further surveys.
- Some of the areas of ornamental planning on site are suitable for nesting birds. Therefore, any vegetation clearance should be carried out outside the nesting bird season, or under the guidance of a suitably qualified ecologist.
- During the site walkover a few patches of Buddleja shrub were recorded growing in some of the planters. Although not covered by WACA Schedule 9, Buddleja is considered invasive to London. As the proposed development involves the demolition of this building any Buddleja should be removed from the site and prevented from spreading any further.
- New development in the District has the opportunity to achieve Biodiversity Net Gain (BNG), thereby enhancing the site for its ecological value.
- Given the site location (London), to comply with relevant local policy, it is also recommended an Urban Greening Factor (UGF) Assessment be carried out.

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1 INTRODUCTION

1.1 Purpose and scope of this report

1.1.1 RPS was commissioned by the Applicants to undertake a Preliminary Ecological Appraisal (PEA) of an area of the Eade Road / Overbury Road Warehouse District site.

1.1.2 To undertake an initial assessment of the potential ecological impact of the proposals, a desk study, Phase 1 Habitat Survey, and a preliminary protected species assessment were carried out. This is termed as a Preliminary Ecological Appraisal Report (PEAR) in accordance with CIEEM (2017). This assessment is considered 'preliminary' until any required protected species, habitat or invasive species surveys are completed, and the results incorporated into a final Ecological Appraisal or Ecological Impact Assessment (EcIA) which supports the planning application.

1.1.3 The PEA aims to:

- undertake a desk-based review of designated sites and records of protected species and other species that could present a constraint;
- map and assess the habitats present on site;
- assess the site for potential to support protected species or other species that could present a constraint, and make appropriate recommendations for further survey work if necessary;
- provide outline options for mitigation measures as appropriate; and
- make recommendations for appropriate biodiversity enhancements in line with national and local planning policy.

1.1.4 This report pertains to these results only; recommendations included within this report are the professional opinion of an experienced ecologist and therefore the view of RPS. The surveys and desk-based assessments undertaken as part of this review and subsequent report including the Ecological Appraisal Notes are prepared in accordance with the British Standard for Biodiversity Code of Practice for Planning and Development (BS42020:2013).

1.2 Study area and Zone of Influence

1.2.1 The site is located between Eade Road and Overbury Road, Haringey. The site is approximately 2.15 ha in size. The National Grid coordinates for the centre of the site are TQ 32678 87996.

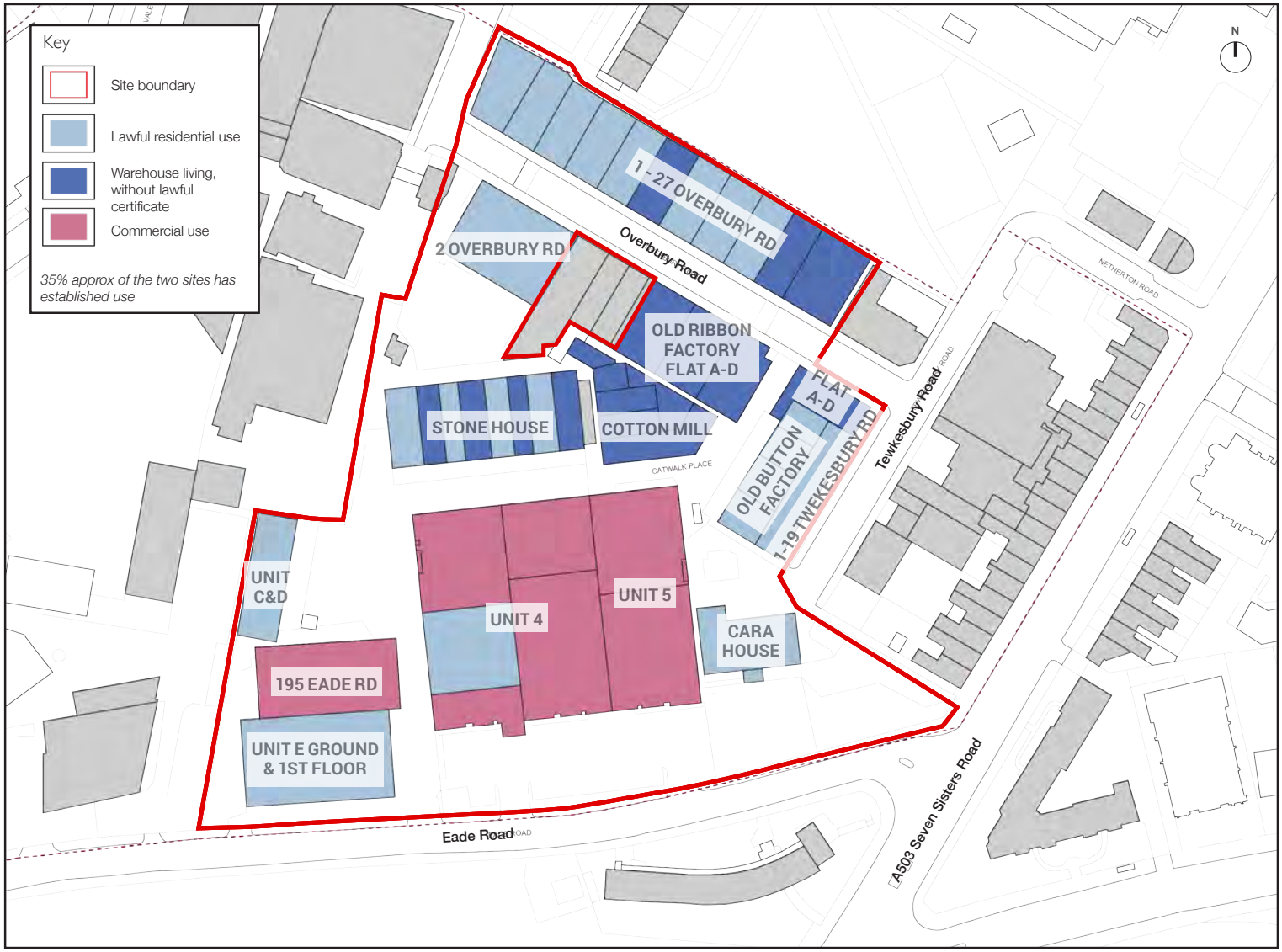
1.2.2 The site comprises a section of the Harringay Warehouse District, with eleven buildings, areas of introduced shrub organised in garden areas, a hedgerow along the eastern alleyway and a few scattered trees. To the south of the site across Eade Road runs a section of New River.

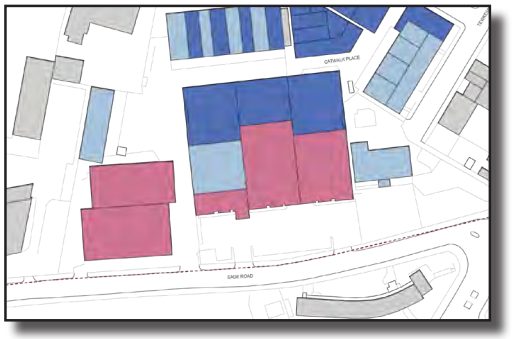
1.2.3 The site location is shown on Figure 1.1. Aerial imaging available via Google Earth Pro was also reviewed to assess the site in relation to its context in the wider landscape. The wider environs are urban, comprising the other residential and commercial properties of Haringey, with the Walthamstow Reservoirs slightly further afield.

1.2.4 The term Zone of Influence is used to describe the geographic extent of potential impacts of a proposed development. The Zone of Influence is determined by the nature of the development and also in relation to designated sites, habitats or species which might be affected by the proposals.

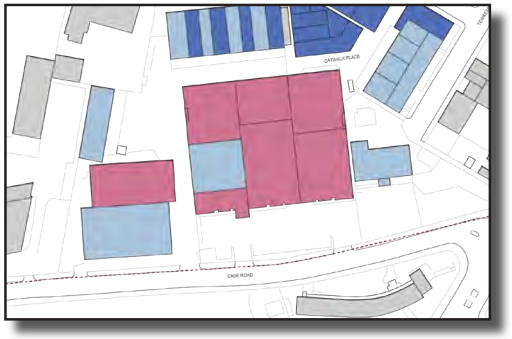
1.2.5 For this site, the Zone of Influence is considered to be land on and immediately adjacent to the site.

Figure 1.1: Site location.





Exert of plan showing ground floor lawful use (1:2000)



Exert of plan showing upper floor lawful use (1:2000)

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1.3 The Framework

1.3.1 This appraisal forms one of a number of baseline studies that have been used to help inform the development of an area wide framework that will be used to help guide and inform the future development of this part of the District.

1.4 Legislation and policy

1.4.1 Relevant legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to throughout this report where appropriate. Their context and application is explained in the relevant sections of this report.

1.4.2 The relevant articles of legislation are:

- The National Planning Policy Framework (NPPF, 2022);
- ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2022);
- Local planning policies (Sustainable Design & Construction SPD);
- The Conservation of Habitats and Species Regulations 2017;
- The Wildlife and Countryside Act 1981 (as amended);
- The Protection of Badgers Act 1992;
- The Countryside and Rights of Way Act 2000;
- The Hedgerow Regulations 1997;
- The Natural Environment and Rural Communities Act 2006;
- National / Local Biodiversity Action Plan for Harringey.

1.4.3 A summary of legislation relevant to protected or other species identified as potential constraints in this report is provided in Appendix A.

2 METHODS

2.1 Desk Study

2.1.1 Ecological records within a 2 km radius of the site were requested from Greenspace Information for Greater London (GiGL). Data requests were limited to records for protected species recorded within the last ten years and sites of nature conservation interest within 2 km of the site. This included a review of existing statutory sites of nature conservation interest, such as Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Area of Conservation (SACs) and National Nature Reserves (NNRs), and non-statutory sites, such as Sites of Importance for Nature Conservation (SINCs) and Local Wildlife Sites (LWSs).

2.1.2 Locations of statutory designated sites were accessed via the government 'MAGIC' website (MagicMap, 2023).

2.1.3 A 1:25,000 OS map was used to identify nearby features such as ponds or green corridors that could provide habitat or connectivity to other areas.

2.2 Ecological Appraisal

2.2.1 The ecological appraisal consisted of two components: a Phase 1 Habitat survey and a scoping survey for protected species and other species of conservation concern which could present a constraint to development.

2.2.2 The walkover survey was carried out by ecologist Harriet Miles BSc on the 12th of December 2022.

2.2.3 The Phase 1 Habitat surveys followed the standard methodology (JNCC, 2010), and as described in the Guidelines for Preliminary Ecological Assessment (CIEEM, 2012). In summary, this comprised walking over the survey area and recording the habitat types and boundary features present.

2.2.4 A protected species scoping survey was carried out in conjunction with the Phase 1 Habitat survey. The site was assessed for its suitability to support protected species, in particular Great Crested Newts *Triturus cristatus*, reptiles, birds, Badgers *Meles meles*, bats, and other species of conservation importance that could pose a planning constraint.

2.2.5 The surveyor looked for evidence of use including signs such as burrows, droppings, footprints, paths, hairs, refugia and particular habitat types known to be used by certain groups such as ponds. Any mammal paths were also noted down and where possible followed. Fence boundaries were walked to establish any entry points or animals signs such as latrines. Areas of bare earth were inspected for mammal prints. Areas of habitat considered suitable for protected species or those of conservation interest were recorded.

2.3 Impact Appraisal

2.3.1 The overall ecological appraisal is based on the standard best practice methodology provided by the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). The assessment identifies sites, habitats, species and other ecological features that are of value based on factors such as legal protection, statutory or local site designations such as Sites of Special Scientific Interest (SSSI) or Local Wildlife Sites (LWS) or inclusion on Red Data Book Lists or Biodiversity Action Plans.

2.3.2 The assessment also refers to planning policy guidance (e.g. NPPF) where relevant to relate the value of the site and potential impacts of development to the planning process, identifying constraints and opportunities for ecological enhancement in line with both national and local policy.

2.3.3 The methodology for evaluation of the nature conservation value of ecological features affected by development (ecological receptors) is adapted from the current Charted Institute of Ecology & Environmental Management guidelines for Ecological Impact Assessment (CIEEM, 2016). These guidelines recommend assignment of value (or potential value) to ecological receptors in accordance with the following scale:

1. International;
2. UK;
3. National (i.e. England/Northern Ireland/Scotland/Wales);
4. Regional;
5. County (or Metropolitan - e.g. in London);
6. District (or Unitary Authority, City, or Borough);
7. Local or Parish; and/or
8. within immediate zone of influence only.

2.3.4 Following on from the above, potential constraints to development are identified on that basis, with recommendations for further, more detailed surveys made as appropriate, for example to fully investigate botanical value or to confirm presence / likely absence of a protected species

2.3.5 In appraising any impacts, the review considers the client's site proposals and any subsequent recommendations made are proportionate and appropriate to the site and have considered the Mitigation Hierarchy as identified below:

- **Avoid**: Provide advice on how the development may proceed by avoiding impacts to any species or sites by either consideration of site design or identification of an alternative option.
- **Mitigate:** Where avoidance cannot be implemented mitigation proposals are put forward to minimise impacts to species or sites as a result of the proposals. Mitigation put forward is proportionate to the site.
- **Compensate:** Where avoidance cannot be achieved any mitigation strategy will consider the requirements for site compensatory measures.
- **Enhance:** The assessment refers to planning policy guidance (e.g. NPPF) to relate the ecological value of the site and identify appropriate and proportionate ecological enhancement in line with both national and local policy.

2.3.6 When describing impacts on ecosystem structure and function, reference is made to the following aspects where appropriate:

1. extent;
2. magnitude;
3. duration;
4. reversibility;
5. timing and frequency; and

2.3.7 Understanding the nature of the impact enables determination of the effect on the ecological integrity of the ecological receptor. This in turn is assessed against the importance of the receptor to determine the significance of the effect on nature conservation interests as being (i) not significant, or (ii) a significant positive or adverse impact.

2.4 Limitations

Desk Based Assessment

2.4.1 The desk study data is third party controlled data, purchased for the purposes of this report only. RPS cannot vouch for its accuracy and cannot be held liable for any error(s) in these data.

Survey

2.4.2 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation and prediction of the natural environment.

2.4.3 The protected/notable species assessment provides a preliminary view of the likelihood of these species occurring on the site, based on the suitability of the habitat, known distribution of the species in the local area provided in response to our enquiries and any direct evidence on the site. It should not be taken as providing a full and definitive survey of any protected/notable species group.

2.4.4 The Phase 1 habitat survey was carried out outside of the optimal survey season (April to October). Although the survey was carried out at a sub-optimal time of year, it is considered that sufficient information was obtained to enable an accurate assessment of the site to be carried out.

Accurate Lifespan of Ecological Data

2.4.5 The majority of ecological data remain valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for two years, assuming no significant considerable changes to the site conditions.

3 RESULTS

3.1 Designated Sites

3.1.1 There are eight statutory designated sites for nature conservation value within 2 km of the site. The closest of these is Railway Fields Local Nature Reserve (LNR), 0.75 km northwest from the site.

3.1.2 Twenty-eight non-statutory sites are located within the 2 km search radius of the site. The closest of these is New River Site of Importance for Nature Conservation (SINC), located 0.01 km south of the site.

3.1.3 A summary of these sites is provided in Table 3.1 below and the location of each site is detailed in Figure 3.1.

Table 3.1: Designated sites within 2 km of the study area

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
Statutory Sites				
Lee Valley	SPA	447.87	The Lee Valley SPA comprises a series of embanked water supply reservoirs, sewage treatment lagoons and former gravel pits that display a range of man-made and semi-natural wetland and valley bottom habitats. the site qualifies under article 4.1 of the Directive (79/409/EEC) as it is used regularly by 1% or more of the Great Britain population of a species listed on Annex I, in any season: • Bittern *Botaurus stellaris* the site qualifies under article 4.2 of the Directive (79/409/EEC) as it is used regularly by 1% or more of the biogeographical populations of the following regularly occurring migratory species (other than those listed on Annex I), in any season: • Shoveler *Anas clypeata* • Gadwell *Anas strepera*	1.71
Lee Valley	Ramsar	447.87	The Lee Valley Ramsar site comprises a series of embanked water supply reservoirs, sewage treatment lagoons and former gravel pits that display a range of man-made and semi-natural wetland and valley bottom habitats. The site qualifies under criterion 2 because it supports vulnerable, endangered, or critically endangered species or threatened ecological communities: • The nationally scare plant species whorled watermilfoil *Myriophyllum verticillatum* • The rare or vulnerable invertebrate species *Micronecta minutissim*a (a water boatman) The site qualifies under criterion 6 because it regularly supports 1% of the individuals in a population of one species or subspecies of waterbird: • Shoveler *Anas clypeata* • Gadwell *Anas strepera*	1.71
Walthamstow Reservoirs	SSSI	178.3	The Walthamstow Reservoirs contain one of the country's major heronries and a particularly large concentration of breeding wildfowl. They are also an important gathering	1.71

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			area for moulting tufted duck and in winter attract nationally significant populations of wildfowl and other wetland birds.	
Railway Fields	LNR	0.87	Habitats include a pond, woodland, meadow, hedgerow, marsh, and river. Species of interest include: Mammals - foxes and bats, Reptiles - slow worms and common lizards, Birds - woodpeckers and garden birds, Insects - brimstone butterfly, Plants - Haringey knotweed (unique to Haringey), Trees - ancient field maple.	0.75
Abney Park Cemetery	LNR	12.54	Home to a fantastic collection of trees, it was originally laid out around 1840 as a labelled tree collection (arboretum). The tree collection and the more recently developed woodland areas provide habitat for wildlife including birds, insects, and fungi.	1.04
Parkland Walk	LNR	14.31	The predominant habitat at Parkland Walk is secondary woodland. A large area of naturalised wild plum is present in the Islington section of Parkland Walk. English elm is occasionally present and most abundant in the Islington section. The Islington stretch is also very important for a range of wildlife and includes the borough's only area of acidic grassland which is home to several rare plants and insects	1.33
Springfield Park	LNR	13.59	The site is a Regionally Important Geological Site (RIGS). Formed from the grounds of three private houses, of which only Springfield House (The White House) remains. The Park is around 40 acres in size, with formalised gardens and conservation areas and has extensive views across Walthamstow Marshes.	1.65
Gillespie Park	LNR	3.03	The main habitat is grassland. An amazing 244 plant species, 94 bird species and 24 types of butterflies have been seen here. Species of note include Hungarian Vetch, reed bunting, song thrush, roesel's bush cricket, slender bird's foot trefoil and ruddy darter. The ponds are alive with frogs, newts and dragonflies.	1.70
Non-statutory Sites				
New River	SINC	30.41	Probably London's cleanest waterway; the New River was originally constructed in the early 17th century to supply the capital with drinking water from chalk springs in Hertfordshire. The river supports a diverse aquatic and marginal flora, including the London rarities lesser water-parsnip (Berula erecta), unbranched bur-reed (Sparganium emersum), stream water-crowfoot (Ranunculus penicillatus) and the nationally declining river water-dropwort (Oenanthe fluviatilis). Kingfishers are seen regularly and may breed. The aquatic invertebrate fauna is also likely to also be diverse, as indicated by the range of dragon/damselflies present, which include red-eyed damselfly, which is scarce in London, and very large populations of common blue damselfly. The river supports a good range of fish, including	0.01

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			pike, perch, roach and carp, and may be of value for amphibians. The section beside Stoke Newington West Reservoir (west of Lordship Lane) is owned by Hackney Council, while the rest of the New River is owned by Thames Water. There is public access via a footpath along much of its length except between Finsbury Park and Bowes Park, and between Ridge Avenue at Winchmore Hill and Carterhatch Lane to the north of Enfield. Some parts of the original course, such as the New River Walk in Islington and the Enfield Loop, no longer have fresh water flowing along them and these do not form part of this site.	
Stoke Newington Reservoirs	SINC	21.25	Two small reservoirs surrounded by built-up areas, being fed by the New River from chalk springs. Of interest mainly as a haven for waterfowl. Wintering tufted duck numbers reach national significance at times, particularly in cold weather when the high thoughflow of water ensures ice-free conditions. Substantial numbers of moulting tufted duck also spend the summer here. The reservoirs have formerly held important numbers of wintering pochard and smew, but these have since declined. They still attract significant numbers of gadwall, and small numbers of mallard and other waterfowl throughout the year, while regular passage species include common waders. The east basin, an operational water supply reservoir, is the most important of the two for waterfowl, being less disturbed than the west reservoir, which is used for water sports. The reservoirs are also valuable for amphibians, supporting substantial populations of smooth newt and common toad.	0.21
Tottenham Railsides	SINC	18.16	This site consists of the triangles of land at South Tottenham junction and West Junction, and the railsides, mostly on embankments, between Railway Fields and the Lea valley. The triangles contain willow (Salix spp.) woodland, a rare habitat in London, and there is a pond in the eastern triangle. The embankments support sycamore (Acer pseudoplatanus) woodland with areas of rough grassland, tall herbs and scrub. The site as a whole provides a substantial area of relatively undisturbed habitat, and is an important corridor leading from the Lea valley into the more built-up parts of the borough.	0.24
Harringay Stadium Slopes	SINC	1.02	A steep bank remains behind the houses of Finsbury Park Avenue, vegetated with a mosaic of sycamore (Acer pseudoplatanus) woodland, scrub of hawthorn (Crataegus monogyna), bramble (Rubus fruticosus agg.) and elder (Sambucus nigra), rough grassland and tall herbs. Deadly nightshade (Atropa belladonna), scarce in London, occurs here at one of very few Haringey sites. The grassland on the south-facing slope is good for butterflies, and supports a colony of common blue.	0.28
St Ann's Hospital Wood	SINC	0.7	This narrow strip of woodland lies on the southern edge of the hospital grounds, alongside the embankment of the Barking to Gospel Oak railway line. The canopy includes ash (Fraxinus excelsior), beech (Fagus sylvatica), oak (Quercus robur), horse chestnut (Aesculus hippocastanum) and poplars (Populus spp.), the latter including a very fine	

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			old grey poplar (P. x canescens). There is a single wild service-tree (Sorbus torminalis), while true service-tree (Sorbus domestica) is becoming naturalised through seedlings from several planted trees. The shrub layer consists largely of hawthorn (Crataegus monogyna) and regenerating elm (Ulmus sp.). The ground flora is dominated by nettle (Urtica dioica) and large bindweed (Calyustegia silvatica), with rough grassland in more open areas.	
Paignton Road Open Space	SINC	1.98	This small park has numerous trees, including old fruit trees which may be important for invertebrates. Hedges and dense shrubbery provide cover for birds and other animals, and there are small areas of meadow and ruderal habitats. The nationally scarce musk stork's-bill (Erodium moschatum) is established in the grassland. Free public access. Of interest to botanists, grey snake-bark maple (Acer rufinerve) has reproduced here by seedlings from planted trees, only the second time it has been recorded as self-established in the British Isles.	0.46
Chestnuts Park	SINC	5.14	This sizeable park is situated in an area with little accessible natural greenspace. There are plenty of mature trees, mostly London planes (Platanus x hispanica) with occasional common lime (Tilia x europaea), horse chestnut (Aesculus hippocastanum) and weeping willow (Salix x sepulchralis). Some areas are managed for nature conservation. The grass is allowed to grow long, encouraging grasshoppers and other invertebrates, and native trees and shrubs have been planted, including ash (Fraxinus excelsior), holly (Ilex aquilifolium), beech (Fagus sylvatica), hazel (Corylus avellana) and dogwood (Cornus sanguinea). A scented garden by the south-east entrance provide a good nectar source for bees. Hundreds of bulbs planted by the local community bring added life and colour in the spring. House sparrows can still be found here especially in the dense firethorn (Pyracantha sp.) hedge in the north-west corner.	0.54
Holmleigh Railway Cutting	SINC	3.52	The fairly broad railway cutting between Stoke Newington and Stamford Hill stations contains one of the largest areas of self-established vegetation in Hackney. The site has good diversity of habitats, from grassland through the successional stages to ash/sycamore woodland. This, coupled with the lack of disturbance, is likely to support good populations of birds and other animals. There is no public access, but the cutting provides an attractive view for rail travellers, and for local residents, many of whom show a keen interest in the site and are trying to establish it as a nature reserve. There are also good views from West Bank and East Bank and from the road bridges at Dunsmure Road and Amhurst Park. As this is operational railway land, railway safety and efficient operation must be the priorities for vegetation management, but this need not be incompatible with management to benefit nature conservation.	0.58
Finsbury Park	SINC	45.28	This large public park which gives the area its name was one of the first of the great London parks that appeared in	0.65

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			Victorian times. It is by far the largest open space in a substantial area of central north London. It links with the Parkland Walk which follows the park's south-western edge, before crossing the East Coast Main Line. The current nature conservation of the site is somewhat limited, although there are plenty of mature trees. An area of gravelly grassland on the south-west edge of the park supports an interesting range of spring ephemerals, including lesser chickweed (Stellaria pallida) and common whitlow-grass (Erophila verna), which are rare in London, and parsley-piert (Aphanes arvensis), which is uncommon in Haringey. The New River runs through the park.	
Allen's Gardens	SINC	0.88	This small park, adjacent to Holmleigh railway cutting, is much loved by local residents who are closely involved in its management. Parts of the park are managed with nature conservation, and people's contact with nature, very much in mind. One of the most attractive features is a 'wild woodland walk'	0.83
Downhills Park	SINC	6.57	This sizeable park has excellent tree cover, in places forming a woodland structure over dense shrubberies. Native species, including hornbeam (Carpinus betulus), hawthorn (Crataegus monogyna) and pedunculate oak (Quercus robur), predominate, and there are also some fine specimens of exotic species such as cork oak (Q. suber) and cedar of Lebanon (Cedrus libani), all surviving from the original 19th century planting. The park supports good populations of common birds, including song thrush and mistle thrush, and the declining spotted flycatcher has bred in recent years. Downhills Park won a Green Flag Award for 2006/7.	1.12
Stroud Green Railway Bank	SINC	2.18	This steep slope above railway sidings is vegetated with scrub and woodland of oak (Quercus robur), birch (Betula pendula) and sycamore (Acer pseudoplatanus).	1.20
Parkland Walk, Queen's Wood and Highgate Wood	SINC	66.71	An extensive area of woodland in the midst of suburban north London. The various parts of the site have very different origins; Highgate and Queen's Woods are both ancient woodlands, while the Parkland Walk is a former Victorian railway line reclaimed for use as open space. Despite heavy visitor numbers, the ancient woodlands support a diverse flora and fauna, and consist mainly of oak (Quercus spp.) and hornbeam (Carpinus betulus). The ground flora of both woods includes abundant bluebell (Hyacinthoides non-scripta) and wood anemone (Anemone nemorosa). Queen's Wood contains several rarer species, including thin-spiked wood-sedge (Carex strigosa), hard-fern (Blechnum spicant) and broad-leaved helleborine (Epipactis helleborine). The Parkland Walk consists mainly of secondary woodland dominated by birch (Betula spp.) and sycamore (Acer pseudoplatanus), with smaller areas of scrub and grassland. Locally uncommon plants here include small toadflax (Chaenorhinum minus), black spleenwort (Asplenium adiantum-nigrum) and common broomrape (Orobanche minor). Breeding birds include tawny owl and spotted flycatcher. Managed by the City of London,	1.27

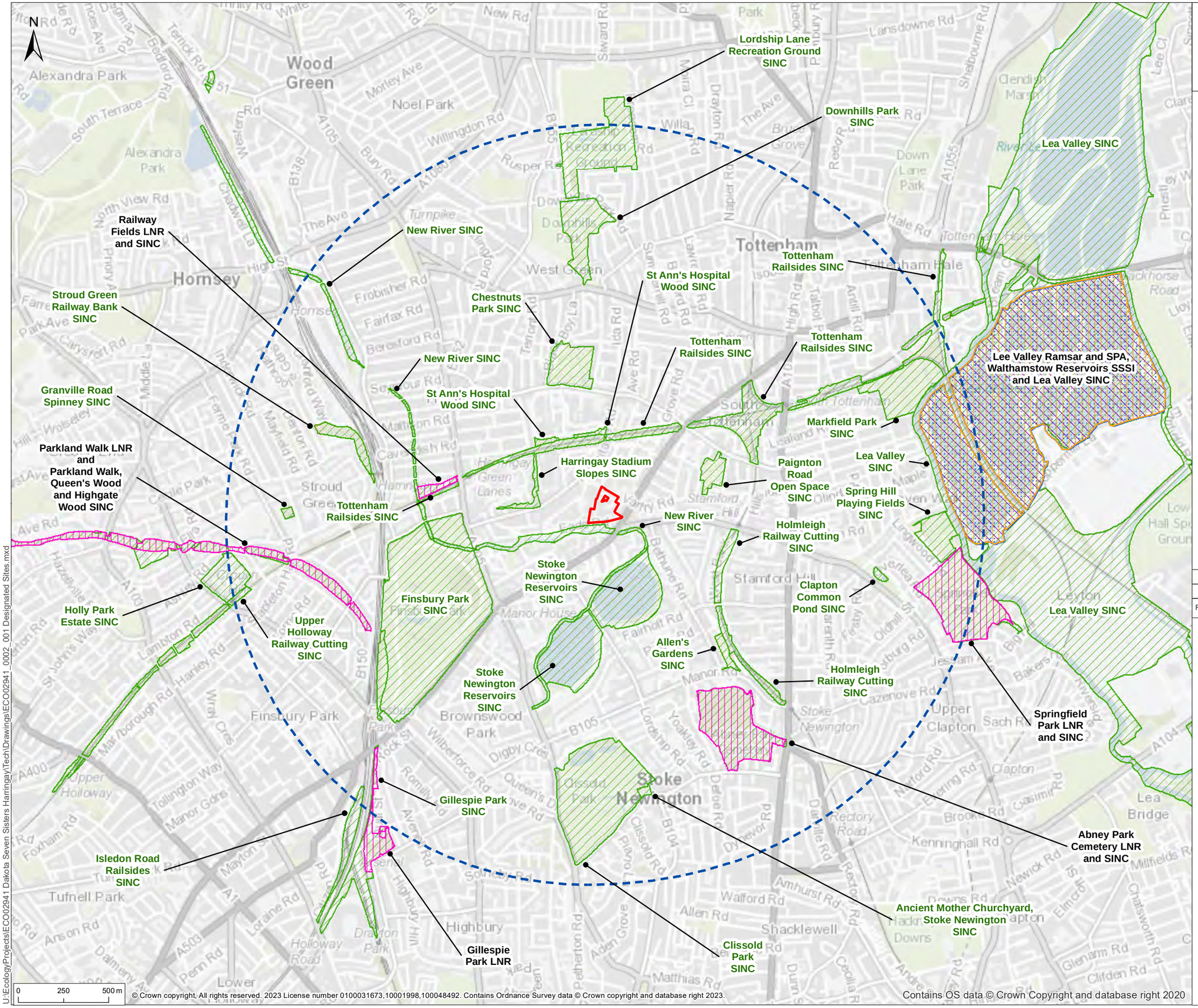
Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			Highgate Wood has a ranger team and visitor centre with interpretive facilities, and is an important site for specially-protected bats. Highgate Wood won a Green Flag Award again for 2006/7. Queen's Wood and the Parkland Walk are Local Nature Reserves. The former is owned and managed by London Borough of Haringey, whilst Haringey and Islington Councils each own and manage their own sections of the Parkland Walk.	
Clapton Common Pond	SINC	0.32	This ornamental pond on Clapton Common is somewhat eutrophic, due to the popularity of feeding the ducks. The pond nevetheless has quite good wetland vegetation, particularly at the southern end. Here, common reed (Phragmites australis), common club-rush (Schoenoplectus lacustris), yellow iris (Iris pseudacorus) and soft rush (Juncus effusus) provide cover for nesting waterfowl. These include coots and mallards. The surface of the pond is covered by a large population of greater duckweed (Spirodela polyrhiza), which is rare in London.	1.42
Markfield Park	SINC	7.81	This small park adjacent to the River Lea has a good diversity of self-established habitats at the northern end, where a mosaic of scrub, young woodland, tall herbs, rough grassland and ruderal vegetation can be found. Old walls and other concrete and stone structures, well used by a local youth project for graffiti-style art, support a remarkable range of rare plants: this is one of only two or three London sites for the nationally scarce wall bedstraw (Galium parisiense), which grows alongside several locally rare ferns, including rustyback (Ceterarch officinarum), common polypody (Polypodium vulgare) and maidenhair spleenwort (A. trichomanes).	1.45
Ancient Mother Churchyard, Stoke Newington	SINC	0.31	Trees and shrubs include some fine mature London plane (Platanus x hispanica), common lime (Tilia x europaea). These provide habitat for birds and invertebrates, including the holly blue butterfly. Glades support wild flowers such as cow parsley (Anthriscus sylvestris), bittersweet (Solanum dulcamara) and enchanter's nightshade (Circaea lutetiana). There are good moss communities on the walls and tombstones.	1.47
Spring Hill Playing Fields	SINC	3.75	The grassland on this disused playing field, on the edge of the Lea Valley, is somewhat more species-rich than most of the grassland in Hackney. Wild flowers include bird's-foot trefoil (Lotuns corniculatus), lesser stitchwort (Stellaria graminea), yarrow (Achillea millefolium), dove's-foot cranesbill (Geranium molle) and creeping cinquefoil (Potentilla reptans). The grassland supports a good range of invertebrates, including common blue, meadow brown and gatekeeper butterflies. A damp area near the old pavilion, perhaps an old pond or a springline, supports a wetland flora including yellow iris (Iris pseudacorus), great willowherb (Epilobium hirsutum), soft rush (Juncus effusus) and a couple of crack willows (Salix fragilis). A colourful wasteland flora has developed on the site of former buildings and tennis courts.	1.60

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
Lordship Lane Recreation Ground	SINC	12.08	The most valuable features for nature conservation in this large park are a short length of stream known as 'The Moselle', and a pond which supports common waterfowl. The stream, which sometimes dries up in summer, is fringed with very large white willows (Salix alba), some of which have been pollarded. The pond has vertical concrete sites and holds little aquatic vegetation except duckweed (Lemna spp.) and a little square-stalked willowherb (Epilobium tetragonum) at the edges. Mallards and moorhens breed on the wooded island. Adjacent damp grassland has a large population of marsh foxtail (Alopecurus geniculatus), which is scarce in Haringey. An area of woodland by the access path from Downhills Park Road is known as Lorship Wood. It was planted in the mid 1980s and has matured to provide valuable habitat for birds. A further small plot of native species woodland has been planted in the south east corner which will provide good habitat for birds as it matures.	1.60
Granville Road Spinney	SINC	0.3	This small wood is a remnant of a larger area of woodland, on the opposite side of Granville Road, which was redeveloped for housing in the 1990s. The canopy is dominated by sycamore (Ascer pseudoplatanus), with an unusual range of planted trees including three fine specimens of the hybrid between rowan and whitebeam (Sorbus x thuringiaca). The shrub layer includes wild plum (Prunus domestica), hawthorn (Crataegus monogyna) and hazel (Corylus avellana), with a ground flora dominated by bramble (Rubus fruticosus agg.) and cow parsley (Anthriscus sylvestris). A range of other woodland flowers, including ramsons (Allium ursinum) and three-cornered leek (A. triquetrum) have been planted and are now well naturalised.	1.62
Lea Valley	SINC	947.3	This sprawling series of open spaces, in the valley of the River Lea, includes lakes, reservoirs, marshes and wet grassland. The wonderfully diverse range of wetland habitats has made this area a haven for many rare plants and a tremendous range of birds	1.67
Holly Park Estate	SINC	4.15	The estate has one of the highest concentrations of mature trees in Islington. These include Turkey and pedunculate oaks Quercus cerris, Q. robur, beech Fagus sylvatica and London plane Platanus x hispanica. Beneath these majestic trees, the lawns are managed largely for amenity purposes and therefore kept short. Towards the estate margins, however, are raised banks supporting several woodland wild flowers, including bluebell Hyacinthoides non-scripta and red campion Silene dioica. Other former parkland features include thickets of holly Ilex aquilifolium, elder Sambucus nigra and bramble Rubus fruticosus agg.	1.88
Upper Holloway Railway Cutting	SINC	0.19	The various sections of active railway line crossing Islington are of immense importance to its wildlife, as their cuttings and embankments support a significant proportion of the borough's undeveloped land. The network supports an extensive mosaic of open and wooded habitats, valued by birds, mammals and insects, as well as by rail travellers for the deceptively rural outlook that these afford. The	1.89

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
			vegetation which develops naturally alongside railways in Islington is influenced by the underlying substrate and the frequency and nature of management. Their linear character and connectivity with less-developed parts of London enables more mobile wildlife to disperse and penetrate deep within the city.	
Isledon Road Railsides	SINC	2.52	The various sections of active railway line crossing Islington are of immense importance to its wildlife, as their cuttings and embankments support a significant proportion of the borough's undeveloped land. The network supports an extensive mosaic of open and wooded habitats, valued by birds, mammals and insects. The vegetation which develops naturally alongside railways in Islington is influenced by the underlying substrate and the frequency and nature of management. Their linear character and connectivity with less-developed parts of London enables more mobile wildlife to disperse and penetrate deep within the city. Habitats remaining today include roughland, tall grassland and buddleia (Buddleja davidii) scrub.	1.91

Abbreviations used in Table 3.1: SPA: Special Protection Area; Ramsar: Wetland of International Importance; SSSI: Site of Special Scientific Interest; SINC: Site of Importance for Nature Conservation; NS: Not supplied; ha: hectare.

Figure 3.1: Designated sites within 2 km



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Legend

- Site Boundary
- Buffer 2km
- Lee Valley Ramsar
- Lee Valley Special Protection Area (SPA)
- Walthamstow Reservoirs Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Site of Importance for Nature Conservation (SINC)

Sites of Importance for Nature Conservation dataset created by Greenspace Information for Greater London CIC (GiGL), 2022 – Contains Ordnance Survey and public sector information licensed under the Open Government Licence v3.0.

Rev	Description	By	CB	Date

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Client: Dakota

Project: Seven Sisters, Harringay

Title: Designated Sites within 2km

Status	Drawn By	PM/Checked By
DRAFT	LP	HM
Project Number	**Scale @ A3**	**Date Created**
ECO02941	1:20,000	JAN 2023
Figure Number		**Rev**
3.1		-

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3.2 Species

3.2.1 Records of protected species were obtained from GiGL. A number of species of conservation importance or otherwise notable were recorded within the 2 km search radius of the site. A summary of these records is provided in Table 3.2.

3.2.2 In order to simplify the results, only records of species from the last 10 years are shown. In addition, only data with a 6-figure grid reference resolution or higher are provided, since locations given at a lower resolution do not allow accurate calculation of distance to the site boundary.

Table 3.2: Species records from the last 10 years within 2 km of the site

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Amphibians				
Common Frog	*Rana temporaria*	1.108	2021	HSD5, LPS
Common Toad	*Bufo bufo*	1.873	2021	NERC Act Section 41, LPS, Local Spp of Cons Conc
Reptiles				
Grass Snake	*Natrix helvetica*	0.256	2021	W&CA Sch5 Sec 9.1k/l, NERC Act Section 41, LPS, Local Spp of Cons Conc
Slow Worm	*Anguis fragilis*	0.595	2021	W&CA Sch5 Sec 9.1k/l, NERC Act Section 41, LPS, Local Spp of Cons Conc
Birds				
Dunnock	*Prunella modularis*	0.240	2019	LPS
Starling	*Sturnus vulgaris*	0.240	2020	LPS, Local Spp of Cons Conc, Bird-Red
Kingfisher	*Alcedo atthis*	0.258	2019	Birds Dir Anx 1, W&CA Sch1 Part 1, LPS
Lesser Redpoll	*Acanthis cabaret*	0.337	2017	NERC Act Section 41, LPS, Local Spp of Cons Conc
Common Sandpiper	*Actitis hypoleucos*	0.337	2019	LPS
Skylark	*Alauda arvensis*	0.337	2014	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Pochard	*Aythya ferina*	0.337	2021	LPS, Local Spp of Cons Conc, Bird-Red
Bittern	*Botaurus stellaris*	0.337	2017	Birds Dir Anx 1, W&CA Sch1 Part 1, NERC Act Section 41, LPS, Local Spp of Cons Conc
Goldeneye	*Bucephala clangula*	0.337	2019	Bird-Red
Lesser Whitethroat	*Curruca curruca*	0.337	2019	LPS
House Martin	*Delichon urbicum*	0.337	2019	LPS, Bird-Red
Little Egret	*Egretta garzetta*	0.337	2019	Birds Dir Anx 1
Yellowhammer	*Emberiza citrinella*	0.337	2014	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Reed Bunting	*Emberiza schoeniclus*	0.337	2019	NERC Act Section 41, Local Spp of Cons Conc
Pied Flycatcher	*Ficedula hypoleuca*	0.337	2019	Local Spp of Cons Conc
Brambling	*Fringilla montifringilla*	0.337	2019	W&CA Sch1 Part 1
Great Northern Diver	*Gavia immer*	0.337	2017	Birds Dir Anx 1, W&CA Sch1 Part 1

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Little Gull	*Hydrocoloeus minutus*	0.337	2017	Birds Dir Anx 1, W&CA Sch1 Part 1
Mediterranean Gull	*Ichthyaetus melanocephalus*	0.337	2017	Birds Dir Anx 1, W&CA Sch1 Part 1
Lesser Black-backed Gull	*Larus fuscus*	0.337	2018	LPS
Linnet	*Linaria cannabina*	0.337	2019	LPS, Local Spp of Cons Conc, Bird-Red
Gadwall	*Mareca strepera*	0.337	2019	LPS
Red Kite	*Milvus milvus*	0.337	2019	Birds Dir Anx 1, W&CA Sch1 Part 1
Grey Wagtail	*Motacilla cinerea*	0.337	2019	Local Spp of Cons Conc
Yellow Wagtail	*Motacilla flava*	0.337	2016	Local Spp of Cons Conc, Bird-Red
Spotted Flycatcher	*Muscicapa striata*	0.337	2019	NERC Act Section 41 LPS Local Spp of Cons Conc Bird-Red
House Sparrow	*Passer domesticus*	0.337	2021	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Black-necked Grebe	*Podiceps nigricollis*	0.337	2014	W&CA Sch1 Part 1
Firecrest	*Regulus ignicapilla*	0.337	2019	W&CA Sch1 Part 1
Sand Martin	*Riparia riparia*	0.337	2019	LPS
Whinchat	*Saxicola rubetra*	0.337	2017	Local Spp of Cons Conc, Bird-Red
Garganey	*Spatula querquedula*	0.337	2019	W&CA Sch1 Part 1
Common Tern	*Sterna hirundo*	0.337	2019	Birds Dir Anx 1
Arctic Tern	*Sterna paradisaea*	0.337	2014	Birds Dir Anx 1
Shelduck	*Tadorna tadorna*	0.337	2016	LPS
Wood Sandpiper	*Tringa glareola*	0.337	2019	Birds Dir Anx 1, W&CA Sch1 Part 1
Greenshank	*Tringa nebularia*	0.337	2017	W&CA Sch1 Part 1
Green Sandpiper	*Tringa ochropus*	0.337	2019	W&CA Sch1 Part 1
Redwing	*Turdus iliacus*	0.337	2019	W&CA Sch1 Part 1
Song Thrush	*Turdus philomelos*	0.337	2021	LPS, Local Spp of Cons Conc
Fieldfare	*Turdus pilaris*	0.337	2019	W&CA Sch1 Part 1, Bird-Red
Ring Ouzel	*Turdus torquatus*	0.337	2016	NERC Act Section 41, Local Spp of Cons Conc, Bird-Red
Mistle Thrush	*Turdus viscivorus*	0.337	2019	LPS, Local Spp of Cons Conc, Bird-Red
Lapwing	*Vanellus vanellus*	0.337	2017	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Dunlin	*Calidris alpina*	0.436	2016	Bird-Red
Baltic Gull	*Larus fuscus fuscus*	0.436	2019	LPS
Bar-tailed Godwit	*Limosa lapponica*	0.436	2017	Birds Dir Anx 1
Glossy Ibis	*Plegadis falcinellus*	0.436	2016	Birds Dir Anx 1
Tawny Owl	*Strix aluco*	0.457	2021	LPS
Greenfinch	*Chloris chloris*	0.536	2019	Bird-Red
Swift	*Apus apus*	0.97	2021	LPS, Bird-Red
Spoonbill	*Platalea leucorodia*	1.047	2014	Birds Dir Anx 1, W&CA Sch1 Part 1

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Cuckoo	*Cuculus canorus*	1.911	2019	NERC Act Section 41, LPS, Local Spp of Cons Conc, Bird-Red
Mammals				
West European Hedgehog	*Erinaceus europaeus*	0.504	2021	NERC Act Section 41, LPS, Local Spp of Cons Conc, RedList_GB-VU
Bats				
Daubenton's Bat	*Myotis daubentonii*	0.141	2021	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, LPS, Local Spp of Cons Conc
Bats	*Vespertilionidae*	0.162	2020	Hab&Spp Dir Anx 2, Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, Local Spp of Cons Conc, RedList_GB-CR, RedList_GB-EN, RedList_GB-VU, RedList_GB-Lr(NT), RedList_GB-DD
Pipistrelle Bat species	*Pipistrellus*	0.255	2019	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, Local Spp of Cons Conc, RedList_GB-Lr(NT)
Noctule Bat	*Nyctalus noctula*	0.266	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, LPS, Local Spp of Cons Conc
Nathusius's Pipistrelle	*Pipistrellus nathusii*	0.266	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, LPS, Local Spp of Cons Conc, RedList_GB-Lr(NT)
Common Pipistrelle	*Pipistrellus pipistrellus*	0.266	2018	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, Local Spp of Cons Conc
Soprano Pipistrelle	*Pipistrellus pygmaeus*	0.266	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, LPS, Local Spp of Cons Conc
Lesser Noctule	*Nyctalus leisleri*	0.778	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, LPS, Local Spp of Cons Conc, RedList_GB-Lr(NT)
Whiskered Bat	*Myotis mystacinus*	0.812	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, Local Spp of Cons Concc, RedList_GB-DD
Brown Long-eared Bat	*Plecotus auritus*	0.812	2017	Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, LPS, Local Spp of Cons Conc

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Myotis Bat species	*Myotis*	1.582	2015	Hab&Spp Dir Anx 2, Hab&Spp Dir Anx 4, Cons Regs 2010 Sch2, W&CA Sch5 Sec 9.4b, W&CA Sch5 Sec 9.4c, NERC Act Section 41, Local Spp of Cons Conc, RedList_GB-CR, RedList_GB-DD
Flowering Plants				
Box	*Buxus sempervirens*	0.223	2015	Local Spp of Cons Conc, RedList_GB-DD, Nationally Rare
Large-leaved Lime	*Tilia platyphyllos*	0.297	2020	Nationally Scarce
Cornflower	*Centaurea cyanus*	0.536	2013	NERC Act Section 41, LPS, Local Spp of Cons Conc
Butcher's-broom	*Ruscus aculeatus*	0.616	2015	HSD5
Corn Chamomile	*Anthemis arvensis*	1.421	2015	Local Spp of Cons Conc RedList_GB-EN
Oak-leaved Goosefoot	*Chenopodium glaucum*	1.534	2016	Local Spp of Cons Conc, RedList_GB-VU, Nationally Scarce
Wall Bedstraw	*Galium parisiense*	1.777	2015	Local Spp of Cons Conc, RedList_GB-VU, Nationally Scarce
Fritillary	*Fritillaria meleagris*	1.795	2015	Nationally Scarce
Galingale	*Cyperus longus*	1.819	2014	Local Spp of Cons Conc, RedList_GB-Lr(NT), Nationally Scarce
Night-flowering Catchfly	*Silene noctiflora*	1.849	2015	Local Spp of Cons Conc, RedList_GB-VU
Invertebrates				
Stag Beetle	*Lucanus cervus*	0.216	2021	Hab&Spp Dir Anx 2, NERC Act Section 41, LPS
Large Black Slug	*Arion (Arion) ater*	0.275	2014	RedList_GB-DD
Large Skipper	*Ochlodes sylvanus*	0.275	2019	LPS
Essex Skipper	*Thymelicus lineola*	0.275	2016	LPS
Jersey Tiger	*Euplagia quadripunctaria*	0.305	2019	Hab&Spp Dir Anx 2
An Ant, Bee, Sawfly or Wasp	*Auplopus carbonarius*	0.308	2015	Local Spp of Cons Conc Nationally Notable B
Four-banded Flower Bee	*Anthophora quadrimaculata*	0.336	2015	Local Spp of Cons Conc, Nationally Notable B
Common Darter	*Sympetrum striolatum*	0.423	2018	RedList_GB-DD
Small Skipper	*Thymelicus sylvestris*	0.423	2019	LPS
A Beetle	*Scymnus limbatus*	0.495	2015	Nationally Notable B
Brown Tree Ant	*Lasius brunneus*	0.536	2016	Local Spp of Cons Con, Nationally Notable A
A True Fly	*Pocota personata*	1.258	2016	Nationally Scarce
A Beetle	*Cossonus linearis*	1.305	2014	Nationally Notable A
A Beetle	*Kissophagus vicinus*	1.305	2013	Nationally Notable B
Cramp-Ball Fungus Weevil	*Platyrhinus resinosus*	1.305	2014	Nationally Notable B
A Beetle	*Rhizophagus nitidulus*	1.305	2014	Nationally Notable B
A Beetle	*Uleiota planatus*	1.305	2014	Nationally Notable A

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Purple Emperor	*Apatura iris*	1.305	2015	LPS, Local Spp of Cons Conc, RedList_GB-Lr(NT)
White-letter Hairstreak	*Satyrium w-album*	1.305	2013	NERC Act Section 41, LPS, Local Spp of Cons Conc, RedList_GB-EN
A True Fly	*Brachyopa pilosa*	1.305	2015	Nationally Scarce
A True Fly	*Gnophomyia viridipennis*	1.305	2015	Nationally Notable
A True Fly	*Leopoldius signatus*	1.305	2013	Nationally Notable
A True Fly	*Megamerina dolium*	1.305	2013	Nationally Notable
A True Fly	*Myolepta dubia*	1.305	2015	Nationally Scarce
A True Fly	*Stegana coleoptrata*	1.305	2014	Nationally Notable
Red-girdled Mining Bee	*Andrena labiata*	1.305	2014	Local Spp of Cons Conc, Nationally Notable A
Brown-Banded Carder Bee	*Bombus humilis*	1.357	2013	NERC Act Section 41, LPS, Local Spp of Cons Conc
A True Fly	*Mallota cimbiciformis*	1.389	2015	Nationally Scarce
A Butterfly	*Lycaena phlaeas eleus*	1.477	2019	LPS
Tree Snipefly	*Chrysopilus laetus*	1.709	2016	RedList_GB-Lr(NT)
A True Fly	*Macronychia dolini*	1.719	2015	Nationally Notable
A True Fly	*Meligramma euchromum*	1.747	2015	Nationally Scarce
Blue Ground Beetle	*Carabus intricatus*	1.806	2015	NERC Act Section 41, RedList_GB-Lr(NT)

Abbreviations used in Table 3.2: WCA1i: Wildlife & Countryside Act Schedule 1, part 1; WCA2: Wildlife & Countryside Act Schedule 2; WCA5: Wildlife & Countryside Act Schedule 5; WCA8: Wildlife & Countryside Act Schedule 8; WCA9: Wildlife & Countryside Act Schedule 9; N: Nationally Notable; Nb: Notable B; NR: Nationally Rare; NS: Nationally Scarce; NERC: Natural Environment & Rural Communities Act Species of Principal Importance; UKBAP: UK Biodiversity Action Plan priority species; HabDir2, 4, 5: Habitats Directive Annex 2, 4, 5; PBA: Protection of Badgers Act 1992; RedList_GB_Pre94-R : Red List (pre 1994 IUCN guidelines) Rare; RedList_Global_post2001_LC: Global Red list status: Lower risk - least concern; HabRegs2: The Conservation (Natural Habitats, &) Regulations 2017 (Schedule 2); HabRegs4: The Conservation (Natural Habitats, &) Regulations 2017 (Schedule 4); Birds:Red: Bird Population Status: red; Birds:Amber: Bird Population Status: amber; CROWACT: Countryside and Rights of Way Act 2000.

3.3 Phase 1 Habitat Survey

3.3.1 The survey results are presented in the form of a map with the habitat types and boundary features marked (Figure 3.2). Photographs can be found in Appendix B.

3.3.2 Descriptions of the habitat types and boundary features are detailed below. Habitat descriptions are defined by broad habitat types (JNCC, 2010).

Buildings

3.3.3 Building B1 (currently part of Cara Yard) was a six storey, flat roofed, concrete cladded building. It appeared to be in use as a community church / share accommodation building.

3.3.4 Building B2 (currently overlapping Eade Yard and Catwalk Place) was a two storey or double height warehouse, constructed of tin, with three pitched roof sections.

3.3.5 Building B3 (currently known as 19 Tewkesbury Road / Cardigan House) was a two-storey brick-built building, with a flat wood / felt roof. This appeared to be in use as communal living apartments.

3.3.6 Building B4 (currently part of Overbury Road area) was a series of eleven identical brick-built buildings, each with a pitched roof. These were currently in use as residential units.

3.3.7 Building B5 (currently the Cotton Mill) was also a single storey brick built residential unit.

3.3.8 Building B6 (currently Stone House) was two storeys and brick built. It had a slightly pitched tin roof.

3.3.9 Building B7 (currently part of Eade Yard) was a two-storey concrete-built apartment block, with a pitched corrugated roof.

3.3.10 Building B8 (currently Eade Studios) was a brick built, with metal cladding, double height warehouse style building.

3.3.11 Building B9 (currently New River Studios) was directly adjacent B8 and had three storeys and was largely brick built. It had a pitched roof with lead flashing at the edges and was in use as a bar / restaurant.

3.3.12 Building B10 (currently part of the Old Ribbon Factory) was a series of brick built two storey buildings with salted roofs, various cladding types appear to have been added over time. Part of this building had been sold separately which was currently a garage, and the same building type.

3.3.13 Building B11 (currently part of Overbury Road / Yard) was a single storey attached to a three-storey brick-built building, with a flat felt roof.

Hardstanding

3.3.14 Throughout the site connecting the various buildings and warehouse was a mix of tarmac and concrete hardstanding. Additionally, the site was over two levels and leading from Eade Road to Tewkesbury Road at the eastern boundary was a set of concrete steps, with a 3 m wall with barbed wire adjacent.

Scattered scrub

3.3.15 There were several patches of scattered scrub throughout the site, mainly along the boundary fences. The species present on site included old man's beard *Clematis vitalba*, Wilsons's honeysuckle *Lonicera nitida*, and dog rose *Rosa canina*.

Scattered trees

3.3.16 There were nine broadleaved scattered trees (semi-mature sycamores *Acer pseudoplatanus*), along the southern boundary adjacent to the fence enclosing Cara Yard.

Introduced shrub

3.3.17 Associated with some of the buildings and open spaces there were several areas of ornamental planting, with species present including buddleia *Buddleja davidii*, laurel Laurus sp., ivy *Hedera helix*, evergreen spindle *Euonymus japonicus*, Japanese mahonia *Mahonia japonica* and Japanese fatsia *Fatsia japonica*.

Ephemeral vegetation

3.3.18 Vegetation had begun to colonise what looked like a car park to the east of the site, with dandelion *Taraxacum sp.*, nettles *Urtica dioica* and thistle *Cirsium sp.* present.

Intact species-poor hedgerow

3.3.19 There was one ornamental hedge present on site adjacent to the stairs connecting the two site levels, it was comprised entirely of Cyprus *Cupressus sp.*

Tall ruderal

3.3.20 The ruderal vegetation was present on bare ground / construction material waste next to Building B1 and was dominated by nettles, with some buddleia and, bramble *Rubus fruticosus* and oak *Quercus sp*. saplings present.

Figure 3.2: Phase 1 Habitat Survey Map



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Notes
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Legend

- Site Boundary
- Scattered scrub
- Scattered tree - broadleaved
- Buildings
- Ephemeral/short perennial
- Hardstanding
- Introduced shrub/ornamental planting
- Garden
- Tall ruderal
- No access
- Fence
- Intact hedge - species-poor
- Wall

Rev	Description	By	CB	Date

MAKING COMPLEX EASY

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Project: Seven Sisters, Harringay

Title: Phase 1 Habitat Map

Status	Drawn By	PM/Checked By
DRAFT	LP	HM
Project Number	**Scale @ A3**	**Date Created**
ECO02941	1:1,000	JAN 2023

Figure Number: **3.2**

Rev: **-**

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3.4 Ecological Scoping Survey

Flora

3.4.1 The only plant species present on site were for ornamental purposes, including some semi-mature trees at the boundary and shrubs in planters. The data search didn't return any records for any notable or protected plant species within the immediate surroundings of the site.

3.4.2 To the west of the site in some planters there was buddleia shrub present. Buddleia is considered an invasive species to London.

Invertebrates

3.4.3 There was no habitat suitable for supporting invertebrates. A number of invertebrate species were recorded within the local area, most notably Jersey tiger and stag beetle around 0.2 km from the site.

Amphibians

3.4.4 There was no habitat suitable for supporting amphibians on site. Additionally, the records for amphibians returned in the data search were nearly 2 km from the site.

Reptiles

3.4.5 There was no habitat suitable for supporting amphibians on site. The data search returned records for slow worm and grass snake within 0.5 km of the site.

Birds

3.4.6 Some of the overgrown areas of shrubs or the larger trees on site could support nesting birds. Multiple bird records were returned within 2 km of the site, the closest for a Dunnock as recently as 2019.

Mammals

Bats

3.4.7 A MAGIC Map search returned records for three licenses within 2 km for common pipistrelle, soprano pipistrelle and noctule species, as recently as 2019.

3.4.8 Some of the buildings on site had features that could be suitable for various bat species to roost in, including weep holes and lifted roof tiles. Additionally, in places, there was ivy covering potential access points to the buildings.

Badgers

3.4.9 There was no suitable habitat for supporting badgers on site. There were also no records returned for badgers from the data search.

Dormice

3.4.10 There was no suitable habitat for supporting dormice on site. There was also no records returned for dormice from the data search, and no dormice licenses indicated by the MAGIC Map search.

4 EVALUATION AND POTENTIAL IMPACTS

4.1 Designated sites

4.1.1 The site is almost adjacent to the New River SINC, separated only by a road. During the construction phase of the development there is likely to be an adverse effect to this SINC, either water pollution from run off, or air pollution from particulates, and therefore mitigation is outlined in Section 5. Any mitigation implemented to protect this designated site will also benefit the Stoke Newington Reservoirs SINC. Other non-statutory designated sites identified within the data search are unlikely to be impacted by the development.

4.1.2 The Lee Valley SPA and Ramsar site lie within 2 km of the site boundary. Additionally, the proposed development occurs within 6.2km of the Epping Forest Special Area of Conservation (SAC). However, due to the distance between the site and the statutory designated sites, the urban nature of the intervening habitats and the scale of the development, there is unlikely to be any significant adverse effect.

4.2 Habitats

4.2.1 The habitats on site are largely of low ecological value for supporting protected and notable species and are considered to be widespread and common.

4.2.2 Table 4.1 below summarises the habitat types within the site and outlines the potential impacts of the development proposals to each of these habitats.

Table 4.1: Summary of potential habitat impacts

JNCC Code	Habitat Type	Area (m^2)	Ecological Importance	Potential impact
J3.6	Buildings	12056	Moderate	Potential impact on roosting bats.
J4	Bare ground	783	Negligible	N/A
J1.4	Introduced shrub	232	Low	Potential impact on nesting birds.
A3.1	Scattered broadleaved tree	N/A	Low	Potential impact on nesting birds.
A2.2	Scattered scrub	N/A	Low	Potential impact on nesting birds.
J1.3	Ephemeral/short perennial	205	Negligible	N/A
C3.1	Tall ruderal	207	Low	Potential impact on nesting birds.
J2.1.2	Intact species-poor hedgerow	N/A	Low	Potential impact on nesting birds.

4.3 Species

Flora

4.3.1 No notable flora species were recorded on site and no WACA Schedule 9 invasive species were present at the time of the survey. No further botanical work is required, and flora is not considered to pose a constraint to the proposed development. Although buddleia is considered invasive to London as it is not listed on WACA Schedule 9 it does not require an eradication strategy prior to commencement of works and will likely be removed when the planters are demolished.

Invertebrates

4.3.2 The habitats on site were not considered suitable to support large or notable assemblages of invertebrates with the habitats considered common and widespread in the local area. Impacts to invertebrates are not considered likely as a result of the development.

Herptiles

4.3.3 Great crested newts *Triturus cristatus* are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which affords the species protection under Section 9. The species is also listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2019.

4.3.4 Reptiles are protected from killing/injury under the Wildlife and Countryside Act 1981 (as amended).

4.3.5 There was no habitat suitable for supporting amphibians or reptiles on site therefore no further survey is required, and these species will not be considered further in this report.

Birds

4.3.6 Breeding birds are protected by the Wildlife and Countryside Act 1981 (as amended). Under this legislation is it an offence to intentionally kill, injure or take the birds or their eggs, or to intentionally destroy or disturb a nest, when it is in use or being built.

4.3.7 The small areas of ornamental planting, scattered trees and garden areas on site offered some limited suitable habitat for supporting nesting birds.

4.3.8 As the site had low potential to support any breeding or nesting birds, no further surveys are required however, the removal of any vegetation or demolition of the buildings should avoid the bird nesting season (March to August inclusive). If this is not possible, removal should occur under the supervision of a Suitably Qualified Ecologist (SQE) who will check for any active nests. If nests are found to be present, a suitable buffer zone will be erected, and works will not continue inside this area until the SQE has confirmed that all young have fledged.

Mammals

Bats

4.3.9 All species of bat present in the UK receive full protection under The Conservation of Habitats and Species (EU Exit) Regulations 2019, and the Wildlife and Countryside Act 1981 (as amended). Several bat species are also listed in Section 41 of the NERC Act 2006. These include the widespread species soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared bat *Plecotus auratus*, and the rarer woodland species such as Bechstein's *Myotis bechsteinii* and barbastelle *Barbastella barbastellus*.

4.3.10 During the walkover survey some potential bat roosting features were noted on the buildings externally, and there are records of several bat species in the local area. To accurately assign bat roosting potential to the buildings on site it is recommended that a Preliminary Bat Roost Assessment (PBRA) is carried out both internally by a licensed bat ecologist and externally to assess any further survey requirements. During this visit the trees on site would also be subject to a Ground Level Tree Assessment (GLTA) to assess their potential for supporting roosting bats.

4.3.11 The vegetation on site provides minimal support for commuting bats and does not have good connectivity to the other green spaces within the town centre; therefore, no bat activity surveys are required.

Badgers

4.3.12 Badgers are protected under the Protection of Badgers Act 1992. This act is based on the need to protect badgers from baiting and deliberate harm or injury. There was no habitat suitable on site for supporting badgers, therefore no further surveys are required.

Dormice

4.3.13 Hazel Dormouse *Muscardinus avellanarius* is fully protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2019. There was no habitat present on site suitable for supporting them therefore they do not pose a constraint to the development.

5 MITIGATION AND ENHANCEMENT

5.1 Designated sites

5.1.1 As there are several SINCs within the vicinity of the site, it is recommended that a Construction and Environment Management Plan (CEMP) is prepared prior to works commencing, detailing pollution prevention measures, to ensure that any contaminated soil or water and airborne particles are contained and disposed of appropriately.

5.2 Habitats

5.2.1 The current habitats are largely of low ecological value and are common within the wider landscape.

5.2.2 There is considerable opportunity to greatly enhance the biodiversity of the site by the inclusion of habitats that have high ecological value. Additional measures such as a green roof or green wall can also contribute to the site's biodiversity value.

5.2.3 Also, it is recommended that some of the planters are designed in the landscape plans to the style of a rain garden, which will assist with drainage, and could also ease surface water runoff into New River.

5.3 Species

5.3.1 The recommendation to plant ecologically valuable shrubs will enhance the site for a variety of species, including invertebrates that are a valuable food source for bats and birds, thereby increasing foraging opportunities for them at the site.

Birds

5.3.2 Vegetation clearance should ideally take place outside of bird nesting season. Should this need to occur during nesting bird season, a pre-check by a competent ecologist as described in Section 4 will confirm the presence/absence of nesting birds and should be conducted immediately prior to any removal (which will then take place with 24 hours of the ecologist confirming the absence of nesting birds).

5.3.3 Plants and trees should be incorporated into the soft landscape design to enhance the site for its potential to support nesting birds.

Mammals

Bats

5.3.4 If any future development affects any of the existing buildings, a Preliminary Roost Assessment (PRA) should be carried out by a suitably licensed ecologist, both internally and externally to assess the buildings potential. If any of the trees on site are to be removed, or indirectly impacted, such as from lighting or noise disturbance then a PRA should be carried out on these also. This would determine whether further surveys are required, and if so the survey effort necessary. The report produced from this assessment would outline detailed recommendations and mitigation if bats are considered to be using the site for roosting.

5.3.5 A sensitive lighting scheme should be used throughout both the development and operational phases to minimise the impact on any bats using the area and make it more favourable to commuting bats.

5.4 Enhancement opportunities

5.4.1 An assessment of both Urban Greening and Biodiversity Net Gain (BNG), of any proposed development is recommended in line with local planning policy.

5.4.2 Bat and bird boxes are recommended within the final design to enhance the site for breeding and mitigate for loss of suitable habitat for these species. The boxes can be affixed to the new building. Such boxes could include the 1SP Schwegler Sparrow Terrace, Vivara Pro Seville woodstone nest box or swift bricks such as the Cambridge Swift Nest Box System and 2FN Schwegler bat box or 2FR Schwegler bat tube.

5.4.3 In addition to the mitigation measures outlined above, opportunities for enhancements include:

- Provision of native species in landscaping schemes including flower-, berry- and fruit-bearing species to enhance the habitat for birds, bats and invertebrates;
- Provision of bee bricks to enhance the habitat for solitary bee species; and
- Night scented flowering plants to encourage foraging bats to use the site post-development.

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JNCC (2010). Handbook for Phase 1 Habitat survey: a technique for environmental audit (revised reprint). Joint Nature Conservation Committee, Peterborough.

APPENDICES

Appendix A

Relevant Legislation

A.1 BIRDS

All birds, their nests and eggs are afforded protection under the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. It is an offence to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- intentionally take or destroy the egg of any wild bird.

Schedule 1 birds cannot be intentionally or recklessly disturbed when nesting and there are increased penalties for doing so. Licences can be issued to visit the nests of such birds for conservation, scientific or photographic purposes but not to allow disturbance during a development even in circumstances where that development is fully authorised by consents such as a valid planning permission.

A.2 BATS

All British bat species are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. All British bats are also included on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 as European Protected Species. It is an offence to:

- intentionally or recklessly kill, injure or capture bats;
- deliberately or recklessly disturb bats (whether in a roost or not); and
- damage, destroy or obstruct access to bat roosts

A roost is defined as 'any structure or place which [a bat] uses for shelter or protection'. As bats tend to reuse the same roosts, legal opinion is that a roost is protected whether or not bats are present at the time of survey.

A licence will therefore be required by those who carry out any operation that would otherwise result in offences being committed.

The following bat species are listed as being of principal importance for the conservation of biodiversity in England, (commonly referred to as UKBAP Priority species): Barbastelle, Bechstein’s, Noctule, Soprano Pipistrelle, Brown Long-eared, Greater Horseshoe, and Lesser Horseshoe.

Appendix B

Target Notes/Site Photos



Plate 1: Building B1, northern side.



Plate 2: Building B3, western (courtyard) side.



Plate 3: Rear of Building B11, next to construction area.



Plate 4: Building B10, south side.



Plate 5: Hedgerow adjacent to the eastern alleyway.



Plate 6: Corner of Building B5.



Plate 7: Eastern side of Building B8 meeting B9.



Plate 8: Rear (northern side) of Building B6.

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Appendix B: Technical Report: Flood Risk Assessment

LONDON STRUCTURES LAB

Seven Sisters/ Eade Road: Planning Application for new warehouse living buildings

1547-LSL-XX-XX-RP-C-FRA

Flood Risk Assessment

Janurary 2023

LONDON STRUCTURES LAB

DOCUMENT CONTROL

PROJECT NAME	SEVEN SISTERS/ EADE ROAD: PLANNING APPLICATION FOR NEW WAREHOUSE LIVING BUILDINGS

REPORT TITLE	Flood Risk Assessment
REFERENCE	1547-LSL-XX-XX-RP-C-FRA
CLIENT	

Revision	Status	Date	Author	Reviewer
R(00)	Draft for comments	13/10/2022	TM	CA
R(01)	Issued for planning	02/12/2022	TM	CA
R(01)	References updated	30/01/2023	TM	CA

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1.0 Introduction

1.1 Scope

London Structures Lab was commissioned by Provewell Limited (the Applicant) to provide structural and civil engineering services for the proposed development located at the junction of Seven Sisters and Eade Roads, Haringey, London N15 6RD.

This report has been produced in support of a planning application and should be read in conjunction with the other planning documents.

1.2 Sources of Information

This report has been prepared based on the following set of information:

- Topographical Survey by Point 2 Surveyors Limited, drawing reference LS2583/T 2 dated October 2022
- Building Layout proposed by Morris and Company, drawing numbers 05001 dated September 2022
- Landscape proposal by Campbell Cadey Architects, drawing numbers 2205_PL_001 to 006 dated January 2023
- Utilities records – Thames Water record reference ALS/ALS Standard/2022_4631067, dated April 2022
- Haringey Warehouse District Stage 1 report by Morris and Company, reference A343-10.01-018, dated May 2022
- Utilities Report by Landmark Information Group, report reference LM / 107336 dated May 2022
- Haringey Warehouse District Sustainable Drainage Strategy report by Expedition, dated August 2021
- Environment Agency (EA) online flood maps at https://flood-map-for-planning.service.gov.uk/
- British Geological Survey online mapping available at https://mapapps.bgs.ac.uk/geologyofbritain/home.html?&_ga=2.111570884.1580712057.1616278391-1852494143.1597654958
- Magic website mapping available at https://magic.defra.gov.uk/magicmap.aspx

- Guidance on Flood risk and coastal change – UK Government, available from https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-3-Flood-risk-vulnerability
- Lead Local Flood Authority (LLFA) information – Strategic Flood Risk Assessment (c) dated March 2015 available at https://www.haringey.gov.uk/sites/haringeygovuk/files/2014s1700_haringeycouncil_sfra_v4_0_issue.pdf
- Lead Local Flood Authority (LLFA) information – London Borough of Haringey SuDS Design requirements for LLFA Technical Assessment version 1.0 dated 2016 available at https://www.haringey.gov.uk/sites/haringeygovuk/files/haringey_suds_guide_-_requirements_for_llfa_ta_issued_living_draft_final.pdf
- Lead Local Flood Authority (LLFA) information – London Borough of Haringey SuDS Design & Evaluation Guide, 2018, McCloy Consulting & Robert Bray Associates, https://www.haringey.gov.uk/sites/haringeygovuk/files/haringey_suds_design_evaluation.pdf

1.3 Limitations

This report has been prepared in accordance with the NPPF and Local Planning Policy. The proposed flood management (including ground floor level recommendations) and surface water management strategies are based on the relevant British Standards (BS8533), the standing advice provided by the EA or based on common practice. The findings of this report are based on the information available at the time of the production.

The Construction (Design and Management) Regulations 2015 (CDM Regulations) will apply to any future development of this site which involves "construction" work, as defined by the CDM Regulations. As such it is the responsibility of the proposed developer (ultimate client) to fulfil its duties under the CDM Regulations.

2.0 Site Setting

2.1 Site Description

The site covers approximately 0.25 24 ha in area and located within the London Borough of Haringey (the Council). The site is partially developed, occupied by Cara House live-work building, a car park, a mechanics workshop and a Victorian end-terrace. The site is bounded by Seven Sister's Road and Eade Road to the south, existing development to the north and west and Tewkesbury Road and access stairs to the east. The approximate grid reference for the site is 532710E, 187980N.



Figure 2.1 – Site location plan

2.2 Proposed Development

The proposed development comprises two buildings – Block A to the east and Block B to the west. The buildings will be occupied by commercial and back-of-house areas at the ground and lower ground levels, with warehouse living accommodation at upper levels. Blue roofs are proposed for both blocks. 10 shipping containers stacked to two storeys will provide workspace/artist studios, toilet facilities and associated waste collection and cycle parking.

Across the site, hard and soft landscaping improvements are proposed. An improved connection between Seven Sisters Road and Tewkesbury Road is central to the scheme, with the existing Breaker's Yard developed to provide small commercial units and public amenity space.

2.3 Topography

The site has complex topography with levels generally dropping from south to north-east. The levels along the southern boundary adjacent to Eade Road and Seven Sisters Road 26.49 to 26.80 m AOD from west to east. The access from Tewkesbury Road is around 19.30 m AOD near the site boundary to the east. Currently there is a set of stairs connecting Seven Sisters Road with Tewkesbury Road with the levels drop of 3.77 m.

2.4 Hydrology

Ordnance Survey (OS) mapping and the EA's web-based mapping indicate that the River Lea is located approximately 850 m to the northeast of the site. New River water transfer structure is located approximately 80 m south-southwest of the site, which feeds into East Reservoir approximately 265 m south of the site. West Warwick Reservoir is a water-body located approximately 1.6 km to the east of the site.

2.5 Geology

Based on the information available from BGS online mapping:

- Bedrock geology description -London Clay Formation - Clay, silt and sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.
- Superficial deposits – none recorded.

The nearest borehole records with similar geological profiles to the site available from this website are summarised below.

- TQ38NW468, approximately 130 m west of the site, dated 1992 - indicated uppermost 12 m made ground, with London clay between 12 to 42.5 m, with Reading Beds between 42.5 to 50.75 m, and Thanet Sands from 50.75 m to a drilled depth of 66 m. The cover level of the borehole was at 26.25 m AOD, with water rest level recorded at a depth of 47.74 m below cover level i.e. -21.49 m AOD.
- TQ38NW280, approximately 120 m south of the site, dated 1972 – indicated uppermost 2 m made ground, with stiff brown fissured clay with sulphate crystals and occasional pockets of orange silt between 2 to 10.10 m, and stiff blue fissured clay from

10.10 m to a drilled depth of 11.70 m. The cover level of the borehole was at 10.06 m AOD. Groundwater was not encountered at this borehole.

- TQ38NW95, approximately 125 m northeast of the site, undated – indicated uppermost 1.6 m made ground, with firm to stiff fissured brown silty clay with occasional gypsum crystals between 0.6 to 6.7 m, and stiff to very stiff fissured grey silty clay (London clay) from 6.7 m to a drilled depth of 26.5 m. The cover level of the borehole was at 18.7 m AOD. Groundwater was not encountered at this borehole.

Soilscape information available from Magic Maps service indicate this area as:

- Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

At the time of the report production, no detailed site investigation works has taken place.

2.6 Hydrogeology

The following hydrogeological information was obtained from the online Magic Maps service.

- Aquafer destination (Bedrock) – Unproductive
- Aquifer Designation Map (Superficial Drift) – no features found
- Groundwater Vulnerability – Unproductive

BGS boreholes TQ38NW468 recorded rest water level at 47.74 m below a cover level of 26.25 m AOD. Groundwater was not encountered at BGS boreholes TQ38NW280 and TQ38NW95. The borehole depths were 11.70 m and 26.5 m respectively.

2.7 Existing Drainage

A schematic excerpt from Thames Water record reference ALS/ALS Standard/2022_4668973 is shown in Figure 2.2.

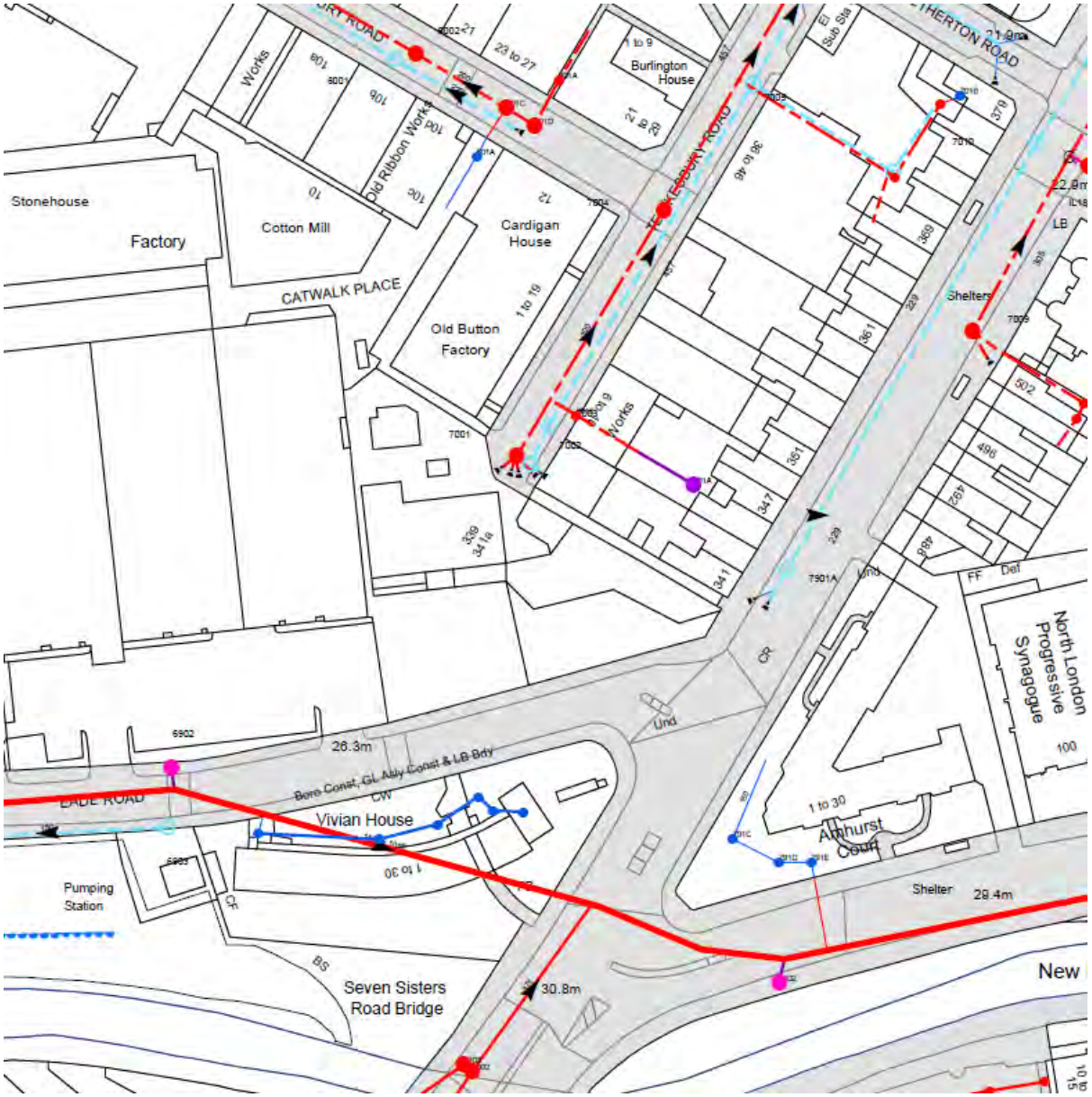


Figure 2.2 – Thames Water asset record reference ALS/ALS Standard/2022_4631067, dated April 2022

The Thames Water asset record shows that there is a combined sewer and surface water sewer located on Eade Road approximately 50 m southwest of the site, with a surface water sewer located on Seven Sister's Road approximately 15 m east of the site. Separate foul and surface water sewers run parallel along Tewkesbury to the north of the site.

Table 2.1 – Existing Thames Water manholes

Thames Water MH Ref	Location	Cover Level	Invert Level
6902 Combined Trunk Main	Eade Road	25.3	N/A
6903 SW	Eade Road	25.62	24.27

Thames Water MH Ref	Location	Cover Level	Invert Level
7901A SW	Seven Sister's Road	26.2	25.23
7001 FW	Tewkesbury Road	19.46	16.9
7002 SW	Tewkesbury Road	19.47	16.42

3.0 Flood Risk

3.1 Criteria

The flood risk elements that need to be considered for any site are defined in BS 8533- 'Assessing and managing flood risk in development Code of practice' (October 2011) as the "Forms of Flooding" which are listed as:

- Flooding from rivers (fluvial flood risk)
- Flooding from the sea (tidal flood risk)
- Flooding from the land/surface water (pluvial flood risk)
- Flooding from groundwater
- Flooding from sewers (sewer and drain exceedance, pumping station failure etc)
- Flooding from reservoirs, canals and other artificial structures

The following section reviews each of these in respect of the subject site.

3.2 Fluvial Flood Risk

The latest EA published flood zone map (Figure 3.1) shows that the site lies within Flood Zone 1, i.e. land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding.

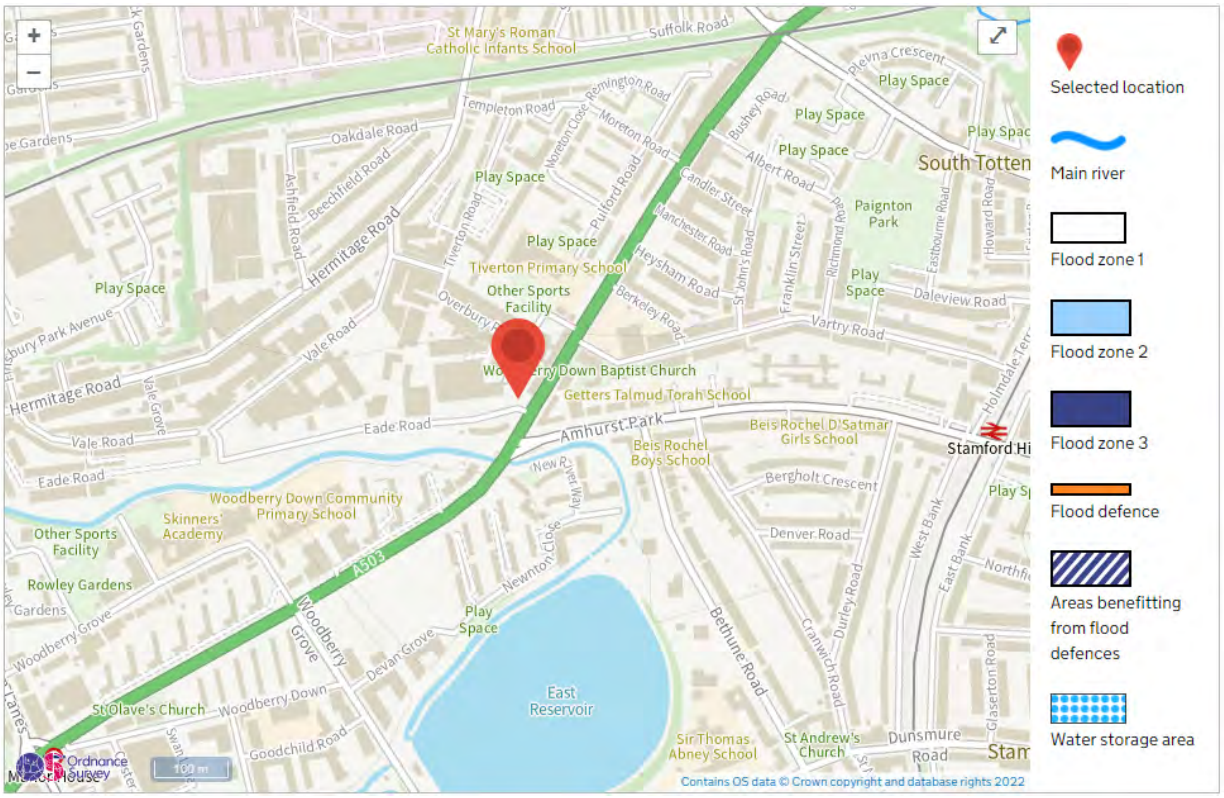


Figure 3.1 – EA fluvial flood risk map

As the site is within Flood Zone 1, there is a low risk of fluvial flooding to the site. Based on the above, the risk of flooding from rivers is considered very low.

3.3 Tidal Flood Risk

The site is located inland and approximately 1.67 km west of the River Lea and 7.58 km north of the River Thames. Therefore, there is very low risk of flooding from this source.

3.4 Pluvial Flood Risk

Surface water flooding occurs when the rainwater does not drain away through the normal drainage system or infiltrate the ground, but instead lies on or flows over the ground.

Surface water flood risk to the site has been assessed using EA mapping. The maps were produced using 'direct rainfall' modelling. Although they consider local drainage capacity, non-surface water influences such as rivers, seas or groundwater are not considered. The map is based on LIDAR topographic data which is not suitable for site specific assessment and therefore, where available, topographic survey data should be used to provide a more accurate understanding of potential flow paths.



Figure 3.2 – EA mapping for surface water

EA surface water flood mapping does not indicate surface water flooding affecting the site area. Some localised surface water flooding is indicated along Eade Road and Seven Sisters Road. Hence the risk of surface water flooding is considered very low.

3.5 Groundwater Flood Risk

Appraisal of BGS borehole logs from the closest available records with similar geology to the site informed that water was struck at approximately -21.49 m AOD for borehole reference TQ38NW468. This is a significant depth below the proposed lower basement level for the living-commercial block. Based on the evidence available at the time of assessment, the risk of ground water flooding to the site is considered to be low. At the time of the report production, no detailed site investigation works has taken place.

3.6 Sewer/Drainage Flood Risk

Sewer flooding is often caused by excess surface water entering the drainage system when there is insufficient sewer capacity to cope with this excess water, but also due to 'one off' events such as blockages.

Thames Water is the statutory undertaker for the local public sewer network. There are limited drainage networks running in the vicinity of the site and there are no adopted sewers identified within the site boundary.

Based on the Thames Water records, the risk of sewer flooding to the site is considered to be low.

3.7 Reservoirs/Canal Flood Risk

The EA has produced a Reservoir Flood Map (Figure 3.3) that shows that the site is not at risk from reservoir flooding.



Figure 3.3 – EA reservoir flood risk map

It should also be emphasised that the risk of flooding from reservoir breach is very small since the EA is the enforcement authority for the Reservoirs Act (1975) and all large raised reservoirs are inspected and supervised by reservoir panel engineers.

On this basis, the risk from reservoir flooding to the site is considered to be negligible.

3.8 Summary of Flood Risk

The following table provides a summary of flood risk for the site. Please refer to the Flood Risk Assessment prepared by London Structures Lab for further details about the flood risk.

Table 3.1 – Summary of sources of flood risk

Source of Flooding	Risk Level	Source of Data	Comments, Mitigation Requirements
Fluvial	Low	EA mapping	Flood zone 1
Tidal	Low	EA mapping	Inland location
Surface water (Pluvial)	Low	EA mapping	EA surface water flood mapping indicates some limited localised surface water flooding along Eade Road and Seven Sister's Road adjacent to the southern site boundary. However, surface water flooding is not indicated within the development area,

Source of Flooding	Risk Level	Source of Data	Comments, Mitigation Requirements
			therefore the risk from surface water flooding is considered low.
Groundwater	Low	BGS mapping	Appraisal of BGS borehole logs from the closest available records to the site informed that water was struck at -21.49 m AOD at TQ38NW468, approximately 130 m west of the site. Groundwater was not encountered at BGS boreholes TQ38NW280 and TQ38NW95. The borehole depths were 11.70 m and 26.5 m respectively. Hence, the risk of ground water flooding to the site is considered to be low at this stage.
Sewers	Low	LLFA information	At the time of report production, no records within any local flooding and drainage documents of sewer flooding in the area localised to the site were identified. Therefore, the risk of sewer flooding to the site is considered to be low.
Reservoirs, Canals	Low	EA mapping	Site not affected

Key	Description
	Low/Negligible Risk – No noticeable impact to site and not considered to be a constraint to development.
	Medium Risk – Issue requires consideration but not a significant constraint to development
	High Risk – Major constraint to development requiring active consideration in mitigation proposals

4.0 Flood Risk Mitigation

Appropriate flood mitigation measures are to be considered when developing the design for the site.

4.1 Climate Change Allowances

Appropriate climate change allowances should be applied when developing the surface water drainage design. In line with the latest government guidance system must be able to cater a rainfall event up to and including the 1 in 100 year + 40 % allowance for climate change at this location.

4.2 Overland Flow

EA mapping does not identify any overland flows through the site. SuDS measures are to be provided on site to control and store the surface water as a part of the surface water design for the development, as required. Surface flows may be generated on site due to drainage capacity exceedance, which can be conveyed into the SuDS features via surface flows along the hard standing and roof areas.

Please refer to Surface Water Drainage Strategy report (Ref: 1547-LSL-XX-XX-RP-C-SWS) for further details on proposed arrangements for accommodating surface water flow paths and SuDS strategy.

4.3 Finished Floor Levels

As this site is unlikely to be affected by fluvial flooding there is no need to incorporate any freeboard levels into the finished floor levels of the design. Low lying areas that could lead to ponding of surface flows will be avoided by careful design of finished levels. If practicable, it would be beneficial to raise ground floor levels at least 150 mm above surrounding land to protect against ingress of ponded surface water or groundwater. However, consideration should be given to the access requirements and tie in levels when assessing proposed finished floor levels.

4.4 Flood Compensation

The site is shown to be outside the 1 in 100-year climate change floodplain, so floodplain compensatory measures are not deemed necessary.

4.5 Safe Access/Egress

Flood Zone 1 refers to land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1 %) i.e. lowest risk level. As the site is lies outside of the 1 in 1,000-year flood extent, safe access and egress will be available up to this extreme storm event.

5.0 Planning Context

5.1 Land Use Vulnerability

Table 3 of the Planning Practice Guidance (PPG) indicates the compatibility of various land uses in each flood zone, dependent on their vulnerability to flooding. Figure 5.1 below is reproduced from Table 3 of PPG.

Figure 5.1 – Table 3 of PPG detailing Flood Risk Vulnerability Classification

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Annex 3 of the PPG classifies 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels' as more vulnerable. This classification of development is appropriate for areas within Flood Zone 1 and therefore appropriate for the subject site.

5.2 Sequential Test

The Sequential Test aims to direct new development to areas with the lowest probability of flooding. The site has been identified as located within Flood Zone 1 with no other significant flooding issues from other sources. It is therefore considered to pass the Sequential Test.

5.3 Exception Test

In accordance with Table 3 of PPG, there is no requirement to apply the Exception Test for a 'more vulnerable' development within Flood Zone 1.

6.0 Conclusion

This FRA has been undertaken for the proposed development located at the junction of Seven Sisters and Eade Roads, Haringey, London N15 6RD. The site covers approximately 0.24 ha in area and currently contains commercial/residential buildings and car parking. The proposed development comprises two live-work buildings; Block A to the and Block B to the west. It will also contain workspaces/studies constructed from shipping containers.

This FRA complies with the NPPF and Planning Practice Guidance and demonstrates that flood risk from all sources has been considered in relation to the proposed development. It is also consistent with the Local Planning Authority requirements with regards to flood risk.

The proposed development site lies in an area designated by the EA as Flood Zone 1, and is outlined to have a chance of fluvial flooding of less than 1 in 1,000 (<0.1 %) in any year. A summary of the flood risk and any associated mitigation measures are summarised in Table 6.1.

Table 6.1 – Flood risk summary

Source of Flooding	Risk Level	Mitigation
Fluvial	Low	N/A
Tidal	Low	N/A
Surface water (Pluvial)	Low	N/A
Groundwater	Low	N/A
Sewers	Low	N/A
Reservoirs, Canals	Negligible	N/A

The surface water drainage design for the site is to be developed in line with the LLFA requirements and applying appropriate mitigation factors. The LLFA requires a system that caters for a 1 in 100 year rainfall event + 40 % allowance for climate change. This is to be addressed as a part of the surface water drainage strategy for the scheme.

Overall, taking into account the above points, the development of the site should not be precluded on flood risk grounds.

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Appendix B: Technical Report: Ground Investigation Desk Study

A2 Site Investigation

Harringay Warehouse District

Phase I Desk Study

October 2022

24822-A2SI-XX-XX-RP-Y-0001-01

Project Name	Harringay Warehouse District
Project Number	24822
Client	Provewell Ltd
Document Name	Phase I Desk Study

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Appendices

Appendix A: Qualitative Risk Assessment Matrix

Appendix B: Envirocheck Report

Appendix C: Unexploded Ordnance Risk Assessment

Appendix D: Site Walkover Records

Appendix E: Regulatory Correspondence

1. Introduction

A2 Site Investigation Ltd (A2SI) has been engaged by Provewell Ltd to prepare a phase I desk study report for the proposed development at Harringay Warehouse District, Tottenham, London, N15 6RD (herein called the 'site').

1.1. Study Aims and Objectives

The desk study develops an initial Conceptual Site Model (CSM) and provides a qualitative Preliminary Risk Assessment (PRA) for the proposed development in accordance with the principles set out in *Land Contamination Risk Management* (LCRM) guidance, published by the Environment Agency on the UK Government website. The desk study has also been prepared in the context of the *National Planning Policy Framework* (NPPF) and *The Building Regulations 2010, Approved Document C - Site preparation and resistance to contaminants and moisture (2004 Edition incorporating 2010 and 2013 amendments)*. The desk study includes an assessment of whether there are any unacceptable risks (ref. *LCRM* guidance) which require further geo-environmental investigation. This report forms part of a wider programme, to be complemented by Phase II Ground Investigation and assessments.

Potential historical and current sources of contamination have been identified based on information available in the public domain (including information sources referenced in Section 1.2).

The proposed development is described in more detail in Section 6 but can generally be described as redevelopment and expansion of live-work units on the site, as part of a wider plan for the entire Harringay Warehouse District. A new eight-storey block (with two basement levels) and a new four–storey block are proposed adjacent to Eade Road.

Preliminary geotechnical assessment is not included in this desk study.

The outcomes of this desk study have been developed based on information current at the time of writing.

1.2. Information Sources

The primary sources of information which have informed the assessments presented herein include the following:

- *Envirocheck Report* for Harringay Warehouse District prepared by Landmark Information Group, dated October 2022 (ref. 302471250_1_1), included in Appendix B.
- *Detailed Unexploded Ordnance (UXO) Risk Assessment* for Harringay Warehouse District prepared by Brimstone, dated 14th October 2022 (ref. PRA-22-1937), included in Appendix C.
- Site walkover undertaken by representatives of A2SI on 18th October 2022.
- British Geological Survey, GeoIndex Onshore GIS database (accessed 12th October 2022); https://mapapps2.bgs.ac.uk/geoindex/.
- Department for Environment, Food & Rural Affairs (DEFRA), Magic Map Application (accessed 13th October 2022); http://magic.defra.gov.uk/MagicMap.aspx.
- Historic England, online Aerial Photo Explorer (accessed 13th October 2022); https://historicengland.org.uk/images-books/archive/collections/aerial-photos/.
- Health Protection Agency and British Geological Survey document Indicative Atlas of Radon in England and Wales, 2007.
- *The Lost Rivers of London* by Nicholas Barton, 1962.
- Google Earth (ref. earth.google.com/web/), accessed 10th October 2022.
- Flood Maps for Planning (ref. https://flood-map-for-planning.service.gov.uk/), accessed 10th October 2022).

2. Site Setting

2.1. Development Location and Current Site Use

The development site is located at Harringay Warehouse District, Tottenham, London, N15 6RD, as shown in Figure 2.1. The approximate National Grid reference for the site is 532700, 187990 and the site footprint covers approximately 0.23 hectares. The approximate ground surface elevation at the south of the site is 26 m above Ordnance Datum and elevations fall steeply towards the Tewkesbury Road in the northern part of the site (approximately 20 m OD).

The development site falls within the administrative boundaries of the London Borough of Haringey and currently includes a vacant plot on the corner of Eade Road and Seven Sisters Road and associated land in front and behind Cara House (both currently used as carparking areas). The site also includes an electrical substation, southwestern end of Tewkesbury Road, breakers yard and a narrow passageway between Tewkesbury Road and Seven Sisters Road.

The current land uses within a 250 m radius surrounding the site are summarised in Table 2.1.



Figure 2.1 Location of the proposed development (red line reflects the site boundary used for this assessment)

Table 2.1 Surrounding land uses summary

Bearing from Site	Features directly adjacent to the site boundary	Other identified land uses and key structures
North	Warehouse living spaces along Tewkesbury Road	Tewksbury Road (extends north immediately from site boundary), Cotton Mill and various other industrial/manufacturing units/warehouses (18 m north of courtyard to approximately 100 m and intersected by Overbury Road 50 m north and northeast of the site boundary), Tewksbury Road Open Space (75 m north), Community Centre (approximately 110 m north), Tiverton Primary School and playground (140 m north), three auto repair shops along Tewkesbury Rd to 75 m north and London Scrap Metal Recycling place approximately 85 m to the north of the site.

Bearing from Site	Features directly adjacent to the site boundary	Other identified land uses and key structures
South	Eade Street – single carriageway	Beyond Eade Rd (immediately to the south of the site boundary) and Eade Rd/Seven Sisters Rd intersection (immediately south and south east) is a four-storey residential apartment block 'Vivian House' (22 m south) surrounded by soft-landscaping area (from 13 m south) and Thames Water Pumping Station facilities (40 m southwest) with surrounding grass land. The course of New River is located 59 m to the south of the site and residential properties on the other side of the river (75 m south). Seven Sisters Rd/A107 intersection is approximately 45 m to the south of the site).
East	Residential terraced properties with small gardens along Seven Sisters Road (single carriageway)	Immediately to the east is KB Classic Cut Hairdresser and Seven Sisters Road. Further along A107 there is a Synagogue (48 m east). A Baptist Church is located (75 m east) on the corner of Seven Sisters Road and Vartry Road, with Stamford Hill Primary School located 140 m east (Vartry Road). Beyond this point the area turns largely residential.
West	Cara House (six-storey block) and warehouse	To the West of the site is Cara House – of both residential and commercial use including various businesses: night club, games arcade and office spaces (the site boundary surrounds the building to the north, east and south). A large warehouse (commercial and shopping unit) is located immediately to the west and associated car parking areas (one immediately to the west, the other approximately 65 m west. Various commercial and shipping units stretch beyond this point further to the west.

2.2. Site Walkover

A site walkover was undertaken by A2SI on the 18th October 2022. A summary is presented in this Section 2.2. Walkover records are included as Appendix D and these should be reviewed alongside the summary details below.

Much of the site is occupied by a carpark accessible via Eade Road. The car park is approximately 25 x 20 m in size and surrounded by a brick wall at its westerly perimeter, a metal fence with electric double gates to the south, a wooden fence to the east and railings separating it from the Cara House to the north. There is a bin store approximately 8 x 5 m in size and located in the southeast corner of the carpark. Immediately east of the carpark is a concrete and gravel outdoor seating and standing area (approx. 30 x 10 m) associated with the permanently parked fish and chips van where occasional, small-scale public live music and food events are held. The north of the site is a courtyard with a central vegetated area, multiple informal seating areas and a small outdoor bar against the metal perimeter fence behind the Cara House. The only substantial building on site is the breakers yard to the northeast, surrounded by a breeze block wall and with a small single-storey unit to the rear. The sloped central part of the site is heavily vegetated apart from the electrical substation at the base of the verge.

One electrical substation was observed on-site, located within a centre of the site. The area is overgrown and bound by a wooden fence, accessible through a wooden door via the stepped alleyway and with a warning sign, partially obscured by graffiti.

Off-site land-uses are largely commercial (typically large warehouses containing multiple commercial units) to the north and west, with occasional residential properties also present. To the east of the site is Seven Sisters Road with a Transport for London and London Underground (TFL/LU) tunnel running beneath it; beyond this point, the area is largely residential with a synagogue (48 m east) and a church approximately 75 m east of the site. To the south of the site is Eade Road followed by an area of soft landscaping and then the New River approximately 59 m south of the site.

Ground levels across the southern site are generally flat before declining steeply towards the north and northwest. The local spot levels around the site indicate 26.3 m OD to the south of the site and 22.9 m OD northeast of the site. Ground levels across the northwest courtyard also appear generally flat.

Some surface water drainage infrastructure was observed where Tewkesbury Road meets the site boundary.

A site features plan is provided Figure 2.2.



Figure 2.2. Site features plan

2.3. Planning Records

The Haringey Council Planning Portal (HCPP) has been searched for relevant records. No planning applications have been identified with respect to the site.

A search of the site's surrounding 250 m radius was undertaken on the HCPP and returned five planning applications: HGY/2022/0044, HGY/2022/0282, HGY/2021/2889, HGY/2022/2423, HGY/2022/2433. The planning application referenced HGY/2022/0044 included geo-environmental reporting. The location of the off-site planning application can be observed in Figure 2.3.



Figure 2.3. Location of planning application HGY/2022/0044 in relation to the site.

2.3.1. Planning Application HGY/2022/0044

Planning reference HGY/2022/0044 is located 160 m northwest of the site and refers to the 'Application for full planning permission for a comprehensive redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works - Site at 108 Vale Road, London, N4 1TD'.

The following report was identified on the portal:

- Proposed Development Florentia Clothing Village Extension, Vale Road, Phase II Ground Investigation Report (ref R-GI-23675-01-02) produced by JPP issued December 2021.

The 2021 report on Phase II Ground Investigation Report produced by JPP summarised a ground investigation completed by JPP undertaken on 6th and 7th October 2021. The field work consisted of two excavated trial pits TP02 and TP03 (to a maximum depth of 2.10 m bgl), eight windowless sampler boreholes WS01 - WS08 (to a maximum depth of 5.00m bgl) with five gas and groundwater monitoring installations and seven hand excavated trial pits HD01 - HD07 in order to determine foundation depths of the easternmost and southern walls.

Made Ground underlying the concrete was generally cohesive, consisting of brown to grey, slightly gravelly, slightly sandy to sandy, silty clay to depths of between 0.70 m and 1.50 m bgl. The gravels within the clay soils consisted of brick, sandstone, concrete and occasional blacktop, metal, clinker and glass. A band of fine to coarse brick gravel were found in WS04 from 0.25 m to 0.35 m bgl, and fine to medium blacktop gravel was found in WS05 from 0.40 m to 0.60 m bgl. Above the clay Made Ground in HD01 and HD02 from the surface was a dark grey, gravelly, slightly silty, fine to medium sand with ash content to 0.30 m and 0.35 m bgl respectively. The gravel within the sand was described as brick, concrete and wood with occasional cobble size brick fragments.

Groundwater was encountered only within the Made Ground in the eastern section of the Site from between 0.45 m (WS08) and 1.35 m bgl (TP03). It was noted that the groundwater had a hydrocarbon odour.

Two combined groundwater and gas monitoring visits were undertaken as part of these site investigation works.

Elevated levels of lead were encountered within Made Ground soils (TP03) with TPHs and asbestos recorded below the assessment criteria implemented or not detected above method detection limits. The report concluded that no likely sources of ground gases were identified and following the ground gas monitoring visits, no gas protection measures were required. Water levels within WS04 and WS07 varied by approximately 3.20 m between the first and second visits, with the water levels rising from 3.98 m and 3.72 m bgl to 0.72 m and 0.60 m bgl respectively. It was concluded that this occurrence was likely to result from water ingress from the Made Ground strata, and not as a result of a variation in natural groundwater levels.

Finding of the Ground Investigation Report concluded that a 'hotspot' of contamination encountered at TP03, where the lead exceedance was encountered, will require suitably capping.

The area of Planning reference HGY/2022/0044 is not considered further as a viable potential off-site source of contamination in this desk study given the nature of the ground conditions and types of contamination identified which should not impact the site.

The planning application HGY/2022/0044 is currently pending Haringey Council decision.

2.4. Regulatory Consultation

Requests for information have been made to the following bodies:

- Environment Agency (EA), contacted via email on the 11th October 2022 (see Appendix E). Response awaited.
- Haringey Council (HC), contacted via email on the 11th October 2022 (see Appendix E). Response awaited.

Copies of the regulatory consultation undertaken are included as Appendix E.

2.5. Unexploded Ordnance

London was the most heavily bombed city in Britain during WWII, as indicated by official wartime figures. Despite the site's location in a peripheral borough, it was still situated in relatively close proximity to central London. An identified target, Tottenham Water Treatment Works and Reservoir, was also present within 2.5km. As a result, the borough experienced a high bombing density.

15 bombing incidents were recorded within an approximate 300m radius of the site; the closest of these incidents was plotted approximately 100 m to the northwest of the site.

Although a section of the site comprised an open ground during WWII, within which a UXB strike is typically less likely to have left clear evidence of its descent, it is anticipated that access and monitoring will have remained frequent/high, given the structures to the north, and the roadways around the south and east. Due to this, a crater or entry hole left by a UXB is more likely to have been observed, than in a large open field, for example. No damage is recorded to adjacent structures.

In summary, due to the lack of evidence of bombing and/or related damage on site or in the immediate vicinity, coupled with the anticipated frequent access to the site, the risk from UXO is not considered to be elevated above the background level for Harringay.

A Stage 2 Detailed UXO Risk Assessment is not considered necessary prior to works commencing. However, the possibility of UXO remaining on site cannot be completely ruled out at desktop stage, therefore, a UXO Safety Awareness Briefing to all personnel conducting ground works would be considered prudent.

Details of risk management strategies are outlined in CIRIA C681.

The above provides a summary of the available UXO risk assessment. However, the full assessment provided in Appendix C must be referred to and takes precedence.

3. Geological Setting

3.1. Regional Geological Overview

The development site is located within the London Basin, which refers to an approximately triangular synclinal structure in which the sedimentary units underlying London and much of southeast England were deposited. The London Basin is comprised of the following formations, in order of decreasing depth:

- A deep (~200m thick) layer of Chalk, deposited throughout the Upper Cretaceous period, forms the base of the basin and is the principal aquifer of the region.
- The Thanet Formation, which comprise fine, locally silty glauconitic sands originating in shallow seas.
- The Lambeth Group, a depositionally and geographically complex sequence which comprises layers of sands and gravels, shelly and mottled clays, minor layers of cemented materials: limestones and lignites, and occasional sandstone and conglomerate.
- The London Clay Formation, a fine-grained deposit of silty locally sandy clay which is the dominant Thames Group deposit. Contains layers of weakly to strongly cemented claystones.
- Superficial (drift) deposits: River Terrace Deposits (comprising mainly gravels and sands) and Alluvium (fine, often organic soils) aggraded/deposited by the River Thames and its tributaries on top of the London Clay.

3.2. Site Geology and Anticipated Ground Conditions

Figure 3.1 illustrates the location of the development within the context of a regional geological map. The map illustrates the spatial distribution of superficial (drift) deposits and bedrock outcrops at the ground surface.

The Worked Ground is assumed to be present on site associated with historical site use, quarrying / brick works.

The geology map indicates that the site is located where natural superficial deposits are absent. However, Head Deposits have been marked on the BGS map adjacent to the south of the site boundary therefore a probability of encountering of this layer is likely. The London Clay Formation is present directly beneath the anthropogenic deposits and is underlain by the Lambeth Group over Thanet Formation overlying the Chalk.

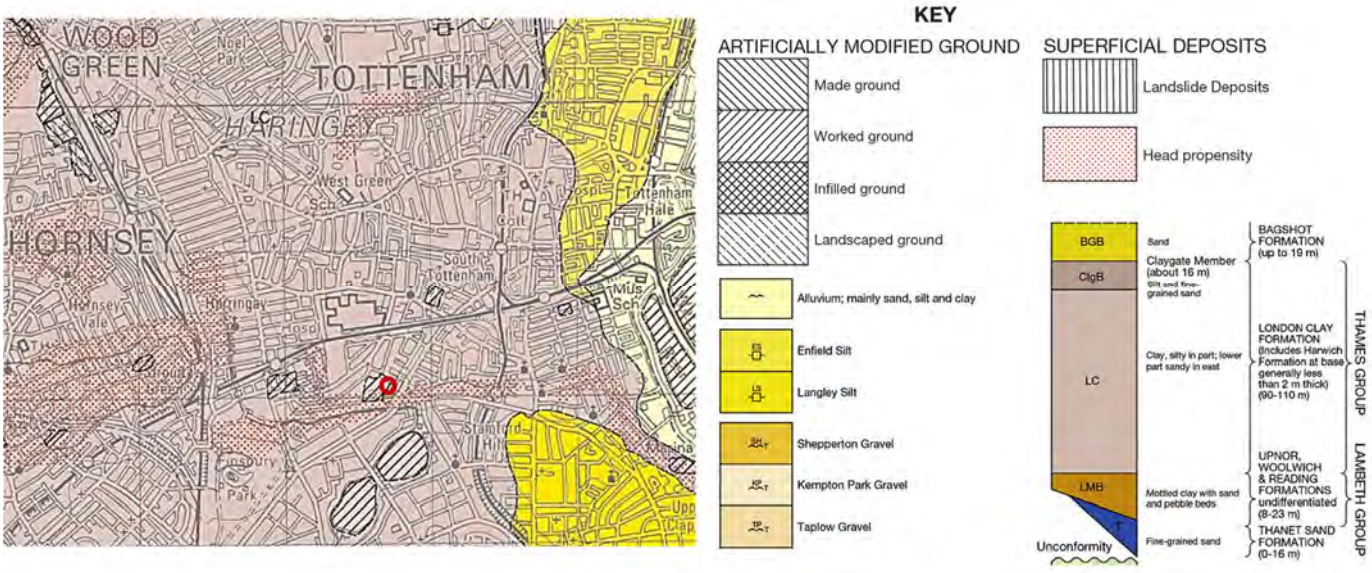


Figure 3.1. Geological context of the site. Approximate site location marked by red circle.

The British Geological Survey (BGS) Geology of Britain web map services provide access to the geographic locations and logs of historical borehole investigations and well installations. Historical boreholes surrounding the site are shown in Figure 3.2. The following historical records have been reviewed as part of this assessment; TQ38NW468, TQ38NW467, TQ38NW251 and TQ38NW95. Table 3.1 summarises the preliminary ground model adopted in this desk study, based on the information reviewed.



Figure 3.2. Locations of BGS boreholes in close proximity to the site boundary

Table 3.1. Preliminary ground model

Unit	Elevation[1] (mOD)	Depth[1] (m bgl)	Thickness (m)	Description
Made Ground	+26.25	0.0	12.0	Variable anthropogenic deposits
London Clay Formation	+14.25	12.0	30.5	Stiff brown/grey clay with partings of silt fine sand and occasional layers/beds of extremely weak to strong claystones
Lambeth Group	- 16.25	42.5	17.25	Vertically and laterally variable sequences mainly of clay, some silty or sandy, with some sands and gravels, minor limestones, lignitic horizons, occasional sandstone and conglomerates
Thanet Formation	-33.50	59.75	6.25	Vertically and laterally variable sequences mainly of clay, some silty or sandy, with some sands and gravels, minor limestones and lignites and occasional sandstone and conglomerate
Chalk	-39.75	66.0	Not proven	Generally very weak to weak, low to medium density white chalk

1. Elevation and depth refer to top of stratum.

3.3. Groundwater and Hydrogeology

Localised shallow perched water may be present associated with any Made Ground or Head deposits at the site.

The London Clay Formation is listed as Unproductive Strata. Unproductive Strata are low permeability strata which are not considered to retain significant quantities of groundwater. If groundwater is present within Unproductive Strata, for example within more permeable lenses or small fissures, it is typically discontinuous, of low value and very low sensitivity.

The underlying Lambeth Group and Thanet Formation are classed by the EA as a Secondary A Aquifer including permeable horizons capable of sustaining water supplies at a local rather than strategic scale, and in some cases significant enough to form the source of base flow to rivers.

The Chalk Group is classified as a Principal Aquifer as it contains layers of rock that have high permeability (due to fracturing, intergranular nature of the deposits and porosity) that provides high level of water storage capacity. They may support water supply and/or river base flow on a strategic scale.

It is anticipated that the pore water pressure distribution within the London Clay Formation is likely to be in hydrostatic equilibrium with an average or mean perched water table level. Whilst it is considered that the pore water pressure distribution within the London Clay and upper Lambeth Group clays is hydrostatic, it is likely that the lower portion of the Lambeth Group, Thanet Sand and Chalk Formations are underdrained. Due to historical dewatering from the Chalk aquifer at depth, underdrainage effects are frequently observed within the strata at depth within the London Basin.

The site is considered to be located in a setting of low sensitivity with regard to groundwater in relation to the underlying Unproductive Strata associated with the London Clay Formation. The mostly non-permeable London Clay deposits are considered to offer a level of protection to the underlying aquifers. Groundwater sensitivity is further reduced by the application site's urban setting and the absence of any nearby water abstractions at shallow depth. Groundwater within the deeper Chalk aquifer is confined by the London Clay and is anticipated to flow in a southerly direction towards the River Thames.

The site is identified as being located within a groundwater Source Protection Zone (SPZ) I. The SPZ is understood to be associated with the bedrock aquifers underlying the London Clay Formation.

According to the Landmark Envirocheck database, there are currently seven licensed groundwater abstractions (with multiple abstraction points) within 500m of the site as detailed below:

- Thames Water Utilities Ltd (one abstraction points located 37 m southwest from the site) – Eade Road East - Nlars Point 18, Public Water Supply: Potable Water Supply – Direct
- Thames Water Utilities Ltd (four abstraction points located 40 m southwest from the site) – Eade Road, Stamford Hill - Nlars Point 18, Public Water Supply: Potable Water Supply – Direct
- Thames Water Utilities Ltd (one abstraction points located 252 m southeast from the site) – Bethune Road - Nlars Point 19, Public Water Supply: Potable Water Supply – Direct
- Thames Water Utilities Ltd (four abstraction points located 261 m southeast from the site) – Bethune Road - Nlars Point 19, Public Water Supply: Potable Water Supply – Direct
- Thames Water Utilities Ltd (one abstraction points located 315 m southeast from the site) – Bethune Road, STOKE NEWINGTON, Public Water Supply
- Thames Water Utilities Ltd (one abstraction points located 490 m southeast from the site) – Lordship Road, STOKE NEWINGTON, Public Water Supply
- Thames Water Utilities Ltd (one abstraction points located 497 m southeast from the site) – Eade Road West - Nlars Point 39, Public Water Supply: Potable Water Supply – Direct

3.4. Hydrology

The nearest surface water feature (New River) is located approximately 59 m to the south.

The Lost Rivers of London (Barton, 1962) reveals that the New River was 'artificially' created following the attempt to increase the London's water supply at the start of XVII century by bringing the water from Hertfordshire. The New River followed a winding course of nearly 40 miles partially distributed in wooden pipes with much of its waters obtained from nearby streams incl. Hackney Brook. Given the nature of the preliminary ground model it is considered that a viable pathway to the above-mentioned surface water feature, is not present.

3.5. Geological Hazards

The British Geological Survey and Environment Agency (EA) hazard mapping have identified the following potential geotechnical hazards at the site:

- *Very Low* potential for collapsible ground stability hazards.
- *No Hazard* from compressible ground stability hazards.
- *No Hazard* from ground dissolution stability hazards.
- *Very Low* potential for landslide ground stability hazards.
- *Moderate* potential for shrinking or swelling clay ground stability hazards.
- *Very Low* from running sand ground stability hazards.

3.6. Mining and Mineral Extraction

The site is not listed within the Envirocheck Report as within an area affected by coal mining.

There are no BGS Mineral Site entries listed within the Envirocheck Report within 500m of the site.

No record of mining instability, man-made mining cavities or natural cavities have been recorded within 500m.

3.7. Radon

The Envirocheck Report indicates that the site is within a Lower Probability Radon Area (with less than 1% of homes estimated to be at or above the Action Level). Radon risk mapping included in *BRE 211: Radon – Guidance on Protective Measures for New Buildings (2015)* indicates that without a site-specific Radon Risk Report the maximum requirement for radon protection is 'None'.

A new basement is to be incorporated into the proposed development. As indicated in *BRE211 (2015)*, all basements are at increased risk of elevated levels of radon, regardless of geographic location. Therefore, despite the radon risk mapping, it is recommended that appropriate radon protection is provided for the new basement. An appropriate radon protection strategy which is compatible with the building waterproofing should be developed by a suitable waterproofing and radon specialist. 'Basic radon protection' (ref. *BRE211 (2015)*) is appropriate.

4. Site History

Detailed historical maps, fire insurance plans and aerial photographs of the site and surrounding area dated between 1863 and 2022 (at scales of 1:1,250, 1:2,500, 1:5,280, 1:10,000, 1:10,560 and 1:25,000), provided as part of the Envirocheck Report (Appendix B), have been reviewed as part of the study. This process has been undertaken to identify any former land uses at the site and within the surrounding area that may have geo-environmental implications for the proposed redevelopment.

The findings are summarised in Table 4.1. Only features considered to have a potential geo-environmental impact on the site and usually within a notional 250m radius of the site boundaries are presented and discussed, with the exception of any potentially infilled land which is identified within 500m of the site. Any distances quoted for features remote from the site have been scaled from the maps and are approximate. Other information sources available in the public domain have also been reviewed to support this assessment, including the Historic England online Aerial Photo Explorer and historical aerial photographs available on Google Earth.

Table 4.1. History of the site and surrounding areas

Historical Feature	Distance and Bearing from Site	Date of First Map Appearance	Date of Last Map Appearance	Potential to Impact the Site
	On-Site			
Field with Boundary Posts forming the south boundary of the site	-	1863	1879	No (unlikely source of contamination)
Brick Works and residential terraced properties with outside space (currently Seven Sisters Road No 341 and 343) appearing in the northeast side of the site	-	1896	1896	Yes
Non-coniferous tree area associated with the new Blouse Factory appears in the north side of the site; central part of the site appears steep sloped (possibly post-Brick Works excavation)	-	1915	1920	Yes
The tree area is now occupied by part of the Store Fittings Manufactory building; an outbuilding/structure appears within the outside space of No 341 Seven Sisters Road.	-	1936	1966	Yes
A large rectangular building visible in the south side of the site	-	1946	1991	Yes
The site remains largely unchanged	-	1999	2022	-
	Off-Site			
Factory (incl. blouse, hosiery, hand bag)	0 m W	1915	1920	Yes
	200 m N	1952	1992	No (Due to distance and nature of the ground model, migration of contamination onto site is unlikely)
	185 m NW	1952	1992	

Historical Feature	Distance and Bearing from Site	Date of First Map Appearance	Date of Last Map Appearance	Potential to Impact the Site
Store Fittings Manufactory	0 m W	1936	1978	Yes
Works (incl. confectionery, metal, furniture, engineering)	140 m W	1915	1977	No (Due to nature of the ground model, distance, anticipated groundwater flow direction, migration of contamination onto site is unlikely)
	15 m N	1936	1992	Yes
	25 m N		1992	Yes
	185 m NW		1936	No (Due to distance and nature of the ground model, migration of contamination onto site is unlikely)
	170 m NW		2022	
	0 m NE	1952	1952	Yes
	55 m NE		1952	
	60 m NE		2022	
	25 m N		1992	
	30 m N		1992	
	50 m N		2022	
Tanks	175 m W	1936	1992	No (Due to nature of the ground model, distance, anticipated groundwater flow direction, migration of contamination onto site is unlikely)
Electrical Wire Works	225 m W	1936	1936	
Manufactory (incl. furniture, bedstead, lace paper)	55 m N	1936	1936	Yes
	125 m NW		1936	No (Due to distance and nature of the ground model, migration of contamination onto site is unlikely)
	250 m W		1954	
Laundry	50 m NE	1936	1954	Yes
Telephone Exchange	210 m NE	1936	2022	No

Historical Feature	Distance and Bearing from Site	Date of First Map Appearance	Date of Last Map Appearance	Potential to Impact the Site
				(Due to distance and nature of the ground model, migration of contamination onto site is unlikely)
Tramway	10 m SE	1936	1936	Yes
Electrical Substation	135 m S		2022	No (Due to nature of the ground model, distance, anticipated groundwater flow direction, migration of contamination onto site is unlikely)
	195 m NW	1952	2022	No (Due to distance and nature of the ground model, migration of contamination onto site is unlikely)
	235 m SW		1954	No (Due to nature of the ground model, distance, anticipated groundwater flow direction, migration of contamination onto site is unlikely)
	85 m NE	1975	2022	Yes
Builder’s Yard	210 m N	1952	1952	No (Due to distance and nature of the ground model, migration of contamination onto site is unlikely)
Warehouse	70 m NW	1954	2022	Yes
Air shaft	105 m NE	1960	2022	No (Due to distance and nature of the ground model, migration of contamination onto site is unlikely)
Ruin	90 m E	1952	1952	

5. Environmental Setting

5.1. Regulatory Data

Regulatory data from the Envirocheck Report in close proximity to the development site (generally within 250 m of the site boundary, with the exception of landfill and infilled ground which is identified within 500 m of the site) has been summarised in Table 5.1. The information provided for each item in Table 5.1 has been summarised from the Envirocheck Report for risk assessment purposes. For a full breakdown of the regulatory data refer to the Envirocheck Report in Appendix B.

Table 5.1. Summary of regulatory data

Item	Distance and Bearing from Site	Information	Potential to Impact the Site
Agency & Hydrogeological			
No relevant records			
Waste and Landfill			
Potentially Infilled Land (Non-Water) *Records on site*: 1 *Records within 0-250m*: 0 *Records within 250-500m*: 0	On-site	**Use**: Unknown Filled Ground (Pit, quarry etc) **Date of Mapping**: 1990	Yes
Potentially Infilled Land (Water) *Records on site*: 0 *Records within 0-250m*: 1 *Records within 250-500m*: X	210 m SE	**Use**: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) **Date of Mapping**: 1876	No (Due to distance and nature of the ground model, migration of contamination onto site is unlikely)
	333 m N	**Use**: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) **Date of Mapping**: 1876	
	497 m NE	**Use**: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) **Date of Mapping**: 1876	
Facilities Registered as using Hazardous Substances			
No relevant records			
Industrial Land Uses and Points of Interest *(potential sources of contamination are identified within 100 m of the site boundary only based on the preliminary ground model)*			
Contemporary Trade Directories and Points of Interest *Records on site*: 0	9 m NE	**Type:** Unspecified Works Or Factories (x2) **Status:** N/A	Yes
	16m N	**Type:** Clothing & Fabrics - Manufacturers **Status:** Inactive	Yes



Item	Distance and Bearing from Site	Information	Potential to Impact the Site
Records within 0-100m: 52 *Records within 0-250m*: 143 **(only records based on the criteria in the section heading are shown opposite for risk assessment purposes. See Appendix B for all records)**	17 m N	**Type:** Transport, Storage and Delivery **Status:** N/A	No (non-industrial - unlikely source of contamination)
	22 m N 23 m N	**Type:** Unspecified Works Or Factories **Status:** N/A	Yes
	36 m NE	**Type:** Metal Workers **Status:** Inactive	Yes
	40 m NW 38 m N 47 m N	**Type:** Unspecified Works Or Factories (x5) **Status:** N/A	Yes
	95 m W	**Type:** Clothing & Fabrics – Manufacturers (x4) **Status:** Inactive	Yes
	95 m W	**Type:** Wallpapers & Wall Coverings (x4) **Status:** Active	No (non-industrial - unlikely source of contamination)
	95 m W	**Type:** Textile Manufacturing **Status:** Inactive	Yes
	62 m NW 67 m NW 59 m NW	**Type:** Unspecified Works Or Factories (x4) **Status:** N/A	Yes
	72 m NW 80 m NW	**Type:** Clothing & Fabrics – Manufacturers (x4) **Status:** Inactive	Yes
	84 m NW	**Type:** Garage Services **Status:** Active	Yes
	59 m N	**Type:** Clothing Accessory Manufacturers **Status:** Inactive	Yes
	68 m N 69 m N 70 m N	**Type:** Clothing & Fabrics – Manufacturers (x6) **Status:** Inactive	Yes
	83 m N 84 m N	**Type:** Unspecified Works Or Factories (x2) **Status:** N/A	Yes

Item	Distance and Bearing from Site	Information	Potential to Impact the Site
	91 m N 92 m N	**Type:** Clothing & Fabrics – Manufacturers **Status:** Inactive	Yes

5.2. Flood Risk

The Envirocheck report indicates that the site is located outside flood zones therefore it is further classified as at no risk of flooding from surface waters.

Flood Maps for Planning (ref. https://flood-map-for-planning.service.gov.uk/, accessed 17th October 2022) indicates that the site is located in a Flood Zone 1 i.e. there is a low probability of flooding.

No further consideration of flood risk is given in this report. Specialist flood risk advice should be sought with regards to drainage and flooding.

5.3. Ecology, Flora and Fauna

No records of potentially sensitive ecological receptors as defined by the *Environmental Protection Act (1990) Part 2a (as amended)* have been identified.

An assessment of potential invasive species is not included in this report. Given that some of the site areas are overgrown it would be prudent for an invasive weeds survey to be undertaken.

6. Proposed Development

The proposed development scheme involves the redevelopment and expansion of live-work units on the site, as part of a wider plan for the entire Harringay Warehouse District. A new eight-storey block (with addition of two-level basement) and a new four–storey block are proposed adjacent to Eade Road. In addition the scheme incorporates limited soft-landscaped areas at ground level and green roof-top terrace for the communal use.

7. Conceptual Site Model (CSM) and Preliminary Risk Assessment (PRA)

A means to qualitatively assess the risk posed by potential land contamination to a proposed development is to prepare an initial CSM and carry out a PRA. An initial CSM represents the characteristics of the site which influence the possible relationships between identified potential contaminant sources, pathways and receptors. A PRA is undertaken for each potentially complete south-pathway-receptor linkage (potential contaminant linkage). The PRA assessment matrix used in this report is included as Appendix A. The risk assessment approach is in accordance with the principles set-out in the *Land Contamination Risk Management* (LCRM) guidance, published by the Environment Agency on the UK Government website.

An initial CSM and PRA for the proposed development is set-out below in consideration of all the information detailed in the earlier sections of this report. Should any changes be made to the proposed development compared to the details presented herein, or should any new information become available, then the PRA must be updated.

7.1. Potential Contaminants of Concern

The potential contamination sources identified as part of this assessment are summarised in this section. Off-site potential sources of contamination within 100 m of the site boundary are identified and considered further, based on the preliminary ground model. Relevant potential ground gas sources within 500 m of the site are also identified.

Current and former residential land-uses, retail units, offices and other general commercial uses (non-industrial) are not considered potential sources of contamination unless stated otherwise.

Naturally occurring radon risks are discussed in Section 3.

Please be aware that the nature of historical records mean that every potential source of contamination may not be detailed in the available documents. Therefore, there is potential for additional sources of contamination to be present.

7.1.1. On-Site Sources

- Made Ground – heavy metals and metalloids, acids / alkalis, PAHs, asbestos, sulphate and ground gases.
- Historical site use as a Brick Works including Worked Ground (pit possibly since infilled) – heavy metals and metalloids, acids / alkalis, PAHs and TPHs associated with the Brick Works. Various contaminants may be present depending on the nature of the possible infill, such as heavy metals and metalloids, acids / alkalis, PAHs, TPHs, VOCs, SVOCs, MTBE, phenolics, asbestos, sulphate, cyanide, ammoniacal nitrogen, nitrate, phosphate and ground gases.
- Current electrical substation - PAHs, TPHs, and PCBs.
- Current breakers yard - heavy metals and metalloids, acids / alkalis, PAHs, MTBE, VOCs and TPHs.
- Current and former carparking areas – heavy metals and metalloids, acids / alkalis, PAHs, MTBE and TPHs.
- Current bin storage area and general littering of the site - heavy metals and metalloids, acids / alkalis, asbestos, PAHs and TPHs.
- Former blouse factory and store fittings manufactory - heavy metals and metalloids, acids / alkalis, PAHs, TPHs, VOCs and SVOCs.
- Former large rectangular building in the south - heavy metals and metalloids, acids / alkalis, PAHs, TPHs, VOCs and SVOCs.

Asbestos containing materials (ACMs) may be present in the current building fabric. Mitigation measures are described below separate to Table 7.1.

A potential source location plan for on-site areas is included as Figure 7.1.



Figure 7.1. Potential on-site contamination sources

7.1.2. Off-Site Sources

- Former Works and Factories 15 m, 25 m, 30 m, 50 m, 55 m north; 0 m west; 0 m, 55 m, 60 m northeast – heavy metals and metalloids, acid/alkalis, PAHs, TPHs, SVOCs and VOCs.
- Former Laundry 50 m northeast – heavy metals and metalloids, acids / alkalis and VOCs.
- Former Tramway 10 m southeast – heavy metals and metalloids, acids / alkalis, TPHs, PAHs and VOCs.
- Electrical Substation 85 m northeast – PAHs, TPHs and PCBs.
- Former Warehouse 70 m northwest – heavy metals and metalloids, acids / alkalis, PAHs, TPHs, SVOCs and VOCs.
- Industrial land uses and points of interest identified in Table 5.1 – works and factories 9 m northeast; 40 m, 59 m, 62 m, 67 m northwest; 22m, 23 m, 38 m, 47 m, 83 m and 84 m north – heavy metals and metalloids, acids / alkalis, PAHs, TPHs, SVOCs and VOCs
- Clothing and Fabrics Manufacturers 16 m, 59 m, 68 m, 69 m, 70 m, 91 m, 92 m north; 72 m, 80 m northwest; 95 m west - heavy metals and metalloids, acids / alkalis and VOCs.
- Metal Works 36 m northeast – heavy metals and metalloids, acids / alkalis, PAHs, VOCs, SVOCs and TPHs.
- Garage services 84 m northwest – heavy metals and metalloids, acid/alkalis, PAHs, TPHs, MTBE and VOCs.

The above bullet-points are a summary list of the most pertinent potential off-site sources. Other potential off-site sources are identified in the earlier sections of this desk study and are associated with contaminants including: heavy metals and metalloids, acids / alkalis, PAHs, MTBE, VOCs, SVOCs, TPHs, ground gases, ammoniacal nitrogen and sulphates.

Asbestos has not been indicated for potential off-site sources as there is no relevant pathway for asbestos to migrate through the ground towards the site.

Notes -

TPH – total petroleum hydrocarbons (inc. BTEX)

PAH – polycyclic aromatic hydrocarbons

LPG – liquefied petroleum gas

VOC – volatile organic compounds

SVOC – semi-volatile organic compounds

BTEX – benzene, toluene, ethylbenzene, xylenes

PCBs – polychlorinated biphenyls

Asbestos – potential free fibres, debris and / or fragments of asbestos containing material (ACM).

Ground gas – methane, carbon dioxide, carbon monoxide and / or hydrogen sulphide (excludes soil vapour)

7.2. Potential Pathways

The potential pathways identified as part of this assessment include:

7.2.1. On-Site Human Health

- Dermal contact or ingestion of soils at the site.
- Inhalation of ground gas, soil vapour or soils at the site.
- Consumption of water from impacted water supply pipes installed as part of the proposed redevelopment.

7.2.2. Off-Site Human Health

- Inhalation of wind-blown soil derived from the site.
- Migration off-site at shallow depth via preferential pathways and / or shallow perched groundwater followed by direct contact / inhalation / ingestion of contaminated soils.
- Off-site migration of ground gas or soil vapour followed by accumulation and inhalation within neighbouring properties.
- Migration off-site at shallow depth via preferential pathways and / or shallow perched groundwater followed by impact to water supply pipes and ingestion.

7.2.3. On-Site Buildings and Below Ground Structures

- Direct contact of ‘aggressive’ ground and / or grossly impacted soils with building structures / foundations.
- Accumulation of ground gas or soil vapour within buildings followed by ignition.

7.2.4. Off-Site Buildings and Below Ground Structures

- Migration off-site via preferential pathways, shallow groundwater and / or shallow perched groundwater followed by direct contact with building structures / foundations.
- Off-site migration of ground gas or soil vapour followed by accumulation within buildings and ignition.

7.2.5. Controlled Waters

- Leaching from the unsaturated zone.
- Perched water percolation and / or lateral migration.
- Migration via advection and diffusion in the saturated zone.
- Vertical and lateral migration of free-phase product in the unsaturated and saturated zones.

7.2.6. Sensitive Ecology, Flora and Fauna

- On-site ingestion / dermal contact / inhalation / root uptake.
- Off-site migration at shallow depth via preferential pathways and / or shallow perched groundwater followed by ingestion / dermal contact / inhalation / root uptake.
- Off-site migration via controlled waters pathways followed by ingestion / dermal contact / inhalation / root uptake.

7.3. Potential Receptors

The potential receptors identified as part of this assessment include:

- Human health of proposed site end users (residential users, commercial users and occasional maintenance workers).
- Human health of off-site commercial end users (closest 0 m and 15 m from site in west and north directions respectively) and residential end users (closest directly east of the site along Seven Sisters Road) in the vicinity of the site (including garden use).
- Property including on-site (proposed) and off-site buildings and below ground structures (buried concrete and underground services).
- Flora and fauna in proposed soft-landscaped areas and off-site.

New foundation systems associated with the proposed redevelopment are not anticipated to penetrate the base of the London Clay Formation. Therefore, bedrock aquifers and SPZ1 beneath the London Clay Formation are not considered further in this assessment as there is no risk of preferential pathways being created via piling. The Client should inform A2SI of the foundation termination depths once final designs have been prepared so that no requirement for a foundation works risk assessment can be confirmed.

Given the localised perched water anticipated at shallow depth and likely thickness of the London Clay Formation, shallow groundwater is not considered a sensitive controlled waters receptor and not considered further in the PRA. Shallow groundwater is unlikely to provide a viable pathway to identified off-site surface water receptors, so risks to controlled surface waters are also not considered further in the PRA.

No records of potentially sensitive ecological receptors as defined by the *Environmental Protection Act (1990) Part 2a (as amended)* have been identified.

Risks to site workers and the environment (from potential land contamination) during the construction phase of the proposed redevelopment can be appropriately managed by successful implementation of construction phase risk assessments and method statements (RAMS). The associated construction phase risks from potential contamination are not considered further in this document but should be appropriately considered and mitigated by the Principal Contractor in their preparation and implementation of construction phase RAMS and Construction Phase Plan (CPP).

7.4. Summary of Potential Contaminant Linkages

The information presented in this assessment has been compiled to produce a summary of the identified potential contaminant linkages, based on the initial CSM presented herein. Table 7.1 presents a PRA for the proposed redevelopment based on the identified potential contaminant linkages. This assessment has been performed considering the details of the proposed development presented in this report. Qualitative risk classifications are provided in accordance with *CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001)* (see summary in Appendix A). Where no potentially complete contaminant linkage is identified then no risk classification is provided.

Table 7.1. Preliminary Risk Assessment (PRA)

Potential Contaminant Source	Potential Pathway	Potential Receptor	Potential Contaminant Linkage	Risk Level Classification
On-site See Section 7.1.1	Direct contact with soil	Human health of proposed site end users (see Section 7.3)	Yes (Multiple historical and current site uses represent potential	Moderate †
	Inhalation of windblown soil			Moderate †

Potential Contaminant Source	Potential Pathway	Potential Receptor	Potential Contaminant Linkage	Risk Level Classification
	Ingestion of soil		sources of contamination, and soft landscaping is proposed where exposure is possible)	Moderate †
	Impact to water supply pipes followed by ingestion of contaminated water supply		Yes (New pipes may be laid in impacted soils)	Low to moderate †
	Ground gas generation and inhalation		Yes (Worked Ground/Brick Works/infill and other Made Ground represents a potential source of ground gas)	Moderate †
	Soil vapour generation and inhalation		Yes (Volatile contaminants are potentially present)	Moderate †
	Inhalation of windblown soil from the site		Yes (Proposed development includes limited soft landscaping so generation of significant windblown dust is unlikely)	Low
	Off-site migration and direct contact with impacted soil		Yes (Domestic gardens with open ground are present immediately east of the site)	Low to moderate †
	Off-site migration and ingestion of impacted soil			Low to moderate †
	Impact to water supply pipes followed by ingestion of contaminated water supply	Off-site human health (see Section 7.3)	Yes (Pipes may be present in nearby soils impacted by potential contamination from the site)	Low to moderate †
	Ground gas generation, off-site migration and inhalation		Yes (Worked Ground/Brick Works/infill and other Made Ground represents a potential source of ground gas)	Moderate †
	Soil vapour generation, off-site migration and inhalation		Yes (Volatile contaminants are potentially present)	Moderate †

Potential Contaminant Source	Potential Pathway	Potential Receptor	Potential Contaminant Linkage	Risk Level Classification
	Direct contact	On-site below ground structures (proposed)	Yes (Structures may be constructed in sulphate bearing soils, increasing the potential for 'sulphate attack' of concrete)	Low to moderate †
	Migration followed by ignition of ground gas		Yes (Worked Ground/Brick Works/infill and other Made Ground represents a potential source of ground gas)	Moderate †
	Migration followed by ignition of soil vapour		Yes (Volatile contaminants are potentially present)	Moderate †
	Off-site migration followed by direct contact	Off-site below ground structures	Yes (It is unlikely that gross contamination is migrating off-site with the potential to cause off-site structural damage)	Very low
	Off-site migration followed by ignition of ground gas		Yes (Worked Ground/Brick Works/infill and other Made Ground represents a potential source of ground gas)	Moderate †
	Off-site migration followed by ignition of soil vapour		Yes (Volatile contaminants are potentially present)	Moderate †
	On-site ingestion / dermal contact / inhalation / root uptake	Flora and fauna in proposed soft-landscaped areas at the site	Yes (Limited soft landscaping is proposed and it is of low ecological sensitivity)	Low
	Off-site migration at shallow depth followed by ingestion / dermal contact / inhalation / root uptake	Off-site flora and fauna in soft-landscaped areas nearby	Yes (Limited soft landscaping is in the immediately surrounding area and it is of low ecological sensitivity)	Very low
Off-site See Section 7.1.2	On-site migration followed by direct contact or ingestion of soil	Human health of proposed site end users (see Section 7.3)	Yes (Limited soft landscaping is proposed and it is of low ecological sensitivity)	Low to moderate †

Potential Contaminant Source	Potential Pathway	Potential Receptor	Potential Contaminant Linkage	Risk Level Classification
	Inhalation of windblown soil from off-site		Yes (No viable sources of significant windblown dust have been identified in the surrounding area)	Very Low
	On-site migration followed by impact to water supply pipes and ingestion of the water supply		Yes (Pipes may be laid in soils impacted by potential off-site sources)	Low to moderate †
	Ground gas generation, on-site migration and inhalation		Yes (Potential sources of ground gas have been identified in the vicinity of the site)	Low to moderate †
	Soil vapour generation, on-site migration and inhalation		Yes (Former industrial works in close vicinity to site could source vapours)	Low to moderate †
	On-site migration followed by direct contact	On-site below ground structures (proposed)	Yes (It is unlikely that gross contamination with potential to damage structures is migrating onto site)	Very low
	On-site migration followed by ignition of ground gas		Yes (Potential sources of ground gas have been identified in the vicinity of the site)	Low to moderate †
	On-site migration followed by ignition of soil vapour		Yes (Former industrial works in close vicinity to site could source vapours)	Low to moderate †
	On-site ingestion / dermal contact / inhalation / root uptake	Flora and fauna in proposed soft-landscaped areas at the site	Yes (Potential soft landscaping may be incorporated and it is of low ecological sensitivity)	Very low

† - unacceptable risk (ref. *LCRM* guidance)

The PRA has identified potential contaminant linkages with a maximum ‘moderate’ risk classification.

Based on the results of the PRA, it is considered that there are no unacceptable risks (ref. *LCRM* guidance) to controlled waters, sensitive ecology, flora and fauna.

Unacceptable risks (ref. *LCRM* guidance) have been identified with respect to human health and buildings / structures (property). Therefore, it is recommended that appropriately targeted ground investigation is undertaken for geo-environmental purposes to enable a refinement of the CSM and geo-environmental assessments for the specifically identified unacceptable risks. The next stage of geo-environmental assessment should include a generic quantitative risk assessment (GQRA) for human health purposes. Appropriate assessments should also be made with respect to the proposed on-site buildings and structures, including an assessment of the risk from sulphate 'attack' to foundations. Ground gas and vapour monitoring should be included as part of the ground investigation.

The recommended ground investigation and assessments should be undertaken and presented in a 'Phase II' type geo-environmental interpretive report in accordance with *BS10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice* and *LCRM* guidance.

The risk represented by potential ACMs can be addressed by commissioning an asbestos Demolition and Refurbishment Survey for the relevant areas of the current buildings/structures to be demolished and / or renovated. If ACMs are identified then their onward management should be informed by an asbestos specialist, but it is considered that appropriate ACM removal will be required prior to any phases of demolition.

Design of a future geo-environmental site investigation is outside the scope of this document.

8. Closing Remarks

A2SI was appointed by Provewell Ltd to prepare a phase I desk study for the proposed development at Harringay Warehouse District, London, N15 6RD. The desk study provides an initial CSM and qualitative PRA for the proposed development in accordance with the principles set out in *LCRM* guidance, published by the Environment Agency on the UK Government website. The desk study has also been prepared in the context of the *NPPF* and *The Building Regulations 2010, Approved Document C - Site preparation and resistance to contaminants and moisture (2004 Edition incorporating 2010 and 2013 amendments)*.

The site forms a part of the Harringay Warehouse District and currently includes a vacant plot on the corner of Eade Road and Seven Sisters Road and associated land in front and behind Cara House (both currently used as carparking areas), southwestern end of Tewkesbury Road, passageway between Tewkesbury Road and Seven Sisters Road. The scheme comprises redevelopment and expansion of live-work units on site with innovative communal living and working space aimed for creative industries and small businesses. The proposed development will include a new eight-storey block (with a new two-level basement) and a new four–storey block adjacent to Eade Road.

Due to the lack of evidence of bombing and/or related damage on Site or in the immediate vicinity, the risk from UXO is not considered to be elevated above the background level for Harringay. A Stage 2 Detailed UXO Risk Assessment is not considered necessary prior to works commencing. However, the possibility of UXO remaining on Site cannot be completely ruled out at desktop stage, therefore, a UXO Safety Awareness Briefing to all personnel conducting ground works would be considered prudent.

Based on the results of the PRA, it is considered that there are no unacceptable risks (ref. *LCRM* guidance) to controlled waters, sensitive ecology, flora and fauna.

Unacceptable risks (ref. *LCRM* guidance) have been identified with respect to human health and buildings / structures (property). Therefore, it is recommended that appropriately targeted ground investigation is undertaken for geo-environmental purposes to enable a refinement of the CSM and geo-environmental assessments for the specifically identified unacceptable risks. The next stage of geo-environmental assessment should include a generic quantitative risk assessment (GQRA) for human health purposes. Appropriate assessments should also be made with respect to the proposed on-site buildings and structures, including an assessment of the risk from sulphate ‘attack’ to foundations. Ground gas and vapour monitoring should be included as part of the ground investigation.

The recommended ground investigation and assessments will be undertaken and presented in a ‘Phase II’ type geo-environmental interpretive report in accordance with *BS10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice* and *LCRM* guidance.

The risk represented by potential ACMs can be addressed by commissioning an asbestos Demolition and Refurbishment Survey for the relevant areas of the current buildings/structures to be demolished and / or renovated. If ACMs are identified then their onward management should be informed by an asbestos specialist, but it is considered that appropriate ACM removal will be required prior to any phases of demolition.

A new basement is to be incorporated into the proposed development. As indicated in *BRE211 (2015)*, all basements are at increased risk of elevated levels of radon, regardless of geographic location. It is recommended that appropriate radon protection is provided for the new basement. An appropriate radon protection strategy which is compatible with the building waterproofing should be developed by a suitable waterproofing and radon specialist. ‘Basic radon protection’ (ref. *BRE211 (2015)*) is appropriate.

Given that some of the site areas are overgrown it would be prudent for an invasive weeds survey to be undertaken.

Risks to site workers and the environment (from potential land contamination) during the construction phase of the proposed redevelopment can be appropriately managed by successful implementation of construction phase RAMS. The associated

construction phase risks from potential contamination should be appropriately considered and mitigated by the Principal Contractor in their preparation and implementation of construction phase RAMS and CPP.

This desk study should be made available to those preparing the operational site Health & Safety File for the proposed development.

The final specification for newly installed water supply pipes should be based on the risk assessments and recommendations presented herein and also agreed with the utility provider. Based on the PRA, upgraded water supply pipe materials may be required but this should be assessed further by ground investigation.

Should any changes be made to the proposed development compared to the details presented herein, or should any new information become available, then the assessments included in this desk study must be updated.

The Client should inform A2SI of the foundation termination depths once final designs have been prepared so that no requirement for a foundation works risk assessment can be confirmed.

Appendix A: Qualitative Risk Assessment Matrix

A2SI qualitative risk assessment for geo-environmental purposes is undertaken in accordance with *CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001)*. The CIRIA C552 risk categories and the assessment methodology are summarised below in Table A.1, Table A.2 and Table A.3. Potential magnitude and potential likelihood are both classified to enable a risk rating to be assessed.

Potential magnitude takes into account the potential consequences should a complete source–pathway–receptor linkage be present. Potential magnitude is classified as per Table A.1.

Table A.1 Definition of potential magnitude of consequence

Category	Definition
Severe	Acute risks to human health, catastrophic damage to buildings / property, major pollution to controlled waters.
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, significant damage to buildings or structures.
Mild	Pollution of non-sensitive waters, minor damage to buildings or structures.
Minor	Damage to non-sensitive ecosystems or species.

Potential likelihood takes into account the presence of the hazard and receptor as well as the integrity of the pathway for exposure, i.e., whether a source-pathway-receptor linkage is present or not. Potential likelihood is classified as per Table A.2.

Table A.2 Definition of potential likelihood of exposure

Category	Definition
High Likelihood	Pollutant linkage may be present and is almost certain to occur in the long-term. Or there is evidence of harm to the receptor.
Likely	Pollutant linkage may be present, and it is probable that it will occur over the long-term.
Low Likelihood	Pollutant linkage may be present, and there is a possibility that it will occur, although there is no certainty that it will do so.
Unlikely	Pollutant linkage may be present, but it is improbable that it will occur.

The potential magnitude of consequence and the potential likelihood of exposure are assessed in accordance with the risk matrix presented in Table A.3.

Table A.3 Geo-environmental risk assessment matrix

		Potential Magnitude of Consequence			
		Severe	Medium	Mild	Minor
Potential Likelihood of Exposure	High Likelihood	Very High	High	Moderate	Low to Moderate
	Likely	High	Moderate	Low to Moderate	Low
	Low Likelihood	Moderate	Low to Moderate	Low	Very Low
	Unlikely	Low to Moderate	Low	Very Low	Very Low

Appendix B: Envirocheck Report

Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WGR	Worked Ground (Undivided)	Void	Not Supplied - Holocene
	LSGR	Landscaped Ground (Undivided)	Artificially Modified Ground	Not Supplied - Holocene

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand And Peat	Not Supplied - Holocene
	LASI	Langley Silt Member	Clay and Silt	Not Supplied - Devensian
	ESI	Enfield Silt Member	Clay and Silt	Not Supplied - Devensian
	KPGR	KEMPTON PARK GRAVEL MEMBER	Sand and Gravel	Not Supplied - Devensian
	HAGR	Hackney Gravel Member	Sand and Gravel	Not Supplied - Wolstonian

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	LC	London Clay Formation	Clay, Silt and Sand	Not Supplied - Ypresian

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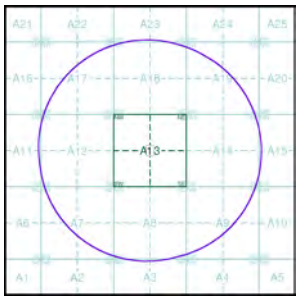
Geology 1:50,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	**1**
Map Sheet No:	**256**
Map Name:	**North London**
Map Date:	**2006**
Bedrock Geology:	**Available**
Superficial Geology:	**Available**
Artificial Geology:	**Available**
Faults:	**Not Supplied**
Landslip:	**Available**
Rock Segments:	**Not Supplied**

Geology 1:50,000 Maps - Slice A



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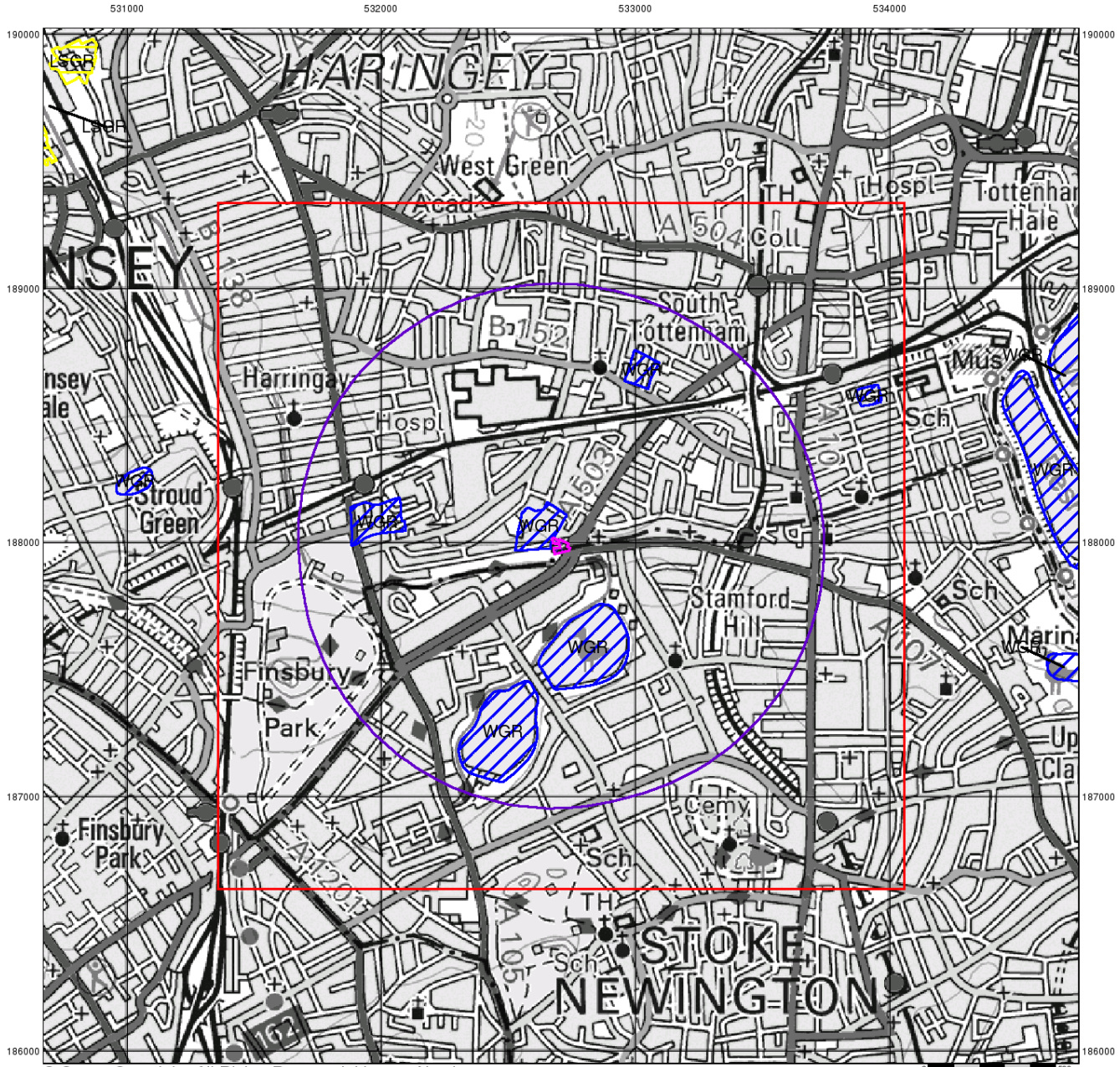
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Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details:

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Artificial Ground and Landslip

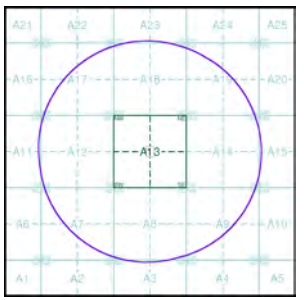
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



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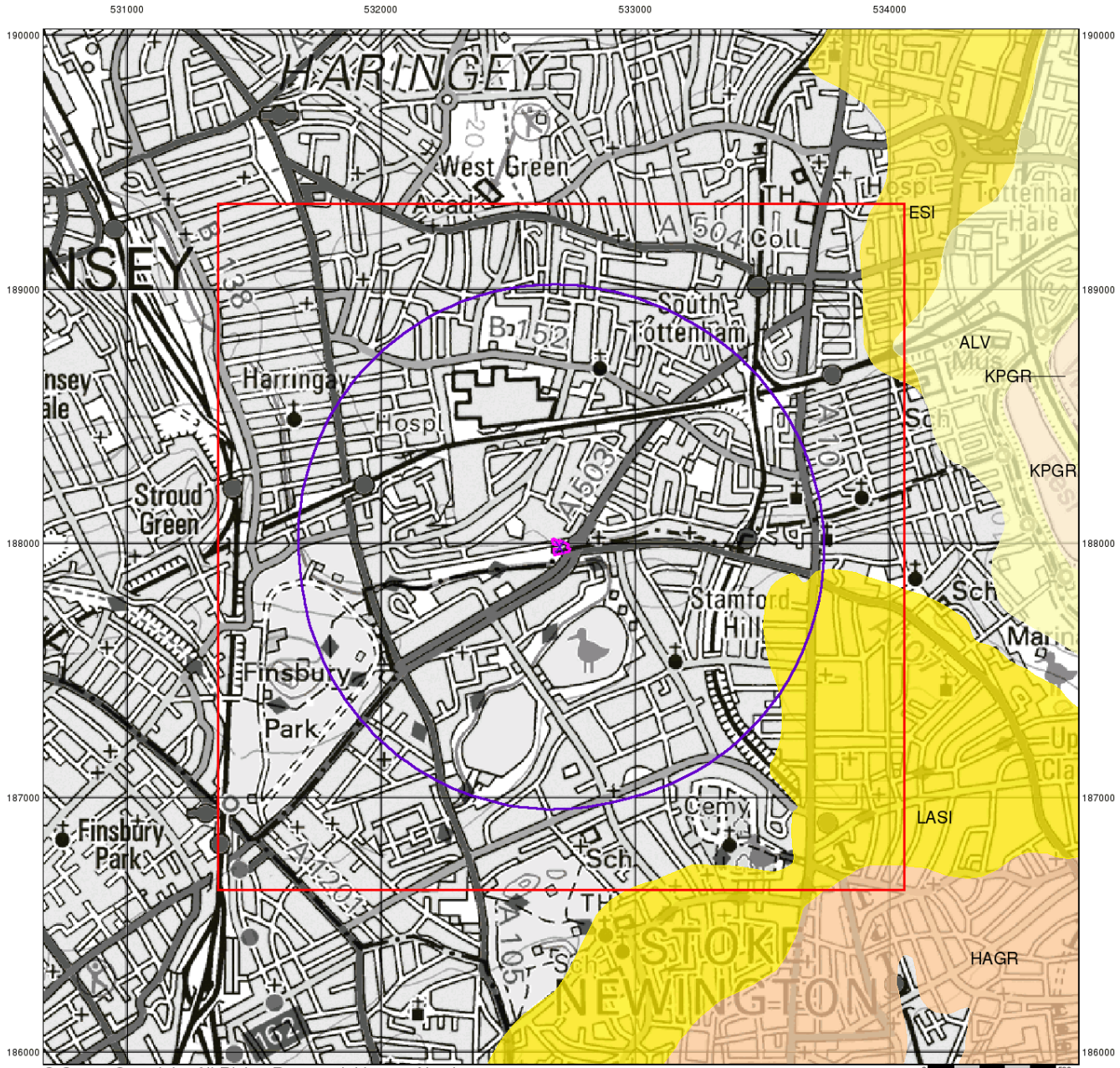
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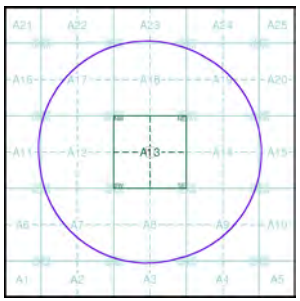
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



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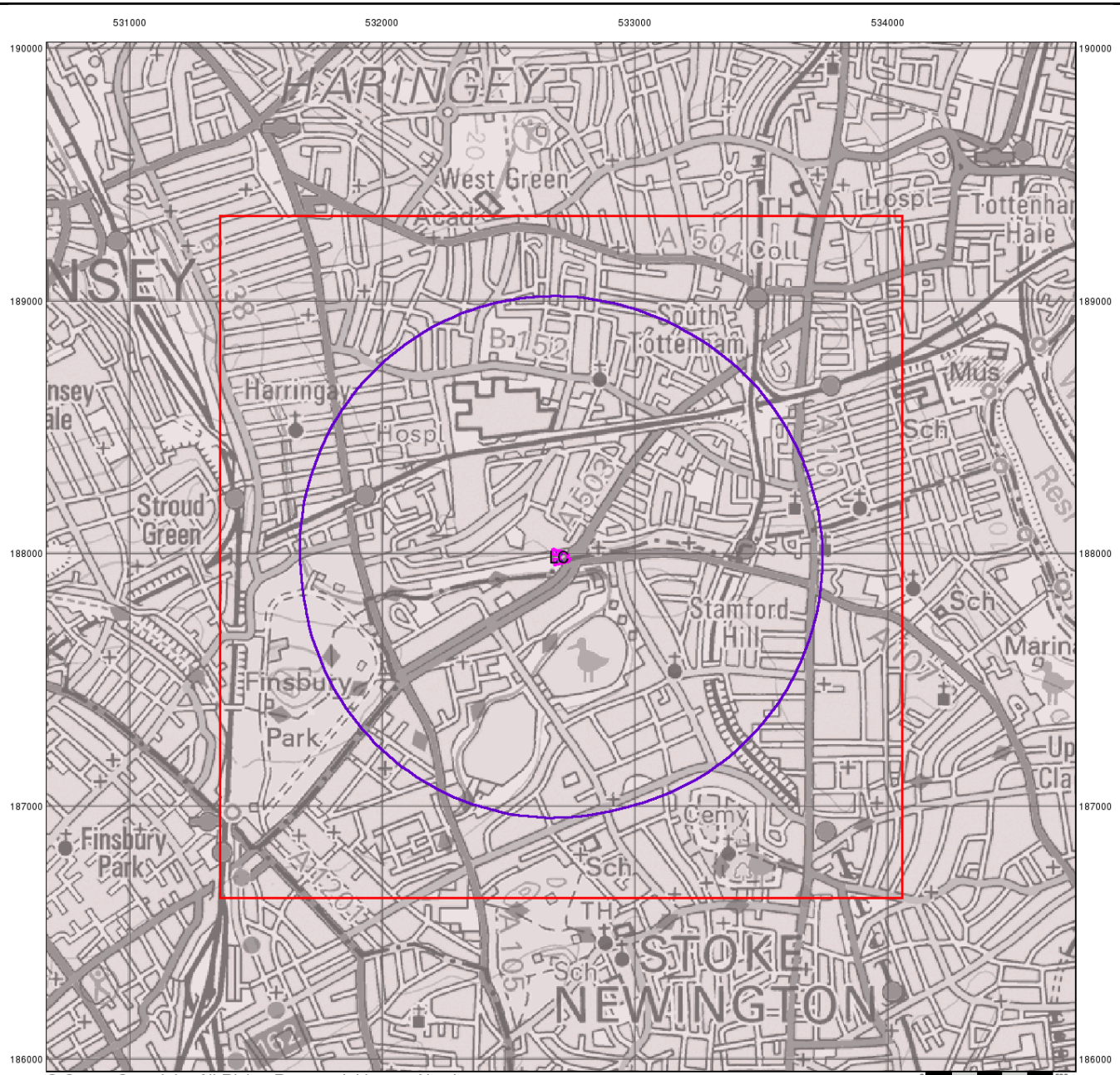
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Bedrock and Faults

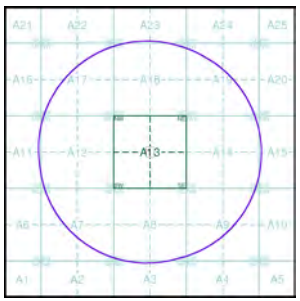
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

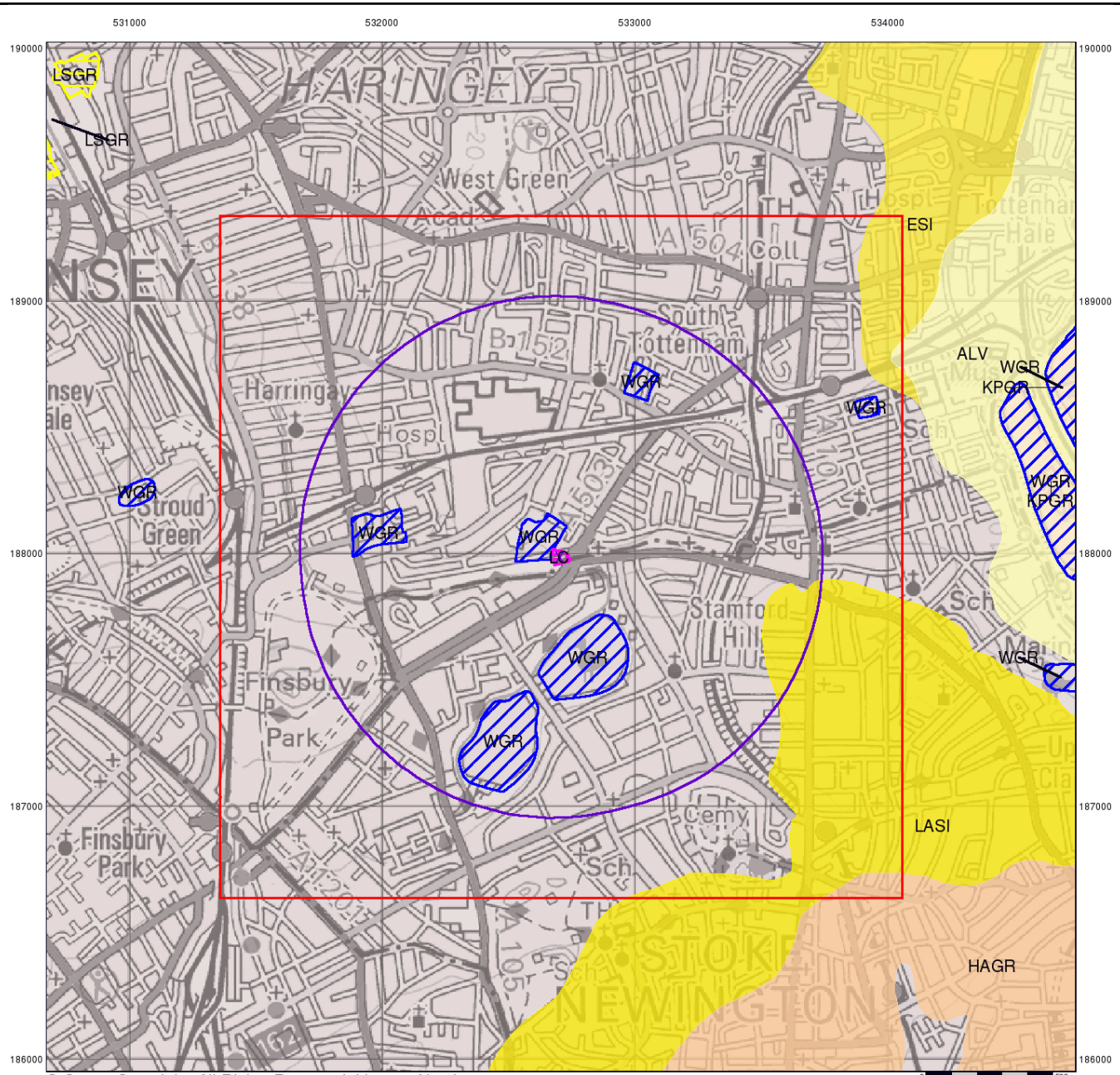
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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

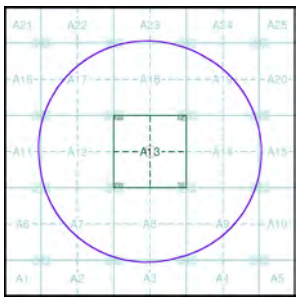
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

Order Number:	302471250_1_1
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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Pylon
Electricity Transmission Line
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

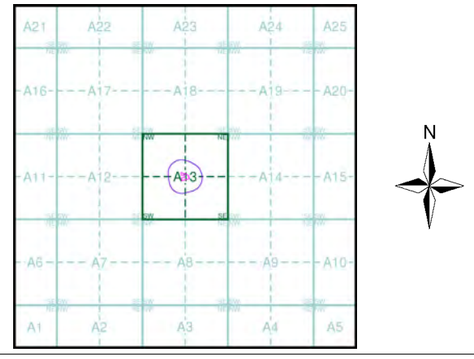
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Middlesex	1:10,560	1873	3
Middlesex	1:10,560	1879	4
London	1:10,560	1896	5
Essex	1:10,560	1920	6
Essex	1:10,560	1938	7
Historical Aerial Photography	1:10,560	1950	8
Ordnance Survey Plan	1:10,000	1962	9
Ordnance Survey Plan	1:10,000	1967	10
Ordnance Survey Plan	1:10,000	1975	11
Ordnance Survey Plan	1:10,000	1984	12
London	1:25,000	1985	13
Ordnance Survey Plan	1:10,000	1990	14
10K Raster Mapping	1:10,000	1999	15
10K Raster Mapping	1:10,000	2006	16
VectorMap Local	1:10,000	2021	17

Historical Map - Slice A



Order Details

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Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Fireproof Building
- Prominent Fireproof Building
- Non-fireproof Building
- Non-fireproof Building (non-dwelling)
- Factory, mill, and flour mill, with chimneys
- Factory, mill, and flour mill, without chimneys
- Power Station, drawn to scale
- Hydroelectric Power Station
- Radio Station, drawn to scale
- Telephone Station, drawn to scale
- Abandoned Open-pit Mine or Quarry
- Open-pit Salt Mine
- Pit
- Oil Deposit or Well
- Oil Seepage
- Tailings Pile
- Fuel Storage Tanks
- Natural Gas Tank
- Bench Mark
- Drill Hole
- Burial Mound
- Triangulation Point on Burial Mound
- Single-track Railroad
- Double-track Railroad and Station Building
- Coniferous Forest
- Deciduous Forest
- Mixed Forest
- Lawns
- Citrus Orchard
- Wet Ground
- Scattered Vegetation

243,8 — Values for prominent elevations

186.0 — Numbers for spot elevations, depth soundings, contour lines, etc.

0,2 — Velocity of the current, width of river bed, depth of river

Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	ъ (–)
Д д (D)	Л л (L)	У у (U)	ы (Y)
Е е (E)	М м (M)	Ф ф (F)	ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Partly Demolished Buildings
- Demolished Buildings
- Built-Up Area with Fireproof Buildings Predominant
- Built-Up Area with Non-Fireproof Buildings Predominant
- Individual Fireproof Building
- Prominent Industrial Building
- Individual Dwelling, Fireproof
- Ruins of an Individual Dwelling
- Factory or Mill Chimney
- Factory or Mill with Chimney (бум.)
- Factory or Mill without Chimney (скип.)
- Mine or Open Pit Mine (медн.)
- Operating Shaft or Mine (кам. уг.)
- Non-Operating Shaft or Mine
- Salt Mine (сол.)
- Tailings Pile
- Pit
- Stone Quarry (гл. пес. кам.)
- Gas Pump or Service Station
- Fuel Storage or Natural Gas Tank
- Oil or Natural Gas Derrick
- Small Hydroelectric Power Station
- Power Station
- Transformer Station (б.тр.)
- Cemetery
- Burial Mound (height in metres)
- Triangulation Point on Burial Mound
- Triangulation Point
- Bench Mark
- Bench Mark (monumented)
- Telegraph Office
- Telephone Station
- Radio Station
- Radio Tower
- Airfield or Seaplane Base
- Landing Strip
- Main Highway (Cut, Fill, Km Post, Plantings, Telegraph/Telephone Lines)
- Highway under Construction
- Improved Dirt Road (former truck road) (Width of Road, Steep Grade)
- Double-track Railroad with First Class Station (Small Bridge, Pipe (Culvert), Tunnel)
- Dismantled Railroad
- Railroad Under Construction
- Shore Embankment
- River or Ditch with Embankment
- Direction and velocity of current (Water Gauge, Water Level Mark)
- Well
- Water Reservoir or Rain Water Pit (вдхр.)
- Spring
- Isobath with value
- Heavy (Index) Contour Line
- Contour Line and Value
- Half Contour Line
- Spot Elevation Value
- Coniferous
- Deciduous
- Mixed
- Scrub

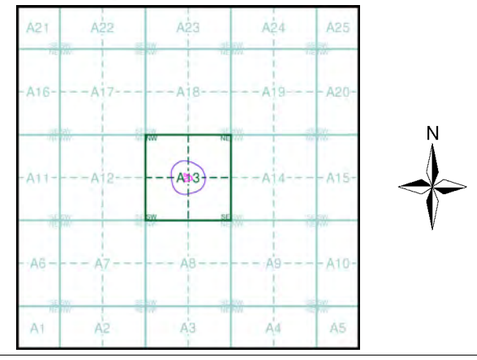
Key to Numbers on Mapping

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Middlesex	1:10,560	1873	3
Middlesex	1:10,560	1879	4
London	1:10,560	1896	5
Essex	1:10,560	1920	6
Essex	1:10,560	1938	7
Historical Aerial Photography	1:10,560	1950	8
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Ordnance Survey Plan	1:10,000	1967	10
Ordnance Survey Plan	1:10,000	1975	11
Ordnance Survey Plan	1:10,000	1984	12
London	1:25,000	1985	13
Ordnance Survey Plan	1:10,000	1990	14
10K Raster Mapping	1:10,000	1999	15
10K Raster Mapping	1:10,000	2006	16
VectorMap Local	1:10,000	2021	17

Russian Map - Slice A



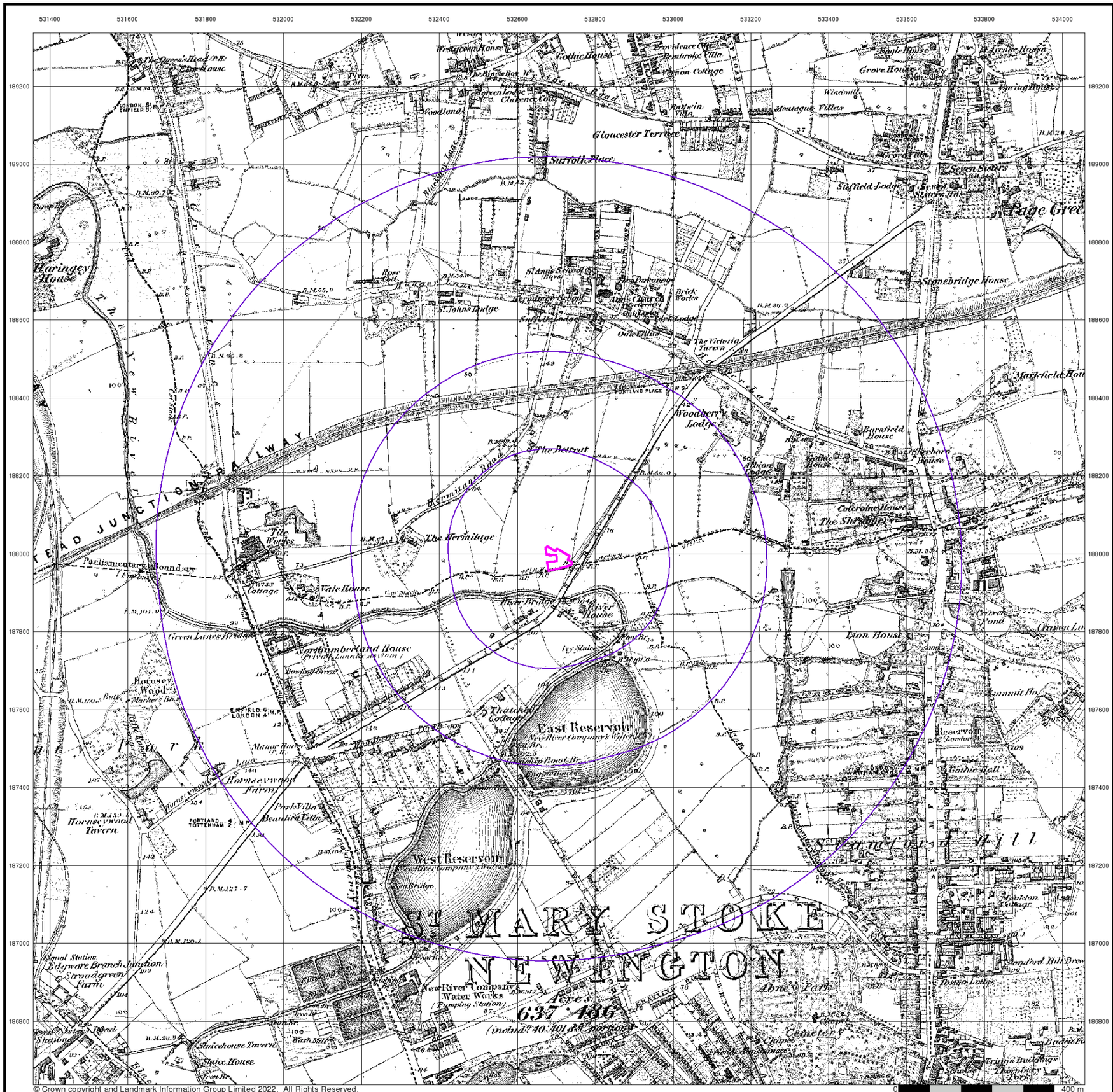
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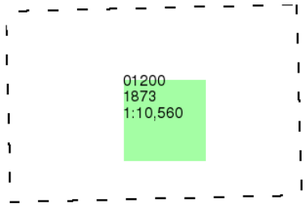
Middlesex

Published 1873

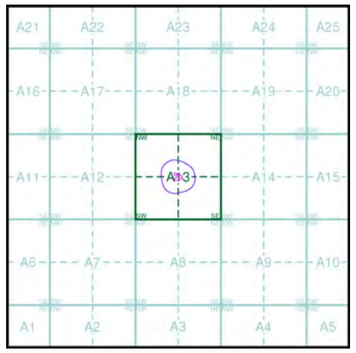
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

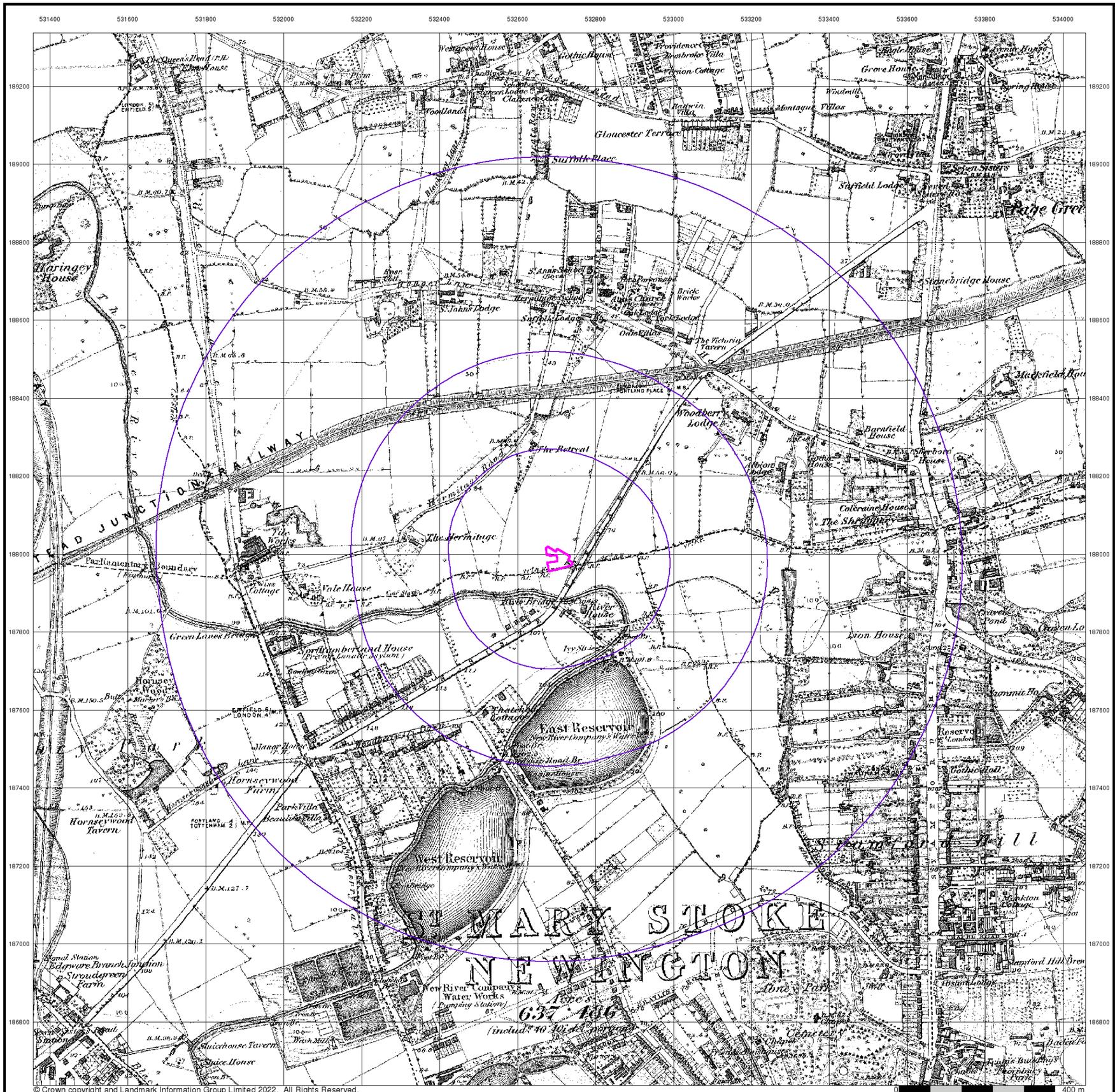
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Search Buffer (m):	1000

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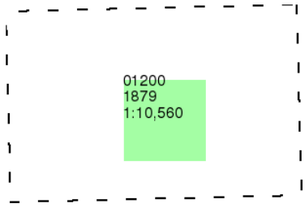
Middlesex

Published 1879

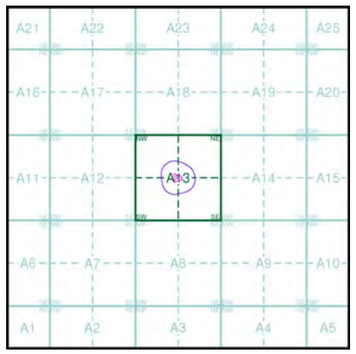
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Map Name(s) and Date(s)



Historical Map - Slice A



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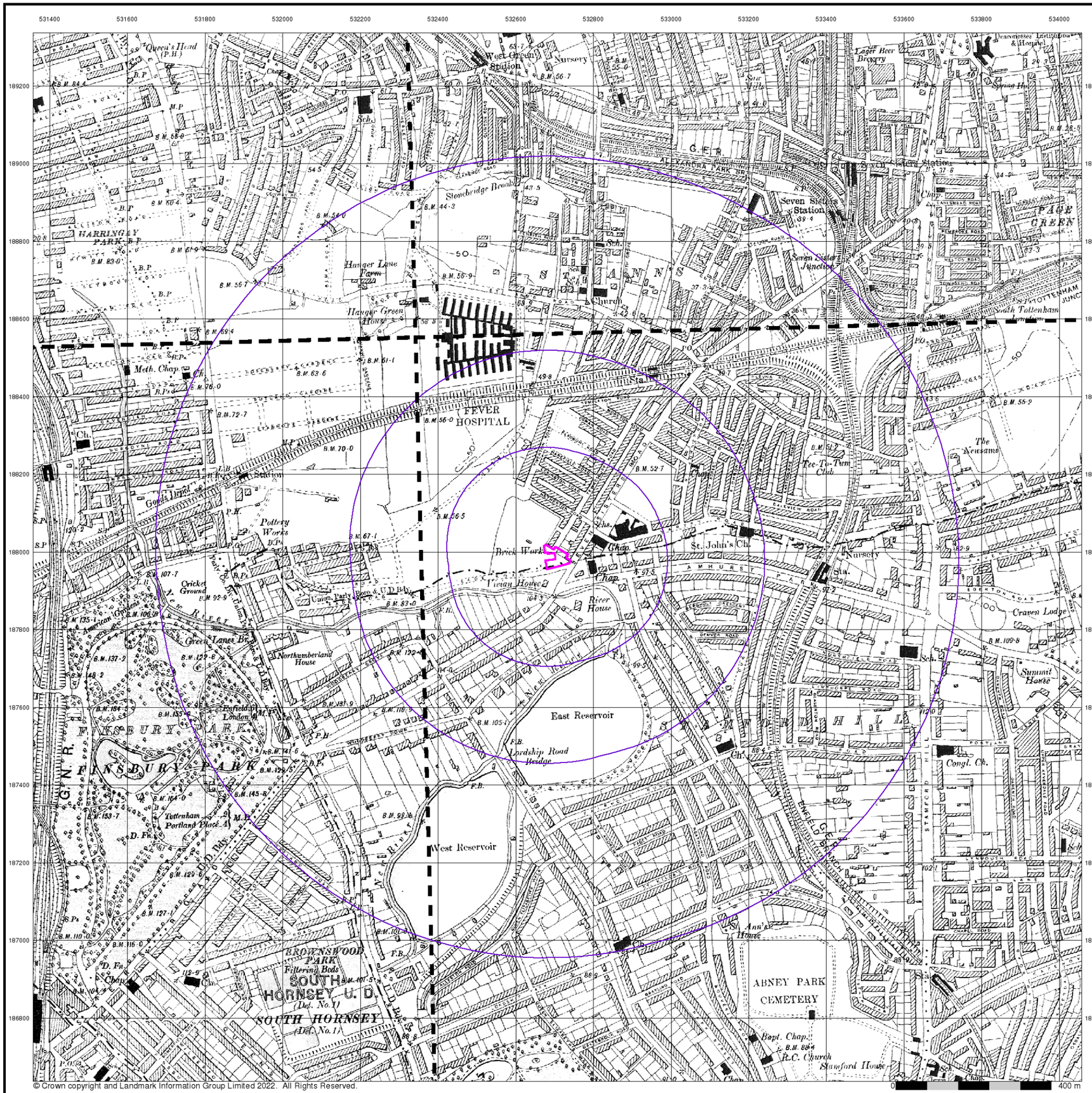
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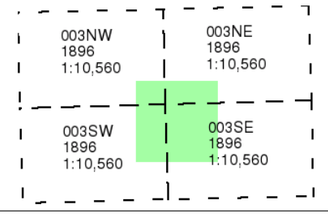
London

Published 1896

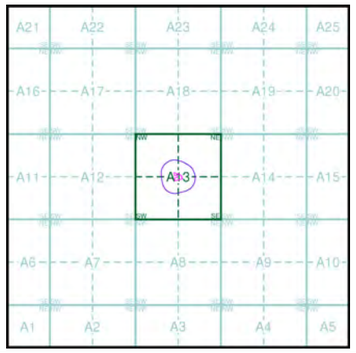
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Map Name(s) and Date(s)



Historical Map - Slice A



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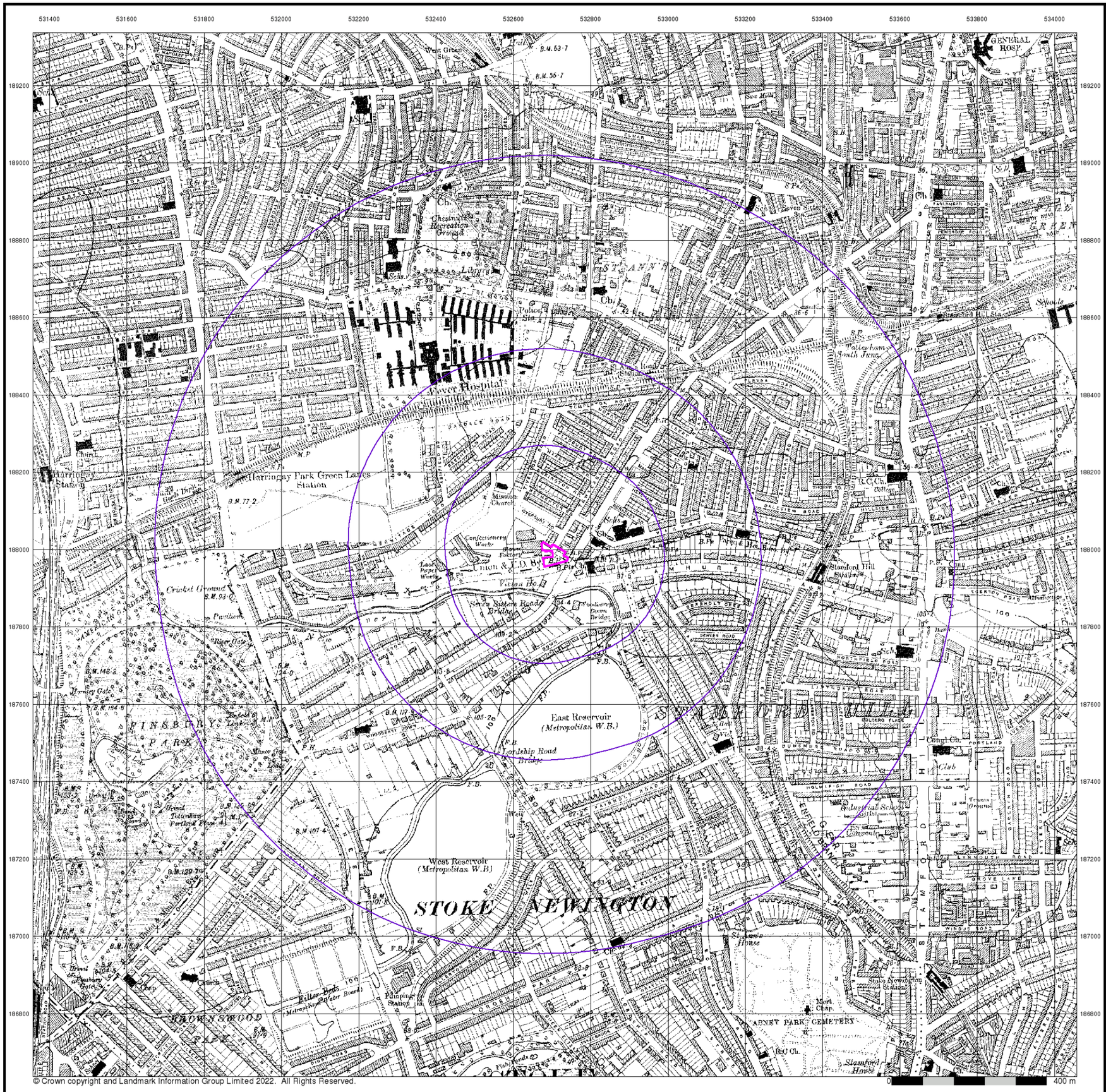
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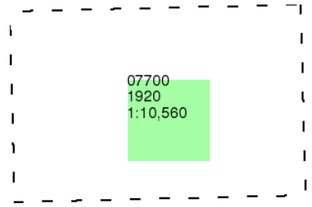
Essex

Published 1920

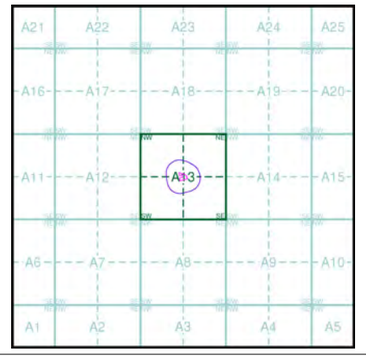
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

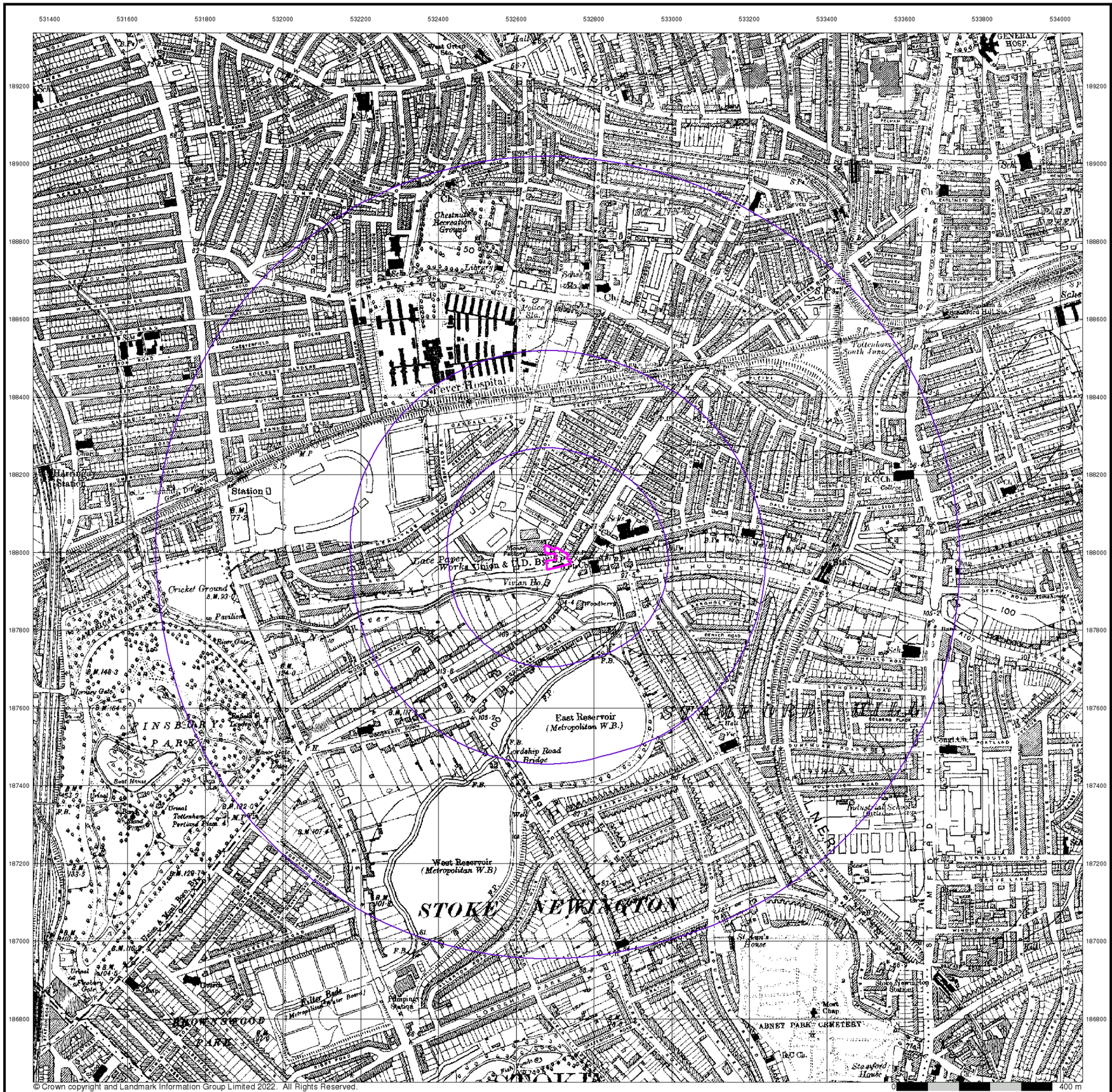
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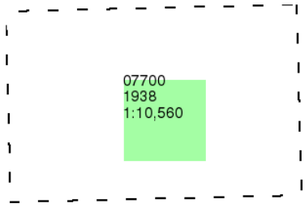
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Published 1938

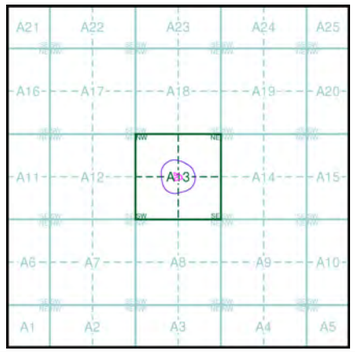
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	302471250_1_1
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Historical Aerial Photography

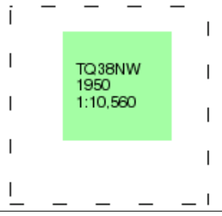
Published 1950

Source map scale - 1:10,560

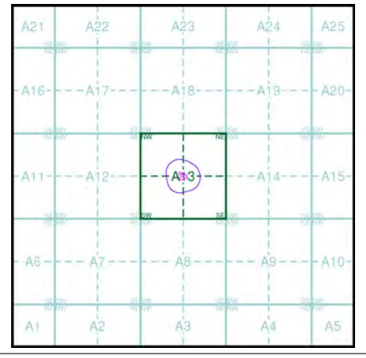
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)



Historical Aerial Photography - Slice A



Order Details

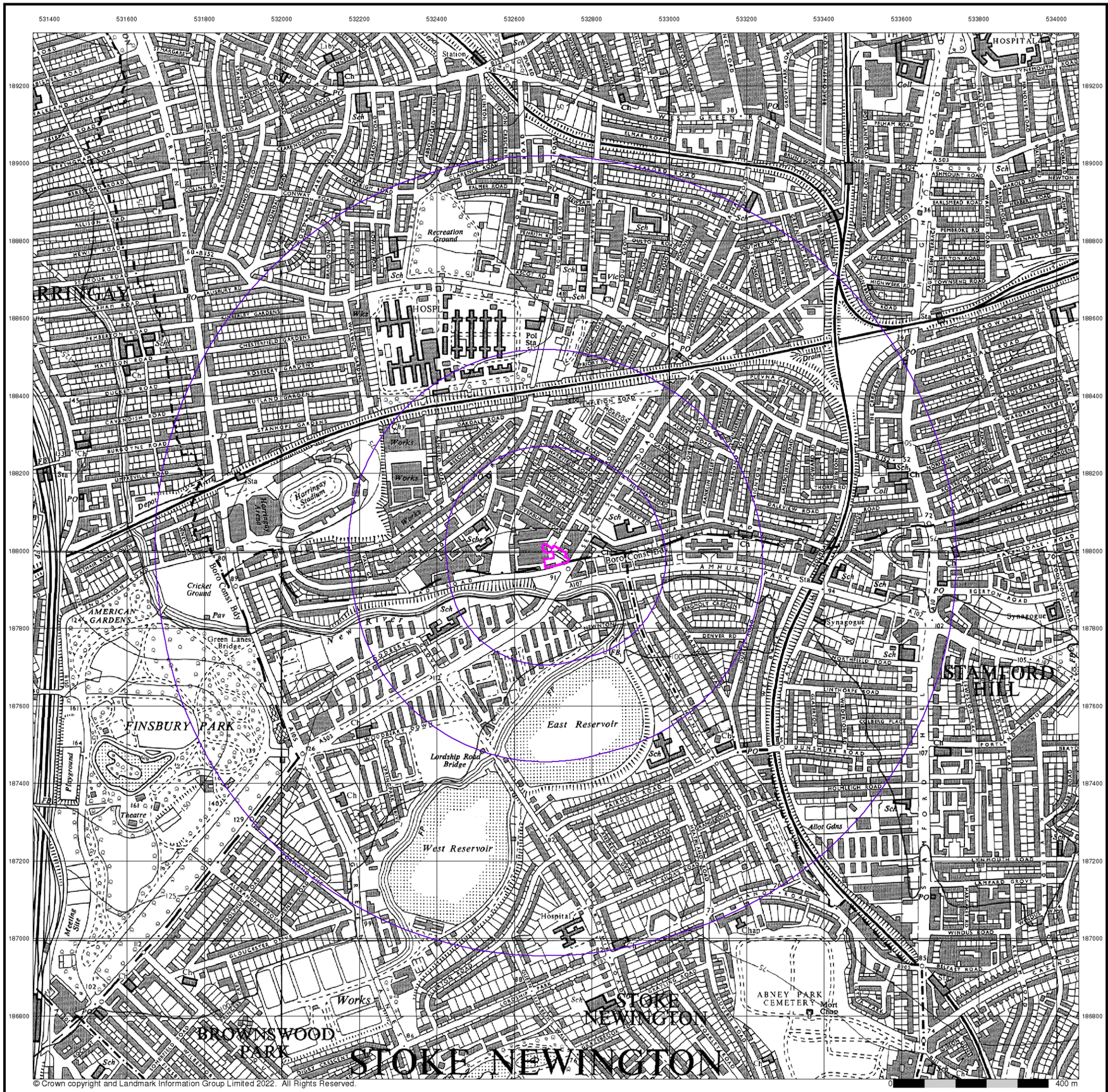
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Ordnance Survey Plan

Published 1962

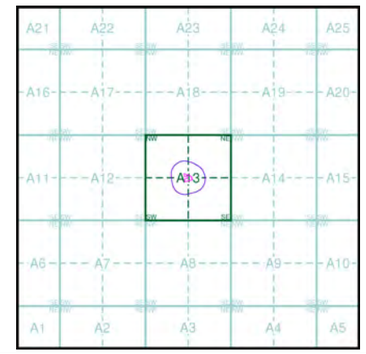
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Map Name(s) and Date(s)

TQ38NW
1962
1:10,560

Historical Map - Slice A



Order Details

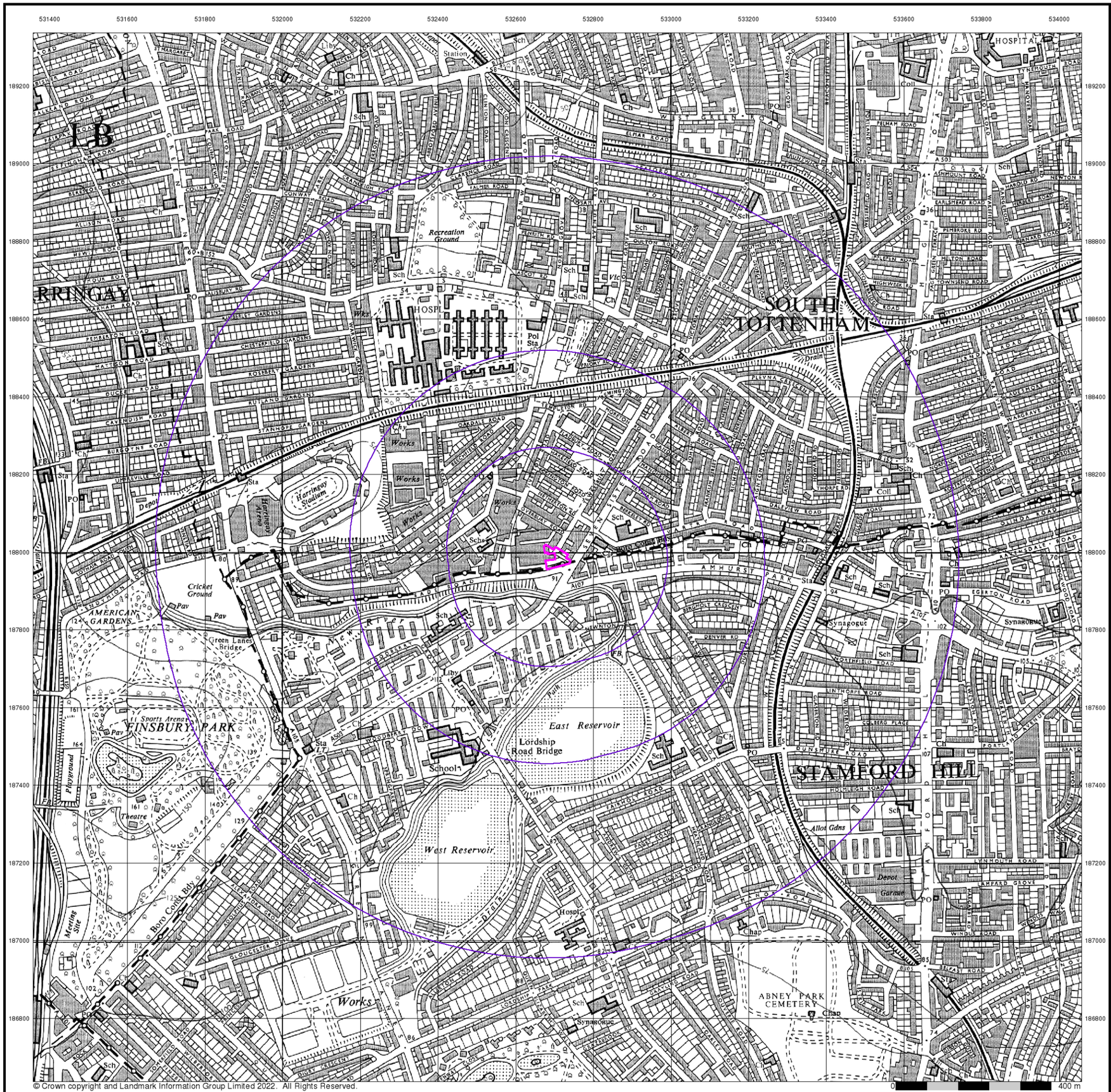
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Ordnance Survey Plan

Published 1967

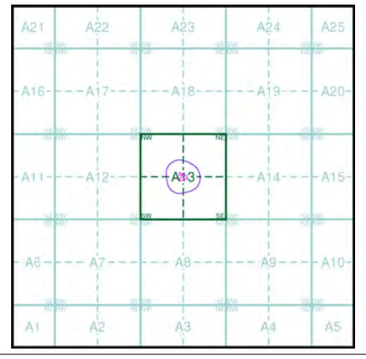
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Map Name(s) and Date(s)

TQ38NW
1967
1:10,560

Historical Map - Slice A



Order Details

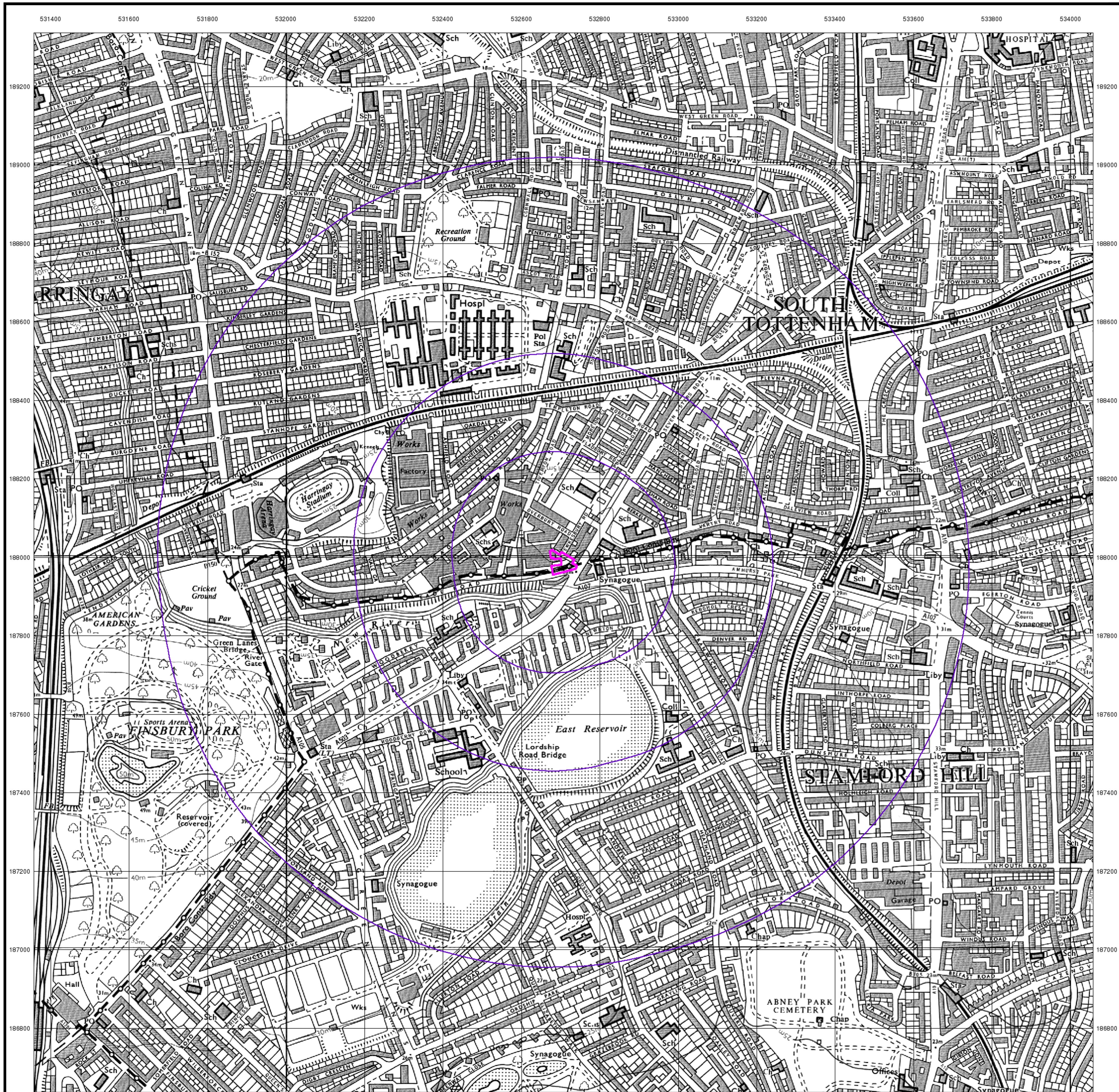
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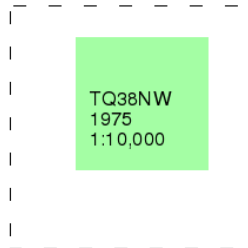
Ordnance Survey Plan

Published 1975

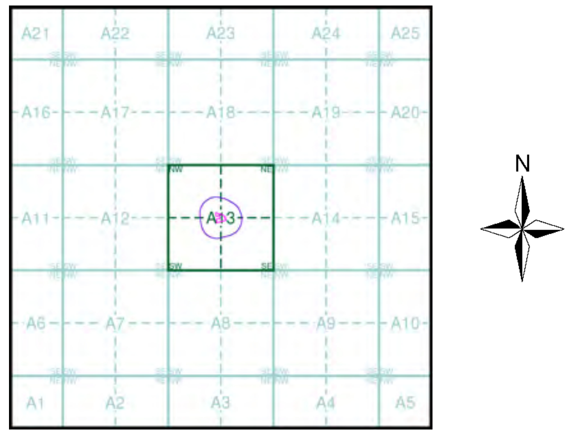
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

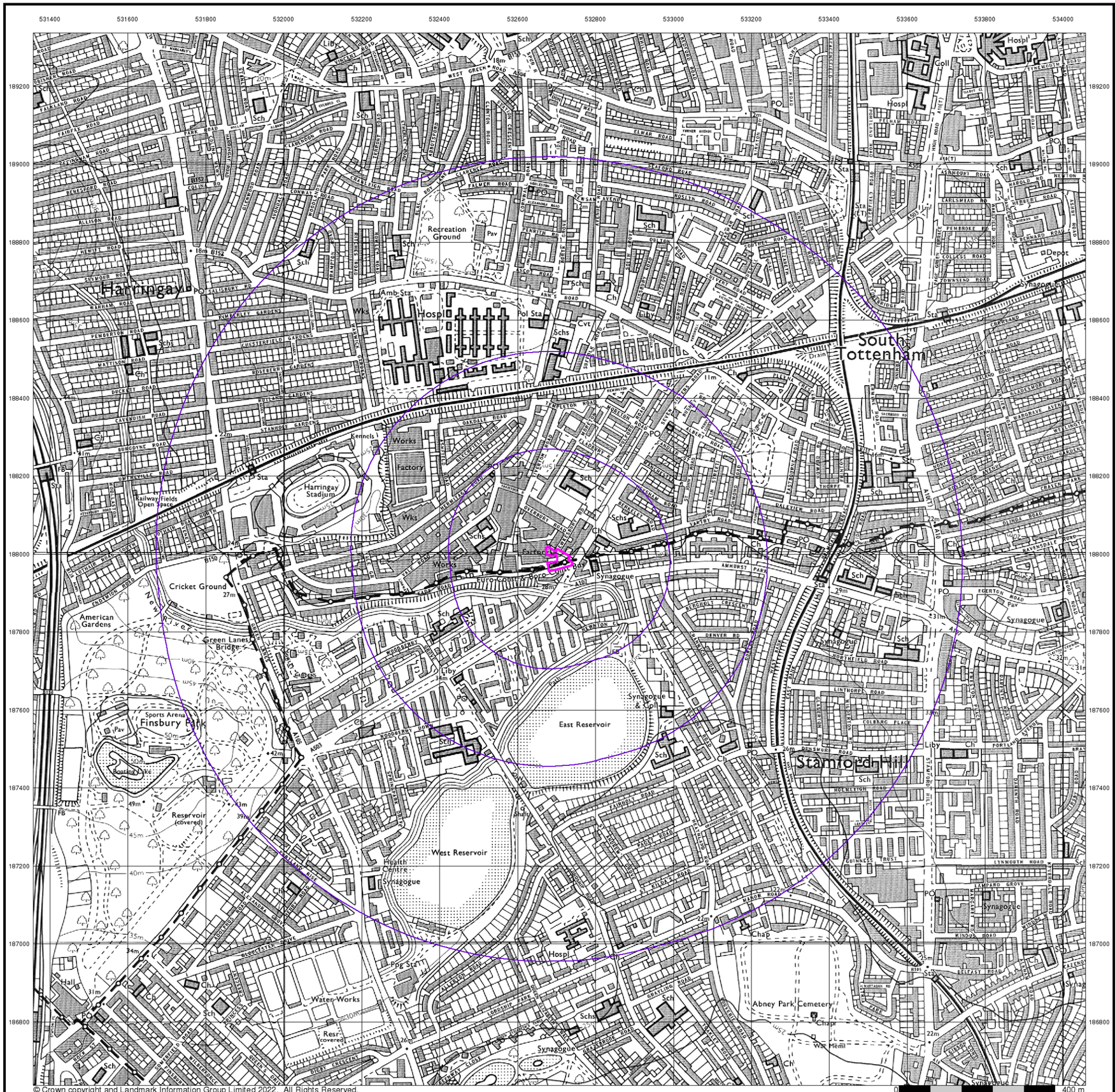
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Ordnance Survey Plan

Published 1984

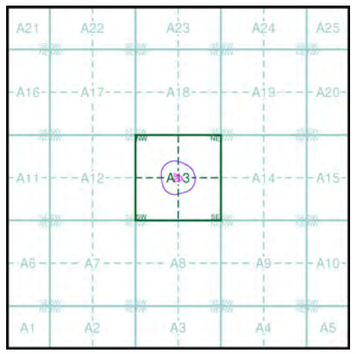
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Map Name(s) and Date(s)

TQ38NW
1984
1:10,000

Historical Map - Slice A



Order Details

Order Number:	302471250_1_1
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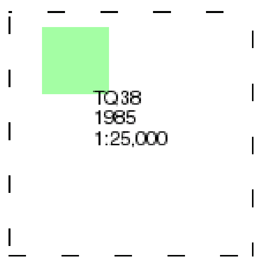
Published 1985

Source map scale - 1:25,000

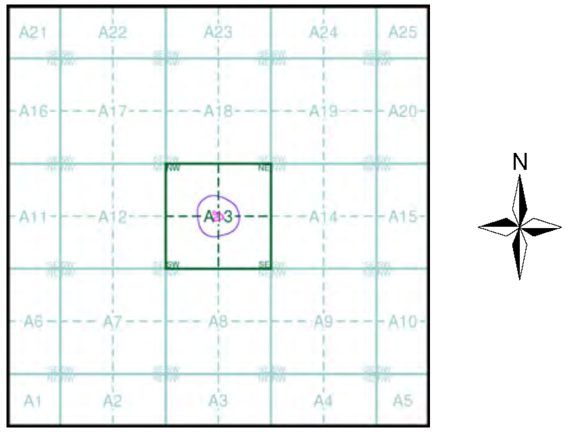
These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use.

They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)



Russian Map - Slice A



Order Details

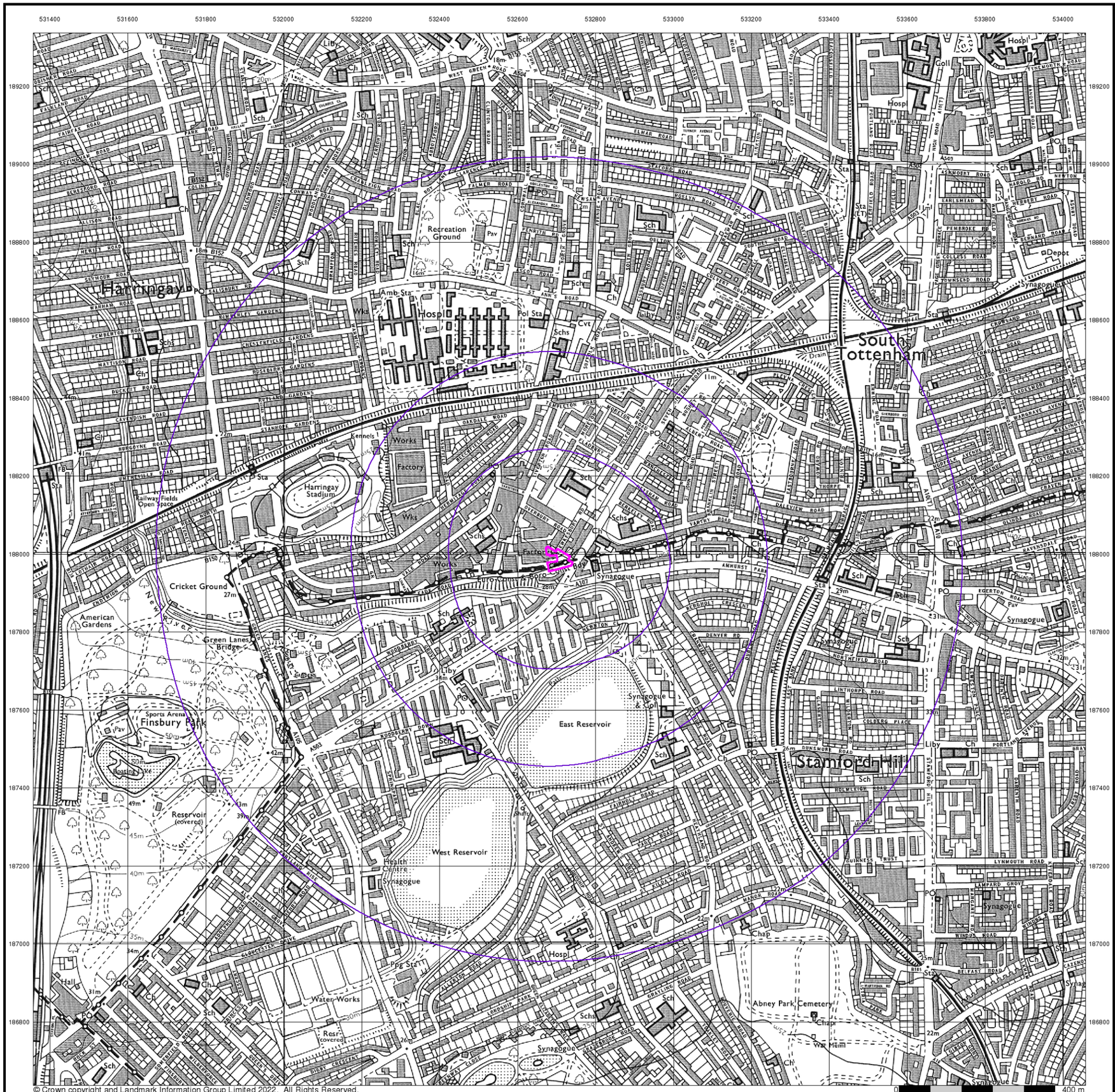
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Ordnance Survey Plan

Published 1990

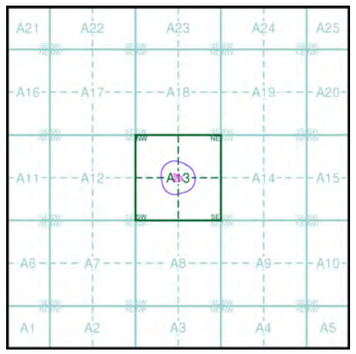
Source map scale - 1:10,000

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ38NW
1990
1:10,000

Historical Map - Slice A



Order Details

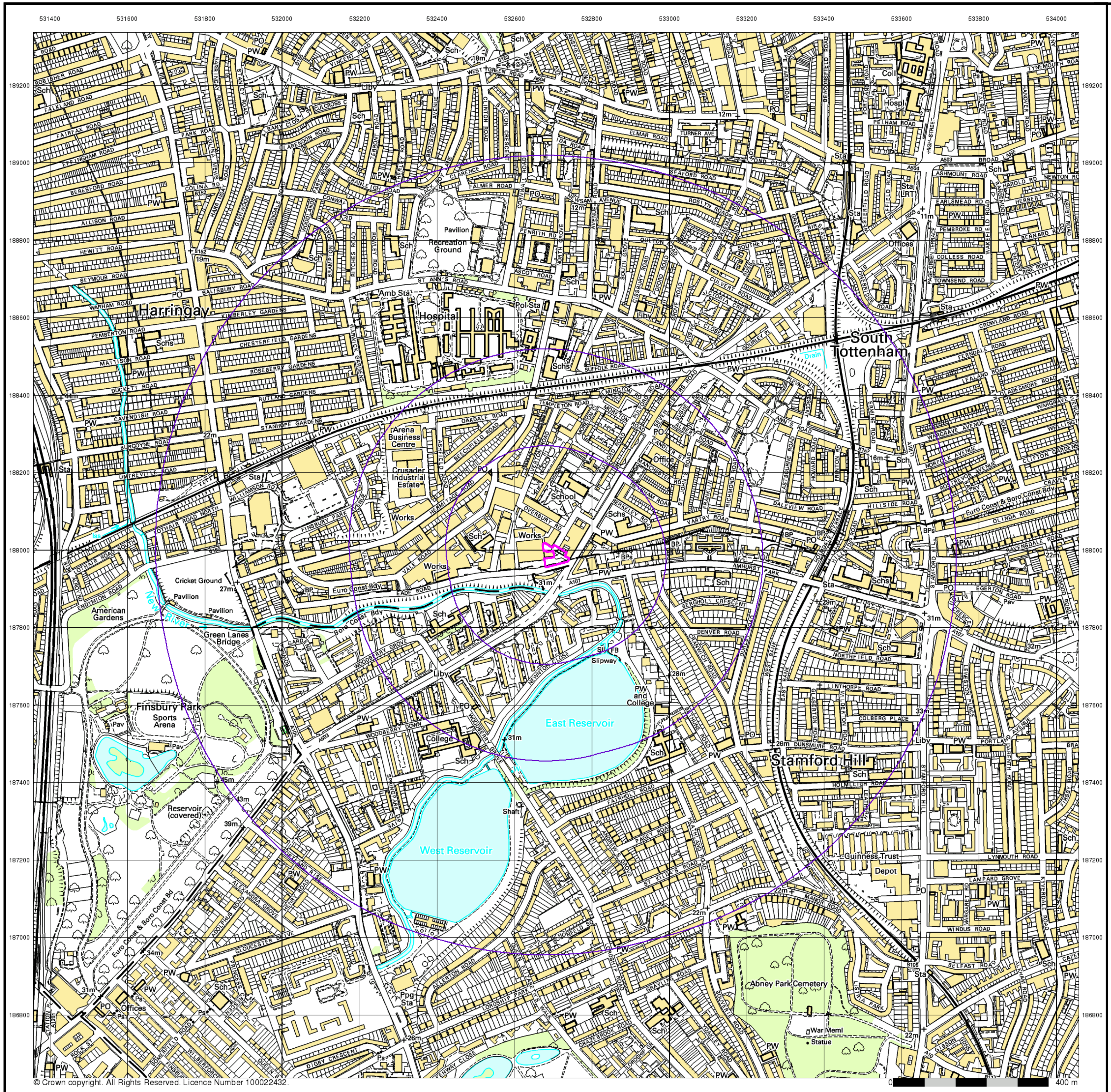
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National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details

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

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10k Raster Mapping

Published 1999

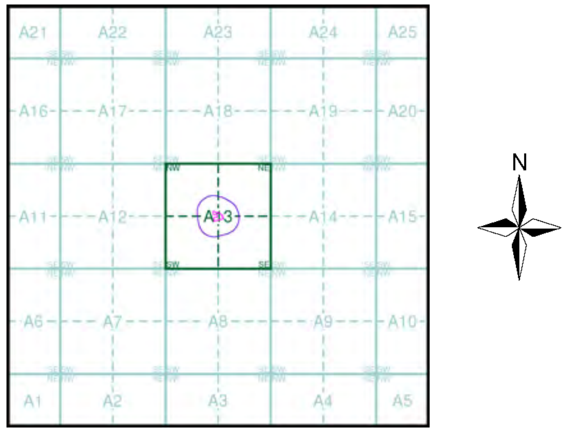
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TQ38NW
1999
1:10,000

Historical Map - Slice A



Order Details

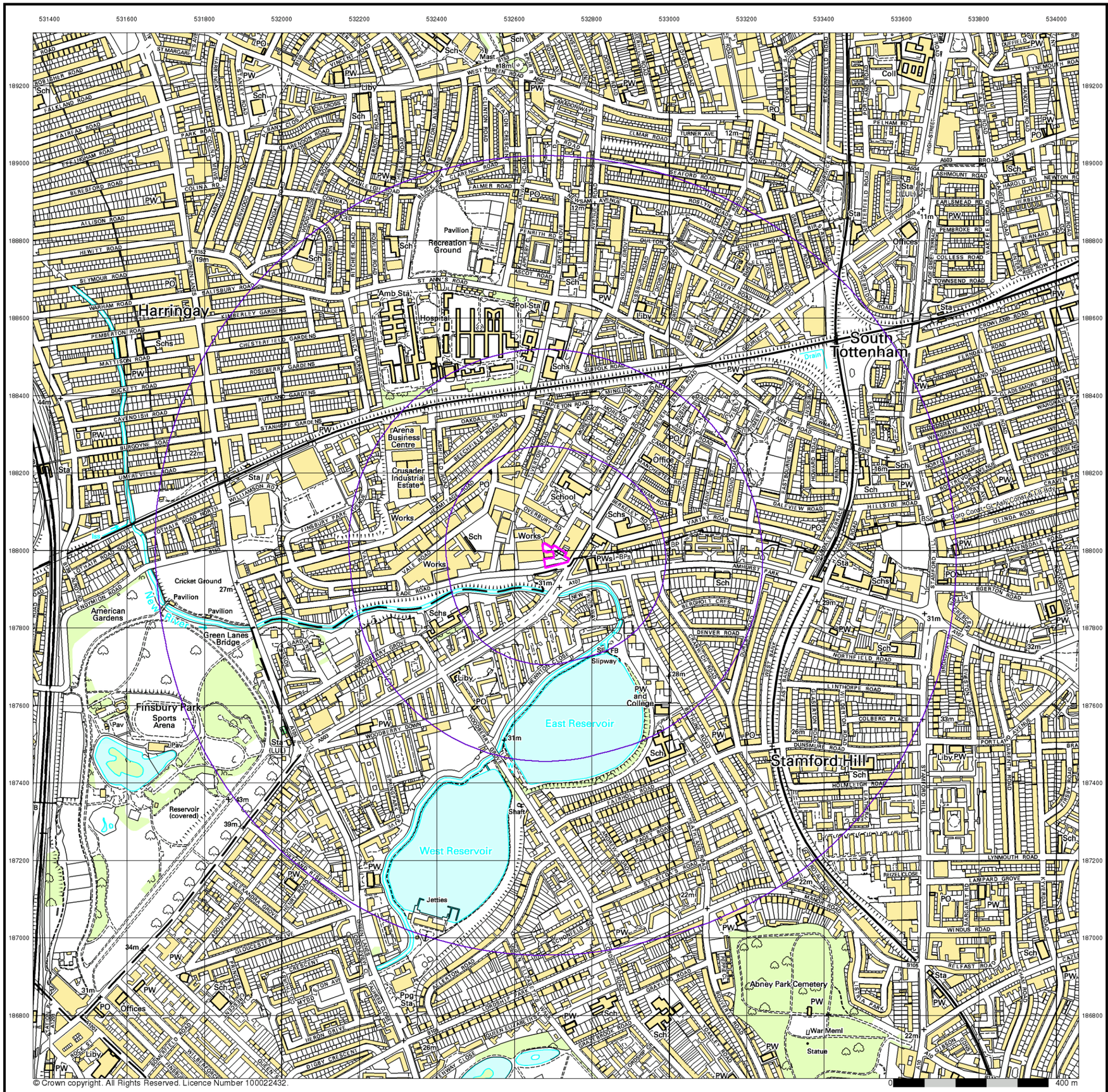
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10k Raster Mapping

Published 2006

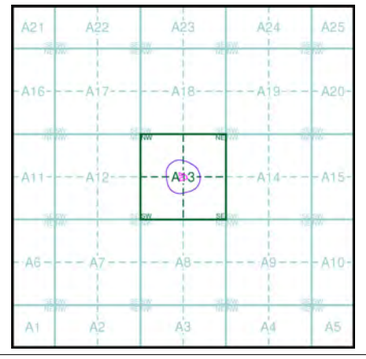
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TQ38NW
2006
1:10,000

Historical Map - Slice A



Order Details

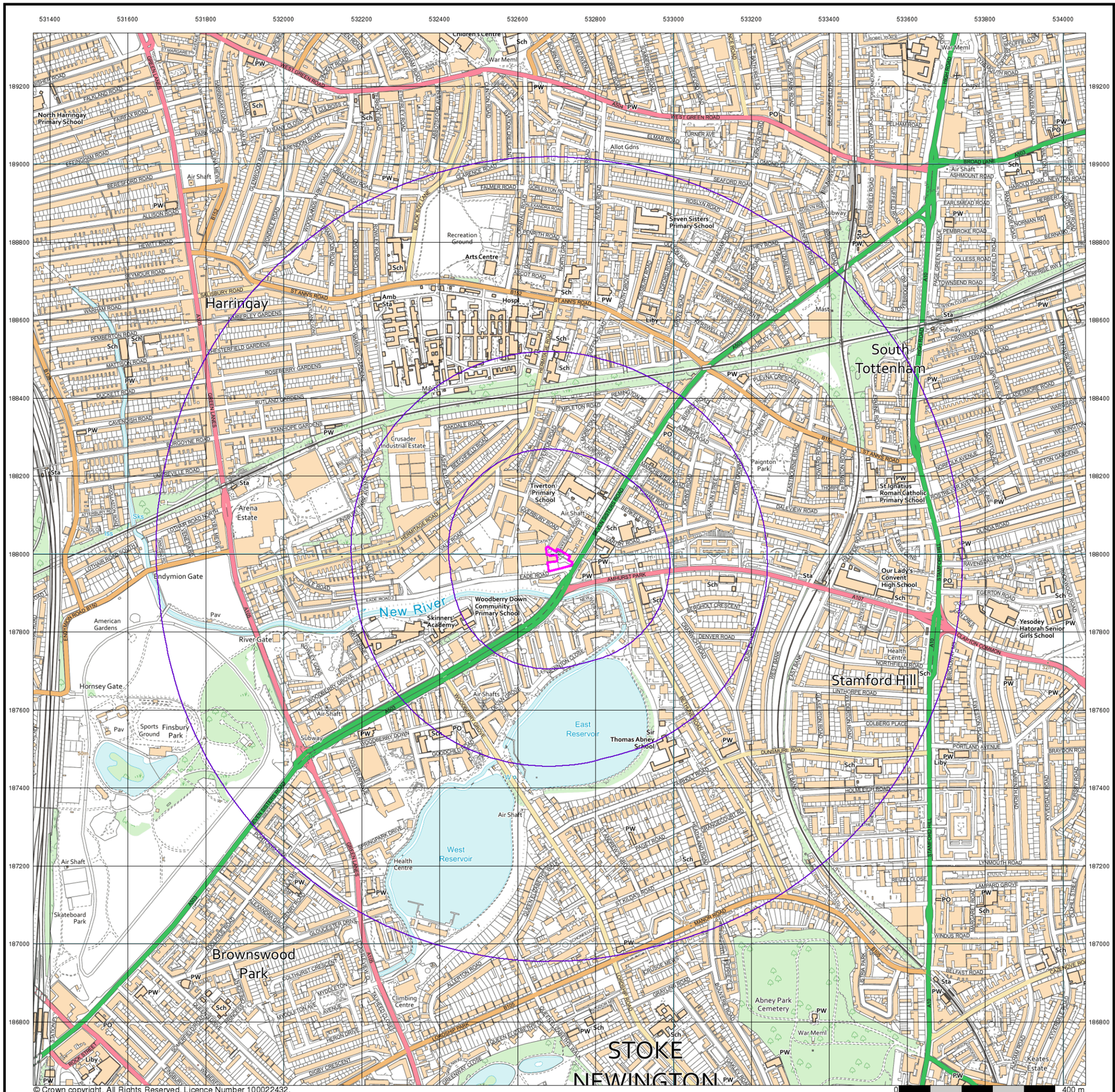
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VectorMap Local

Published 2021

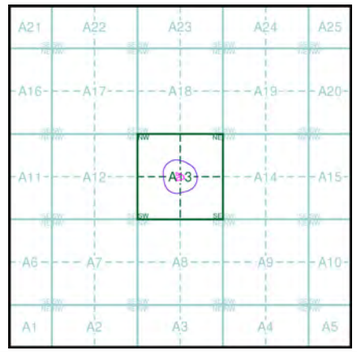
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

TQ38NW
2021
Variable

Historical Map - Slice A



Order Details

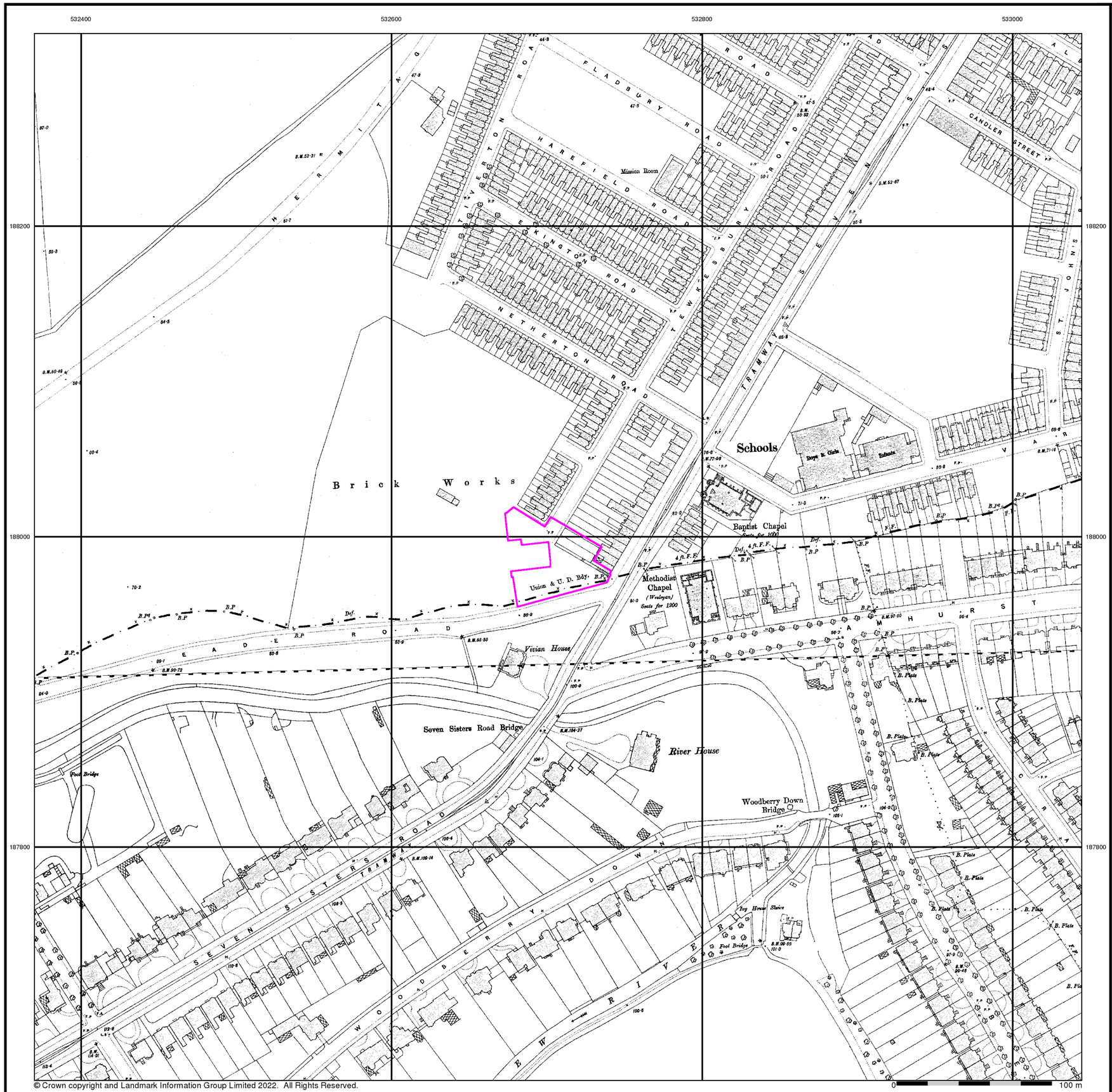
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London

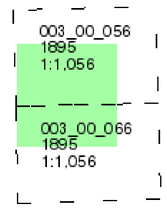
Published 1895

Source map scale - 1:1,056

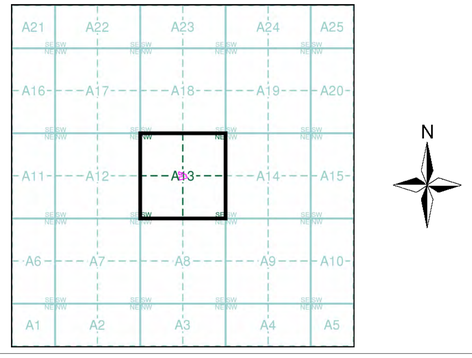
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)



Historical Town Plan - Segment A13



Order Details

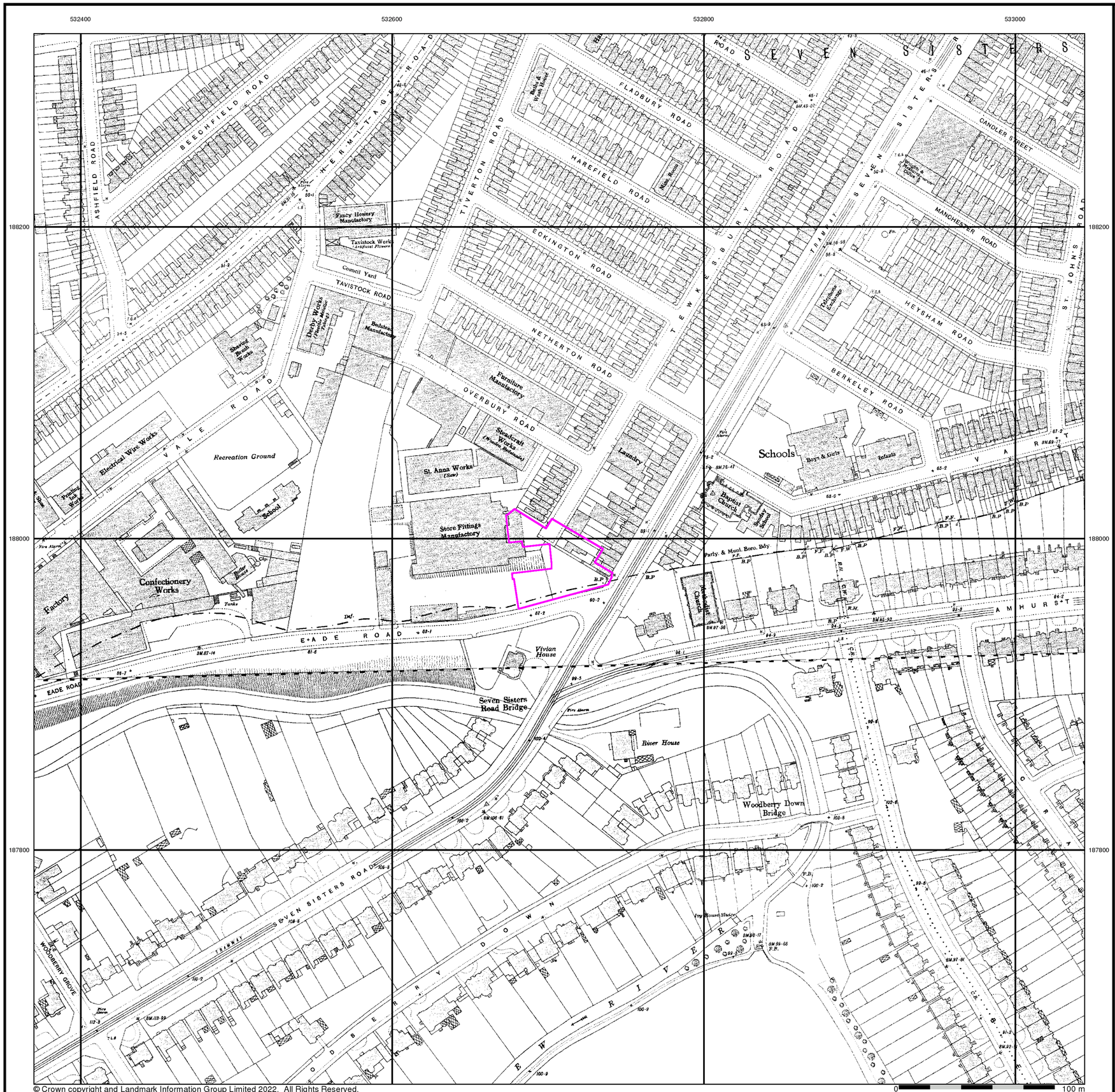
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London

Published 1937

Source map scale - 1:1,056

The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

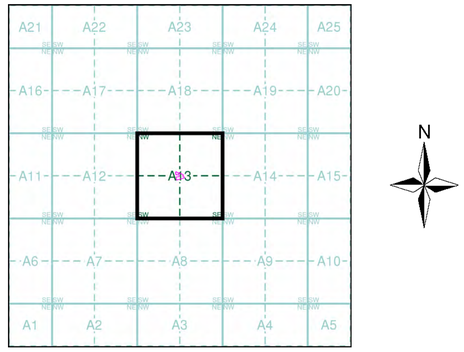
Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

003_00_056
1937
1:1,056

003_00_066
1937
1:1,056

Historical Town Plan - Segment A13



Order Details

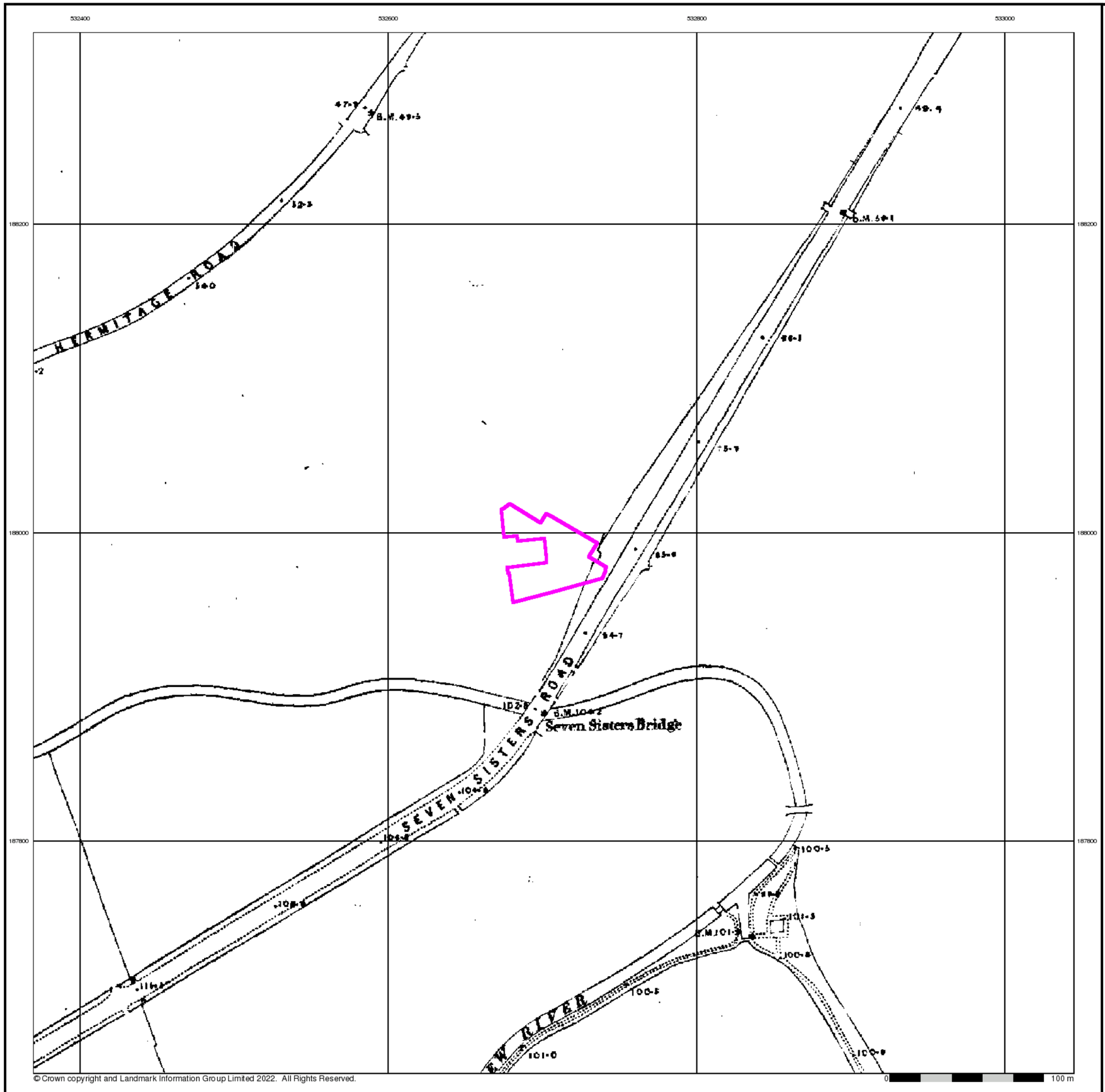
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Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
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London

Published 1851

Source map scale - 1:5,280

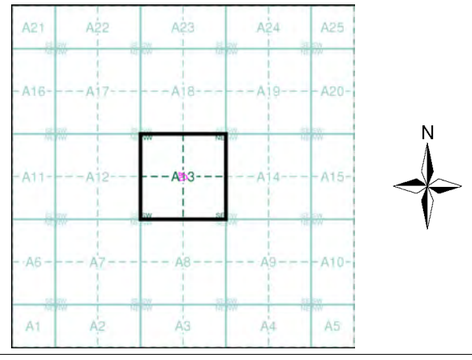
The historical town plans shown derive from Ordnance Survey mapping from the early to mid 1850s. The 1:2640 scale was introduced in the early 1850s, to survey districts covered by the Local Boards of Health and for a map of the Osborne Estate of Queen Victoria. The general style is similar to that of the early 1:2500s published shortly afterwards.
1:5280 scale was surveyed shortly afterwards in the mid 1850s as general purpose mapping with a standard of content similar to the more contemporary 1:10.560 mapping. The scale was also used for a reduction of the 1:1056 'skeleton survey' of London that was undertaken between 1848 and 1850.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)



Historical Town Plan - Segment A13



Order Details

Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
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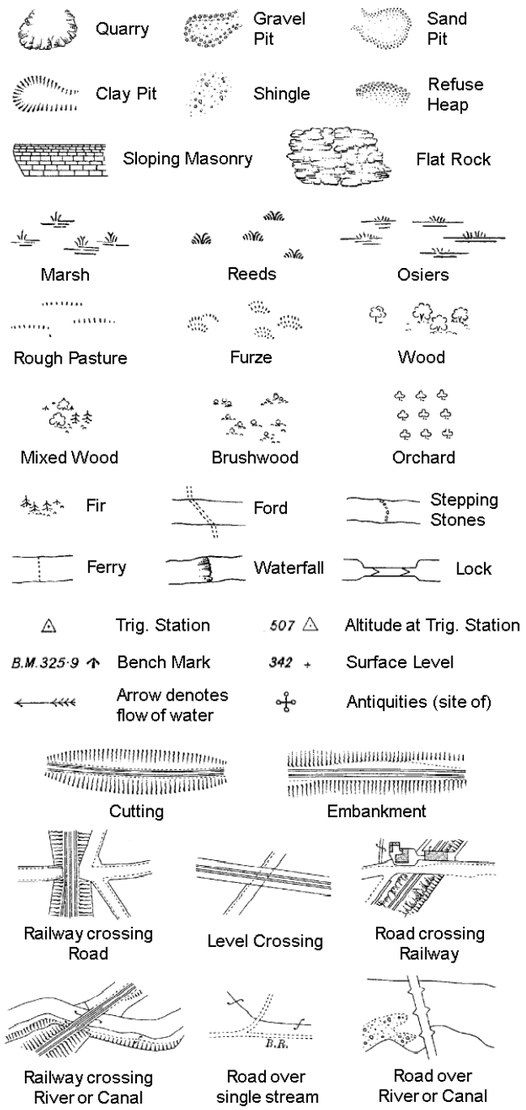
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Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)

County & Civil Parish Boundary

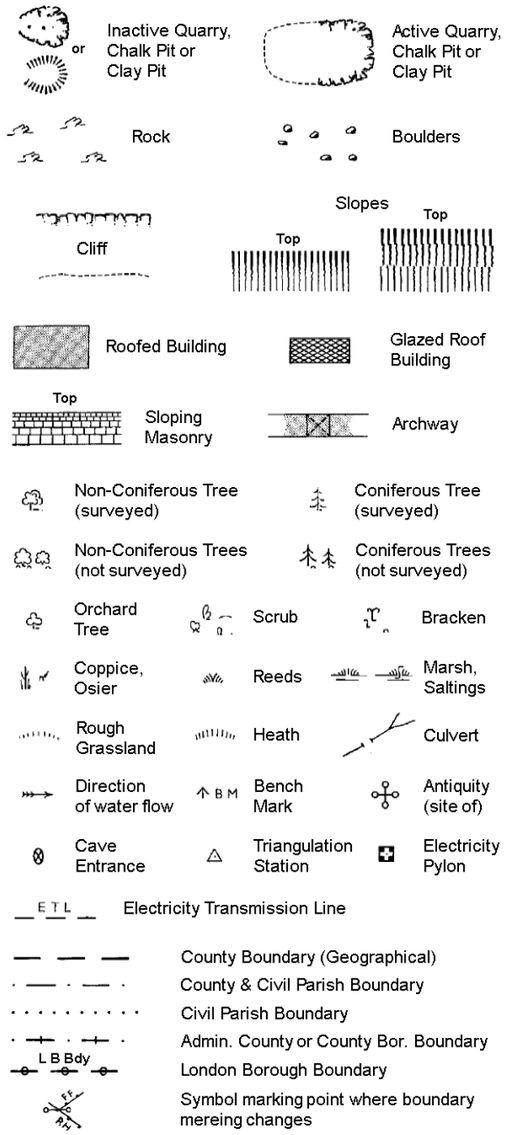
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	Sl.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

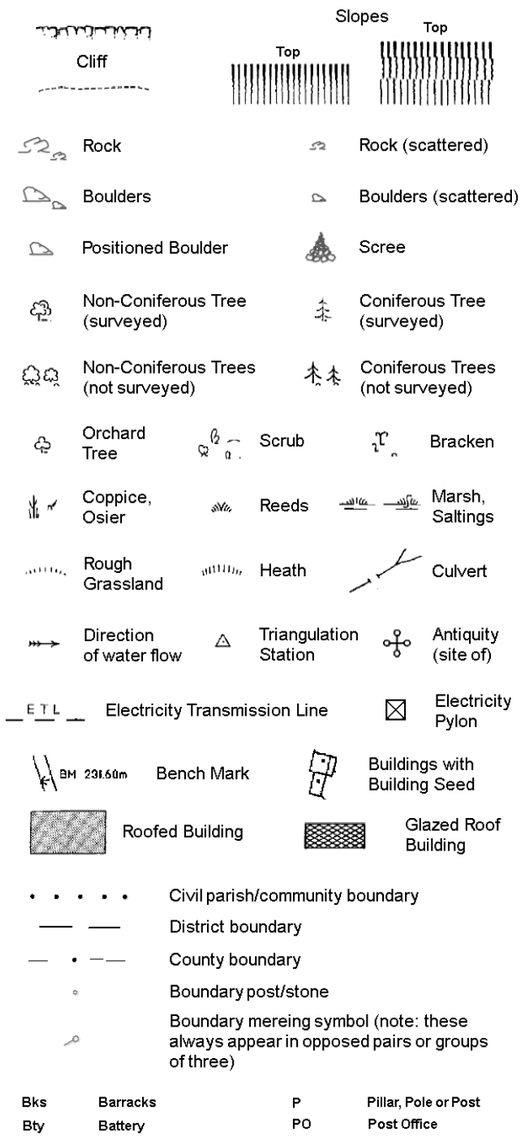
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

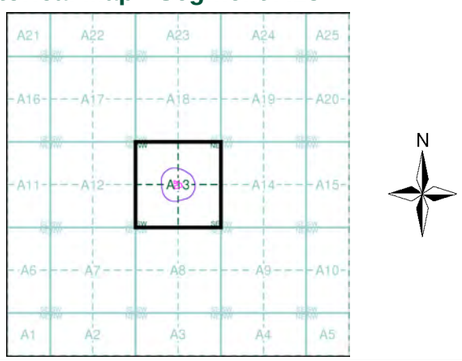
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Middlesex	1:2,500	1864	2
London	1:2,500	1871	3
London	1:2,500	1896	4
Essex	1:2,500	1915	5
Essex	1:2,500	1936	6
London	1:2,500	1936	7
Historical Aerial Photography	1:1,250	1946 - 1949	8
Ordnance Survey Plan	1:1,250	1953 - 1955	9
Ordnance Survey Plan	1:2,500	1954 - 1955	10
Ordnance Survey Plan	1:1,250	1954 - 1971	11
Additional SIMs	1:1,250	1955 - 1982	12
Ordnance Survey Plan	1:1,250	1962 - 1982	13
Ordnance Survey Plan	1:2,500	1966	14
Supply of Unpublished Survey Information	1:1,250	1973 - 1977	15
Ordnance Survey Plan	1:1,250	1978 - 1979	16
Additional SIMs	1:1,250	1978 - 1986	17
Large-Scale National Grid Data	1:1,250	1991	18
Large-Scale National Grid Data	1:1,250	1992 - 1994	19
Large-Scale National Grid Data	1:1,250	1994	20
Historical Aerial Photography	1:2,500	1999	21

Historical Map - Segment A13



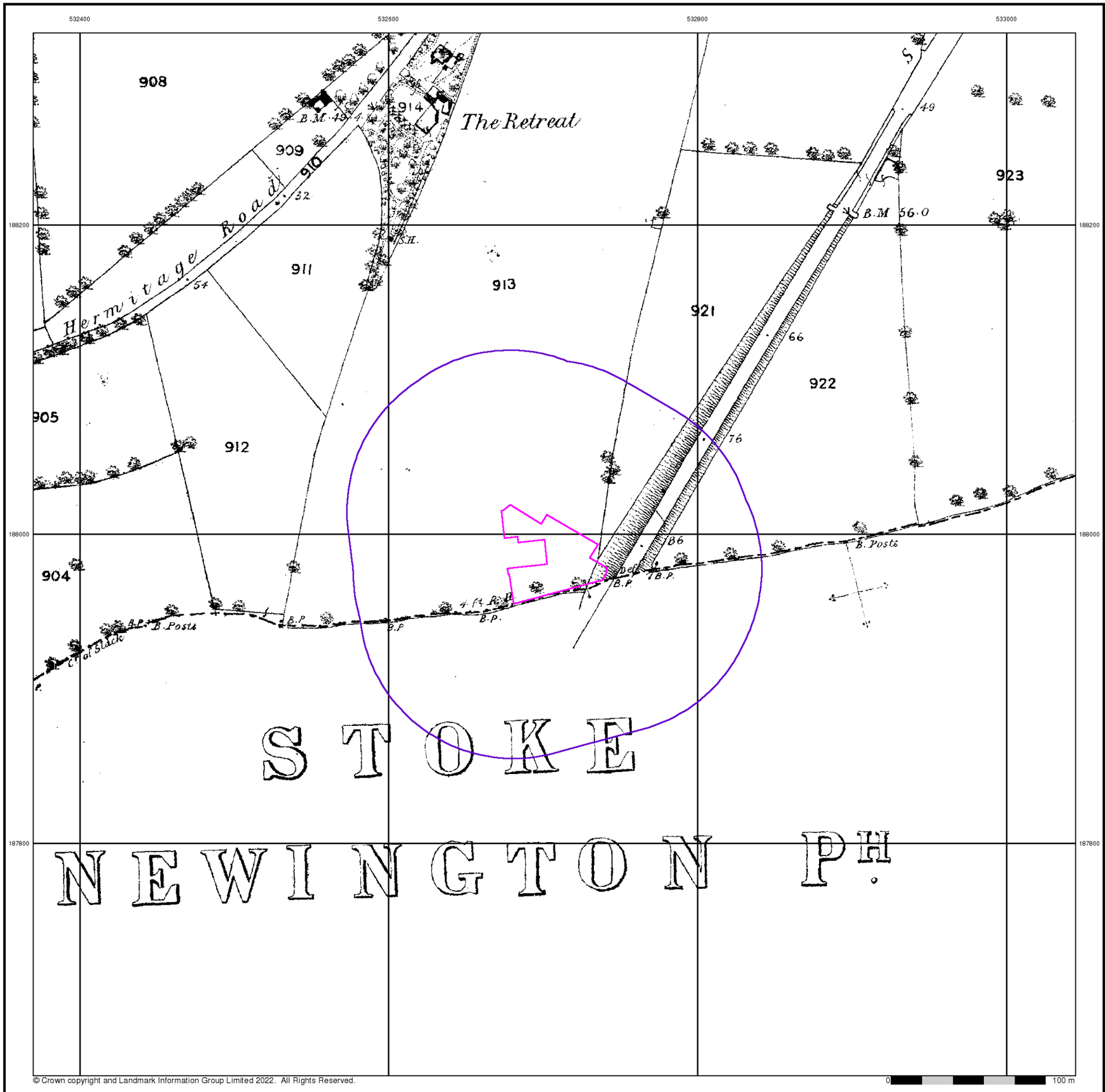
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Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	100

Site Details

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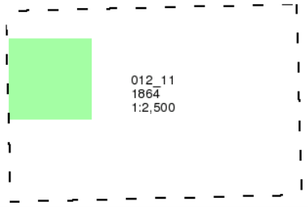
Middlesex

Published 1864

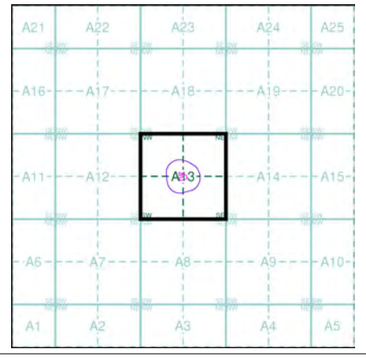
Source map scale - 1:2,500

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.

Map Name(s) and Date(s)



Historical Map - Segment A13



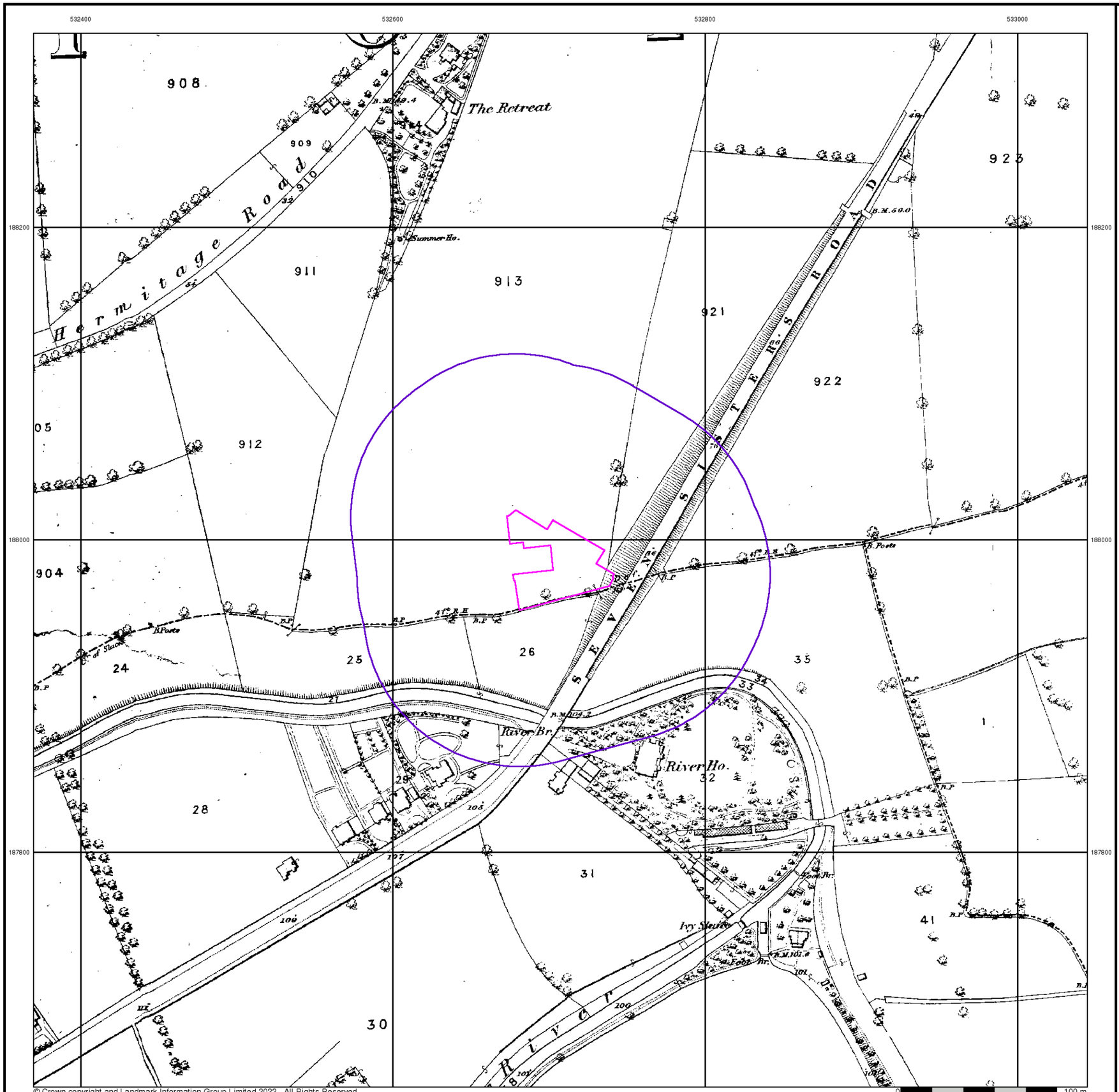
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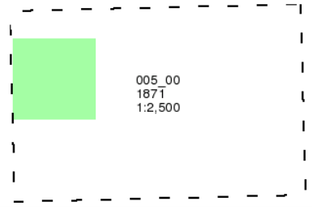
London

Published 1871

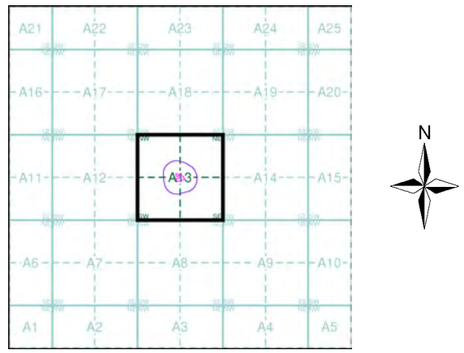
Source map scale - 1:2,500

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.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

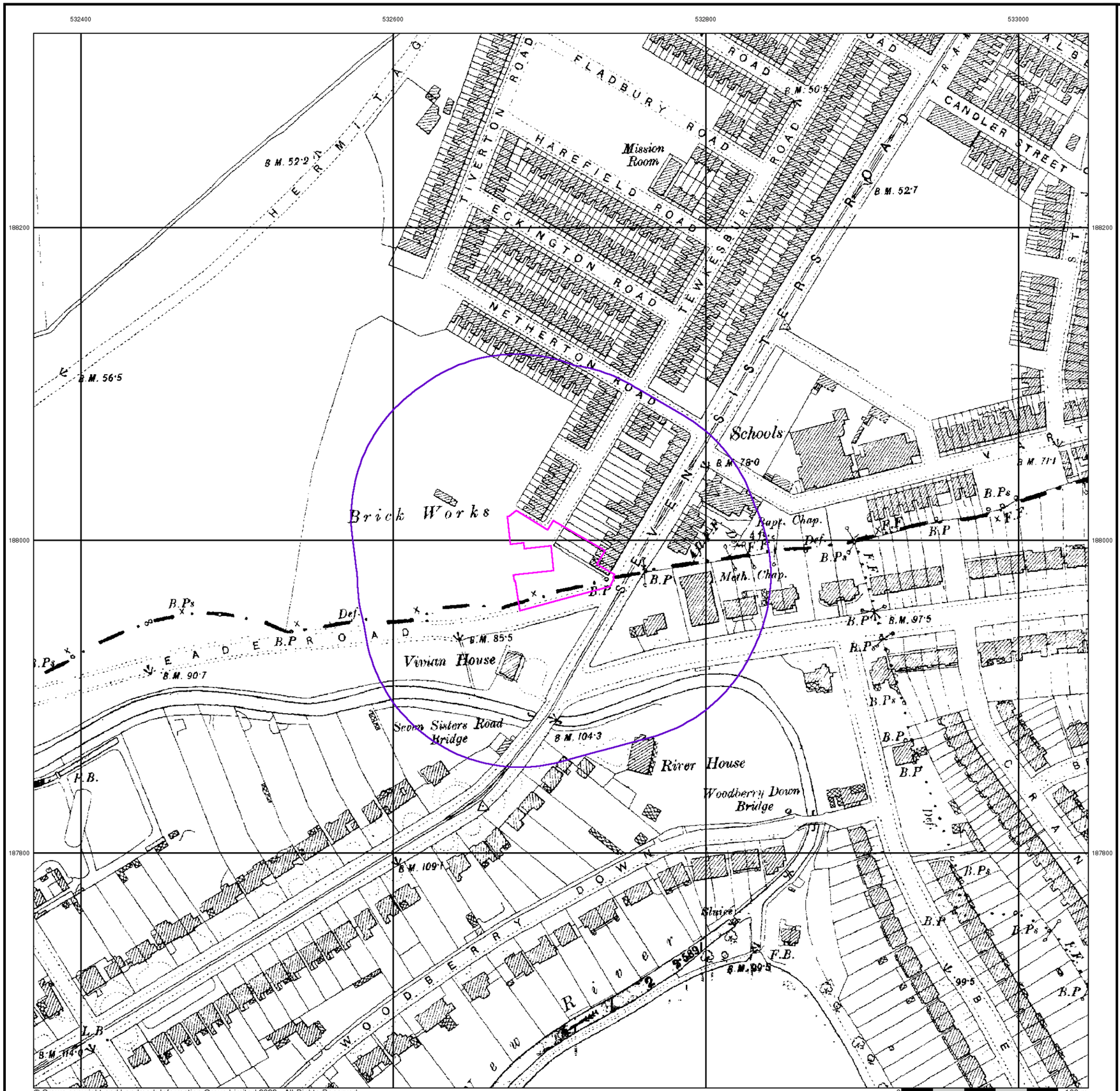
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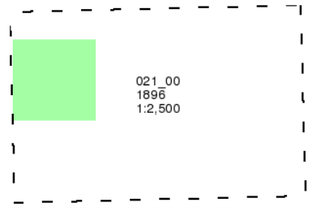
London

Published 1896

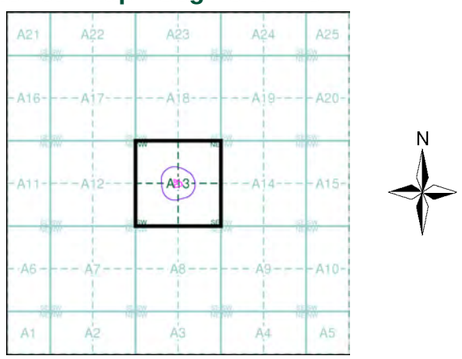
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 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)



Historical Map - Segment A13



Order Details

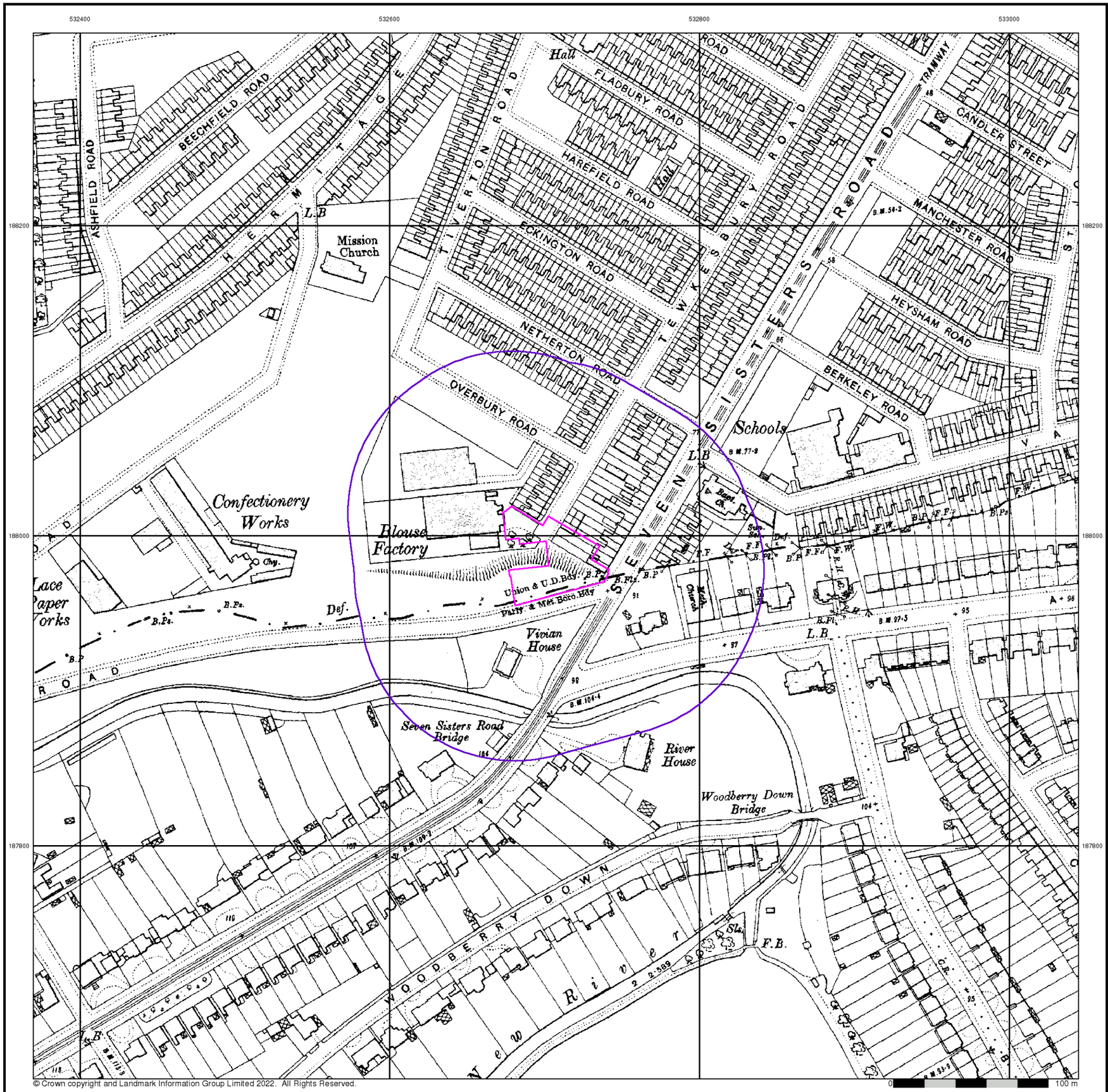
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Search Buffer (m):	100

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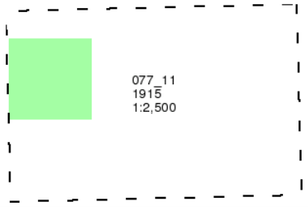
Essex

Published 1915

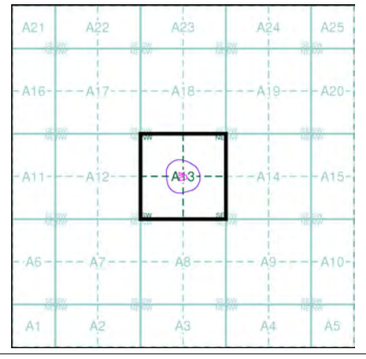
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Map Name(s) and Date(s)



Historical Map - Segment A13



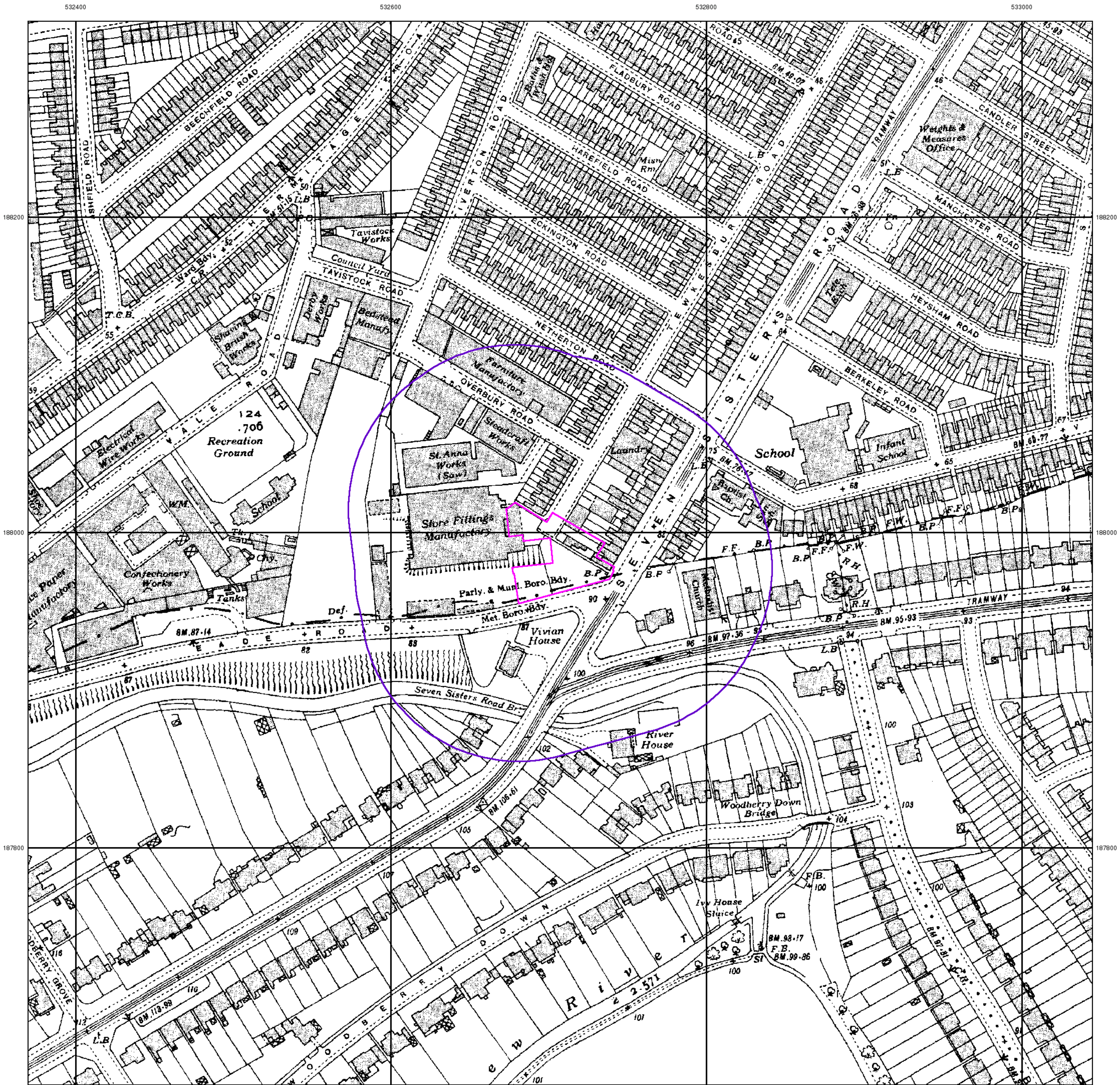
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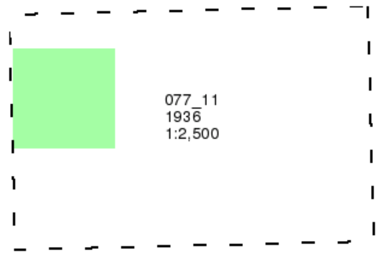
Essex

Published 1936

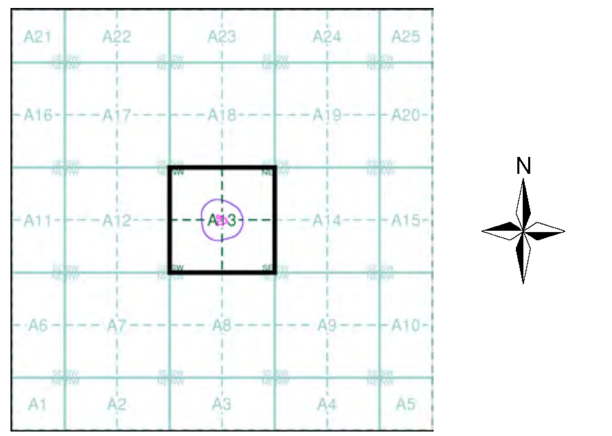
Source map scale - 1:2,500

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Historical Map - Segment A13



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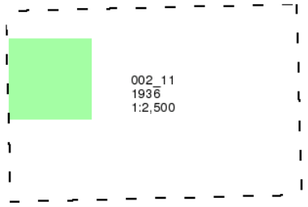
London

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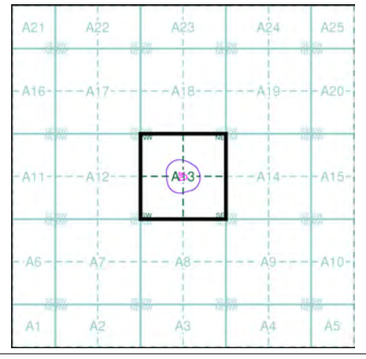
Source map scale - 1:2,500

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Map Name(s) and Date(s)



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Historical Aerial Photography

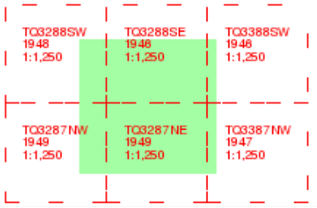
Published 1946 - 1949

Source map scale - 1:1,250

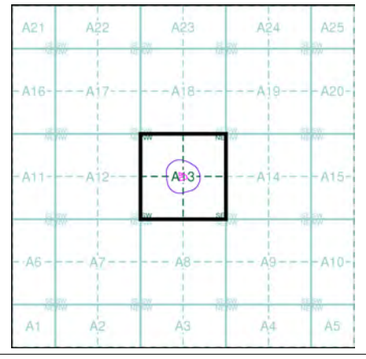
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)



Historical Aerial Photography - Segment A13



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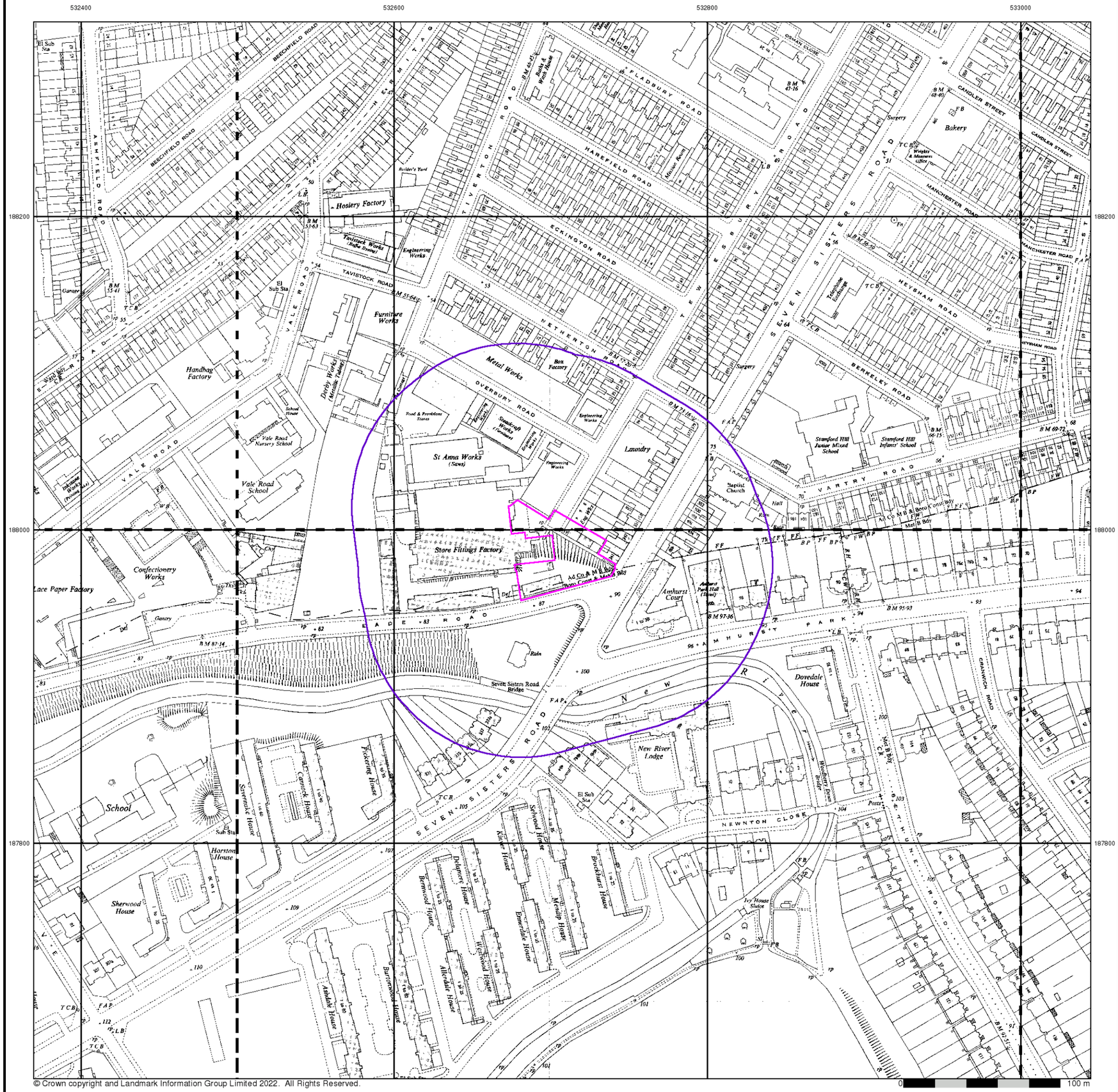
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Ordnance Survey Plan

Published 1953 - 1955

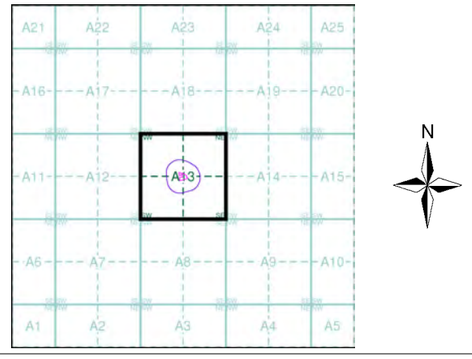
Source map scale - 1:1,250

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Map Name(s) and Date(s)

TQ3288SW 1955 1:1,250	TQ3288SE 1955 1:1,250	TQ3388SW 1955 1:1,250
TQ3287NW 1953 1:1,250	TQ3287NE 1953 1:1,250	TQ3387NW 1954 1:1,250

Historical Map - Segment A13



Order Details

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Ordnance Survey Plan

Published 1954 - 1955

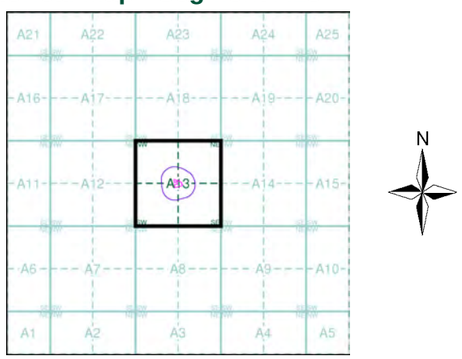
Source map scale - 1:2,500

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Map Name(s) and Date(s)

TQ3288 1955 1:2,500	TQ3388 1955 1:2,500
TQ3287 1954 1:2,500	TQ3387 1955 1:2,500

Historical Map - Segment A13



Order Details

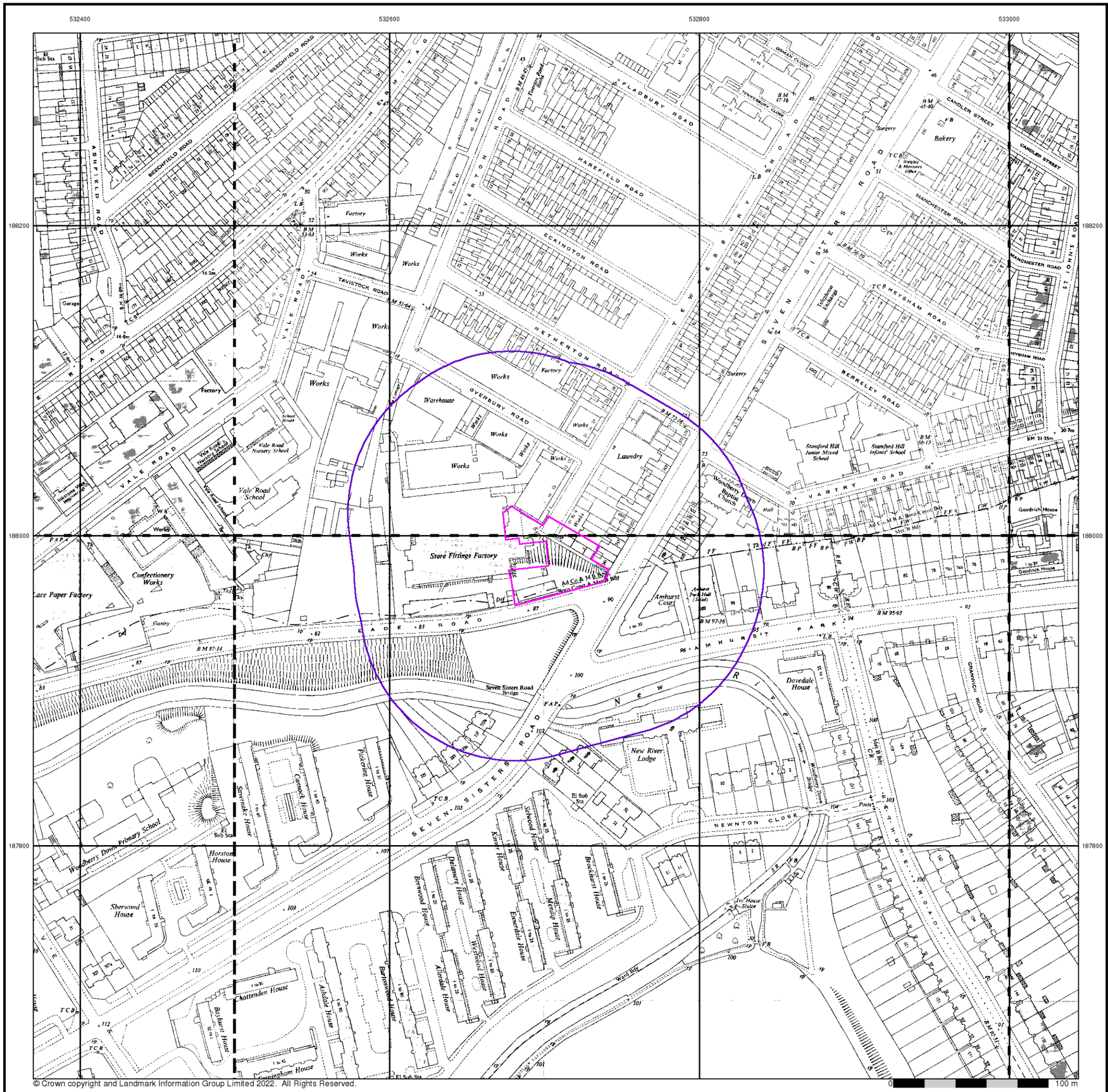
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Ordnance Survey Plan

Published 1954 - 1971

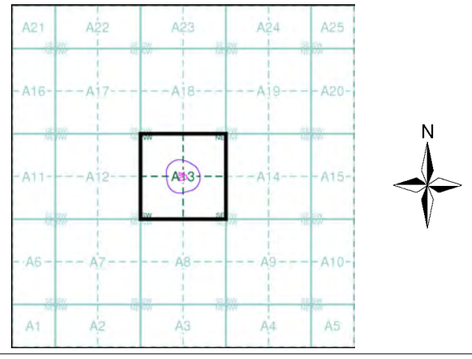
Source map scale - 1:1,250

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Map Name(s) and Date(s)

TQ3288SW 1971 1:1,250	TQ3288SE 1961 1:1,250	TQ3388SW 1970 1:1,250
TQ3287NW 1954 1:1,250	TQ3287NE 1954 1:1,250	TQ3387NW 1970 1:1,250

Historical Map - Segment A13



Order Details

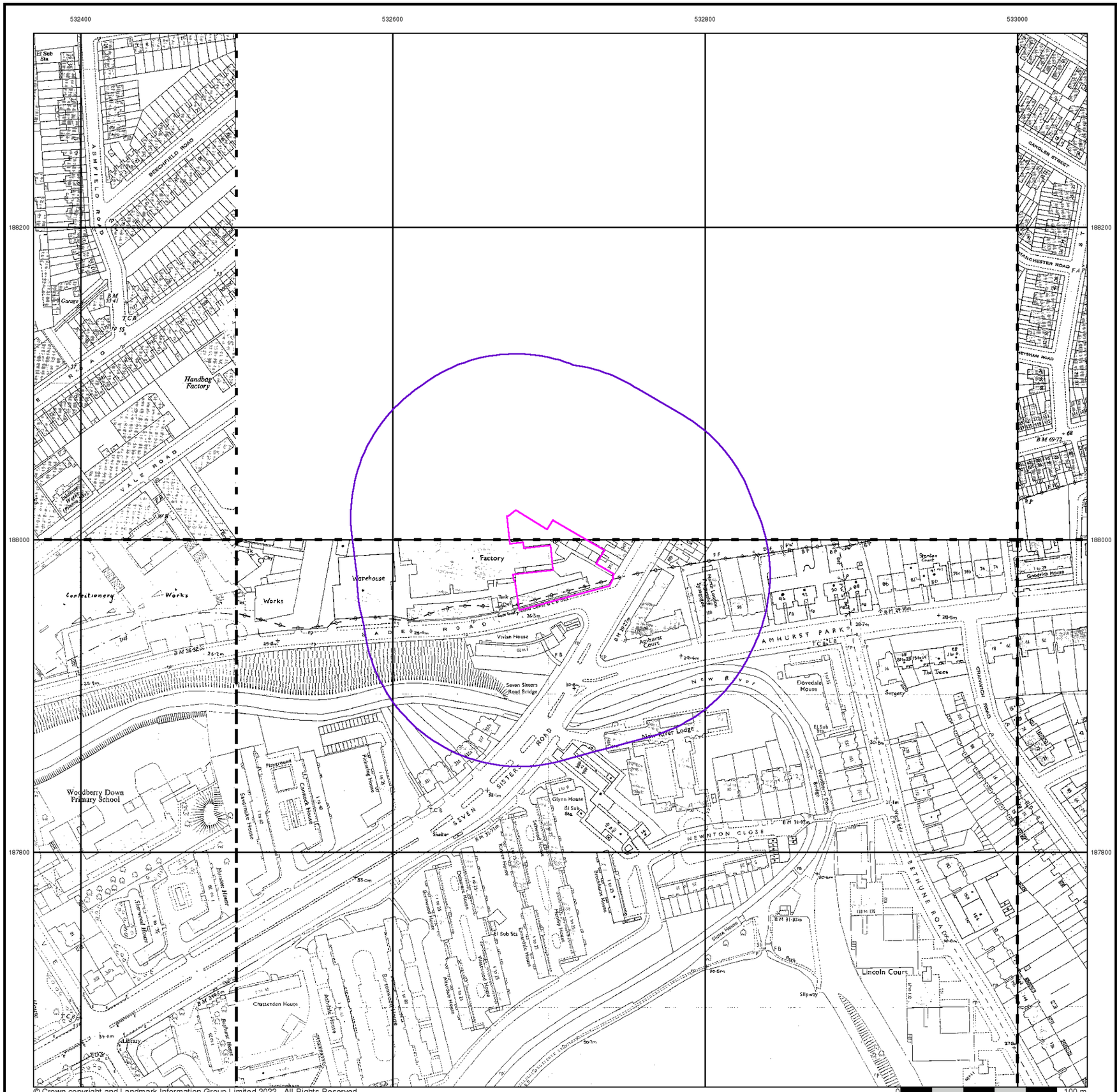
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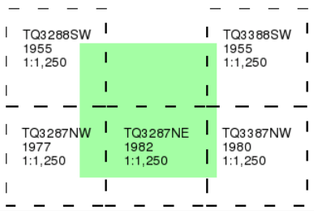
Additional SIMs

Published 1955 - 1982

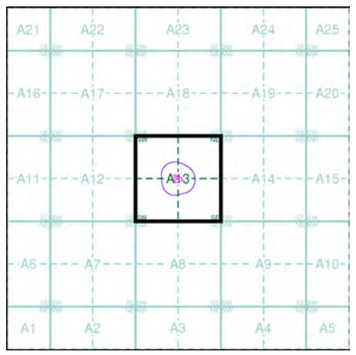
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

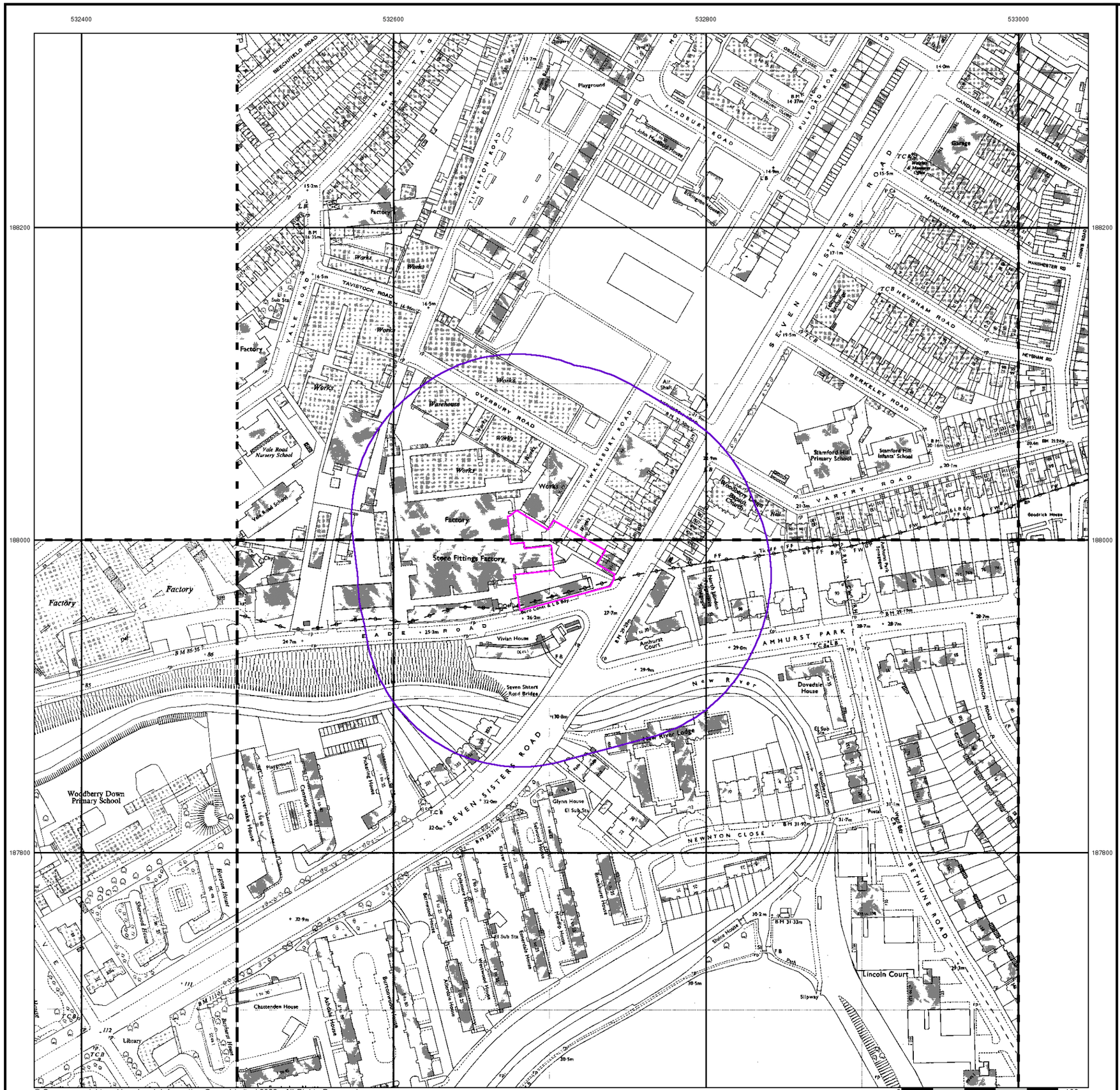


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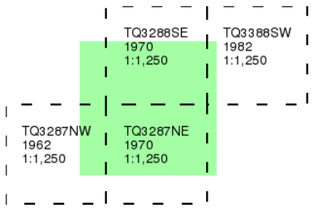
Ordnance Survey Plan

Published 1962 - 1982

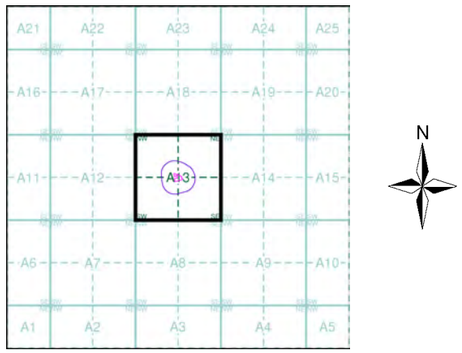
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



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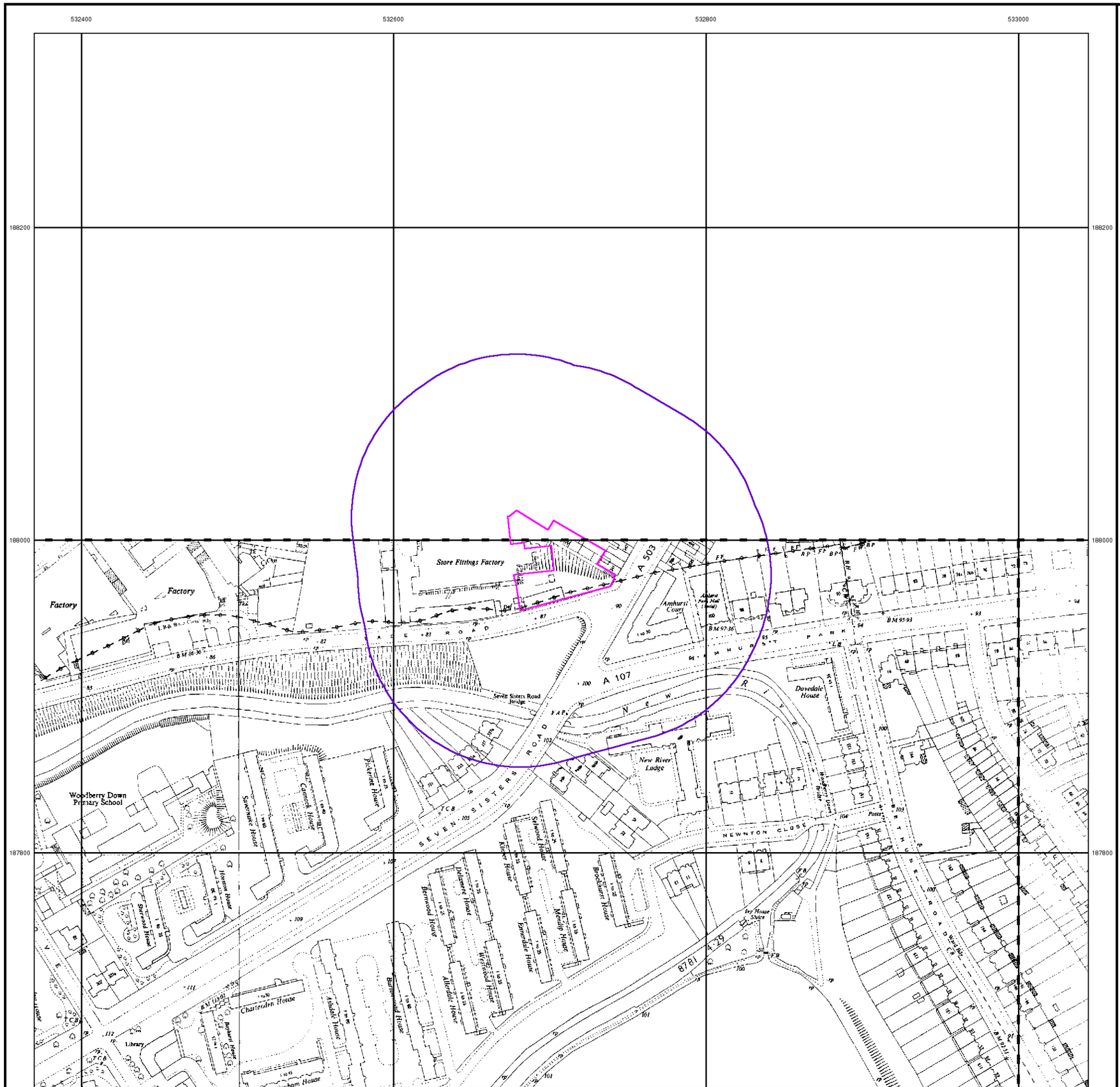
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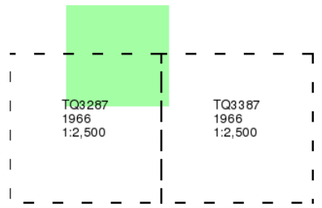
Ordnance Survey Plan

Published 1966

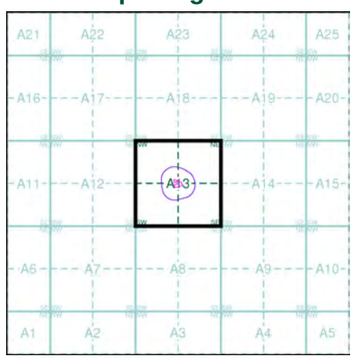
Source map scale - 1:2,500

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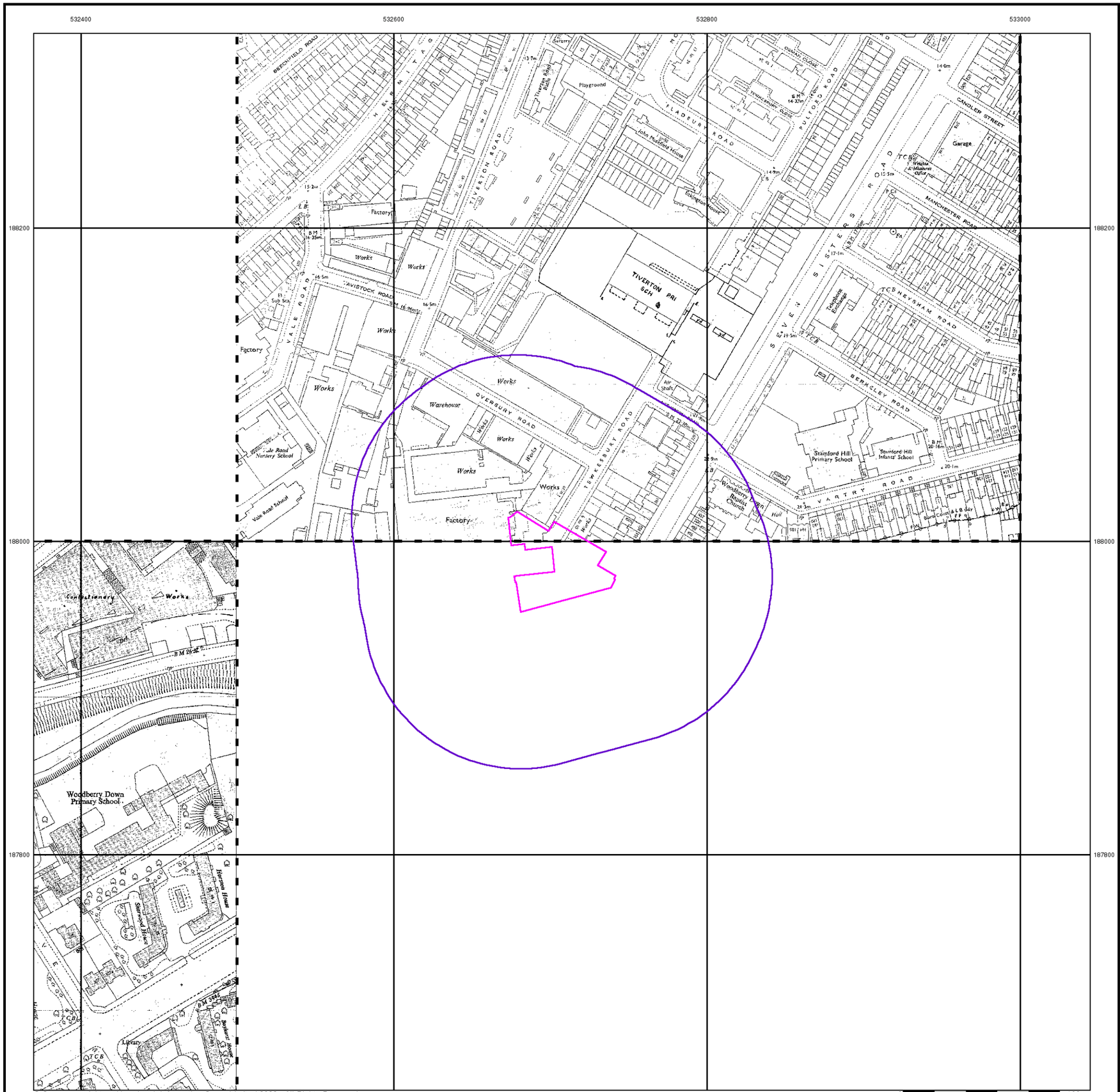
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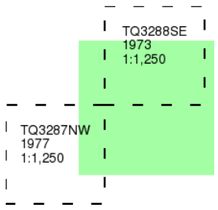
Supply of Unpublished Survey Information

Published 1973 - 1977

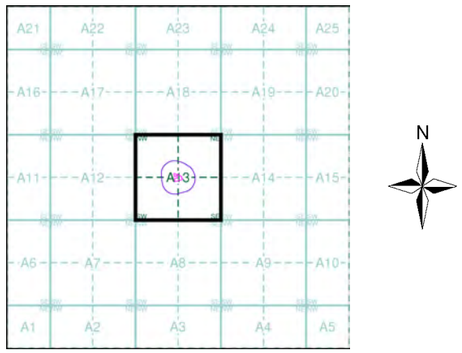
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a `work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

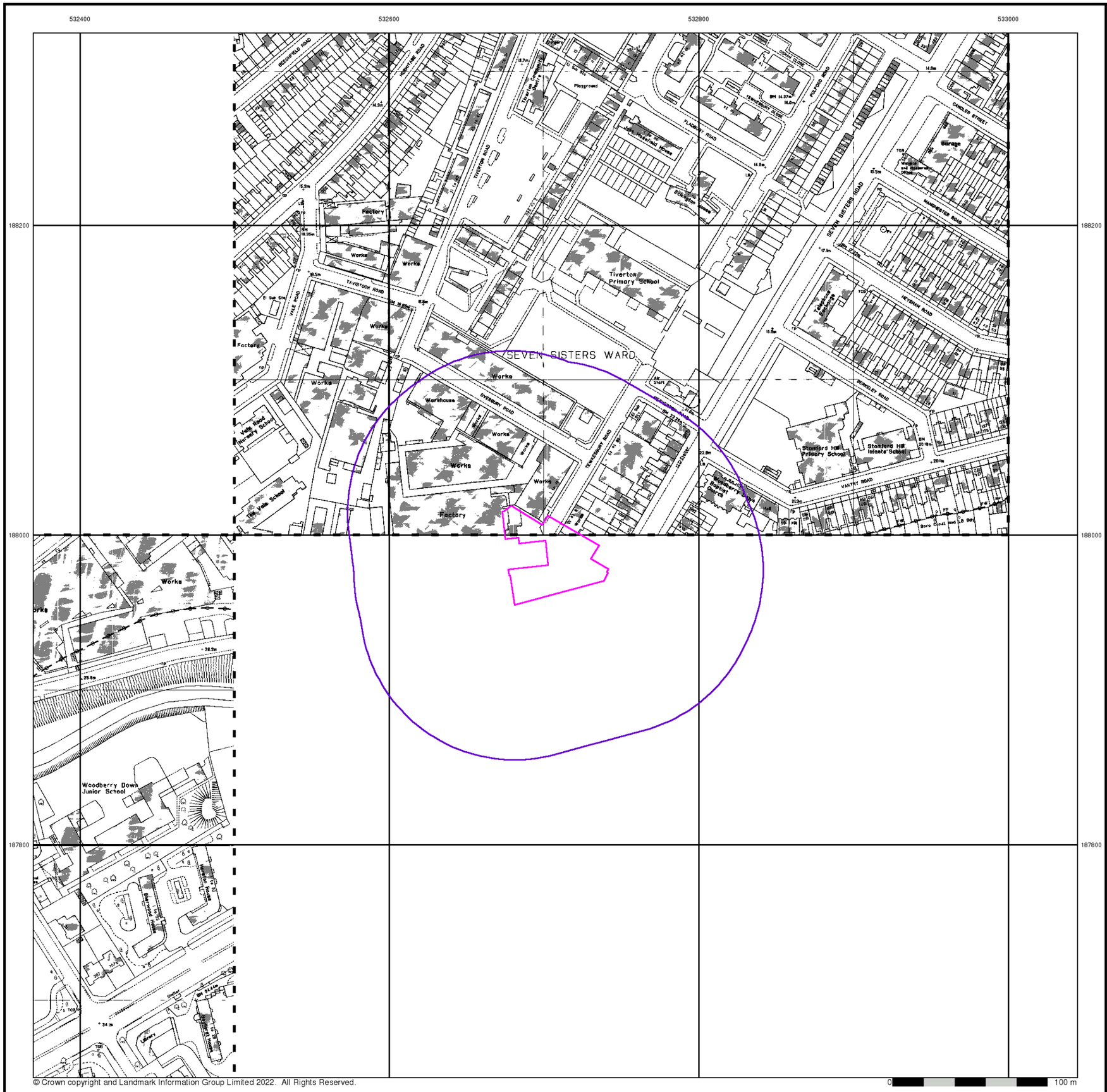
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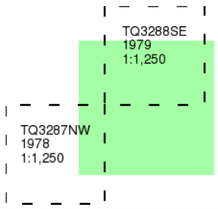
Ordnance Survey Plan

Published 1978 - 1979

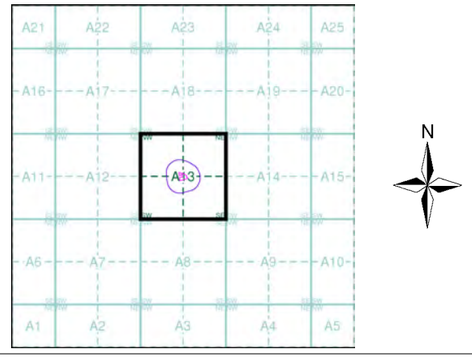
Source map scale - 1:1,250

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)



Historical Map - Segment A13



Order Details

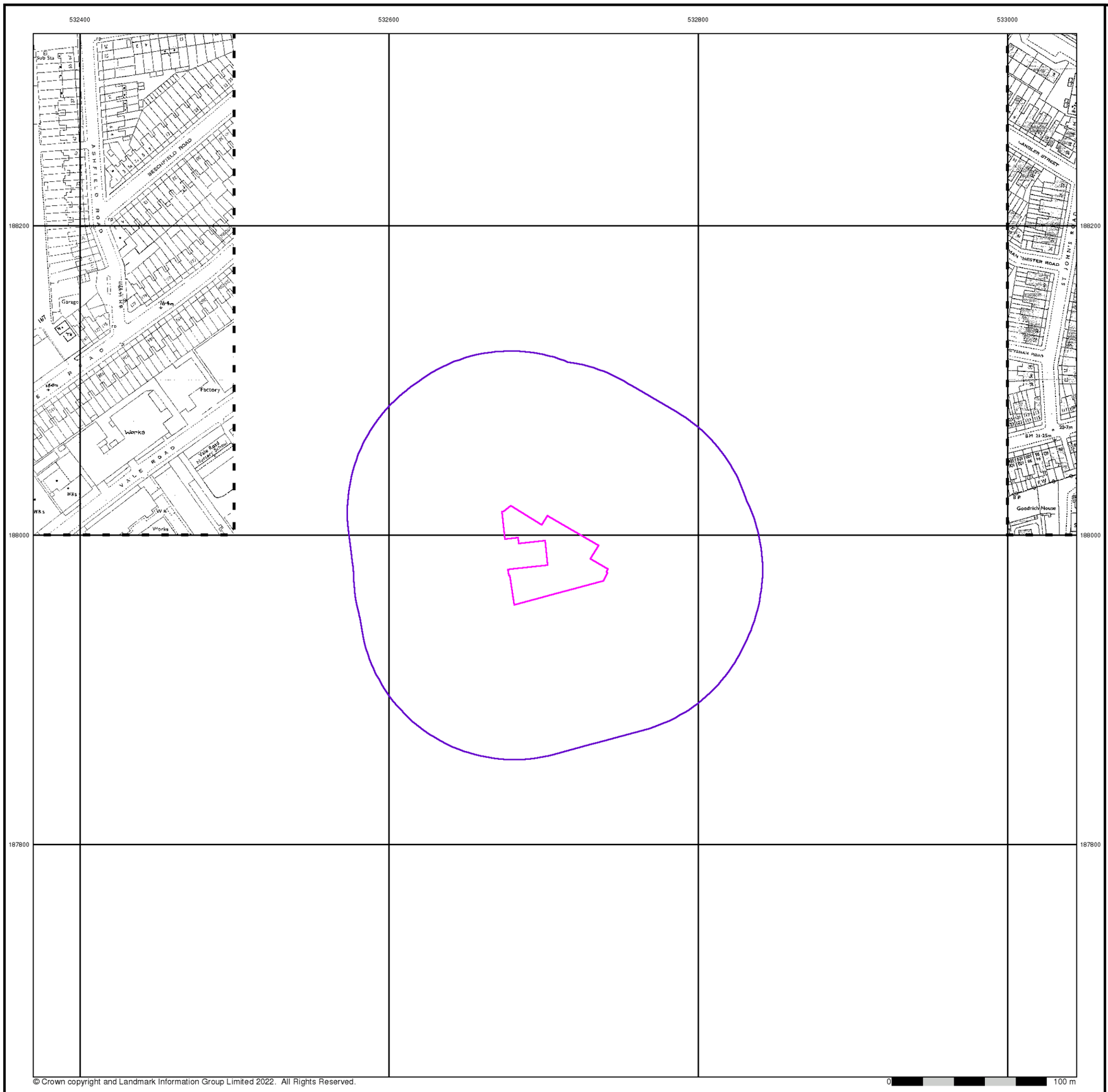
Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	100

Site Details

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

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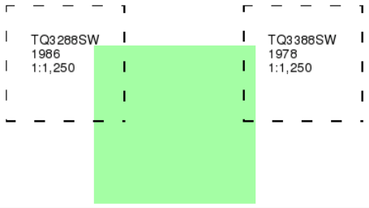
Additional SIMs

Published 1978 - 1986

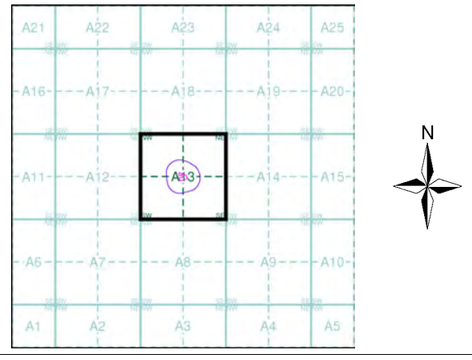
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

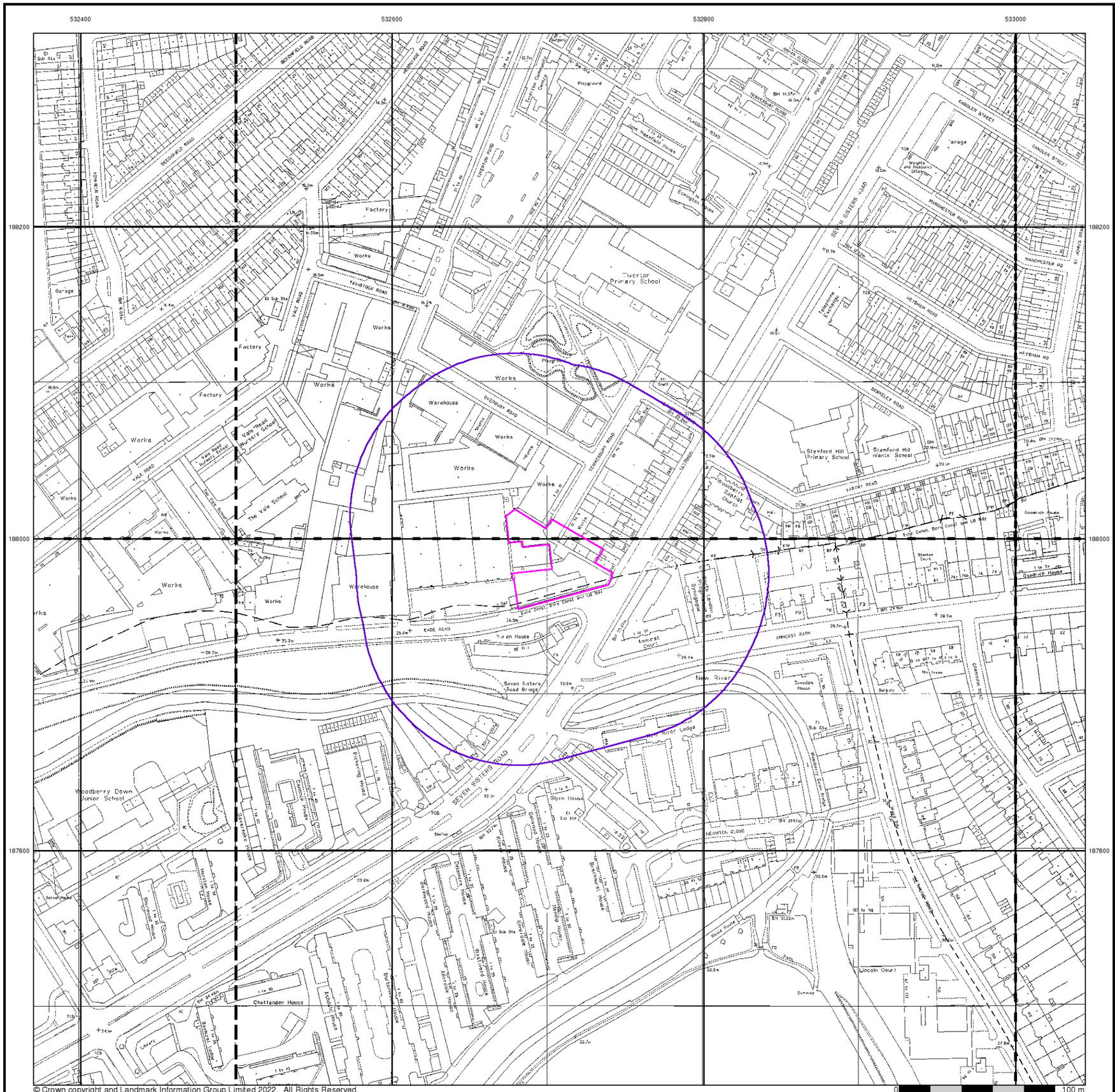
Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
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Large-Scale National Grid Data

Published 1991

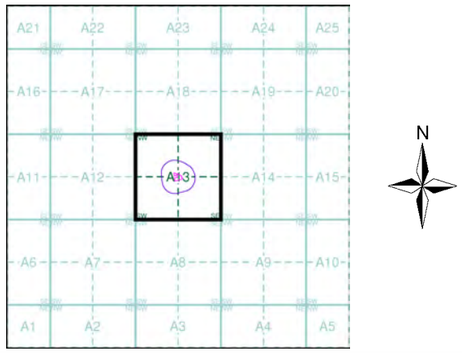
Source map scale - 1:1,250

'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 fore-runners 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)

TQ3288SW 1991 1:1,250	TQ3288SE 1991 1:1,250	TQ3388SW 1991 1:1,250
TQ3287NW 1991 1:1,250	TQ3287NE 1991 1:1,250	TQ3387NW 1991 1:1,250

Historical Map - Segment A13



Order Details

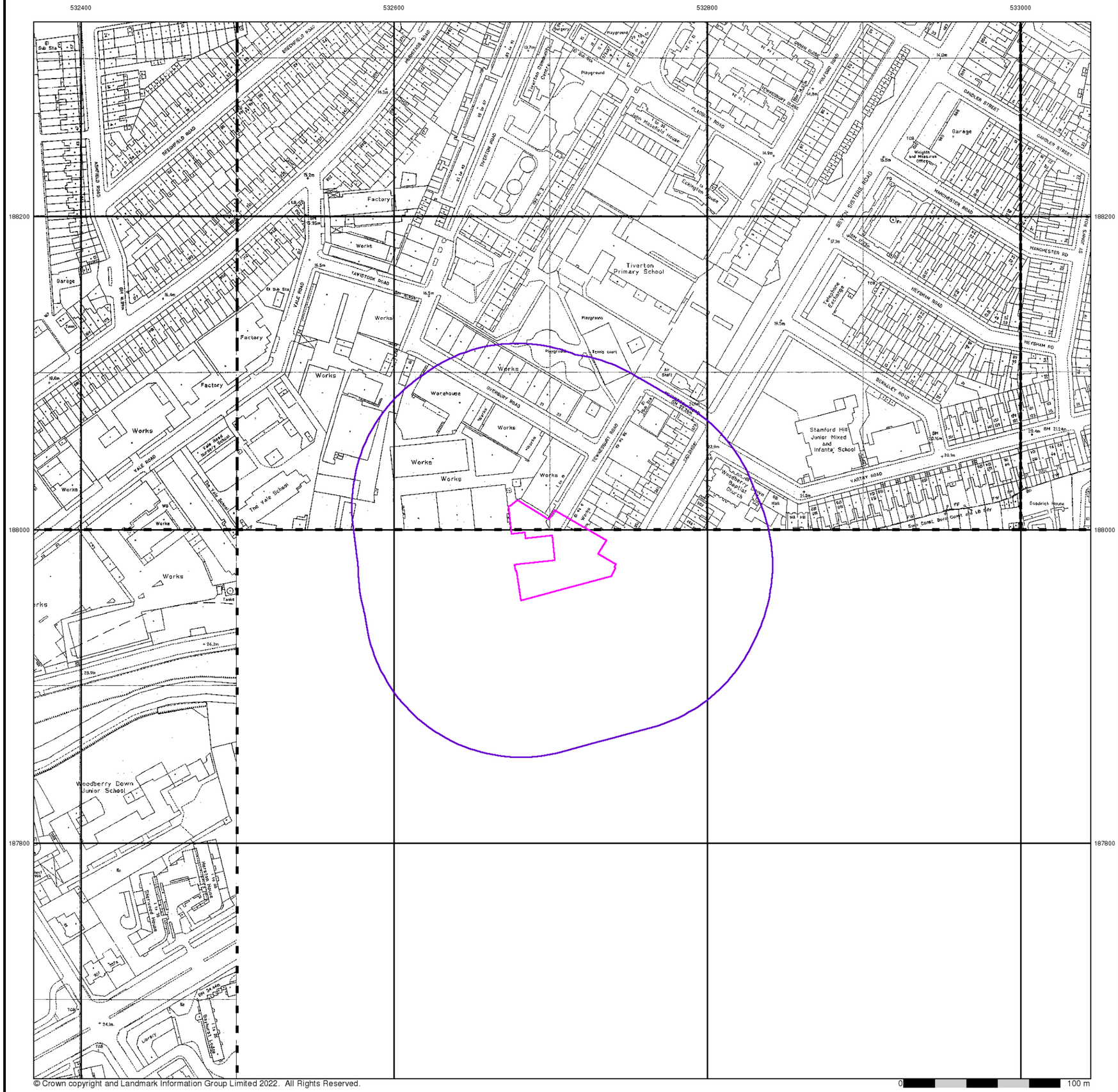
Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	100

Site Details

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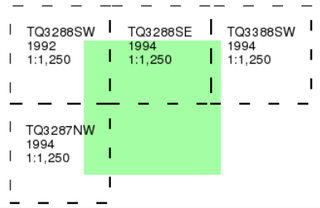
Large-Scale National Grid Data

Published 1992 - 1994

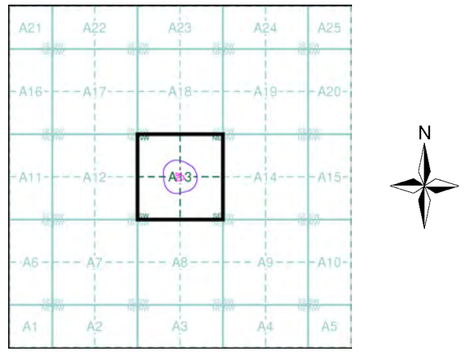
Source map scale - 1:1,250

'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 fore-runners 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)



Historical Map - Segment A13



Order Details

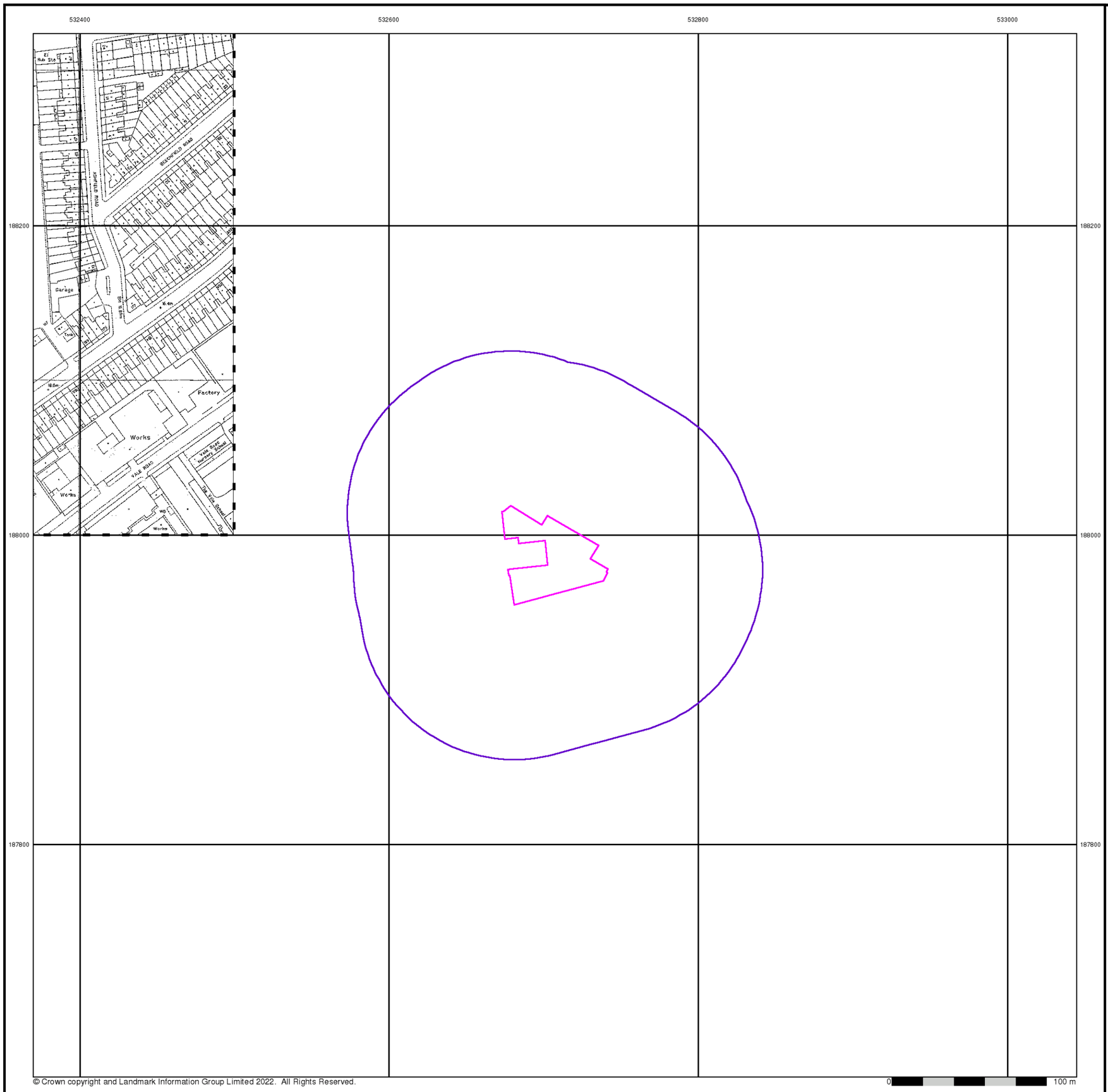
Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
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Site Area (Ha):	0.23
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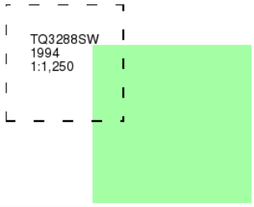
Large-Scale National Grid Data

Published 1994

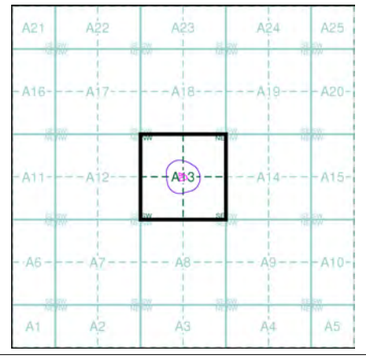
Source map scale - 1:1,250

'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 fore-runners 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)



Historical Map - Segment A13



Order Details

Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
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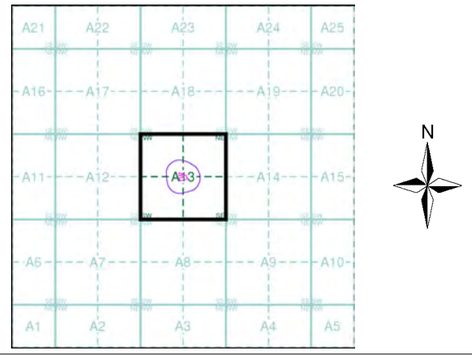
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Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	100

Site Details

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

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Envirocheck® Report:

Mining and Ground Stability Datasheet

Order Details:

Order Number:
302471250_1_1

Customer Reference:
24822

National Grid Reference:
532700, 187990

Slice:
A

Site Area (Ha):
0.23

Search Buffer (m):
1000

Site Details:

Harringay Warehouse District
Seven Sisters Road
Tottenham
London
N15 6RD

Client Details:

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

Prepared For:

A2 Site Investigation

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Contents

Report Section and Details	Page Number
Summary	-
The Summary section provides an overview of the data contained within the report, detailing the number of data set features or the existence of a data set in relation to the buffer selected. For ease of reference, the report is broken down into 4 sections of data; Mining and Natural Cavities Data, Historical Land Use Information (1:2,500), Historical Land Use Information (1:10,000) and Ground Stability Data (1:50,000).	
Mining and Natural Cavities Data	-
The Mining and Natural Cavities Data section features data sets related to the existence of mining areas and their potential hazards; and details of naturally formed cavities. Data sets within this section are not plotted, with the exception of BGS Recorded Mineral Sites and Potential Mining Areas which feature on the Historical Land Use Information (1:10,000) map.	
Historical Land Use Information (1:2,500)	-
The Historical Land Use Information (1:2,500) section contains data captured from analysis carried out by Landmark of 1:1,250 and 1:2,500 scale historical Ordnance Survey mapping, identifying areas where, historically, the land uses were potentially contaminative. For the purpose of this Envirocheck module, only historical data relating to mining and ground stability has been included and plotted on the corresponding Historical Land Use Information (1:2,500) map. This section also includes the Subterranean Features data set, which details various man-made and man-used underground spaces obtained from the Subterranea Britannica society.	
Historical Land Use Information (1:10,000)	1
The Historical Land Use (1:10,000) section covers data captured from the systematic analysis carried out by Landmark of 1:10, 560 and 1:10,000 scale historical Ordnance Survey mapping dating back to the mid-19th century, identifying potentially contaminative past industrial land uses. For the purpose of this Envirocheck module, only data relating to mining and ground stability has been included and plotted on the accompanying Historical Land Use Information (1:10,000) map.	
Ground Stability Data (1:50,000)	2
The Ground Stability (1:50,000) section includes the BGS Geosure data suite, reporting features to 250m and plotted onto 3 separate maps. Also reported is brine subsidence, brine mining and salt mining data sets, of which Brine Pumping and Salt Mining Related Features are plotted, and subsidence insurance claims and insurance investigations data, which is not plotted.	
Historical Map List	3
The Historical Map List section details the historical mapping that has been analysed for your site, in relation to the Historical Land Use Information sections.	
Data Currency	4
Data Suppliers	5
Useful Contacts	6

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The brine subsidence data relating to the Driotwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

Report Version v53.0

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m
Mining and Natural Cavities Data					
BGS Recorded Mineral Sites					
Coal Mining Affected Areas			n/a	n/a	n/a
Man Made Mining Cavities					
Mining Instability			n/a	n/a	n/a
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential Mining Areas					
Historical Land Use Information (1:2,500)					
Extractive Industries or Potential Excavations from 1855-1909 (100m)				n/a	n/a
Extractive Industries or Potential Excavations from 1893-1915 (100m)				n/a	n/a
Extractive Industries or Potential Excavations from 1906-1937 (100m)				n/a	n/a
Extractive Industries or Potential Excavations from 1924-1949 (100m)				n/a	n/a
Extractive Industries or Potential Excavations from 1950-1980 (100m)				n/a	n/a
Subterranean Features (100m)				n/a	n/a
Historical Land Use Information (1:10,000)					
Air Shafts	pg 1				1
Disturbed Ground					
General Quarrying					
Heap, unknown constituents					
Mineral Railway					
Mining & quarrying general					
Mining of coal & lignite					
Quarrying of sand & clay, operation of sand & gravel pits					
Former Marshes					
Potentially Infilled Land (Non-Water)	pg 1	1			2
Potentially Infilled Land (Water)	pg 1		1	2	8
Ground Stability Data (1:50,000)					
CBSCB Compensation District			n/a	n/a	n/a
Brine Pumping Related Features					
Brine Subsidence Solution Area					
Potential for Collapsible Ground Stability Hazards	pg 2	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 2	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards	pg 2	Yes		n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 2	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 2	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 2	Yes		n/a	n/a
Salt Mining Related Features					

Summary

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Historical Land Use Information (1:10,000)

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Air Shafts** Use: Not Supplied Date of Mapping: 1990	A8NW (S)	618	-	532610 187341
2	**Potentially Infilled Land (Non-Water)** Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1990	A13SW (NW)	0	-	532702 187986
3	**Potentially Infilled Land (Non-Water)** Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1990	A12NE (W)	584	-	532089 188007
4	**Potentially Infilled Land (Non-Water)** Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1990	A18SE (NE)	661	-	532989 188608
5	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A13SE (SE)	210	-	532931 187888
6	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A18SE (N)	333	-	532720 188349
7	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A14NW (NE)	497	-	533136 188286
8	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A14SW (E)	536	-	533276 187946
9	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A14SW (SE)	612	-	533288 187702
10	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A9NW (SE)	736	-	533289 187483
11	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A18NE (N)	786	-	533006 188738
12	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1952	A18NW (N)	832	-	532447 188817
13	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A9SW (SE)	908	-	533122 187148
14	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1946	A8SW (S)	946	-	532405 187050
15	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A14SE (E)	965	-	533698 187856

Ground Stability Data (1:50,000)

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	CBSCB Compensation District The site does not fall within the brine compensation area.				
	Brine Subsidence Solution Area The site does not fall within the brine subsidence solution area.				
16	**Potential for Collapsible Ground Stability Hazards** Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
17	**Potential for Landslide Ground Stability Hazards** Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
18	**Potential for Running Sand Ground Stability Hazards** Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
19	**Potential for Shrinking or Swelling Clay Ground Stability Hazards** Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986

Historical Map List

The following mapping has been analysed for Historical Land Use Information (1:2,500):

1:2,500	Mapsheet	Published Date
Ordnance Survey Plan	TQ3288	1955
Ordnance Survey Plan	TQ3388	1955

The following mapping has been analysed for Historical Land Use Information (1:10,000):

1:10,560	Mapsheet	Published Date
Middlesex	012_00	1876
London	003_NE	1896
London	003_NW	1896
London	003_SE	1896
London	003_SW	1896
Middlesex	012_NE	1896
Middlesex	012_NW	1896
Middlesex	012_SE	1896
Middlesex	012_SW	1896
London	002_00	1920
Essex	077_00	1946
Ordnance Survey Plan	TQ38NW	1952
1:10,000	**Mapsheet**	**Published Date**
Ordnance Survey Plan	TQ38NW	1990

Data Currency

Mining and Cavities Data	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2022	Bi-Annually
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Man Made Mining Cavities Stantec UK Ltd	December 2021	Bi-Annually
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Natural Cavities Stantec UK Ltd	December 2021	Bi-Annually
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Historical Land Use Information (1:2,500)	**Version**	**Update Cycle**
Subterranean Features Landmark Information Group Limited	June 2022	Bi-Annually
Ground Stability Data (1:50,000)	**Version**	**Update Cycle**
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	 As notified
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Brine Subsidence Solution Area Johnson Poole & Bloomer	December 2020	Annual Rolling Update

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
British Geological Survey	
The Coal Authority	
Ove Arup	
Stantec UK Ltd	
Wardell Armstrong	
Johnson Poole & Bloomer	

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk



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Historical Land Use Information (1:10,000)

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID

Several of Type at Location

Potentially Contaminative Industrial Uses (Past Land Uses - Mining)

	Point	Line	Polygon
Air Shafts	◆		
Disturbed Ground	◆		
General Quarrying	◆		
Heap, unknown constituents	◆		
Mineral Railway	◆		
Mining and Quarrying General	◆		
Mining of Coal & Lignite	◆		
Quarrying of Sand and Clay, Operation of Sand and Gravel Pits	◆		

Historical Land Use

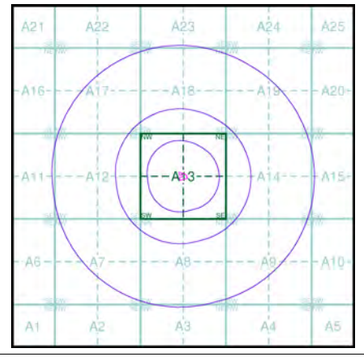
	Point	Line	Polygon
Potentially Infilled Land (Non-Water)	●		
Potentially Infilled Land (Water)	●		
Former Marsh	✠		

Mining Data

Potential Mining Area

BGS Recorded Mineral Site

Mining and Ground Stability - Slice A



Order Details

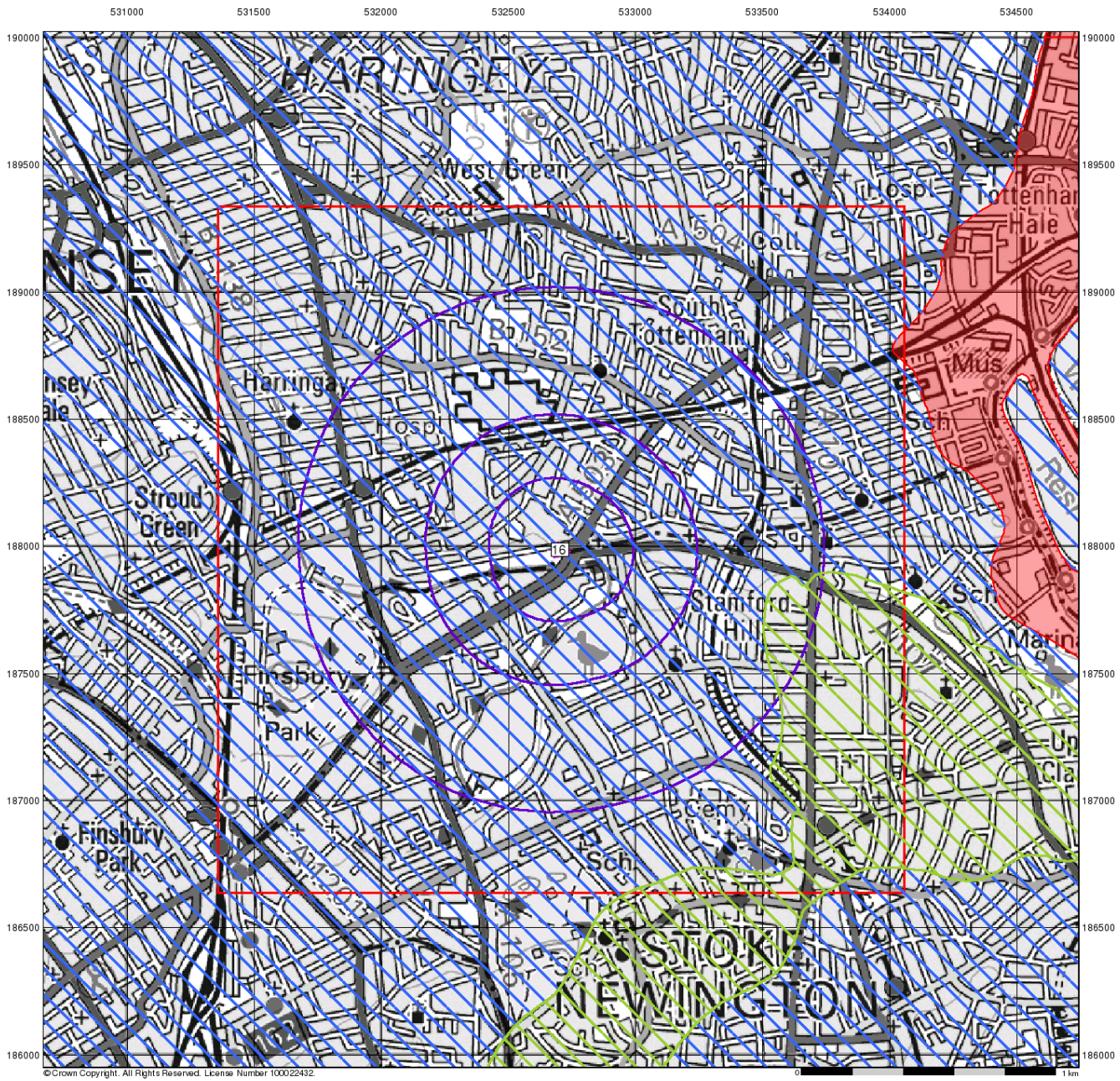
Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details

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

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Ground Stability Data (1:50,000)

General

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

Potential for Compressible Ground Stability Hazards

High | Low | Moderate | Very Low

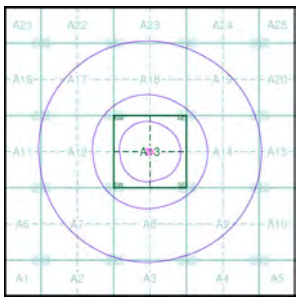
Potential for Collapsible Ground Stability Hazards

High | Low | Moderate | Very Low

Brine Pumping and Salt Mining

	Point	Polygon
Brine Pumping Related Feature	▲	▨
Salt Mining Related Feature	▲	▨

Mining and Ground Stability - Slice A



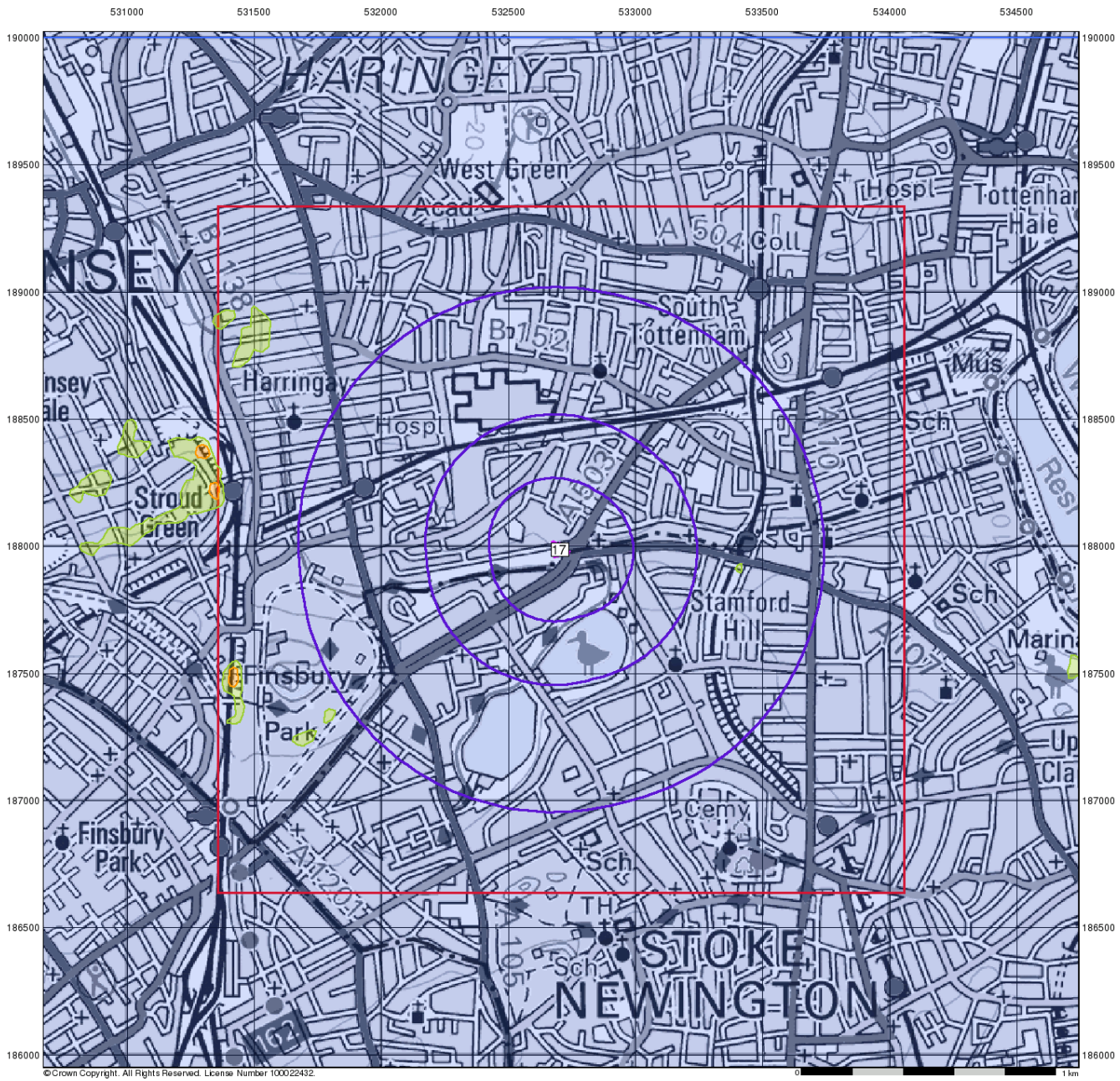
Order Details

Order Number:	302471250_1_1
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National Grid Reference:	532700, 187990
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Ground Stability Data (1:50,000)

General

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

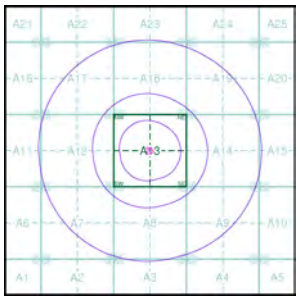
Potential for Landslide Ground Stability Hazards

High | Low | Moderate | Very Low

Potential for Ground Dissolution Stability Hazards

High | Low | Moderate | Very Low

Mining and Ground Stability - Slice A



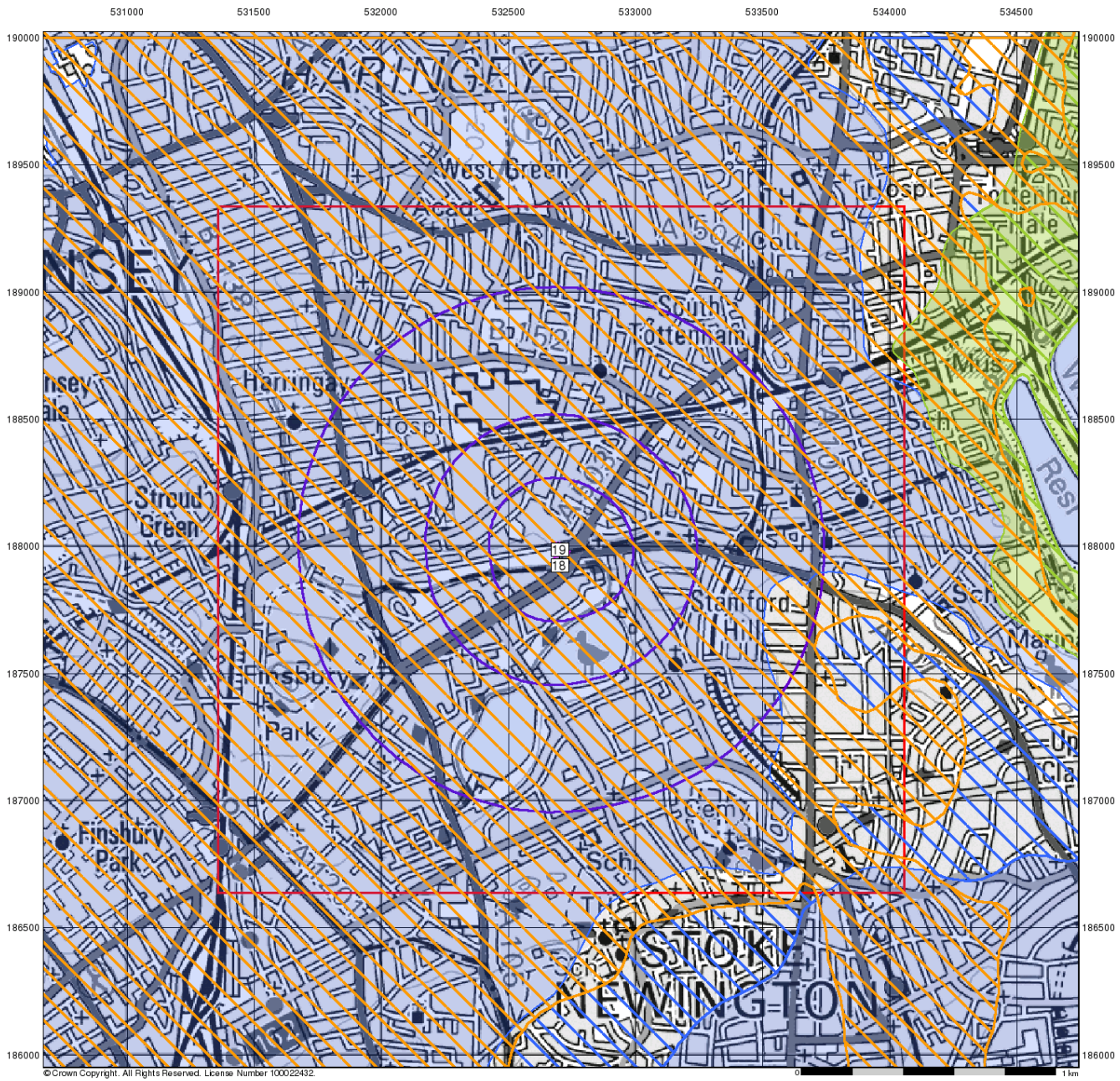
Order Details

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

Site Details

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

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Ground Stability Data (1:50,000)

General

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

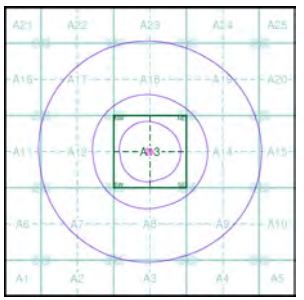
Potential for Running Sand Ground Stability Hazards

High | Low
Moderate | Very Low

Potential for Shrinking or Swelling Clay Ground Stability Hazards

High | Low
Moderate | Very Low

Mining and Ground Stability - Slice A



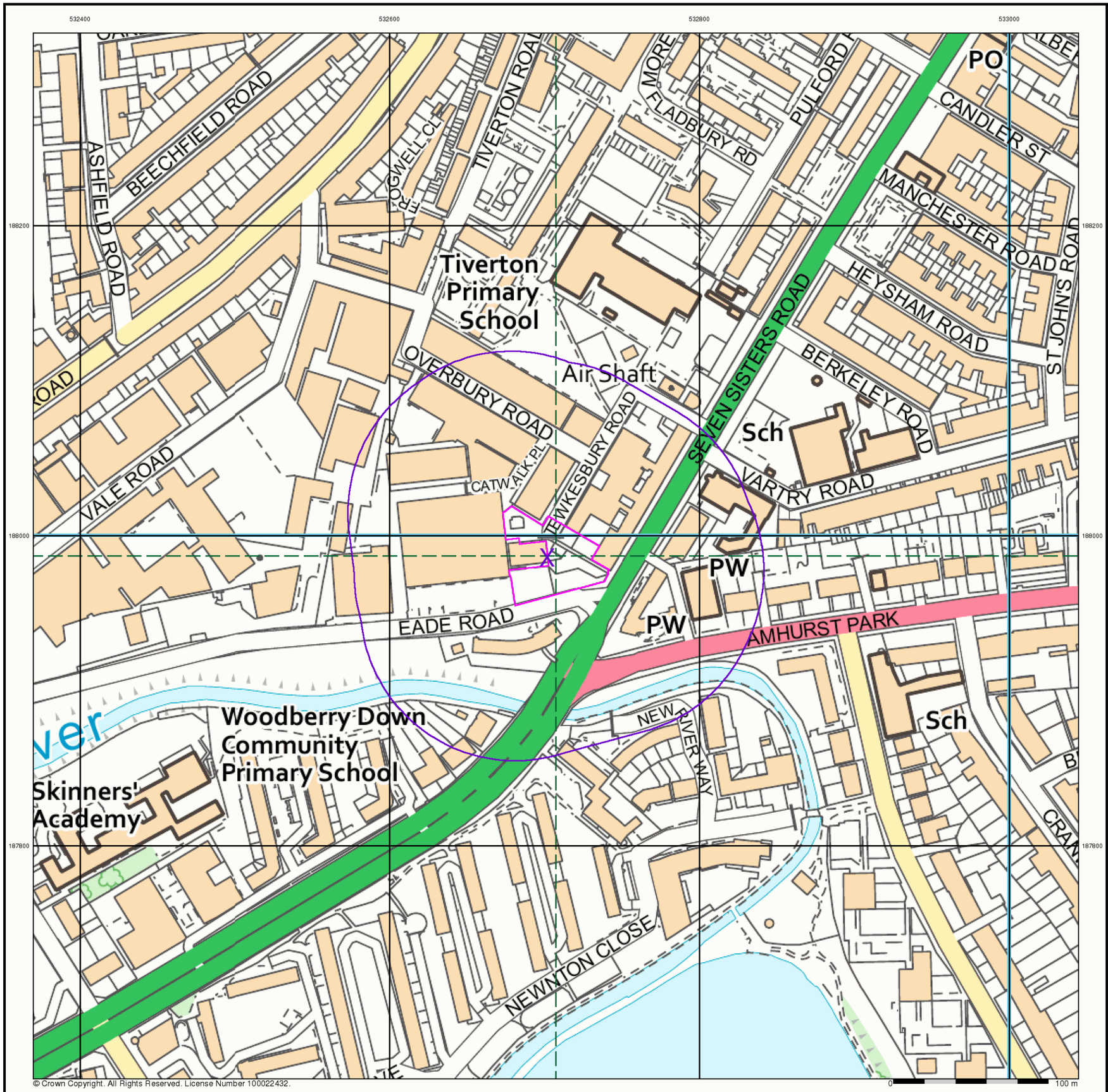
Order Details

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

Site Details

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

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Historical Land Use Information (1:2,500)

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID | Several of Type at Location

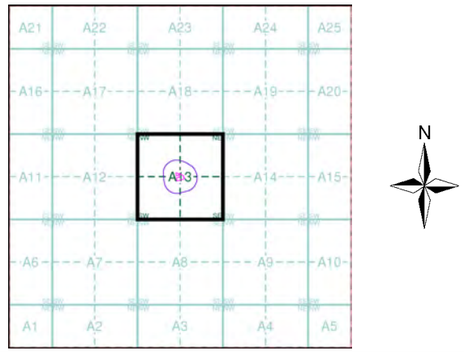
Potentially Contaminative Industrial Uses (Extractive Industries Activity)

	Point	Line	Polygon
Extractive Industries Activity from 1855 - 1909	▲	—	▭
Extractive Industries Activity from 1893 - 1915	▲	—	▨
Extractive Industries Activity from 1906 - 1937	▲	—	▤
Extractive Industries Activity from 1924 - 1949	▲	—	▨
Extractive Industries Activity from 1950 - 1980	▲	—	▥

Subterranean Features

	Point	Line	Polygon
Subterranean Features	▼	- - -	▭

Mining and Ground Stability - Segment A13



Order Details

Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Plot Buffer (m):	100

Site Details

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

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Envirocheck® Report:

Datasheet

Order Details:

Order Number:
302471250_1_1

Customer Reference:
24822

National Grid Reference:
532700, 187990

Slice:
A

Site Area (Ha):
0.23

Search Buffer (m):
1000

Site Details:

Harringay Warehouse District
Seven Sisters Road
Tottenham
London
N15 6RD

Client Details:

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

Prepared For:

A2 Site Investigation

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Contents

Report Section	Page Number
Summary	-
Agency & Hydrological	1
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Hazardous Substances	-
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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.
In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility					n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1			3	5
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 2			1	10
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 4		Yes		
Pollution Incidents to Controlled Waters					
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances	pg 4				1
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 4				2
Water Abstractions	pg 5		5	8	9 (*20)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 15	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 15	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones	pg 16	2			
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 16		3	1	9

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 18				2
Local Authority Landfill Coverage		1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 18	1			2
Potentially Infilled Land (Water)	pg 18		1	2	8
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites	pg 19				1
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 20	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry					
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry	pg 20			Yes	Yes
BGS Urban Soil Chemistry Averages	pg 23	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 23	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 23	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 23	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 23	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 24		89	65	145
Fuel Station Entries	pg 49			1	7
Points of Interest - Commercial Services	pg 50		11	4	48
Points of Interest - Education and Health	pg 55				5
Points of Interest - Manufacturing and Production	pg 56		33	23	29
Points of Interest - Public Infrastructure	pg 63		1	2	12
Points of Interest - Recreational and Environmental	pg 64		9	13	44
Gas Pipelines					
Underground Electrical Cables	pg 69		6	4	12

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 73				1
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Discharge Consents** Operator: Thames Water Utilities Ltd Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Recharge Site At Bethune Road Bethune Road Stoke Newington Haringey London N16 5ea Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cntw.0841 Permit Version: 2 Effective Date: 14th November 2018 Issued Date: 14th November 2018 Revocation Date: Not Supplied Discharge Type: Trade Discharge - Process Water Discharge Environment: Underground Water Receiving Water: Groundwater Via A Borehole **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	261	2	532860 187740
2	**Discharge Consents** Operator: Thames Water Utilities Limited. Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Recharge Site At Bethune Road Bethune Road Stoke Newington Haringey London N16 5ea Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CNTW.0841 Permit Version: 1 Effective Date: 30th November 1990 Issued Date: 30th November 1990 Revocation Date: 13th November 2018 Discharge Type: Trade Discharge - Process Water Discharge Environment: Land/Soakaway Receiving Water: Chalk & Lower London Tertiary **Status: Transferred from Water Act 1989** Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	320	2	532900 187695
3	**Discharge Consents** Operator: Thames Water Utilities Limited. Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Recharge Site At Lordship Road Lordship Road Stoke Newington Haringey London N4 2ba Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CNTW.0840 Permit Version: 1 Effective Date: 30th November 1990 Issued Date: 30th November 1990 Revocation Date: 13th November 2018 Discharge Type: Trade Discharge - Process Water Discharge Environment: Land/Soakaway Receiving Water: Chalk & Lower London Tertiary **Status: Transferred from Water Act 1989** Positional Accuracy: Located by supplier to within 100m	A8NW (S)	495	2	532500 187495
4	**Discharge Consents** Operator: Thames Water Utilities Ltd Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Recharge Site At Lordship Road Lordship Road Stoke Newington Haringey London N4 2ba Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cntw.0840 Permit Version: 2 Effective Date: 14th November 2018 Issued Date: 14th November 2018 Revocation Date: Not Supplied Discharge Type: Trade Discharge - Process Water Discharge Environment: Underground Water Receiving Water: Groundwater Via A Borehole **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A8NW (S)	532	2	532550 187440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	**Discharge Consents** Operator: Countryside Properties Plc Property Type: Undefined Or Other Location: Seven Sisters Road, Tottenham, London, N15 Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctwc.0565 Permit Version: 1 Effective Date: 29th January 1986 Issued Date: 29th January 1986 Revocation Date: 30th June 1991 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Stonebridgebrook Culvert **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	900	2	533400 188600
6	**Discharge Consents** Operator: Thames Water Utilities Ltd Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Farningham Hill Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0114 Permit Version: 1 Effective Date: 15th September 1989 Issued Date: 15th September 1989 Revocation Date: 5th October 2000 Discharge Type: Trade Effluent Discharge Environment: Freshwater Stream/River Receiving Water: River Thames **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A12SW (W)	917	2	531800 187702
6	**Discharge Consents** Operator: Thames Water Utilities Ltd Property Type: WTW/WATER COLLECTION/TREATMENT/SUPPLY Location: Finsbury Park Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0115 Permit Version: 1 Effective Date: 15th September 1989 Issued Date: 15th September 1989 Revocation Date: 5th October 2000 Discharge Type: Trade Effluent Discharge Environment: Freshwater Stream/River Receiving Water: River Thames **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A12SW (W)	917	2	531800 187701
7	**Discharge Consents** Operator: Thames Water Utilities Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Weston Park Cso Adjacent To No. 17 Weston Park London N8 9sy Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Eprcb3293re Permit Version: 1 Effective Date: 15th June 2016 Issued Date: 15th June 2016 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Tonebridge Brook **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A17NW (NW)	947	2	532000 188680
8	**Local Authority Pollution Prevention and Controls** Name: Image Dry Cleaners Location: 616 Seven Sisters Road, London, N15 6ht Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC28 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	A18SE (NE)	424	3	532993 188330

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	**Local Authority Pollution Prevention and Controls** Name: Shell Service Station Location: 266 St Anns Road, LONDON, N15 5BN Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: Ps4 Dated: 17th April 2001 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Not Supplied** Positional Accuracy: Manually positioned to the road within the address or location	A18NW (N)	656	3	532597 188669
10	**Local Authority Pollution Prevention and Controls** Name: Sainsbury'S Petrol Filling Station Location: 4 Williamson Road, LONDON, N11 2UU Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: PV-07/v1 Dated: 17th April 2001 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorised** Positional Accuracy: Manually positioned to the address or location	A12NW (W)	692	3	531996 188154
11	**Local Authority Pollution Prevention and Controls** Name: Manor House Dry Cleaners Ltd Location: 276 Green Lanes, London, N4 2he Authority: London Borough of Hackney, Environmental Health Department Permit Reference: DC/40/P1 Dated: 2nd November 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	772	4	532095 187453
12	**Local Authority Pollution Prevention and Controls** Name: Arena Location: 390 Green Lanes, LONDON, N4 1DW Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: Ps18 Dated: 17th April 2001 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorised** Positional Accuracy: Automatically positioned to the address	A12SW (W)	782	3	531893 187978
13	**Local Authority Pollution Prevention and Controls** Name: Station Garage Location: 51a Hillside Road, London, N15 6lu Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: HGY/008 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input **Status: Permitted** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	789	3	533524 188074
14	**Local Authority Pollution Prevention and Controls** Name: Zephyr Dry Cleaners Location: 59 Grand Parade, London, N4 1af Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC53 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	A17SW (W)	903	3	531833 188344
15	**Local Authority Pollution Prevention and Controls** Name: Yumis Dry Cleaners Ltd Location: 290 Stamford Hill, Hackney Authority: London Borough of Hackney, Environmental Health Department Permit Reference: LAPPC/PG6/46/DRY/17 Dated: 29th October 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A14NE (E)	950	4	533688 188054

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	**Local Authority Pollution Prevention and Controls** Name: Stamford Hill Service Station Location: 2-6 High Road, LONDON, N15 6LS Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: PV-33 / v1 Dated: 17th April 2001 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorised** Positional Accuracy: Automatically positioned to the address	A14NE (E)	969	3	533702 188102
16	**Local Authority Pollution Prevention and Controls** Name: Express Dry Cleaning Location: 196 Stamford Hill, Hackney Authority: London Borough of Hackney, Environmental Health Department Permit Reference: DC/13/P1 Dated: 29th October 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	969	4	533684 187754
17	**Local Authority Pollution Prevention and Controls** Name: Elegance Dry Cleaners Location: 100 High Road, London, N15 6jr Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC19 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	A19SE (E)	976	3	533638 188362
	Nearest Surface Water Feature	A13SW (S)	59	-	532675 187896
18	**Registered Radioactive Substances** Name: St Anns Hospital Nhs Trust Location: St Anns Road, LONDON, Greater London, N15 3TH Authority: Environment Agency, Thames Region Permit Reference: AE8798 Dated: 31st March 1991 Process Type: Not Supplied Description: Authorisation under RSA **Status: Authorisation either revoked or cancelled** Positional Accuracy: Unknown	A17SE (NW)	693	2	532288 188591
19	**Substantiated Pollution Incident Register** Authority: Environment Agency - Thames Region, North East Area Incident Date: 29th September 2006 Incident Reference: 439989 Water Impact: Category 2 - Significant Incident Air Impact: Category 4 - No Impact Land Impact: Category 4 - No Impact Positional Accuracy: Located by supplier to within 10m Pollutant: Microbiological	A8SW (S)	652	2	532590 187310
20	**Substantiated Pollution Incident Register** Authority: Environment Agency - Thames Region, North East Area Incident Date: 20th June 2014 Incident Reference: 1247545 Water Impact: Category 2 - Significant Incident Air Impact: Category 4 - No Impact Land Impact: Category 4 - No Impact Positional Accuracy: Located by supplier to within 10m Pollutant: Microbiological	A8SW (S)	934	2	532396 187066

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 104 Location: Eade Road East - Nlars Point 18 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: Nlars Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 23rd July 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	37	2	532644 187956
21	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 103 Location: Eade Road, Stamford Hill - Nlars Point 18 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: 16th October 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	40	2	532650 187930
21	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 102 Location: Eade Road, Stamford Hill - Nlars Point 18 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 27th December 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	40	2	532650 187930
21	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 101 Location: Eade Road, Stamford Hill - Nlars Point 18 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	A13SW (SW)	40	2	532650 187930

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 100 Location: Eade Road, Stamford Hill - Nlars Point 18 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	A13SW (SW)	40	2	532650 187930
22	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 104 Location: Bethune Road - Nlars Point 19 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: Nlars Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 23rd July 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	252	2	532859 187750
22	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 103 Location: Bethune Road - Nlars Point 19 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: 16th October 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	261	2	532860 187740
22	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 102 Location: Bethune Road - Nlars Point 19 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 27th December 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	261	2	532860 187740

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 101 Location: Bethune Road - Nlars Point 19 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	A13SE (SE)	261	2	532860 187740
22	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 100 Location: Bethune Road - Nlars Point 19 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	A13SE (SE)	261	2	532860 187740
23	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0152G Permit Version: Not Supplied Location: Bethune Road, STOKE NEWINGTON Authority: Environment Agency, Thames Region Abstraction: Public Water Supply Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 6000 Yearly Rate (m3): 1 Details: Also Artificial Recharge. Annual Total Aggregated To Another Licence; Licence Status: Expired Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	315	2	532900 187700
24	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0152F Permit Version: Not Supplied Location: Lordship Road, STOKE NEWINGTON Authority: Environment Agency, Thames Region Abstraction: Public Water Supply Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 6000 Yearly Rate (m3): 1 Details: Also Artificial Recharge. Annual Total Aggregated To Another Licence; Licence Status: Expired Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A8NW (S)	490	2	532500 187500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 104 Location: Eade Road West - Nlars Point 39 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: Nlars Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 23rd July 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A12SE (W)	497	2	532194 187857
25	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 103 Location: Eade Road East - Nlars Point 39 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: 16th October 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A12SE (W)	510	2	532180 187860
25	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 102 Location: Eade Road East - Nlars Point 39 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 27th December 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A12SE (W)	510	2	532180 187860
25	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 101 Location: Eade Road East - Nlars Point 39 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	A12SE (W)	510	2	532180 187860

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
26	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 104 Location: Lordship Road - Nlars Point 20 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: Nlars Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 23rd July 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NW (S)	514	2	532542 187460
26	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 103 Location: Lordship Road - Nlars Point 20 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: 16th October 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NW (S)	532	2	532550 187440
26	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 102 Location: Lordship Road - Nlars Point 20 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 27th December 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NW (S)	532	2	532550 187440
26	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 101 Location: Lordship Road - Nlars Point 20 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	A8NW (S)	532	2	532550 187440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
26	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 100 Location: Lordship Road - Nlars Point 20 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 100m	A8NW (S)	532	2	532550 187440
27	**Water Abstractions** Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 104 Location: Green Lanes - Nlars Point 21 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Nlars Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 23rd July 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SE (S)	984	2	532351 187028
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 103 Location: Green Lanes - Nlars Point 21 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 16th October 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SE (S)	1005	2	532340 187010
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 102 Location: Green Lanes - Nlars Point 21 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 27th December 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SE (S)	1005	2	532340 187010

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: Green Lanes - Nlars Point 21 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 21st March 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SE (S)	1005	2	532340 187010
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 100 Location: Green Lanes - Nlars Point 21 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 275000 Yearly Rate (m3): 55000000 Details: Aggregated Volume From 35 Sites Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 26th June 1995 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SE (S)	1005	2	532340 187010
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0152E Permit Version: Not Supplied Location: Green Lanes, STOKE NEWINGTON Authority: Environment Agency, Thames Region Abstraction: Public Water Supply Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 6000 Yearly Rate (m3): 1 Details: Also Artificial Recharge. Annual Total Aggregated To Another Licence; Licence Status: Expired Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A7SE (S)	1029	2	532300 187000
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 104 Location: Lothair Road South - Nlars Point 17 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: Nlars Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 23rd July 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NE (W)	1039	2	531635 188027

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: 103 Location: Lothair Road South - Nlars Point 17 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: 16th October 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NE (W)	1043	2	531630 188020
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 102 Location: Lothair Road South - Nlars Point 17 Authority: Environment Agency, Thames Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 27th December 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NE (W)	1043	2	531630 188020
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 101 Location: Lothair Road South - Nlars Point 17 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	A11NE (W)	1043	2	531630 188020
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: 29/38/09/0157 Permit Version: 100 Location: Lothair Road South - Nlars Point 17 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	A11NE (W)	1043	2	531630 188020

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Hackney Council Licence Number: Th/038/0009/016 Permit Version: 2 Location: Hackney Council Point A Authority: Environment Agency, Thames Region Abstraction: Municipal Grounds: Make-Up or Top Up Water 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 April Authorised End: 31 March Permit Start Date: 28th June 2019 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SW (S)	1374	2	532430 186604
	Water Abstractions Operator: Hackney Council Licence Number: Th/038/0009/016 Permit Version: 1 Location: Hackney Council Point A Authority: Environment Agency, Thames Region Abstraction: Municipal Grounds: Make-Up or Top Up Water 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 April Authorised End: 31 March Permit Start Date: 1st January 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SW (S)	1374	2	532430 186604
	Water Abstractions Operator: Hackney Council Licence Number: Th/038/0009/016 Permit Version: 2 Location: Hackney Authority: Environment Agency, Thames Region Abstraction: Municipal Grounds: Make-Up or Top Up Water 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 April Authorised End: 31 March Permit Start Date: 28th June 2019 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SW (S)	1582	2	532542 186379
	Water Abstractions Operator: Hackney Council Licence Number: Th/038/0009/016 Permit Version: 1 Location: Hackney Authority: Environment Agency, Thames Region Abstraction: Municipal Grounds: Make-Up or Top Up Water 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 April Authorised End: 31 March Permit Start Date: 1st January 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SW (S)	1582	2	532542 186379

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Bernie Grant Centre Partnership Licence Number: 29/38/09/0194 Permit Version: 1 Location: Bernie Grant Arts Centre-Borehole Authority: Environment Agency, Thames Region Abstraction: Schools And Colleges: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Bernie Grant Arts Centre, London. Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 13th November 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24NE (NE)	1616	2	533580 189370
	Water Abstractions Operator: Bernie Grant Centre Partnership Licence Number: 29/38/09/0194 Permit Version: 1 Location: Bernie Grant Arts Centre-Borehole Authority: Environment Agency, Thames Region Abstraction: Commercial Private Water Undertaking: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Bernie Grant Arts Centre, London. Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 13th November 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24NE (NE)	1616	2	533580 189370
	Water Abstractions Operator: Thames Water Utilities Ltd Licence Number: Th/038/0009/052 Permit Version: 1 Location: Thames Water Borehole At Bernie Grant Arts Centre, Tottenham 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: Bernie Grant Arts Centre. Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 27th March 2017 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24NE (NE)	1619	2	533585 189371
	Water Abstractions Operator: Beth Hamedrash Satmar Trust Licence Number: 29/38/09/0170 Permit Version: 1 Location: Rear Of 62 Kyverdale Road And 86 Cazenove Road, London, N16 Authority: Environment Agency, Thames Region Abstraction: Commercial/Industrial/Public Services: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Ritual Bathing At Cazenove Road, London N16 Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A5NW (SE)	1655	2	534000 186900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Stangrange Ltd Licence Number: 29/38/09/0154 Permit Version: Not Supplied Location: Kyverdale Rd, Cazenove Rd, LONDON, N16 Authority: Environment Agency, Thames Region Abstraction: Swimming Pool/Baths Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 36 Yearly Rate (m3): 13275 Details: Chalk (Undifferentiated) Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A5NW (SE)	1655	2	534000 186900
	Water Abstractions Operator: Mr Zafir Licence Number: 29/38/09/0167 Permit Version: 1 Location: 60 Filey Avenue, London, N16 Authority: Environment Agency, Thames Region Abstraction: Commercial/Industrial/Public Services: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: 60 Filey Avenue, London Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st August 1999 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A10SE (SE)	1837	2	534350 187090
	Groundwater Vulnerability Map Combined Classification: Unproductive Aquifer (may have productive aquifer beneath) Combined Vulnerability: Unproductive Combined Aquifer: Unproductive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Mixed Dilution: 300-550 mm/year Baseflow Index: 40-70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: No Data	A13SW (NW)	0	5	532702 187986
	Groundwater Vulnerability Map Combined Classification: Unproductive Aquifer (may have productive aquifer beneath) Combined Vulnerability: Unproductive Combined Aquifer: Unproductive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Mixed Dilution: 300-550 mm/year Baseflow Index: 40-70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: No Data	A13NW (N)	0	5	532702 188000
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13SW (NW)	0	5	532702 187986
	Superficial Aquifer Designations No Data Available				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	**Source Protection Zones** Name: Not Supplied 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.	A13SW (NW)	0	2	532702 187986
29	**Source Protection Zones** Name: Not Supplied 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 (NW)	0	2	532702 187986
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
30	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1137.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 1	A13SW (S)	62	6	532681 187891
31	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 29.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 1	A13SW (S)	65	6	532686 187890
32	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 676.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 1	A13SE (S)	77	6	532715 187885
33	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 40.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 1	A8NW (S)	468	6	532566 187502
34	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 28.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 1	A8NW (S)	504	6	532545 187469
35	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 340.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 1	A8NW (S)	528	6	532523 187452

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
36	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 9.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 2	A8NW (S)	528	6	532523 187452
37	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 14.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 2	A8NW (S)	534	6	532528 187444
38	**OS Water Network Lines** Watercourse Form: Reservoir Watercourse Length: 413.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 2	A8NW (S)	545	6	532534 187431
39	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 389.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 1	A7SE (SW)	818	6	532299 187232
40	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 8.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: New River Catchment Name: Thames Primacy: 2	A7SE (SW)	818	6	532299 187232
41	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 260.9 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 2	A19SE (NE)	842	6	533413 188493
42	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 337.9 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SW (NE)	846	6	533296 188626

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
43	**Licensed Waste Management Facilities (Locations)** Licence Number: 401116 Location: 6-40 Durnford Street, Tottenham, London, N15 5NQ Operator Name: Durnford Street Car Dismantlers & Breakers Limited Operator Location: Not Supplied Authority: Environment Agency - Thames Region, North East Area Site Category: Vehicle Depollution Facility <5000 tps **Licence Status: Issued** Issued: 8th February 2015 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	811	2	533326 188548
43	**Licensed Waste Management Facilities (Locations)** Licence Number: 80339 Location: Breakers Yard, Durnford Street, Tottenham, London, N15 5NQ Operator Name: Howe Ronald George Operator Location: Not Supplied Authority: Environment Agency - Thames Region, North East Area Site Category: Metal Recycling Sites (Vehicle Dismantlers) **Licence Status: Revoked** Issued: 5th June 1997 Last Modified: Not Supplied Expires: Not Supplied Suspended: 26/08/2004 Revoked: 19th July 2007 Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	812	2	533327 188548
	Local Authority Landfill Coverage Name: London Borough of Haringey - Has supplied landfill data		0	7	532702 187986
	Local Authority Landfill Coverage Name: London Borough of Hackney - Has no landfill data to supply		10	8	532710 187951
44	**Potentially Infilled Land (Non-Water)** Bearing Ref: NW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1990	A13SW (NW)	0	10	532702 187986
45	**Potentially Infilled Land (Non-Water)** Bearing Ref: W Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1990	A12NE (W)	584	10	532089 188007
46	**Potentially Infilled Land (Non-Water)** Bearing Ref: NE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1990	A18SE (NE)	661	10	532989 188608
47	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A13SE (SE)	210	10	532931 187888
48	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A18SE (N)	333	10	532720 188349
49	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A14NW (NE)	497	10	533136 188286
50	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A14SW (E)	536	10	533276 187946
51	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A14SW (SE)	612	10	533288 187702
52	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A9NW (SE)	736	10	533289 187483

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
53	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A18NE (N)	786	10	533006 188738
54	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1952	A18NW (N)	832	10	532447 188817
55	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A9SW (SE)	908	10	533122 187148
56	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1946	A8SW (S)	946	10	532405 187050
57	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1876	A14SE (E)	965	10	533698 187856
58	**Registered Waste Treatment or Disposal Sites** Licence Holder: R G Howe t/a Howe Car Breakers Licence Reference: T/NE/0484741 (HOW015) Site Location: Breakers Yard in Durnford Street, TOTTENHAM, London, N15 Operator Location: Somerset House, Temple Street, Birmingham, West Midlands Authority: Environment Agency - Thames Region, North East Area Site Category: Scrapyard Max Input Rate: Very Small (Less than 10,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Licence Status: May not be working (licence suspended)Suspended Dated: 5th June 1997 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Supplied Authorised Waste Cars/Bodies Prohibited Waste Waste N.O.S.	A19SW (NE)	815	2	533330 188550

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Thames Group	A13SW (NW)	0	1	532702 187986
	BGS Estimated Soil Chemistry No data available				
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 532673, 187682 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 17.80 mg/kg Cadmium Measured Concentration: 0.90 mg/kg Chromium Measured Concentration: 103.90 mg/kg Lead Measured Concentration: 2076.50 mg/kg Nickel Measured Concentration: 38.20 mg/kg	A13SW (S)	273	1	532673 187682
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 532879, 188378 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 32.10 mg/kg Cadmium Measured Concentration: 0.80 mg/kg Chromium Measured Concentration: 82.20 mg/kg Lead Measured Concentration: 840.30 mg/kg Nickel Measured Concentration: 56.30 mg/kg	A18SE (NE)	406	1	532879 188378
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 533221, 187786 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 20.10 mg/kg Cadmium Measured Concentration: 1.50 mg/kg Chromium Measured Concentration: 133.70 mg/kg Lead Measured Concentration: 4062.90 mg/kg Nickel Measured Concentration: 43.30 mg/kg	A14SW (E)	517	1	533221 187786
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 532190, 187723 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 14.40 mg/kg Cadmium Measured Concentration: 0.40 mg/kg Chromium Measured Concentration: 76.80 mg/kg Lead Measured Concentration: 322.80 mg/kg Nickel Measured Concentration: 23.00 mg/kg	A12SE (SW)	543	1	532190 187723

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: 532175, 188275 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 21.60 mg/kg Cadmium Measured Concentration: 1.10 mg/kg Chromium Measured Concentration: 71.00 mg/kg Lead Measured Concentration: 817.20 mg/kg Nickel Measured Concentration: 34.80 mg/kg	A12NE (NW)	562	1	532175 188275
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 533251, 188267 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 21.70 mg/kg Cadmium Measured Concentration: 1.50 mg/kg Chromium Measured Concentration: 85.70 mg/kg Lead Measured Concentration: 841.00 mg/kg Nickel Measured Concentration: 45.50 mg/kg	A14NW (NE)	584	1	533251 188267
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 532700, 188719 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 15.70 mg/kg Cadmium Measured Concentration: 0.80 mg/kg Chromium Measured Concentration: 63.10 mg/kg Lead Measured Concentration: 201.20 mg/kg Nickel Measured Concentration: 26.70 mg/kg	A18NW (N)	701	1	532700 188719
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 532716, 187241 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 18.20 mg/kg Cadmium Measured Concentration: 0.60 mg/kg Chromium Measured Concentration: 72.90 mg/kg Lead Measured Concentration: 654.50 mg/kg Nickel Measured Concentration: 30.30 mg/kg	A8SE (S)	715	1	532716 187241
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 532338, 188748 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 20.70 mg/kg Cadmium Measured Concentration: 0.40 mg/kg Chromium Measured Concentration: 82.90 mg/kg Lead Measured Concentration: 431.20 mg/kg Nickel Measured Concentration: 35.30 mg/kg	A17NE (NW)	805	1	532338 188748

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: 533158, 187272 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 15.90 mg/kg Cadmium Measured Concentration: 3.90 mg/kg Chromium Measured Concentration: 102.40 mg/kg Lead Measured Concentration: 1588.50 mg/kg Nickel Measured Concentration: 29.80 mg/kg	A9SW (SE)	815	1	533158 187272
	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 Concentration: 22.20 mg/kg Cadmium Measured Concentration: 0.50 mg/kg Chromium Measured Concentration: 59.60 mg/kg Lead Measured Concentration: 598.30 mg/kg Nickel Measured Concentration: 33.00 mg/kg	A19NW (NE)	851	1	533135 188745
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 532183, 187256 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 18.40 mg/kg Cadmium Measured Concentration: 0.70 mg/kg Chromium Measured Concentration: 78.00 mg/kg Lead Measured Concentration: 422.20 mg/kg Nickel Measured Concentration: 32.80 mg/kg	A7SE (SW)	859	1	532183 187256
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 531730, 187734 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 17.50 mg/kg Cadmium Measured Concentration: 0.50 mg/kg Chromium Measured Concentration: 108.30 mg/kg Lead Measured Concentration: 222.20 mg/kg Nickel Measured Concentration: 35.20 mg/kg	A12SW (W)	977	1	531730 187734
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 531695, 188172 Soil Sample Type: Topsoil Sample Area: London Arsenic Measured Concentration: 32.60 mg/kg Cadmium Measured Concentration: 1.20 mg/kg Chromium Measured Concentration: 74.40 mg/kg Lead Measured Concentration: 594.30 mg/kg Nickel Measured Concentration: 50.40 mg/kg	A12NW (W)	991	1	531695 188172

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Urban Soil Chemistry Averages Source: British Geological Survey, National Geoscience Information Service Sample Area: London Count Id: 7209 Arsenic Minimum Concentration: 1.00 mg/kg Arsenic Average Concentration: 17.00 mg/kg Arsenic Maximum Concentration: 161.00 mg/kg Cadmium Minimum Concentration: 0.10 mg/kg Cadmium Average Concentration: 0.90 mg/kg Cadmium Maximum Concentration: 165.20 mg/kg Chromium Minimum Concentration: 13.00 mg/kg Chromium Average Concentration: 79.00 mg/kg Chromium Maximum Concentration: 2094.00 mg/kg Lead Minimum Concentration: 11.00 mg/kg Lead Average Concentration: 280.00 mg/kg Lead Maximum Concentration: 10000.00 mg/kg Nickel Minimum Concentration: 2.00 mg/kg Nickel Average Concentration: 28.00 mg/kg Nickel Maximum Concentration: 506.00 mg/kg	A13SW (NW)	0	1	532702 187986
	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 (NW)	0	1	532702 187986
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	532702 187986
	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 (NW)	0	1	532702 187986
	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 (NW)	0	1	532702 187986

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
59	**Contemporary Trade Directory Entries** Name: Matrix Location: 12, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	16	-	532698 188028
60	**Contemporary Trade Directory Entries** Name: Fabrications S R Location: 357, Seven Sisters Road, London, N15 6RD Classification: Metal Workers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	36	-	532760 188019
60	**Contemporary Trade Directory Entries** Name: Tewkesbury Auto Engineers Location: 38 Tewkesbury Rd, London, N15 6SE Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	56	-	532755 188046
60	**Contemporary Trade Directory Entries** Name: Kralmoto Location: 38, Tewkesbury Road, London, N15 6SE Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	57	-	532756 188047
60	**Contemporary Trade Directory Entries** Name: Firat Motors Location: 40, Tewkesbury Road, London, N15 6SE Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	59	-	532756 188049
60	**Contemporary Trade Directory Entries** Name: Seven Sisters Salvage & Dismantlers Location: 373, Seven Sisters Road, London, N15 6RD Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	76	-	532781 188054
61	**Contemporary Trade Directory Entries** Name: Sax Design Ltd Location: House Of Neo,Unit 2a 2 Overbury Rd, London, N15 6RH Classification: Clothing Accessory Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NW (N)	59	-	532680 188078
61	**Contemporary Trade Directory Entries** Name: Union Gold Uk Ltd Location: Unit 5, 2, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	72	-	532642 188081
61	**Contemporary Trade Directory Entries** Name: Gateline Location: Unit 4, 2, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	72	-	532642 188081
61	**Contemporary Trade Directory Entries** Name: Island Blue Clothing Ltd Location: FLAT 5, UNIT 6, 2, OVERBURY ROAD, TOTTENHAM, LONDON, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	80	-	532635 188085
61	**Contemporary Trade Directory Entries** Name: Georgia Fashions (Uk) Ltd Location: House of Neo, 2, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	80	-	532635 188085
61	**Contemporary Trade Directory Entries** Name: Speedtech Motors Location: Unit 1,2 House Of Neo Overbury Road, London, N15 6RH Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	84	-	532630 188087

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
61	**Contemporary Trade Directory Entries** Name: Famous Clothing Ltd Location: Unit 11 Overbury Rd, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NW (N)	91	-	532660 188108
61	**Contemporary Trade Directory Entries** Name: Glamour Plus Fashions Ltd Location: 9, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	92	-	532661 188109
62	**Contemporary Trade Directory Entries** Name: Kristiana Fashions Ltd Location: 23, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (N)	68	-	532709 188080
62	**Contemporary Trade Directory Entries** Name: Intl Location: 25, Overbury Road, LONDON, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (N)	68	-	532709 188080
62	**Contemporary Trade Directory Entries** Name: Millenium Ladies Wear Location: 9, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A13NW (N)	69	-	532702 188084
62	**Contemporary Trade Directory Entries** Name: Key Clothing Ltd Location: 12, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A13NW (N)	69	-	532702 188084
62	**Contemporary Trade Directory Entries** Name: X E N I Ltd Location: 1, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A13NW (N)	69	-	532702 188084
62	**Contemporary Trade Directory Entries** Name: Euro Saver Ltd Location: 19-21, Overbury Road, London, N15 6RH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	70	-	532698 188086
63	**Contemporary Trade Directory Entries** Name: Cole & Son Location: Lifford House, 199, Eade Road, London, N4 1DN Classification: Wallpapers & Wall Coverings **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (W)	95	-	532583 187963
63	**Contemporary Trade Directory Entries** Name: Cole & Son Ltd Location: Unit 1,199 Eade Rd, London, N4 1DN Classification: Wallpapers & Wall Coverings **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	95	-	532583 187962
63	**Contemporary Trade Directory Entries** Name: Sunrise Textiles Europe Plc Location: Stonehouse, 199, Eade Road, London, N4 1DN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	95	-	532583 187963
63	**Contemporary Trade Directory Entries** Name: Calipso Location: Unit 2/3, 199, Eade Road, London, N4 1DN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	95	-	532583 187963

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
63	**Contemporary Trade Directory Entries** Name: D-Signers Ltd Location: Unit 2/3, 199, Eade Road, London, N4 1DN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	95	-	532583 187963
63	**Contemporary Trade Directory Entries** Name: Hanley Trading Ltd Location: Stonehouse, 199, Eade Road, London, N4 1DN Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	95	-	532583 187963
63	**Contemporary Trade Directory Entries** Name: Rena Ltd Location: Unit 2/3, 199, Eade Road, London, N4 1DN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	95	-	532583 187963
63	**Contemporary Trade Directory Entries** Name: Cole & Son (Wallpapers) Ltd Location: Unit 1,199 Eade Rd, London, N4 1DN Classification: Wallpapers & Wall Coverings **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	95	-	532583 187962
63	**Contemporary Trade Directory Entries** Name: Eco Borastapeter Location: Lifford House, 199, Eade Road, London, N4 1DN Classification: Wallpapers & Wall Coverings **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (W)	95	-	532583 187963
64	**Contemporary Trade Directory Entries** Name: Shine Location: Flat 15, Selwood House, Woodberry Down Estate, London, N4 2RN Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (S)	132	-	532699 187824
65	**Contemporary Trade Directory Entries** Name: Dillon Cleaners Location: Flat 23, Pickering House, Woodberry Down Estate, London, N4 1QY Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	145	-	532595 187839
66	**Contemporary Trade Directory Entries** Name: Myhome Location: Unit 2 Building A Oriental Carpet Centre, 105 Eade Road, Haringey, London, N4 1FL Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	157	-	532522 187958
67	**Contemporary Trade Directory Entries** Name: Wholesavers Location: Unit 1, Tiverton Foundry, Tiverton Road, London, N15 6RP Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	162	-	532614 188167
68	**Contemporary Trade Directory Entries** Name: Euro-Link Location: Unit 2, Tiverton Foundry, Tiverton Road, London, N15 6RP Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	164	-	532611 188168
68	**Contemporary Trade Directory Entries** Name: Lietta Location: Unit 2, Tiverton Foundry, Tiverton Road, London, N15 6RP Classification: Polythene & Plastic Sheeting Supplies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	164	-	532611 188168

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
68	**Contemporary Trade Directory Entries** Name: Stenco Cupboards Location: 112, Vale Road, London, N4 1PL Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	195	-	532573 188183
68	**Contemporary Trade Directory Entries** Name: Certain Look Ltd Location: 112, Vale Road, London, N4 1PL Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	195	-	532573 188183
68	**Contemporary Trade Directory Entries** Name: Cuffs N Collars Location: Unit 3,112 Vale Rd, London, N4 1PL Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	195	-	532572 188182
68	**Contemporary Trade Directory Entries** Name: Printaq Location: 112, Vale Road, London, N4 1PL Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	195	-	532573 188183
68	**Contemporary Trade Directory Entries** Name: London Scrap Metal Recycling Ltd Location: TOTTENHAM, LONDON, N15 6SE Classification: Scrap Metal Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	198	-	532600 188200
68	**Contemporary Trade Directory Entries** Name: Sell Or Scrap My Car Location: 46-54, Tewkesbury Road, London, N15 6SE Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	198	-	532600 188200
68	**Contemporary Trade Directory Entries** Name: Cinnamon Ltd Location: Topper House, Vale Road, London, N4 1TF Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	211	-	532583 188206
68	**Contemporary Trade Directory Entries** Name: Daytona Productions Location: Unit 4, Eftakomi House, 112, Vale Road, London, N4 1PL Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	212	-	532582 188207
69	**Contemporary Trade Directory Entries** Name: Violetta Couture Ltd Location: Unit 1, Tavistock Road, London, N4 1UP Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: J Menswear Direct Ltd Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Harisma Location: Unit 3b Florentia Clothing Village,Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: The House Of Nicholas Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
69	**Contemporary Trade Directory Entries** Name: Addition Ltd Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Andriene Fashions Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Mark Anthony Trading Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Abc Printers Ltd Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Butterfly Trading Ltd Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: D I Michael Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Nicci Ltd Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Pink Piranha Ltd Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Leisure & Sportswear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Saffina Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Topflex Designs Ltd Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Harry Vrahimis Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Leather Products - Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Bora Textiles Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
69	**Contemporary Trade Directory Entries** Name: Grosvenor Fashions Ltd Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Venus Fashions Location: Unit 5, Tavistock Road, London, N4 1UP Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Mark Anthony Trading Ltd Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: The Sampling Unit Location: UNIT 4, TAVISTOCK ROAD, TOTTENHAM, LONDON, N4 1UP Classification: Clothing & Fabrics - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Parklane Styles Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Posh Clothing Location: Florentia Clothing Village, Vale Road, London, N4 1TD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	178	-	532558 188150
69	**Contemporary Trade Directory Entries** Name: Ppa Contractors Location: Florentia Clothing Village,Vale Rd, London, N4 1TD Classification: Metal Workers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	178	-	532557 188149
69	**Contemporary Trade Directory Entries** Name: Super Shirts Location: 107, Vale Road, London, N4 1PR Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	212	-	532538 188178
70	**Contemporary Trade Directory Entries** Name: Laboratories For Applied Biology Ltd Location: 91, Amhurst Park, London, N16 5DR Classification: Pharmaceutical Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (E)	186	-	532917 187917
71	**Contemporary Trade Directory Entries** Name: Swingblue Location: Anastasia House, Tavistock Road, London, N4 1UP Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	193	-	532500 188100
71	**Contemporary Trade Directory Entries** Name: Just Brothers & Co Location: Unit 3, Roeder House, Vale Road, London, N4 1PR Classification: Packaging & Wrapping Equipment & Supplies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	200	-	532507 188127
71	**Contemporary Trade Directory Entries** Name: Solodonna Location: Unit 3, Roeder House, Vale Road, London, N4 1PR Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	200	-	532507 188127

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
71	**Contemporary Trade Directory Entries** Name: Mogul Jewellery Ltd Location: TOTTENHAM, LONDON, N4 1QE Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	202	-	532500 188119
72	**Contemporary Trade Directory Entries** Name: Smelting Leroy Location: Roeder Ho,Vale Rd, London, N4 1QA Classification: Metal Products - Fabricated **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NW (W)	200	-	532482 188072
73	**Contemporary Trade Directory Entries** Name: Ophthalmic Instrument Co Ltd Location: ORIENTAL CARPET CENTRE, 105, EADE ROAD, TOTTENHAM, LONDON, N4 1TJ Classification: Medical Equipment Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (W)	233	-	532444 187973
73	**Contemporary Trade Directory Entries** Name: Y G S Selections Ltd Location: 105, Eade Road, London, N4 1TJ Classification: Clocks & Watches - Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (W)	238	-	532439 187973
73	**Contemporary Trade Directory Entries** Name: Pride Cleaning Location: 105, Eade Road, London, N4 1TJ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (W)	238	-	532439 187973
73	**Contemporary Trade Directory Entries** Name: O I C O Location: Unit 9 Block A, The Occ, London, N4 1TJ Classification: Optical Goods - Manufacturers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A13SW (W)	238	-	532439 187973
73	**Contemporary Trade Directory Entries** Name: P & M Quality Location: Unit 3 Oriental Carpet Centre, 105 Eade Road, London, N4 1TJ Classification: Hardware **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A13SW (W)	238	-	532439 187973
73	**Contemporary Trade Directory Entries** Name: My Home Residential Cleaning Services Location: Unit 2 Building 4 O C C Estate,102 Vale Road, London, N4 1FL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A13SW (W)	238	-	532439 187973
73	**Contemporary Trade Directory Entries** Name: Anghoti Llp Location: 105, Eade Road, London, N4 1TJ Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (W)	238	-	532439 187973
73	**Contemporary Trade Directory Entries** Name: Tomer Location: Building A,Oriental Carpet Centre,105 Eade Rd, London, N4 1TJ Classification: Kitchen Furniture Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	238	-	532439 187973
73	**Contemporary Trade Directory Entries** Name: Gross Air Conditioning Ltd Location: BUILDING B, O C C ESTATE, 102, VALE ROAD, TOTTENHAM, LONDON, N4 1FL Classification: Air Conditioning & Refrigeration Contractors **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (W)	239	-	532438 187973

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
73	**Contemporary Trade Directory Entries** Name: Myhome Location: Building C Oriental Carpet Centre,105 Eade Road, London, N4 1TJ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (W)	240	-	532437 187973
74	**Contemporary Trade Directory Entries** Name: Toxic Respond Location: 18, ECKINGTON HOUSE, FLADBURY ROAD, TOTTENHAM, LONDON, N15 6SH Classification: Pest & Vermin Control **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	236	-	532802 188226
75	**Contemporary Trade Directory Entries** Name: Cadar Ltd Location: 99, Vale Road, London, N4 1PR Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A13NW (W)	239	-	532436 188045
75	**Contemporary Trade Directory Entries** Name: New Image International Location: 99, Vale Road, London, N4 1PR Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A13NW (W)	239	-	532436 188045
75	**Contemporary Trade Directory Entries** Name: Lorana Ltd Location: 99, Vale Road, London, N4 1PR Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	244	-	532433 188055
75	**Contemporary Trade Directory Entries** Name: You2 Location: 99, Vale Road, London, N4 1PR Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	244	-	532433 188055
75	**Contemporary Trade Directory Entries** Name: D B Clothing Ltd Location: 1c Lumen House,Vale Road, London, N4 1PR Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (W)	244	-	532433 188055
75	**Contemporary Trade Directory Entries** Name: Capitol Car Breakers Location: 97, Vale Road, London, N4 1PR Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	279	-	532395 188029
75	**Contemporary Trade Directory Entries** Name: Capitol Carbrekares Location: 97, Vale Road, London, N4 1PR Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	279	-	532395 188029
76	**Contemporary Trade Directory Entries** Name: Euro Plumbing & Heating Ltd Location: 55, Tiverton Road, London, N15 6RP Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	251	-	532654 188268
77	**Contemporary Trade Directory Entries** Name: A D Engineering Location: 31, Berkeley Road, London, N15 6HH Classification: Sheet Metal Work **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	259	-	532974 188091

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
77	**Contemporary Trade Directory Entries** Name: Air Domestique Ventilation Engineering Location: 31, Berkeley Road, London, N15 6HH Classification: Ventilators & Ventilation Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	259	-	532974 188091
77	**Contemporary Trade Directory Entries** Name: 1st Call Waste Disposal Location: 121, Vartry Road, London, N15 6HB Classification: Waste Disposal Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	285	-	533006 188082
78	**Contemporary Trade Directory Entries** Name: Alkeram Ltd Location: 241, Hermitage Road, London, N4 1NP Classification: Reclaiming - Waste Products **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	268	-	532558 188258
79	**Contemporary Trade Directory Entries** Name: K S M Garage Services Location: 1a, Ashfield Road, London, N4 1PU Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	284	-	532433 188167
79	**Contemporary Trade Directory Entries** Name: Ashfield Motor Engineering Co (Harringay) Ltd Location: Ashfield Road, London, N4 1NY Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A13NW (NW)	298	-	532418 188169
79	**Contemporary Trade Directory Entries** Name: Tassia Ltd Location: CRUSADER INDUSTRIAL ESTATE, 167, HERMITAGE ROAD, TOTTENHAM, LONDON, N4 1LZ Classification: Leather Merchants & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	308	-	532389 188134
79	**Contemporary Trade Directory Entries** Name: Melissa Designs Location: Ashfield Rd, London, N4 1NY Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NW (NW)	314	-	532414 188192
80	**Contemporary Trade Directory Entries** Name: Rag & Beau Location: Unit 6, Low Profile House, 94, Vale Road, London, N4 1PZ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (W)	295	-	532382 187970
80	**Contemporary Trade Directory Entries** Name: Stylemode Ltd Location: Asiatic House,100 Vale Rd, London, N4 1PT Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	296	-	532381 187970
80	**Contemporary Trade Directory Entries** Name: Altan Fashions Location: Asiatic House,100 Vale Rd, London, N4 1PT Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	296	-	532381 187970
80	**Contemporary Trade Directory Entries** Name: Fashion Enter Location: Unit 5, Mavros House, 95, Vale Road, London, N4 1TG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	304	-	532370 188024

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
80	**Contemporary Trade Directory Entries** Name: S F A Location: Unit 5, Mavros House, 95, Vale Road, London, N4 1TG Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	304	-	532370 188024
80	**Contemporary Trade Directory Entries** Name: Suite Fa Location: Unit 1, Mavros House, 95, Vale Road, London, N4 1TG Classification: Digital Printing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	304	-	532370 188024
80	**Contemporary Trade Directory Entries** Name: S F A Location: Unit 6, Mavros House, 95, Vale Road, London, N4 1TG Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	304	-	532370 188022
80	**Contemporary Trade Directory Entries** Name: Starpax Location: Unit 1, Mavros House, 95, Vale Road, London, N4 1TG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	304	-	532370 188024
80	**Contemporary Trade Directory Entries** Name: Diamond Location: Unit 5, Mavros House, 95, Vale Road, London, N4 1TG Classification: Footwear Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	304	-	532370 188024
80	**Contemporary Trade Directory Entries** Name: Kumari'S Location: Unit 3, Mavros House, 95, Vale Road, London, N4 1TG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	304	-	532370 188024
80	**Contemporary Trade Directory Entries** Name: S F A Ltd Location: Unit 4, Mavros House, 95, Vale Road, London, N4 1TG Classification: Soft Furnishings - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (W)	304	-	532370 188024
80	**Contemporary Trade Directory Entries** Name: Pioneer Foods Location: Unit 1, Mavros House, 95, Vale Road, London, N4 1TG Classification: Food Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	304	-	532370 188024
80	**Contemporary Trade Directory Entries** Name: Daas Trading Ltd Location: Unit 3, Mavros House, 95, Vale Road, London, N4 1TG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	304	-	532370 188024
80	**Contemporary Trade Directory Entries** Name: A C Cossor & Son (Surgical) Ltd Location: Accoson Works, Vale Road, London, N4 1PS Classification: Medical Instruments - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	322	-	532353 187993
80	**Contemporary Trade Directory Entries** Name: Philip A Cheshire Ltd Location: Vale Road, London, N4 1TS Classification: Veneer Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	363	-	532312 187978
80	**Contemporary Trade Directory Entries** Name: Ginza Ltd Location: 91 Vale Rd, London, N4 1TG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12SE (W)	363	-	532312 187978

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
81	**Contemporary Trade Directory Entries** Name: J P S Lampshades Location: 1, Manchester Road, London, N15 6HP Classification: Lampshade Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	322	-	532958 188226
81	**Contemporary Trade Directory Entries** Name: Brymo Ltd Location: 596-598, Seven Sisters Road, London, N15 6HR Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	340	-	532958 188250
81	**Contemporary Trade Directory Entries** Name: Braydon Motor Company Location: 596-598, Seven Sisters Road, London, N15 6HR Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	340	-	532958 188250
82	**Contemporary Trade Directory Entries** Name: Remploy Ltd Location: Hermitage Rd, London, N4 1LZ Classification: Electronic Equipment - Manufacturers & Assemblers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A12NE (W)	323	-	532356 188077
82	**Contemporary Trade Directory Entries** Name: Harcourt Design Ltd Location: 136, Hermitage Road, London, N4 1NL Classification: Leather Garments & Products **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	329	-	532347 188055
82	**Contemporary Trade Directory Entries** Name: H K Furniture Ltd Location: Omega Works, Hermitage Road, London, N4 1NA Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	345	-	532338 188094
82	**Contemporary Trade Directory Entries** Name: Zac Fashions Location: Omega Works, Hermitage Road, London, N4 1NA Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	345	-	532338 188094
82	**Contemporary Trade Directory Entries** Name: Havill Ltd Location: Omega Works, Hermitage Road, London, N4 1NA Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	345	-	532338 188094
83	**Contemporary Trade Directory Entries** Name: Cleanerwaylondon Location: 17, Beechfield Road, London, N4 1PD Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	327	-	532463 188265
84	**Contemporary Trade Directory Entries** Name: Abacus Presentation Services Location: UNIT 5, CRUSADER INDUSTRIAL ESTATE, 167, HERMITAGE ROAD, TOTTENHAM, LONDON, N4 1LZ Classification: Print Finishers **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	353	-	532349 188155
84	**Contemporary Trade Directory Entries** Name: Penhaligon'S Location: Crusader Indust Est,167 Hermitage Rd, London, N4 1LZ Classification: Perfume Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	371	-	532345 188188

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
84	**Contemporary Trade Directory Entries** Name: Armondi Ltd Location: Unit 2, 167, Hermitage Road, London, N4 1LZ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	382	-	532316 188149
84	**Contemporary Trade Directory Entries** Name: R A Trading Ltd Location: Unit 6, 167, Hermitage Road, London, N4 1LZ Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	404	-	532310 188191
85	**Contemporary Trade Directory Entries** Name: Family Alteration Location: 285, Hermitage Road, London, N4 1NT Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	355	-	532629 188370
86	**Contemporary Trade Directory Entries** Name: Fashion Capital Location: Unit 14, Crusader Industrial Estate, 167, Hermitage Road, London, N4 1LZ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	371	-	532346 188190
86	**Contemporary Trade Directory Entries** Name: The Albion Knitting Company Ltd Location: UNIT 12, CRUSADER INDUSTRIAL ESTATE, 167, HERMITAGE ROAD, TOTTENHAM, LONDON, N4 1LZ Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	391	-	532342 188222
86	**Contemporary Trade Directory Entries** Name: Coats Ltd Location: Unit 12 Crusader Indust Est,167 Hermitage Rd, London, N4 1LZ Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	391	-	532342 188222
86	**Contemporary Trade Directory Entries** Name: Trendy Textiles Location: Unit 11a, Crusader Industrial Estate, 167, Hermitage Road, London, N4 1LZ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	422	-	532322 188248
87	**Contemporary Trade Directory Entries** Name: Imparator Location: 52, Templeton Road, London, N15 6RU Classification: Suede & Leather Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	371	-	532705 188389
88	**Contemporary Trade Directory Entries** Name: North London Metals Location: 32 Moreton Rd, London, N15 6ES Classification: Scrap Metal Merchants **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18SE (NE)	377	-	532886 188341
89	**Contemporary Trade Directory Entries** Name: Box & Charnock Location: 89, Woodberry Grove, London, N4 2SB Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (SW)	378	-	532470 187642
90	**Contemporary Trade Directory Entries** Name: Dilem Cleaning Services Location: 602, SEVEN SISTERS ROAD, TOTTENHAM, LONDON, N15 6HT Classification: Carpet, Curtain & Upholstery Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	383	-	532972 188294

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
90	**Contemporary Trade Directory Entries** Name: Image Dry Cleaning Location: 616, Seven Sisters Road, London, N15 6HT Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	424	-	532993 188330
90	**Contemporary Trade Directory Entries** Name: Image Dry Cleaners Location: 616, Seven Sisters Road, London, N15 6HT Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	424	-	532993 188330
91	**Contemporary Trade Directory Entries** Name: Woodberry Dry Cleaners Location: 99, Woodberry Grove, London, N4 2SB Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (SW)	389	-	532490 187616
91	**Contemporary Trade Directory Entries** Name: H M C Meat Location: 113, Woodberry Grove, London, N4 2SB Classification: Meat - Wholesale **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (SW)	416	-	532504 187579
92	**Contemporary Trade Directory Entries** Name: Robert Michaels Holdings Plc Location: Unit 4 Crusader Indust Est,167 Hermitage Rd, London, N4 1LZ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (W)	406	-	532280 188114
92	**Contemporary Trade Directory Entries** Name: Heat Knights Location: UNIT 3, CRUSADER INDUSTRIAL ESTATE, 167, HERMITAGE ROAD, TOTTENHAM, LONDON, N4 1LZ Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	406	-	532280 188114
93	**Contemporary Trade Directory Entries** Name: Kayline 2000 Ltd Location: Unit M, Arena Business Centre, 71, Ashfield Road, London, N4 1NY Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	419	-	532368 188302
93	**Contemporary Trade Directory Entries** Name: Checksave Location: Arena Business Centre, 71, Ashfield Road, London, N4 1NY Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	423	-	532384 188324
93	**Contemporary Trade Directory Entries** Name: Mostec Ltd Location: Unit L Arena Business Centre,71 Ashfield Rd, London, N4 1NY Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	445	-	532337 188306
93	**Contemporary Trade Directory Entries** Name: London Art Makers Location: UNIT A2, ARENA BUSINESS CENTRE, 71, ASHFIELD ROAD, TOTTENHAM, LONDON, N4 1FF Classification: Machine Shops **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	461	-	532346 188340
94	**Contemporary Trade Directory Entries** Name: Thomson Bros Location: Unit 2, Hermitage Works, 7, Vale Grove, London, N4 1PY Classification: Cabinet Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	425	-	532251 187971

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
94	**Contemporary Trade Directory Entries** Name: Glenlink Services Ltd Location: Vale Rd, London, N4 1PP Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A12SE (W)	430	-	532251 187924
95	**Contemporary Trade Directory Entries** Name: Astrofix.Co.Uk Location: 7, Albert Road, London, N15 6JA Classification: Cookers - Sales & Service **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	446	-	533092 188261
95	**Contemporary Trade Directory Entries** Name: Astrofix Appliance Repairs Location: 7, ALBERT ROAD, TOTTENHAM, LONDON, N15 6JA Classification: Washing Machines - Servicing & Repairs **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	446	-	533092 188261
96	**Contemporary Trade Directory Entries** Name: Green Clean Ltd Location: 505, Seven Sisters Road, London, N15 6EP Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	474	-	532990 188393
97	**Contemporary Trade Directory Entries** Name: Savoury Platters Location: 36, Cranwich Road, London, N16 5JN Classification: Food Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	485	-	533131 187686
98	**Contemporary Trade Directory Entries** Name: Daytona Garage Location: TOTTENHAM, LONDON, N4 1PZ Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SE (W)	512	-	532170 187906
98	**Contemporary Trade Directory Entries** Name: Premier V W Ltd Location: 98, Vale Road, London, N4 1PZ Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A12SE (W)	516	-	532166 187907
99	**Contemporary Trade Directory Entries** Name: Florentine Leathergoods Ltd Location: 56, Durley Road, London, N16 5JS Classification: Leather Merchants & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	520	-	533224 187785
100	**Contemporary Trade Directory Entries** Name: Class Auto Repairs Location: 348 Hermitage Rd, London, N15 5RE Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18SW (N)	525	-	532676 188544
101	**Contemporary Trade Directory Entries** Name: London S W S Auto Care Ltd Location: 348, HERMITAGE ROAD, TOTTENHAM, LONDON, N15 5RE Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	568	-	532739 188583
102	**Contemporary Trade Directory Entries** Name: Eagle Cleaning Services Location: 5, Wiltshire Gardens, London, N4 1HG Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (W)	574	-	532133 188209
103	**Contemporary Trade Directory Entries** Name: Valentina Designs Location: 3, Vale Road, London, N4 1QA Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	593	-	532086 187931

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
103	**Contemporary Trade Directory Entries** Name: Forum Fashions Location: 8, Vale Road, London, N4 1PZ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	612	-	532069 187911
104	**Contemporary Trade Directory Entries** Name: Js Recovery Location: 2, Eastbourne Road, London, N15 6NT Classification: Breakdown and Recovery **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	596	-	533311 188151
105	**Contemporary Trade Directory Entries** Name: B E H Mental Health Trust Within St Ann'S Hospital Location: Lordship Ward, St Anns General Hospital, St Anns Road, London, N15 3TH Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	600	-	532566 188608
106	**Contemporary Trade Directory Entries** Name: Ice Cream Parlour Location: Cambridge Court,Amhurst Park, London, N16 5AQ Classification: Ice Cream Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	606	-	533347 187973
107	**Contemporary Trade Directory Entries** Name: Vartry Road Launderette Location: 10, Vartry Road, London, N15 6PT Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	628	-	533368 188013
107	**Contemporary Trade Directory Entries** Name: Empire Laundry Ltd Location: A, 1, Holmdale Terrace, London, N15 6PP Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	653	-	533392 188032
108	**Contemporary Trade Directory Entries** Name: Peachman Refrigeration Location: London, N15 6WB Classification: Refrigeration Equipment - Commercial **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A12NE (W)	644	-	532034 188088
109	**Contemporary Trade Directory Entries** Name: Citroen Specialist Location: A, 22, Hermitage Road, London, N4 1DE Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	653	-	532024 187944
109	**Contemporary Trade Directory Entries** Name: Umut Motors Location: 22, Hermitage Road, London, N4 1DE Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	653	-	532024 187944
109	**Contemporary Trade Directory Entries** Name: J P'S Mobile Mechanic Location: 16, Hermitage Road, London, N4 1DE Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	670	-	532007 187941
110	**Contemporary Trade Directory Entries** Name: 24/7 Pest Control Location: 13, Rowley Gardens, London, N4 1HH Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	660	-	532062 187729
111	**Contemporary Trade Directory Entries** Name: A M Electricals Location: Flat 11, Turners Court, 168, Cornwall Road, London, N15 5AH Classification: Electrical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	660	-	532643 188678

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
111	**Contemporary Trade Directory Entries** Name: Traffold Ltd Location: Unit 4b, 266, St. Ann's Road, London, N15 5BN Classification: Bags, Belts & Accessories - Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	690	-	532620 188706
111	**Contemporary Trade Directory Entries** Name: Shell (Uk) Ltd Location: Unit 4b, 266, St. Ann's Road, London, N15 5BN Classification: Petrol Filling Stations - 24 Hour **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	690	-	532620 188706
111	**Contemporary Trade Directory Entries** Name: Fashioncrown Location: 266 St. Anns Rd, London, N15 5BN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	690	-	532620 188706
112	**Contemporary Trade Directory Entries** Name: Quality Copies Ltd Location: 82, Dunsmure Road, London, N16 5JY Classification: Photocopiers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	664	-	533216 187510
112	**Contemporary Trade Directory Entries** Name: Fairdeal Home Stores Location: 80, Dunsmure Road, London, N16 5JY Classification: Hardware **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	665	-	533219 187511
112	**Contemporary Trade Directory Entries** Name: Teecee Cleaners Location: 103, Dunsmure Road, London, N16 5HT Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	694	-	533223 187474
112	**Contemporary Trade Directory Entries** Name: Tiferes Location: 103A, Dunsmure Road, London, N16 5HT Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	694	-	533223 187474
113	**Contemporary Trade Directory Entries** Name: Z U R Gluten Free Ltd Location: 98, RUTLAND GARDENS, TOTTENHAM, LONDON, N4 1JR Classification: Mills & Millers **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	669	-	532126 188399
114	**Contemporary Trade Directory Entries** Name: A Cleandry Location: 89, St. Ann's Road, London, N15 6NJ Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	674	-	533334 188302
114	**Contemporary Trade Directory Entries** Name: Andrews Cleaning Services Location: 89, St. Ann's Road, London, N15 6NJ Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	674	-	533334 188302
114	**Contemporary Trade Directory Entries** Name: Andrews Cleaning Services Location: 89, St. Ann's Road, London, N15 6NJ Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	674	-	533334 188302
115	**Contemporary Trade Directory Entries** Name: K A Enterprises Ltd Location: St. Ann's Rd, London, N15 5BN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18NW (N)	677	-	532532 188680

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
116	**Contemporary Trade Directory Entries** Name: George'S Garage Location: London, N16 5EP Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SE (S)	678	-	532805 187289
117	**Contemporary Trade Directory Entries** Name: St Ann'S Hospital Location: St Ann'S Road, Haringey, London, N15 3TH Classification: Hospitals **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A17SE (NW)	686	-	532294 188587
117	**Contemporary Trade Directory Entries** Name: Barnett Enfield & Haringey Mental Health Location: St. Ann's Road, London, N15 3TH Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	686	-	532294 188587
117	**Contemporary Trade Directory Entries** Name: Barnet Enfield & Haringley Mental Health Trust Location: St. Ann's Road, London, N15 3TH Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	693	-	532288 188591
117	**Contemporary Trade Directory Entries** Name: Moorfields Eye Unit Location: TOTTENHAM, LONDON, N15 3TH Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	721	-	532261 188606
118	**Contemporary Trade Directory Entries** Name: Teger Trading Location: 318, GREEN LANES, HACKNEY, LONDON, N4 1BX Classification: Furniture - Reproduction **Status: Active** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	703	-	532093 187570
118	**Contemporary Trade Directory Entries** Name: Zoozee'S Workshop Ltd Location: 2, Woodberry Grove, London, N4 1SN Classification: Toys, Games & Sporting Goods - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	709	-	532069 187597
119	**Contemporary Trade Directory Entries** Name: Sainsbury'S Petrol Station Location: Petrol Filling Station, Williamson Road, London, N4 1UJ Classification: Petrol Filling Stations **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NW (W)	714	-	531983 188196
120	**Contemporary Trade Directory Entries** Name: R S Autos Location: 678-692, Seven Sisters Road, LONDON, N15 5NE Classification: Brake & Clutch Service Centres **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	723	-	533203 188544
120	**Contemporary Trade Directory Entries** Name: Car Workshop Location: 694, Seven Sisters Road, London, N15 5NE Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	738	-	533215 188554
120	**Contemporary Trade Directory Entries** Name: Auto Stop Location: 694-700 Seven Sisters Rd, London, N15 5NE Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	741	-	533216 188556
120	**Contemporary Trade Directory Entries** Name: Bellcraft Ltd Location: 2-6, Gourley Place, London, N15 5NF Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	744	-	533240 188540

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
120	**Contemporary Trade Directory Entries** Name: Rainbow Horizon Location: 2-6, Gourley Place, London, N15 5NF Classification: Refrigerators & Freezers - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	744	-	533240 188540
120	**Contemporary Trade Directory Entries** Name: Karismic Location: 5, GOURLEY PLACE, TOTTENHAM, LONDON, N15 5NF Classification: Homefurnishings - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	745	-	533240 188540
120	**Contemporary Trade Directory Entries** Name: Harry Nuttall Location: 1, GOURLEY PLACE, TOTTENHAM, LONDON, N15 5NF Classification: Wrought Ironwork **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	745	-	533240 188540
120	**Contemporary Trade Directory Entries** Name: J M D Engineering Location: 2, GOURLEY PLACE, TOTTENHAM, LONDON, N15 5NF Classification: Engine Rebuilding & Reconditioning **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	745	-	533240 188540
120	**Contemporary Trade Directory Entries** Name: Allied Blinds Location: 712, Seven Sisters Road, London, N15 5NE Classification: Blinds, Awnings & Canopies **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	756	-	533229 188565
121	**Contemporary Trade Directory Entries** Name: 5 Star Service Mr Clutch Location: Arena Estate, Green Lanes, London, N4 1ED Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	727	-	531947 188047
121	**Contemporary Trade Directory Entries** Name: Jadewise Ltd Location: Finsbury Park & South Tottenham DO Unit, Arena Industrial Estate, Green Lanes, London, N4 1UU Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	728	-	531948 188075
121	**Contemporary Trade Directory Entries** Name: Griffins Commercial Repairers Location: Unit 7, Arena Estate, Green Lanes, London, N4 1ED Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	729	-	531946 188058
122	**Contemporary Trade Directory Entries** Name: Fred Welsh Location: 2a Frinton Rd, London, N15 6NH Classification: Scrap Metal Merchants **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A14NE (E)	743	-	533434 188246
123	**Contemporary Trade Directory Entries** Name: Motortrade Mail Location: 32, Heathland Road, London, N16 5NH Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SE (SE)	747	-	533039 187288
124	**Contemporary Trade Directory Entries** Name: North London Scaffolding Hire Ltd Location: 23a St Andrew'S Grove, London, N16 5NF Classification: Scaffolding & Work Platforms **Status: Active** Positional Accuracy: Automatically positioned to the address	A8SE (S)	763	-	532847 187211

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
125	**Contemporary Trade Directory Entries** Name: Grays Of Stamford Hill Location: 51, Hillside Road, London, N15 6LU Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	763	-	533497 188082
125	**Contemporary Trade Directory Entries** Name: Elmbase Location: 51, Hillside Road, London, N15 6LU Classification: Mot Testing Centres **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	763	-	533497 188082
125	**Contemporary Trade Directory Entries** Name: Y Nadat Ltd Location: 51a, Hillside Road, London, N15 6LU Classification: Mot Testing Centres **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	784	-	533520 188068
125	**Contemporary Trade Directory Entries** Name: T H Motors Location: 51A, HILLSIDE ROAD, TOTTENHAM, LONDON, N15 6LU Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (E)	784	-	533520 188068
126	**Contemporary Trade Directory Entries** Name: Magnet Trade Location: Unit 9, Arena Estate, Green Lanes, London, N4 1ED Classification: Joinery Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	765	-	531909 188013
126	**Contemporary Trade Directory Entries** Name: Arena Filling Station Location: Arena Filling Station, 390, Green Lanes, London, N4 1DW Classification: Petrol Filling Stations - 24 Hour **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	782	-	531893 187978
127	**Contemporary Trade Directory Entries** Name: Petra Style Ltd Location: 10 Gourley St, London, N15 5NG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	768	-	533269 188545
127	**Contemporary Trade Directory Entries** Name: Abbey Design Ltd Location: 10 Gourley St, London, N15 5NG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	768	-	533269 188545
127	**Contemporary Trade Directory Entries** Name: East West Commodities Location: 2, Gourley Street, London, N15 5NG Classification: Clothing Accessory Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	797	-	533286 188569
127	**Contemporary Trade Directory Entries** Name: Cotton Mill Ltd Location: 2, Gourley Street, LONDON, N15 5NG Classification: Sewing Thread Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	797	-	533286 188569
128	**Contemporary Trade Directory Entries** Name: Green Flag Location: 108, Plevna Crescent, London, N15 6DW Classification: Car Engine Tuning & Diagnostic Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	770	-	533396 188388
129	**Contemporary Trade Directory Entries** Name: Manor House Dry Cleaners Location: 276, GREEN LANES, HACKNEY, LONDON, N4 2HE Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	771	-	532096 187453

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
130	**Contemporary Trade Directory Entries** Name: London Traditional Windows Location: 28, AVENUE ROAD, TOTTENHAM, LONDON, N15 5JH Classification: Window Frame Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	777	-	532822 188782
130	**Contemporary Trade Directory Entries** Name: Guney Motors Location: 28, Avenue Road, London, N15 5JH Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	777	-	532822 188782
130	**Contemporary Trade Directory Entries** Name: Swann Joinery Location: 28, Avenue Road, London, N15 5JH Classification: Joinery Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	777	-	532822 188782
131	**Contemporary Trade Directory Entries** Name: Unique Express Services Location: 6, Penrith Road, London, N15 5QY Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	780	-	532645 188798
132	**Contemporary Trade Directory Entries** Name: Dilekkaya Market Location: 382, Green Lanes, London, N4 1DW Classification: Food Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	781	-	531896 187940
132	**Contemporary Trade Directory Entries** Name: Glasshouse Cleaning Services Location: Flat 5, Park View Mansions, 382-388, Green Lanes, London, N4 1DP Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (W)	784	-	531892 187958
132	**Contemporary Trade Directory Entries** Name: Harringate Car Sales Location: Green Lanes, London, N4 1DW Classification: Car Dealers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A12SW (W)	801	-	531876 187941
133	**Contemporary Trade Directory Entries** Name: Dalcrown Ltd Location: 23, Culvert Road, London, N15 5HP Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	789	-	533154 188661
134	**Contemporary Trade Directory Entries** Name: Selclene Location: 92, Chesterfield Gardens, London, N4 1LR Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	797	-	532073 188539
135	**Contemporary Trade Directory Entries** Name: Pen Advertising Location: 71, Queen Elizabeths Walk, London, N16 5UG Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SW (S)	814	-	532626 187143
136	**Contemporary Trade Directory Entries** Name: C J Tracy Location: 6-40 Durnford St, London, N15 5NQ Classification: Furniture - Repairing & Restoring **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	814	-	533301 188578
136	**Contemporary Trade Directory Entries** Name: Metal Craft Tottenham Ltd Location: 6-40, DURNFORD STREET, TOTTENHAM, LONDON, N15 5NQ Classification: Ornamental Metalwork **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	815	-	533301 188580

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
136	**Contemporary Trade Directory Entries** Name: Car Spares Location: 730, Seven Sisters Road, London, N15 5NH Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	842	-	533304 188614
136	**Contemporary Trade Directory Entries** Name: Terry'S Ltd Location: TOTTENHAM, LONDON, N15 5NH Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	851	-	533313 188617
136	**Contemporary Trade Directory Entries** Name: Galli Bikes Location: 732, Seven Sisters Road, London, N15 5NH Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	851	-	533313 188617
136	**Contemporary Trade Directory Entries** Name: S & A Motor Engineers Location: 732, Seven Sisters Road, London, N15 5NH Classification: Mot Testing Centres **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	851	-	533313 188617
136	**Contemporary Trade Directory Entries** Name: Forza Location: TOTTENHAM, LONDON, N15 5NH Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	851	-	533313 188617
136	**Contemporary Trade Directory Entries** Name: S & A Motor Engineers Location: 732, Seven Sisters Road, London, N15 5NH Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	851	-	533313 188617
136	**Contemporary Trade Directory Entries** Name: R Howe Car Breakers & Dismantlers Location: 2, DURNFORD STREET, TOTTENHAM, LONDON, N15 5NQ Classification: Car Breakers & Dismantlers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	854	-	533333 188602
137	**Contemporary Trade Directory Entries** Name: Gomex Ltd Location: B, 17, South Grove, London, N15 5QG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	819	-	532870 188815
137	**Contemporary Trade Directory Entries** Name: Jonathan Bernly Ltd Location: 23, South Grove, London, N15 5QG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	854	-	532854 188855
137	**Contemporary Trade Directory Entries** Name: Stockman Location: 23, South Grove, London, N15 5QG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	854	-	532854 188855
138	**Contemporary Trade Directory Entries** Name: Maltom International (Uk) Ltd Location: 4, Edgecot Grove, London, N15 5HD Classification: Cargo Handling Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	820	-	533071 188744
139	**Contemporary Trade Directory Entries** Name: M & I Tunk Location: 16, Heathland Road, London, N16 5NH Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	823	-	533062 187214

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
140	**Contemporary Trade Directory Entries** Name: Print Ministry Location: 424 Seven Sisters Rd, London, N4 2LX Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	829	-	532040 187430
141	**Contemporary Trade Directory Entries** Name: D & P London Ltd Location: 347, Green Lanes, London, N4 1DZ Classification: Perfume Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	830	-	531845 188065
141	**Contemporary Trade Directory Entries** Name: Integra Coatings Integra Coatings Ltd Ltd Location: Unit 1, Sybil Mews, London, N4 1EP Classification: Paint Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	850	-	531824 188053
142	**Contemporary Trade Directory Entries** Name: Simcha Cars Location: 22, Amhurst Parade, Amhurst Park, London, N16 5AA Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	839	-	533575 187888
142	**Contemporary Trade Directory Entries** Name: Eurocom Components Ltd Location: 22, Amhurst Parade, Amhurst Park, London, N16 5AA Classification: Computer Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	839	-	533575 187888
143	**Contemporary Trade Directory Entries** Name: Junkanddisorderly.Com Location: 16, Rutland Gardens, London, N4 1JP Classification: Rubbish Clearance **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	853	-	531897 188368
144	**Contemporary Trade Directory Entries** Name: Dave S Wholesale Ltd Location: 68, Grand Parade, Green Lanes, London, N4 1DU Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	866	-	531847 188276
144	**Contemporary Trade Directory Entries** Name: A A A Appliances Location: 389, Green Lanes, London, N4 1EU Classification: Washing Machines - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	884	-	531819 188241
145	**Contemporary Trade Directory Entries** Name: Stamford Hire Location: 151, Stamford Hill, London, N16 5LG Classification: Car Dealers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	871	-	533610 187928
146	**Contemporary Trade Directory Entries** Name: Wolfson House Location: 311-315, GREEN LANES, HACKNEY, LONDON, N4 2ES Classification: Hospitals **Status: Active** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	880	-	532103 187292
147	**Contemporary Trade Directory Entries** Name: Mark David Rutter Location: 55, Avenue Road, London, N15 5JG Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	880	-	532795 188891
148	**Contemporary Trade Directory Entries** Name: Wickes Tottenham Location: 736, SEVEN SISTERS ROAD, TOTTENHAM, LONDON, N15 5NH Classification: Builders' Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	881	-	533379 188594

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
149	**Contemporary Trade Directory Entries** Name: The Bed Bug Kid Location: 62, Grand Parade, Green Lanes, London, N4 1AF Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (W)	886	-	531846 188331
149	**Contemporary Trade Directory Entries** Name: Zephyr Location: 59, Grand Parade, Green Lanes, London, N4 1AF Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	897	-	531842 188351
149	**Contemporary Trade Directory Entries** Name: Chris Pantelli Sewing Machines Location: HORNSEY, LONDON, N4 1EY Classification: Sewing Machines - Industrial **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (W)	924	-	531805 188330
150	**Contemporary Trade Directory Entries** Name: Dama Style Ltd Location: Unit 3, 103-143, Cornwall Road, London, N15 5AX Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	891	-	532588 188905
150	**Contemporary Trade Directory Entries** Name: Chatti Ltd Location: Unit 4, 103-143, Cornwall Road, London, N15 5AX Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	891	-	532588 188905
150	**Contemporary Trade Directory Entries** Name: Slickcharm Location: Unit 1B, 103-143, Cornwall Road, London, N15 5AX Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	891	-	532588 188905
151	**Contemporary Trade Directory Entries** Name: C & C Cleaning Services Location: 31, Rowley Road, London, N15 3AX Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	893	-	532226 188789
152	**Contemporary Trade Directory Entries** Name: North London Timber Location: 147, Holmleigh Road, London, N16 5QA Classification: Builders' Merchants **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	894	-	533405 187376
153	**Contemporary Trade Directory Entries** Name: Cleaners House Location: HACKNEY, LONDON, N4 2ES Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	897	-	532142 187239
154	**Contemporary Trade Directory Entries** Name: Archmed Location: 147, STAMFORD HILL, HACKNEY, LONDON, N16 5LG Classification: Medical Instruments - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SE (E)	901	-	533637 187885
154	**Contemporary Trade Directory Entries** Name: Value Quest Services Location: 147, Stamford Hill, London, N16 5LG Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	901	-	533638 187886
155	**Contemporary Trade Directory Entries** Name: Powered Flow Location: A, 2, Linthorpe Road, London, N16 5RF Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	902	-	533585 187657

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
155	**Contemporary Trade Directory Entries** Name: Ezra Motors Location: 105, Stamford Hill, London, N16 5RW Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SE (E)	937	-	533619 187650
156	**Contemporary Trade Directory Entries** Name: Elgon Cleaning Services Location: 376, St. Ann's Road, London, N15 3ST Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	905	-	532064 188684
157	**Contemporary Trade Directory Entries** Name: Family Dry Cleaners & Alterations Location: TOTTENHAM, LONDON, N15 5LE Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	906	-	533331 188675
157	**Contemporary Trade Directory Entries** Name: Service Centre Location: 633, Seven Sisters Road, London, N15 5LE Classification: Washing Machines - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	918	-	533342 188682
158	**Contemporary Trade Directory Entries** Name: Miss Cleaning Location: 148, EDGECOT GROVE, TOTTENHAM, LONDON, N15 5HH Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	907	-	533071 188841
159	**Contemporary Trade Directory Entries** Name: Testfield.Co.Uk Location: 427, Green Lanes, London, N4 1EY Classification: Laboratory Equipment, Instruments & Supplies **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (W)	941	-	531798 188360
159	**Contemporary Trade Directory Entries** Name: Cavenco Ltd Location: 87b, Cavendish Road, London, N4 1RR Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	973	-	531773 188382
160	**Contemporary Trade Directory Entries** Name: A K Location: 46, Braemar Road, London, N15 5HU Classification: Ironing & Home Laundry Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	946	-	533164 188838
161	**Contemporary Trade Directory Entries** Name: T & S Tyre & Car Care Centre Location: 54, High Road, London, N15 6LY Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	956	-	533675 188181
162	**Contemporary Trade Directory Entries** Name: Sparks & Shines Ltd Location: 12 The Depot,Conway Rd, London, N15 3BB Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	959	-	532258 188880
163	**Contemporary Trade Directory Entries** Name: D & J Developers Location: 107, High Road, London, N15 6DL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	960	-	533594 188420
164	**Contemporary Trade Directory Entries** Name: United Cleaning Services Location: 94, Black Boy Lane, London, N15 3AQ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	963	-	532428 188948

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
165	**Contemporary Trade Directory Entries** Name: Swinabbey Group Ltd Location: 66, Umfreville Road, London, N4 1SA Classification: Electrical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	963	-	531727 188194
166	**Contemporary Trade Directory Entries** Name: C & S Builders Merchants Stamford Hill Ltd Location: HACKNEY, LONDON, N16 6TY Classification: Builders' Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (E)	964	-	533704 188022
167	**Contemporary Trade Directory Entries** Name: Ada Tech Location: 41, Grand Parade, Green Lanes, London, N4 1AQ Classification: Lighting Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	967	-	531820 188469
168	**Contemporary Trade Directory Entries** Name: Esso Location: Skinner Service Station 2-6, High Road, London, N15 6LS Classification: Petrol Filling Stations **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (E)	969	-	533702 188102
168	**Contemporary Trade Directory Entries** Name: M R H Service Station Location: 2 High Road, London, N15 6LS Classification: Petrol Filling Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	969	-	533702 188102
168	**Contemporary Trade Directory Entries** Name: Esso Service Station Location: 2 High Road, London, N15 6LS Classification: Petrol Filling Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	969	-	533702 188102
168	**Contemporary Trade Directory Entries** Name: Skinner Service Station Location: Skinner Service Station, 2-6, High Road, London, N15 6LS Classification: Petrol Filling Stations - 24 Hour **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	969	-	533702 188102
168	**Contemporary Trade Directory Entries** Name: Craven Park M O T Centre Location: 6, CRAVEN PARK ROAD, TOTTENHAM, LONDON, N15 6AB Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A15NW (E)	998	-	533734 188078
169	**Contemporary Trade Directory Entries** Name: Elegance Dry Cleaners Location: 100, High Road, London, N15 6JR Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (E)	975	-	533638 188361
170	**Contemporary Trade Directory Entries** Name: Douglas Services Engineering Location: Flat 5, Belmont Court, Holmleigh Road Estate, London, N16 5QD Classification: Washing Machines - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SE (SE)	976	-	533449 187302
171	**Contemporary Trade Directory Entries** Name: Jupiter Clothing Location: A, 2, Kimberley Gardens, London, N4 1LF Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A17SW (NW)	977	-	531885 188592
172	**Contemporary Trade Directory Entries** Name: Corbys Car Service Location: 268c, Stamford Hill, London, N16 6TU Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	977	-	533717 187961

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
173	**Contemporary Trade Directory Entries** Name: Area Pest Control Location: Flat 22, Geneva Court, Manor Road, London, N16 5NX Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SE (S)	979	-	532892 186999
174	**Contemporary Trade Directory Entries** Name: Express Dry Cleaners Location: 196, Stamford Hill, London, N16 6RA Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SE (E)	981	-	533695 187749
174	**Contemporary Trade Directory Entries** Name: My Perfumery Ltd Location: 188, Stamford Hill, London, N16 6QX Classification: Perfume Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	983	-	533694 187738
175	**Contemporary Trade Directory Entries** Name: Kay Marie Ltd Location: 1, Chesterfield Gardens, London, N4 1LJ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	982	-	531842 188538
176	**Contemporary Trade Directory Entries** Name: United Carpet Cleaning Masters Location: 158, Stamford Hill, London, N16 6QX Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	989	-	533688 187693
177	**Contemporary Trade Directory Entries** Name: Boilers Services Ltd Location: Hastings Ter,Conway Rd, London, N15 3BE Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	996	-	532145 188859
178	**Contemporary Trade Directory Entries** Name: Victorian Painted Glass Co Location: 83, Stamford Hill, London, N16 5TP Classification: Stained Glass Designers & Producers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	1000	-	533623 187504
179	**Fuel Station Entries** Name: Ashfield Motoring Company Location: 13, Ashfield Road , Harringay , London, Inner London, N4 1NY Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	317	-	532391 188158
180	**Fuel Station Entries** Name: Hilldale Garage Location: 596-598, Seven Sisters Road , South Tottenham , London, Inner London, N15 6HR Brand: OBSOLETE Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Approximate location provided by supplier	A18SE (NE)	510	-	533007 188424
181	**Fuel Station Entries** Name: Shell St Anns Road Location: 266, St Anns Road , Harringay , London, Inner London, N15 3TH Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Located by supplier to within 10m	A18NW (N)	669	-	532602 188683
182	**Fuel Station Entries** Name: Sainsburys Harringay Location: Williamson Road , Harringay , London, Inner London, N4 1UJ Brand: Sainsburys Premises Type: Hypermarket **Status: Open** Positional Accuracy: Manually positioned to the address or location	A12NW (W)	709	-	531988 188197

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
183	**Fuel Station Entries** Name: Arena Service Station Location: 390, Green Lanes , Harringay , London, Inner London, N4 1DW Brand: Bp Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A12SW (W)	782	-	531893 187978
184	**Fuel Station Entries** Name: Marston Self Serve Location: 734-736, Seven Sisters Road , Tottenham , London, Inner London, N15 5NH Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	876	-	533333 188633
185	**Fuel Station Entries** Name: Tottenham Self Serve Location: 103-109, High Road , Tottenham , London, Inner London, N15 6DL Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	962	-	533596 188422
186	**Fuel Station Entries** Name: Stamford Hill Service Station Location: 2-6, High Road Craven Park Road, South Tottenham , London, Inner London, N15 6LS Brand: Texaco Premises Type: Petrol Station **Status: Open** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	965	-	533699 188097
187	**Points of Interest - Commercial Services** Name: Fast Link Transport Location: Unit 1d 12 Overbury Road, London, Greater London, N15 6RH Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NW (N)	17	9	532697 188028
187	**Points of Interest - Commercial Services** Name: Firat Motors Location: 40 Tewkesbury Road, London, Greater London, N15 6SE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	56	9	532756 188046
187	**Points of Interest - Commercial Services** Name: London Scrap Metal Recycling Location: 42-46 Tewkesbury Road, London, N15 6SE Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A13NE (NE)	57	9	532756 188047
187	**Points of Interest - Commercial Services** Name: Kralmoto Location: 38 Tewkesbury Road, London, N15 6SE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	57	9	532756 188047
187	**Points of Interest - Commercial Services** Name: Alti Location: 38 Tewkesbury Road, London, N15 6SE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	57	9	532756 188047
187	**Points of Interest - Commercial Services** Name: Firat Motors Location: Vehicle Repair Workshop 40, Tewkesbury Road, Tottenham, London, N15 6SE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	59	9	532756 188049
188	**Points of Interest - Commercial Services** Name: Speedtech Motors Location: Unit 1, House of Neo, 2, Overbury Road, Tottenham, London, N15 6RH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NW (NW)	84	9	532630 188087

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
189	**Points of Interest - Commercial Services** Name: P P A Contractors Location: Florentia Clothing Village, Vale Rd, London, N4 1TD Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A13NW (NW)	178	9	532557 188149
189	**Points of Interest - Commercial Services** Name: London Scrap Metal Recycling Ltd Location: 46-54 Tewkesbury Road, Tottenham, London, N15 6SE Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A13NW (NW)	198	9	532600 188200
190	**Points of Interest - Commercial Services** Name: Toxic Respond Location: 18 Eckington House, Fladbury Road, Tottenham, London, N15 6SH Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A13NE (NE)	236	9	532802 188226
191	**Points of Interest - Commercial Services** Name: Robert Boys Location: Oriental Carpet Centre 105, Eade Road, London, N4 1TJ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SW (W)	238	9	532439 187973
191	**Points of Interest - Commercial Services** Name: A R & G S International Transport Ltd Location: 100 Vale Road, London, N4 1PT Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SW (W)	295	9	532382 187970
192	**Points of Interest - Commercial Services** Name: Alkeram Ltd Location: 241 Hermitage Road, London, N4 1NP Category: Recycling Services Class Code: Recycling, Reclamation and Disposal Positional Accuracy: Positioned to address or location	A13NW (NW)	267	9	532558 188257
193	**Points of Interest - Commercial Services** Name: K S M Garage Services Location: 1a Ashfield Road, Tottenham, London, N4 1PU Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NW (NW)	284	9	532433 188167
194	**Points of Interest - Commercial Services** Name: R A Trading Ltd Location: Unit 6 167, Hermitage Road, London, N4 1LZ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NE (NW)	404	9	532310 188191
195	**Points of Interest - Commercial Services** Name: Daytona Garage Location: 98 Vale Road, Tottenham, London, N4 1PZ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SE (W)	512	9	532170 187906
196	**Points of Interest - Commercial Services** Name: London S W S Autocentre Location: 348 Hermitage Road, London, N15 5RE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (N)	568	9	532739 188583
196	**Points of Interest - Commercial Services** Name: London S W S Auto Care Ltd Location: 348 Hermitage Road, Tottenham, London, N15 5RE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (N)	568	9	532739 188583
197	**Points of Interest - Commercial Services** Name: Car Wash Location: Williamson Road, Harringay, London, Greater London, N4 1UJ Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A12NE (W)	630	9	532074 188210

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
198	**Points of Interest - Commercial Services** Name: Umut Motors Ltd Location: 22 Hermitage Road, Tottenham, London, N4 1DE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	653	9	532024 187944
198	**Points of Interest - Commercial Services** Name: J P's Mobile Mechanic Location: 16 Hermitage Road, London, N4 1DE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	670	9	532007 187941
198	**Points of Interest - Commercial Services** Name: J P's Mobile Mechanic Location: 16 Hermitage Road, London, N4 1DE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	670	9	532007 187941
198	**Points of Interest - Commercial Services** Name: Elite Food & Drink UK Ltd Location: 6 Urban Mews, Hermitage Road, London, N4 1AH Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NW (W)	710	9	531964 187997
199	**Points of Interest - Commercial Services** Name: George's Garage Location: 85 Fairholt Road, London, N16 5EP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8SE (S)	660	9	532795 187306
199	**Points of Interest - Commercial Services** Name: George's Garage Location: 85 Fairholt Road, Hackney, London, N16 5EP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8SE (S)	660	9	532795 187305
200	**Points of Interest - Commercial Services** Name: Imperial Autoscreens Location: Flat 1 Peak House, Woodberry Down Estate, London, N4 2NW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A7NE (SW)	672	9	532247 187443
201	**Points of Interest - Commercial Services** Name: Dr Windscreen Location: 62 Linthorpe Road, Hackney, London, N16 5RF Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SE (SE)	719	9	533391 187669
201	**Points of Interest - Commercial Services** Name: Doctor Windscreen Repairs Location: 62 Linthorpe Road, London, N16 5RF Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SE (SE)	719	9	533391 187669
201	**Points of Interest - Commercial Services** Name: Dr Windscreen Location: 58 Linthorpe Road, London, N16 5RF Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SE (SE)	731	9	533403 187667
202	**Points of Interest - Commercial Services** Name: R S Autos Location: 678-692 Seven Sisters Road, London, N15 5NE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	722	9	533202 188544
202	**Points of Interest - Commercial Services** Name: Best Hand Car Wash Location: 678-692 Seven Sisters Road, London, N15 5NE Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A19SW (NE)	723	9	533203 188544

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
202	**Points of Interest - Commercial Services** Name: Best Hand Car Wash Location: 680-692, Seven Sisters Road, Tottenham, London, N15 5NE Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A19SW (NE)	723	9	533203 188544
202	**Points of Interest - Commercial Services** Name: Franklyn Motors Location: 678-692 Seven Sisters Road, London, N15 5NE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	723	9	533203 188544
202	**Points of Interest - Commercial Services** Name: Lumi Tyres Location: 678-692 Seven Sisters Road, London, N15 5NE Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A19SW (NE)	723	9	533203 188544
202	**Points of Interest - Commercial Services** Name: Car Workshop Location: 694 Seven Sisters Road, London, N15 5NE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	737	9	533214 188553
202	**Points of Interest - Commercial Services** Name: Auto Stop Location: 700 Seven Sisters Rd, London, N15 5NE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	737	9	533214 188553
202	**Points of Interest - Commercial Services** Name: Auto Stop Garage Location: 694 Seven Sisters Road, London, N15 5NE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	738	9	533215 188554
202	**Points of Interest - Commercial Services** Name: H Nuttall Location: 2-6 Gourley Place, London, N15 5NF Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A19SW (NE)	744	9	533240 188540
202	**Points of Interest - Commercial Services** Name: Wanless Engineering Location: Unit 6, 2-6 Gourley Pl, London, N15 5NF Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	744	9	533239 188540
202	**Points of Interest - Commercial Services** Name: Harry Nuttall Location: Unit 1 2-6, Gourley Place, Tottenham, London, N15 5NF Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A19SW (NE)	745	9	533240 188540
202	**Points of Interest - Commercial Services** Name: J M D Engineering Location: 2-6 Gourley Place, Tottenham, London, N15 5NF Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	745	9	533240 188540
203	**Points of Interest - Commercial Services** Name: Sainsburys Harringay Location: Williamson Road, Harringay, London, N4 1UJ Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A12NW (W)	730	9	531965 188192
204	**Points of Interest - Commercial Services** Name: Fred Welsh Location: 2 Frinton Road, London, N15 6NH Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A14NE (E)	731	9	533419 188251

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
205	**Points of Interest - Commercial Services** Name: T H Motors Location: 51 Hillside Road, London, N15 6LU Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	763	9	533497 188082
205	**Points of Interest - Commercial Services** Name: Elmbase Location: 51 Hillside Road, London, N15 6LU Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	763	9	533497 188082
205	**Points of Interest - Commercial Services** Name: Elmbase Location: 51 Hillside Road, London, N15 6LU Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	763	9	533497 188082
205	**Points of Interest - Commercial Services** Name: Y Nadat Ltd Location: 51a Hillside Road, London, N15 6LU Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	784	9	533520 188068
205	**Points of Interest - Commercial Services** Name: T H Motors Location: 51a Hillside Road, Tottenham, London, N15 6LU Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	784	9	533520 188068
206	**Points of Interest - Commercial Services** Name: Metal Craft Tottenham Ltd Location: 6-40 Durnford Street, Tottenham, London, N15 5NQ Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A19SW (NE)	815	9	533301 188580
206	**Points of Interest - Commercial Services** Name: Terry's Ltd Location: 732 Seven Sisters Road, Tottenham, London, N15 5NH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	851	9	533313 188617
206	**Points of Interest - Commercial Services** Name: Galli Bikes Location: 732 Seven Sisters Road, London, N15 5NH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	851	9	533313 188617
206	**Points of Interest - Commercial Services** Name: Forza Location: 732 Seven Sisters Road, Tottenham, London, N15 5NH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	851	9	533313 188617
206	**Points of Interest - Commercial Services** Name: S & A Motor Engineers Location: 732 Seven Sisters Road, London, N15 5NH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	851	9	533313 188617
206	**Points of Interest - Commercial Services** Name: S & A Motor Engineers Location: 732 Seven Sisters Road, London, N15 5NH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	851	9	533313 188617
206	**Points of Interest - Commercial Services** Name: R Howe Car Breakers & Dismantlers Location: 2 Durnford Street, Tottenham, London, N15 5NQ Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A19SW (NE)	854	9	533333 188602

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
207	**Points of Interest - Commercial Services** Name: Dave's Wholesale Ltd Location: 68 Grand Parade, Green Lanes, London, N4 1DU Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NW (W)	866	9	531847 188276
207	**Points of Interest - Commercial Services** Name: Dave S Wholesale Ltd Location: 68 Grand Parade, Green Lanes, London, N4 1DU Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NW (W)	867	9	531847 188276
207	**Points of Interest - Commercial Services** Name: The Bed Bug Kid Location: 62 Grand Parade, Green Lanes, London, N4 1AF Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A17SW (W)	886	9	531846 188331
208	**Points of Interest - Commercial Services** Name: Ezra Motors Location: 105 Stamford Hill, London, N16 5RW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SE (E)	937	9	533619 187650
208	**Points of Interest - Commercial Services** Name: Ezra Motors Location: Flat B 105, Stamford Hill, Hackney, London, N16 5RW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SE (E)	937	9	533619 187650
209	**Points of Interest - Commercial Services** Name: T & S Tyres Location: 54 High Road, London, N15 6LY Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	956	9	533675 188181
210	**Points of Interest - Commercial Services** Name: Craven Park Motors Location: 6 Craven Park Road, London, N15 6AB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A15NW (E)	998	9	533734 188078
210	**Points of Interest - Commercial Services** Name: Craven Park M O T Centre Location: 6 Craven Park Road, Tottenham, London, N15 6AB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A15NW (E)	998	9	533734 188078
211	**Points of Interest - Education and Health** Name: Moorfields Community Eye Service Location: St. Ann's Road, London, N15 3TH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A18SW (NW)	578	9	532423 188537
212	**Points of Interest - Education and Health** Name: St Ann's Hospital Location: St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A17SE (NW)	686	9	532294 188587
212	**Points of Interest - Education and Health** Name: St Ann's Hospital Location: St. Ann's Road, London, N15 3TH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A17SE (NW)	693	9	532288 188591
212	**Points of Interest - Education and Health** Name: Moorfields at St Ann's Hospital Location: St. Ann's Road, London, N15 3TH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A17SE (NW)	693	9	532288 188591

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
212	**Points of Interest - Education and Health** Name: St Ann's Hospital Location: St. Ann's Road, London, N15 3TH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A17SE (NW)	693	9	532288 188591
213	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	9	9	532723 188010
213	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	9	9	532723 188010
213	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	22	9	532699 188034
213	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	23	9	532699 188035
213	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	38	9	532688 188055
213	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	47	9	532672 188065
213	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	47	9	532672 188065
214	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	40	9	532637 188032
214	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	40	9	532637 188032
214	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	59	9	532657 188073
214	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	59	9	532657 188073

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
214	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	62	9	532618 188043
214	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	67	9	532612 188042
214	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A13NW (N)	83	9	532677 188102
214	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	84	9	532673 188102
215	**Points of Interest - Manufacturing and Production** Name: Shaft Location: N15 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	109	9	532782 188092
216	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	141	9	532599 188135
216	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	143	9	532557 188098
216	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	143	9	532594 188134
216	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	144	9	532557 188099
216	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	190	9	532581 188181
216	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	190	9	532581 188181
216	**Points of Interest - Manufacturing and Production** Name: Factory Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	195	9	532510 188122

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
216	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	204	9	532484 188092
216	**Points of Interest - Manufacturing and Production** Name: Factory Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	205	9	532484 188093
217	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	154	9	532524 187959
217	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	154	9	532524 187960
217	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	219	9	532458 187970
218	**Points of Interest - Manufacturing and Production** Name: Factory Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	204	9	532598 188206
218	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	211	9	532590 188210
219	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	224	9	532453 187969
219	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (W)	282	9	532392 188026
219	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (W)	286	9	532388 188025
219	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	305	9	532369 188030
219	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	305	9	532369 188030

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
219	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	307	9	532371 187952
219	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	312	9	532366 187951
219	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	335	9	532339 188005
219	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	335	9	532339 188005
219	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	370	9	532306 187970
219	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	375	9	532301 187969
220	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (W)	239	9	532439 188063
220	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (W)	244	9	532434 188062
221	**Points of Interest - Manufacturing and Production** Name: Tank Location: N4 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	303	9	532393 188129
221	**Points of Interest - Manufacturing and Production** Name: Tank Location: N4 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A12NE (NW)	341	9	532355 188137
221	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	355	9	532327 188091
221	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	359	9	532322 188090

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
221	**Points of Interest - Manufacturing and Production** Name: Crusader Industrial Estate Location: N4 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	374	9	532317 188128
221	**Points of Interest - Manufacturing and Production** Name: Crusader Industrial Estate Location: N4 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	378	9	532313 188129
222	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SW (N)	323	9	532588 188329
222	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SW (N)	323	9	532588 188329
223	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	419	9	532258 187962
223	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	423	9	532254 187961
224	**Points of Interest - Manufacturing and Production** Name: Arena Business Centre Location: N4 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A12NE (NW)	469	9	532309 188310
224	**Points of Interest - Manufacturing and Production** Name: Arena Business Centre Location: N4 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A12NE (NW)	472	9	532303 188307
224	**Points of Interest - Manufacturing and Production** Name: Rossi Stone Surfaces Location: Unit D5 Arena Business Centre 71, Ashfield Road, London, N4 1FF Category: Extractive Industries Class Code: Stone Quarrying and Preparation Positional Accuracy: Positioned to address or location	A17SE (NW)	483	9	532305 188327
225	**Points of Interest - Manufacturing and Production** Name: Tank Location: N15 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A18SW (NW)	505	9	532400 188440
225	**Points of Interest - Manufacturing and Production** Name: Tank Location: N15 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A18SW (NW)	506	9	532393 188436
225	**Points of Interest - Manufacturing and Production** Name: Tank Location: N15 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A18SW (NW)	510	9	532394 188442

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
225	**Points of Interest - Manufacturing and Production** Name: Tanks Location: N15 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A18SW (NW)	513	9	532384 188438
226	**Points of Interest - Manufacturing and Production** Name: Tank Location: N15 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	596	9	533336 188007
227	**Points of Interest - Manufacturing and Production** Name: Shaft Location: N16 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	626	9	532603 187334
228	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	641	9	532993 188584
228	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	641	9	532993 188584
228	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	646	9	532957 188606
228	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	647	9	532960 188606
228	**Points of Interest - Manufacturing and Production** Name: Factory Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A18SE (NE)	664	9	532977 188617
228	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	668	9	532978 188621
229	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	648	9	532126 187622
229	**Points of Interest - Manufacturing and Production** Name: Works Location: N4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	651	9	532122 187622
230	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	680	9	532616 188696

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
231	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	783	9	533071 188703
232	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	845	9	532864 188843
232	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	845	9	532864 188843
233	**Points of Interest - Manufacturing and Production** Name: Granite Stone London Ltd Location: 64 Grand Parade, Green Lanes, London, N4 1AF Category: Extractive Industries Class Code: Stone Quarrying and Preparation Positional Accuracy: Positioned to address or location	A12NW (W)	880	9	531849 188321
233	**Points of Interest - Manufacturing and Production** Name: Works Location: 429 Green Lanes, London, N4 1HA Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A17SW (NW)	946	9	531800 188377
234	**Points of Interest - Manufacturing and Production** Name: Chiltern Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	945	9	533202 188815
234	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	956	9	533214 188820
235	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	952	9	533671 188183
235	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	955	9	533669 188203
235	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	955	9	533674 188183
235	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	956	9	533677 188170
235	**Points of Interest - Manufacturing and Production** Name: Works Location: N15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A14NE (E)	957	9	533671 188202

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
235	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	959	9	533680 188170
236	**Points of Interest - Manufacturing and Production** Name: Penta Lions UK LLP Location: Flat B 96, Woodlands Park Road, Tottenham, London, N15 3SD Category: Extractive Industries Class Code: Stone Quarrying and Preparation Positional Accuracy: Positioned to address or location	A17NW (NW)	981	9	532012 188740
237	**Points of Interest - Public Infrastructure** Name: Sluice Location: N4 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A13SE (SE)	235	9	532814 187748
238	**Points of Interest - Public Infrastructure** Name: Burial Ground Location: N15 Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	460	9	532710 188478
238	**Points of Interest - Public Infrastructure** Name: Burial Ground Location: Not Supplied Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	462	9	532721 188479
239	**Points of Interest - Public Infrastructure** Name: Metropolitan Police Service Location: St. Ann's Road Police Station 289, St. Ann's Road, London, N15 5RD Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A18SW (N)	615	9	532685 188634
239	**Points of Interest - Public Infrastructure** Name: Metropolitan Police Service St Anns Location: St. Ann's Road Police Station 289, St. Ann's Road, London, N15 5RD Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A18SW (N)	615	9	532685 188634
239	**Points of Interest - Public Infrastructure** Name: St Ann's Road Police Station Location: St. Ann's Road Police Station 289, St. Ann's Road, London, N15 5RD Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A18SW (N)	615	9	532685 188634
240	**Points of Interest - Public Infrastructure** Name: Stamford Hill Rail Station Location: Hillside Road, N16 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A14SE (E)	661	9	533401 187949
240	**Points of Interest - Public Infrastructure** Name: Stamford Hill Station Location: Hillside Road, N16 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A14SE (E)	661	9	533401 187949
241	**Points of Interest - Public Infrastructure** Name: Sainsbury's Harringay Location: Williamson Road, Harringay, London, N4 1UJ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A12NW (W)	709	9	531988 188197
241	**Points of Interest - Public Infrastructure** Name: Sainsbury's Petrol Station Location: Petrol Filling Station, Williamson Road, Tottenham, London, N4 1UJ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A12NW (W)	714	9	531983 188196

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
241	**Points of Interest - Public Infrastructure** Name: Harringay Green Lanes Rail Station Location: Portland Gardens, N4 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A12NW (W)	787	9	531913 188216
241	**Points of Interest - Public Infrastructure** Name: Harringay Green Lanes Station Location: Portland Gardens, N4 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A12NW (W)	787	9	531913 188216
242	**Points of Interest - Public Infrastructure** Name: MRH Stamford Hill Location: Skinner Service Station, 2-6, High Road, London, N15 6LS Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A14NE (E)	965	9	533699 188097
242	**Points of Interest - Public Infrastructure** Name: Esso Location: 2-6 High Road, Tottenham, London, N15 6LS Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A14NE (E)	969	9	533702 188102
242	**Points of Interest - Public Infrastructure** Name: Stamford Hill Service Station Location: Skinner Service Station 2-6, High Road, London, N15 6LS Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A14NE (E)	969	9	533702 188102
243	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	98	9	532705 188113
243	**Points of Interest - Recreational and Environmental** Name: Playground Location: Tewkesbury Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	123	9	532721 188134
243	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	125	9	532728 188135
243	**Points of Interest - Recreational and Environmental** Name: Playground Location: Overbury Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13NE (N)	128	9	532724 188138
243	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	197	9	532781 188193
244	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SE (S)	101	9	532738 187866
244	**Points of Interest - Recreational and Environmental** Name: Play Area Location: New River Way, N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13SE (S)	102	9	532742 187866

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
245	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Newnton Close, N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13SE (S)	237	9	532761 187732
245	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SE (S)	239	9	532763 187730
245	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Newnton Close, N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13SW (S)	259	9	532703 187697
245	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SW (S)	260	9	532702 187696
246	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	277	9	532728 188291
246	**Points of Interest - Recreational and Environmental** Name: Playground Location: Moreton Close, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	277	9	532728 188291
246	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	305	9	532744 188316
246	**Points of Interest - Recreational and Environmental** Name: Playground Location: Moreton Close, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13NE (N)	305	9	532744 188316
247	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	327	9	532598 187639
247	**Points of Interest - Recreational and Environmental** Name: Playground Location: Newnton Close, N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	330	9	532591 187638
248	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	344	9	532835 188330
248	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	402	9	532901 188362

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
249	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	475	9	532225 187825
250	**Points of Interest - Recreational and Environmental** Name: Playground Location: Paignton Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A14NW (E)	479	9	533197 188124
250	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	480	9	533198 188124
250	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	526	9	533222 188191
251	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	502	9	532184 188128
252	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12SE (SW)	502	9	532274 187662
252	**Points of Interest - Recreational and Environmental** Name: Playground Location: Seven Sisters Road, N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A12SE (SW)	502	9	532275 187661
253	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NW (NE)	512	9	533130 188319
253	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	562	9	533154 188368
253	**Points of Interest - Recreational and Environmental** Name: Playground Location: Chisley Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	563	9	533154 188369
254	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12SE (SW)	561	9	532158 187753
254	**Points of Interest - Recreational and Environmental** Name: Playground Location: N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12SE (SW)	568	9	532151 187752

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
254	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A12SE (W)	583	9	532130 187765
254	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	585	9	532130 187759
254	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12SE (SW)	628	9	532096 187729
255	**Points of Interest - Recreational and Environmental** Name: Playground Location: Suffolk Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A18SE (N)	568	9	532876 188553
255	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	576	9	532891 188556
256	**Points of Interest - Recreational and Environmental** Name: Playground Location: Eastbourne Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NW (NE)	610	9	533287 188252
256	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NW (NE)	616	9	533289 188263
257	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	677	9	533263 188417
258	**Points of Interest - Recreational and Environmental** Name: Playground Location: Springpark Drive, N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A7NE (SW)	683	9	532333 187368
258	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	688	9	532331 187363
259	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N16 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	686	9	533415 187851
260	**Points of Interest - Recreational and Environmental** Name: Playground Location: Springpark Drive, N4 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A7NE (SW)	720	9	532240 187386

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
260	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	728	9	532240 187376
261	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	725	9	533132 188600
262	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	744	9	533391 188343
263	**Points of Interest - Recreational and Environmental** Name: Playground Location: St Ann'S Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A18NW (N)	755	9	532494 188751
263	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	756	9	532479 188748
264	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	816	9	533273 187354
264	**Points of Interest - Recreational and Environmental** Name: Playground Location: St Andrew'S Mews, N16 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	816	9	533273 187354
265	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	857	9	533159 188738
265	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Russell Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	857	9	533159 188738
266	**Points of Interest - Recreational and Environmental** Name: Playground Location: Lewis Gardens, N16 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A14NE (E)	863	9	533603 188016
267	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	868	9	533061 188803
267	**Points of Interest - Recreational and Environmental** Name: Playground Location: Oulton Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	868	9	533061 188803

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
268	**Points of Interest - Recreational and Environmental** Name: Playground Location: Ermine Road, N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A19SE (NE)	874	9	533474 188459
268	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	885	9	533487 188459
269	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	885	9	533534 188373
270	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N16 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9SW (SE)	895	9	533280 187259
270	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9SW (SE)	896	9	533282 187259
270	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N16 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9SW (SE)	940	9	533319 187232
270	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9SW (SE)	942	9	533322 187231
271	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9SW (S)	913	9	533052 187113
271	**Points of Interest - Recreational and Environmental** Name: Playground Location: Heathland Road, N16 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9SW (S)	913	9	533052 187113
272	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N16 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9NE (SE)	973	9	533461 187319
273	**Points of Interest - Recreational and Environmental** Name: Play Area Location: N15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A23SE (N)	995	9	532739 189012
274	**Underground Electrical Cables** Unique Feature Identifier: 10008506 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 29th July 2020	A13SE (S)	52	10	532713 187905

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
275	**Underground Electrical Cables** Unique Feature Identifier: 10008507 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 29th July 2020	A13SE (S)	53	10	532713 187905
276	**Underground Electrical Cables** Unique Feature Identifier: 10007287 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 27th February 2021	A13NW (NW)	241	10	532510 188192
277	**Underground Electrical Cables** Unique Feature Identifier: 10008267 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 27th February 2021	A13NW (NW)	243	10	532488 188173
278	**Underground Electrical Cables** Unique Feature Identifier: 10006384 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A13NW (NW)	246	10	532507 188197
279	**Underground Electrical Cables** Unique Feature Identifier: 10006385 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A13NW (NW)	247	10	532490 188181
280	**Underground Electrical Cables** Unique Feature Identifier: 10006520 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 27th February 2021	A18SW (N)	349	10	532644 188366
281	**Underground Electrical Cables** Unique Feature Identifier: 10007668 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A18SW (N)	351	10	532635 188367
282	**Underground Electrical Cables** Unique Feature Identifier: 10008031 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A12NE (W)	381	10	532293 188038
283	**Underground Electrical Cables** Unique Feature Identifier: 10007675 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 27th February 2021	A12NE (W)	383	10	532291 188025
284	**Underground Electrical Cables** Unique Feature Identifier: 10007286 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 27th February 2021	A18SW (N)	579	10	532691 188597

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
285	**Underground Electrical Cables** Unique Feature Identifier: 10006128 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A18SW (N)	591	10	532688 188610
286	**Underground Electrical Cables** Unique Feature Identifier: 10007669 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A12SE (W)	620	10	532055 187971
287	**Underground Electrical Cables** Unique Feature Identifier: 10007288 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 27th February 2021	A12SE (W)	622	10	532054 187962
288	**Underground Electrical Cables** Unique Feature Identifier: 10008035 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 27th February 2021	A18NE (N)	737	10	532800 188745
289	**Underground Electrical Cables** Unique Feature Identifier: 10006290 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A18NE (N)	758	10	532795 188767
290	**Underground Electrical Cables** Unique Feature Identifier: 10007289 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 27th February 2021	A12SW (W)	778	10	531922 187785
291	**Underground Electrical Cables** Unique Feature Identifier: 10006291 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A12SW (W)	782	10	531919 187783
292	**Underground Electrical Cables** Unique Feature Identifier: 10006386 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A12SW (W)	905	10	531799 187757
293	**Underground Electrical Cables** Unique Feature Identifier: 10006525 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 3rd March 2021	A12SW (W)	916	10	531789 187750
294	**Underground Electrical Cables** Unique Feature Identifier: 10006327 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 27th October 2017	A12SW (W)	935	10	531769 187749

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
295	**Underground Electrical Cables** Unique Feature Identifier: 10007285 Cable Status: Electrically Decommissioned Cable Type: Not Supplied Record Last Updated: 27th February 2021	A18NE (N)	974	10	532814 188983

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
296	**Local Nature Reserves** Name: Railway Fields Multiple Area: N Area (m2): 8671.39 Source: Natural England Designation Date: 1st January 1990	A12NW (W)	856	13	531833 188179

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Environment Agency - Head Office	June 2020	Annually
London Borough of Camden - Pollution Projects Team	March 2013	Annual Rolling Update
London Borough of Hackney - Environmental Health Department	October 2017	Annual Rolling Update
City of London - Environmental Health Department	September 2017	Annual Rolling Update
London Borough of Barnet - Environmental Health Department	September 2017	Annual Rolling Update
London Borough of Enfield - Environmental Services	September 2017	Annual Rolling Update
London Borough of Haringey - Planning and Environmental Health	September 2017	Annual Rolling Update
London Borough of Islington - Public Protection	September 2017	Annual Rolling Update
London Borough of Tower Hamlets - Environmental Health Department	September 2017	Annual Rolling Update
London Borough of Waltham Forest - Environmental Health Department	September 2017	Annual Rolling Update
Discharge Consents		
Environment Agency - Thames Region	July 22	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - Thames Region	March 2013	
Integrated Pollution Controls		
Environment Agency - Thames Region	January 2009	
Integrated Pollution Prevention And Control		
Environment Agency - South East Region - North East Thames Area	July 2022	Quarterly
Environment Agency - Thames Region	July 2022	Quarterly
Local Authority Integrated Pollution Prevention And Control		
City of London - Environmental Health Department	August 2014	Variable
London Borough of Barnet - Environmental Health Department	December 2014	Variable
London Borough of Enfield - Environmental Health Department	January 2015	Variable
London Borough of Islington - Environmental Health Department	January 2015	Variable
London Borough of Hackney - Environmental Health Department	July 2015	Variable
London Borough of Haringey - Planning and Environmental Health	June 2014	Variable
London Borough of Camden - Pollution Projects Team	October 2014	Variable
London Borough of Tower Hamlets - Environmental Health Department	October 2014	Variable
London Borough of Waltham Forest - Environmental Health Department	September 2014	Variable
Local Authority Pollution Prevention and Controls		
City of London - Environmental Health Department	August 2014	Not Applicable
London Borough of Barnet - Environmental Health Department	December 2014	Annual Rolling Update
London Borough of Enfield - Environmental Health Department	January 2015	Annual Rolling Update
London Borough of Islington - Environmental Health Department	January 2015	Annual Rolling Update
London Borough of Hackney - Environmental Health Department	July 2015	Annual Rolling Update
London Borough of Haringey - Planning and Environmental Health	June 2014	Annual Rolling Update
London Borough of Camden - Pollution Projects Team	October 2014	Annual Rolling Update
London Borough of Tower Hamlets - Environmental Health Department	October 2014	Annual Rolling Update
London Borough of Waltham Forest - Environmental Health Department	September 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
City of London - Environmental Health Department	August 2014	Variable
London Borough of Barnet - Environmental Health Department	December 2014	Variable
London Borough of Enfield - Environmental Health Department	January 2015	Variable
London Borough of Islington - Environmental Health Department	January 2015	Variable
London Borough of Hackney - Environmental Health Department	July 2015	Variable
London Borough of Haringey - Planning and Environmental Health	June 2014	Variable
London Borough of Camden - Pollution Projects Team	October 2014	Variable
London Borough of Tower Hamlets - Environmental Health Department	October 2014	Variable
London Borough of Waltham Forest - Environmental Health Department	September 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	August 2022	
Pollution Incidents to Controlled Waters		
Environment Agency - Thames Region	September 1999	

Agency & Hydrological	Version	Update Cycle
Prosecutions Relating to Authorised Processes Environment Agency - Thames Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - Thames Region	March 2013	
Registered Radioactive Substances Environment Agency - Thames Region	June 2016	As notified
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register Environment Agency - South East Region - North East Thames Area Environment Agency - Thames Region - North East Area	July 2022 July 2022	Quarterly Quarterly
Water Abstractions Environment Agency - Thames Region	July 2022	Quarterly
Water Industry Act Referrals Environment Agency - Thames Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	August 2022	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	August 2022	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines Ordnance Survey	July 2022	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites		
Environment Agency - Head Office	April 2022	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - Thames Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - South East Region - North East Thames Area	July 2022	Quarterly
Environment Agency - Thames Region - North East Area	July 2022	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - South East Region - North East Thames Area	July 2022	Quarterly
Environment Agency - Thames Region - North East Area	July 2022	Quarterly
Local Authority Landfill Coverage		
City of London - Environmental Health Department	February 2003	Not Applicable
London Borough of Barnet	February 2003	Not Applicable
London Borough of Camden	February 2003	Not Applicable
London Borough of Enfield - Environmental Health Department	February 2003	Not Applicable
London Borough of Hackney	February 2003	Not Applicable
London Borough of Haringey - Planning Department	February 2003	Not Applicable
London Borough of Islington - Environmental Health Department	February 2003	Not Applicable
London Borough of Tower Hamlets - Environmental Health Department	February 2003	Not Applicable
London Borough of Waltham Forest - Environmental Health Department	February 2003	Not Applicable
Local Authority Recorded Landfill Sites		
City of London - Environmental Health Department	October 2018	
London Borough of Barnet	October 2018	
London Borough of Camden	October 2018	
London Borough of Enfield - Environmental Health Department	October 2018	
London Borough of Hackney	October 2018	
London Borough of Haringey - Planning Department	October 2018	
London Borough of Islington - Environmental Health Department	October 2018	
London Borough of Tower Hamlets - Environmental Health Department	October 2018	
London Borough of Waltham Forest - Environmental Health Department	October 2018	
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	
Registered Landfill Sites		
Environment Agency - Thames Region - North East Area	March 2006	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - Thames Region - North East Area	April 2018	
Registered Waste Treatment or Disposal Sites		
Environment Agency - Thames Region - North East Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	January 2022	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements		
City of London	February 2016	Variable
London Borough of Barnet	February 2016	Variable
London Borough of Camden	February 2016	Variable
London Borough of Enfield - Planning Department	February 2016	Variable
London Borough of Hackney	February 2016	Variable
London Borough of Haringey	February 2016	Variable
London Borough of Tower Hamlets	February 2016	Variable
London Borough of Waltham Forest - Environmental Services	February 2016	Variable
London Borough of Islington	October 2015	Variable
Planning Hazardous Substance Consents		
City of London	February 2016	Variable
London Borough of Barnet	February 2016	Variable
London Borough of Camden	February 2016	Variable
London Borough of Enfield - Planning Department	February 2016	Variable
London Borough of Hackney	February 2016	Variable
London Borough of Haringey	February 2016	Variable
London Borough of Tower Hamlets	February 2016	Variable
London Borough of Waltham Forest - Environmental Services	February 2016	Variable
London Borough of Islington	October 2015	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2022	Bi-Annually
BGS Urban Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Urban Soil Chemistry Averages British Geological Survey - National Geoscience Information Service	December 2015	As notified
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	July 2022	Quarterly
Fuel Station Entries Catalist Ltd - Experian	August 2022	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Points of Interest - Commercial Services PointX	September 2022	Quarterly
Points of Interest - Education and Health PointX	September 2022	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2022	Quarterly
Points of Interest - Public Infrastructure PointX	September 2022	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2022	Quarterly
Underground Electrical Cables National Grid	May 2021	Bi-Annually

Sensitive Land Use	Version	Update Cycle
Ancient Woodland		
Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt		
City of London	July 2022	Quarterly
London Borough of Barnet	July 2022	Quarterly
London Borough of Camden	July 2022	Quarterly
London Borough of Enfield	July 2022	Quarterly
London Borough of Hackney	July 2022	Quarterly
London Borough of Haringey	July 2022	Quarterly
London Borough of Islington	July 2022	Quarterly
London Borough of Tower Hamlets	July 2022	Quarterly
London Borough of Waltham Forest	July 2022	Quarterly
Areas of Unadopted Green Belt		
City of London	July 2022	Quarterly
London Borough of Barnet	July 2022	Quarterly
London Borough of Camden	July 2022	Quarterly
London Borough of Enfield	July 2022	Quarterly
London Borough of Hackney	July 2022	Quarterly
London Borough of Haringey	July 2022	Quarterly
London Borough of Islington	July 2022	Quarterly
London Borough of Tower Hamlets	July 2022	Quarterly
London Borough of Waltham Forest	July 2022	Quarterly
Areas of Outstanding Natural Beauty		
Natural England	August 2022	Bi-Annually
Environmentally Sensitive Areas		
Natural England	January 2017	
Forest Parks		
Forestry Commission	April 1997	Not Applicable
Local Nature Reserves		
Natural England	February 2021	Bi-Annually
Marine Nature Reserves		
Natural England	July 2019	Bi-Annually
National Nature Reserves		
Natural England	January 2021	Bi-Annually
National Parks		
Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas		
Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	April 2016	
Environment Agency - Head Office	June 2017	Bi-Annually
Ramsar Sites		
Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest		
Natural England	February 2021	Bi-Annually
Special Areas of Conservation		
Natural England	July 2020	Bi-Annually
Special Protection Areas		
Natural England	February 2021	Bi-Annually

Data Suppliers

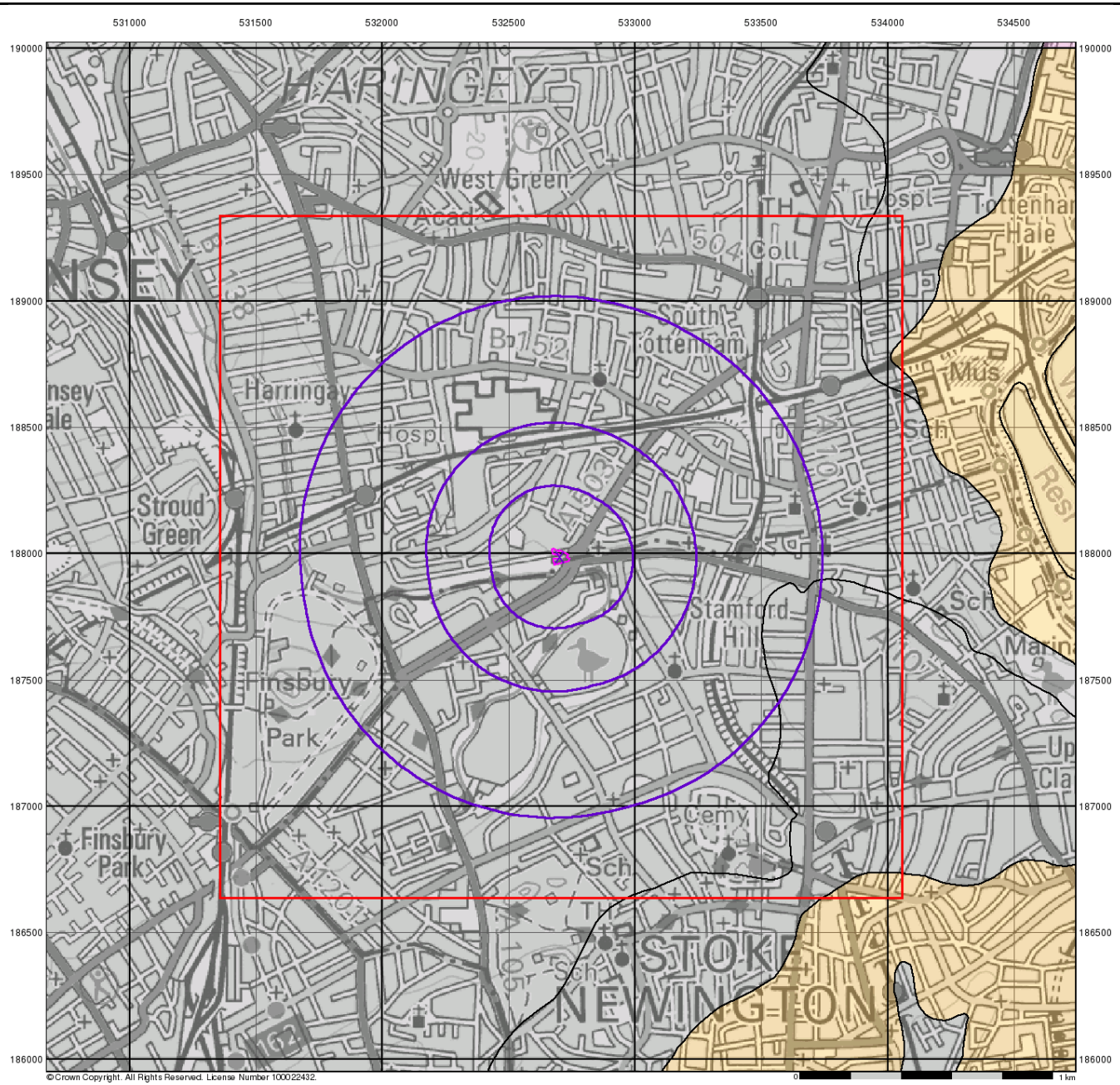
A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**London Borough of Haringey - Planning and Environmental Health** 639 High Road, Tottenham, London, N17 8BD	Telephone: 0208 489 5183 Fax: 0208 489 5117 Website: www.haringey.gov.uk
4	**London Borough of Hackney - Environmental Health Department** Dorothy Hodgekins House, 17 Reading Lane, London, E8 1HJ	Telephone: 0208 356 4771 Fax: 020 8533 1797 Website: www.hackney.gov.uk
5	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
6	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
7	**London Borough of Haringey - Planning Department** Civic Centre, 639 High Road, Tottenham, London, N17 8BD	Website: www.haringey.gov.uk
8	**London Borough of Hackney** Hackney Town Hall, Mare Street, London, E8 1EA	Telephone: 020 7418 8000 Fax: 020 7418 8087 Website: www.hackney.gov.uk
9	**PointX** 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
10	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9966 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk
11	**London Borough of Haringey** 639 High Road, Tottenham, London, N17 8BD	Telephone: 020 8808 1066 Fax: 020 8885 7552 Website: www.haringey.gov.uk
12	**London Borough of Waltham Forest** Chingford Municipal Offices, Ridgeway, London, E4 6PS	Telephone: 020 8496 3000 Fax: 020 8524 8960 Website: www.lbwf.gov.uk
13	**Natural England** County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



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Groundwater Vulnerability

General

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

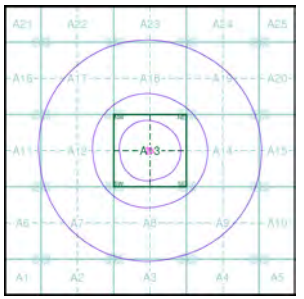
Agency and Hydrological

Bedrock Aquifers	Superficial Aquifers
High Vulnerability, Principal Aquifer	High Vulnerability, Principal Aquifer
High Vulnerability, Secondary Aquifer	High Vulnerability, Secondary Aquifer
Medium Vulnerability, Principal Aquifer	Medium Vulnerability, Principal Aquifer
Medium Vulnerability, Secondary Aquifer	Medium Vulnerability, Secondary Aquifer
Low Vulnerability, Principal Aquifer	Low Vulnerability, Principal Aquifer
Low Vulnerability, Secondary Aquifer	Low Vulnerability, Secondary Aquifer

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

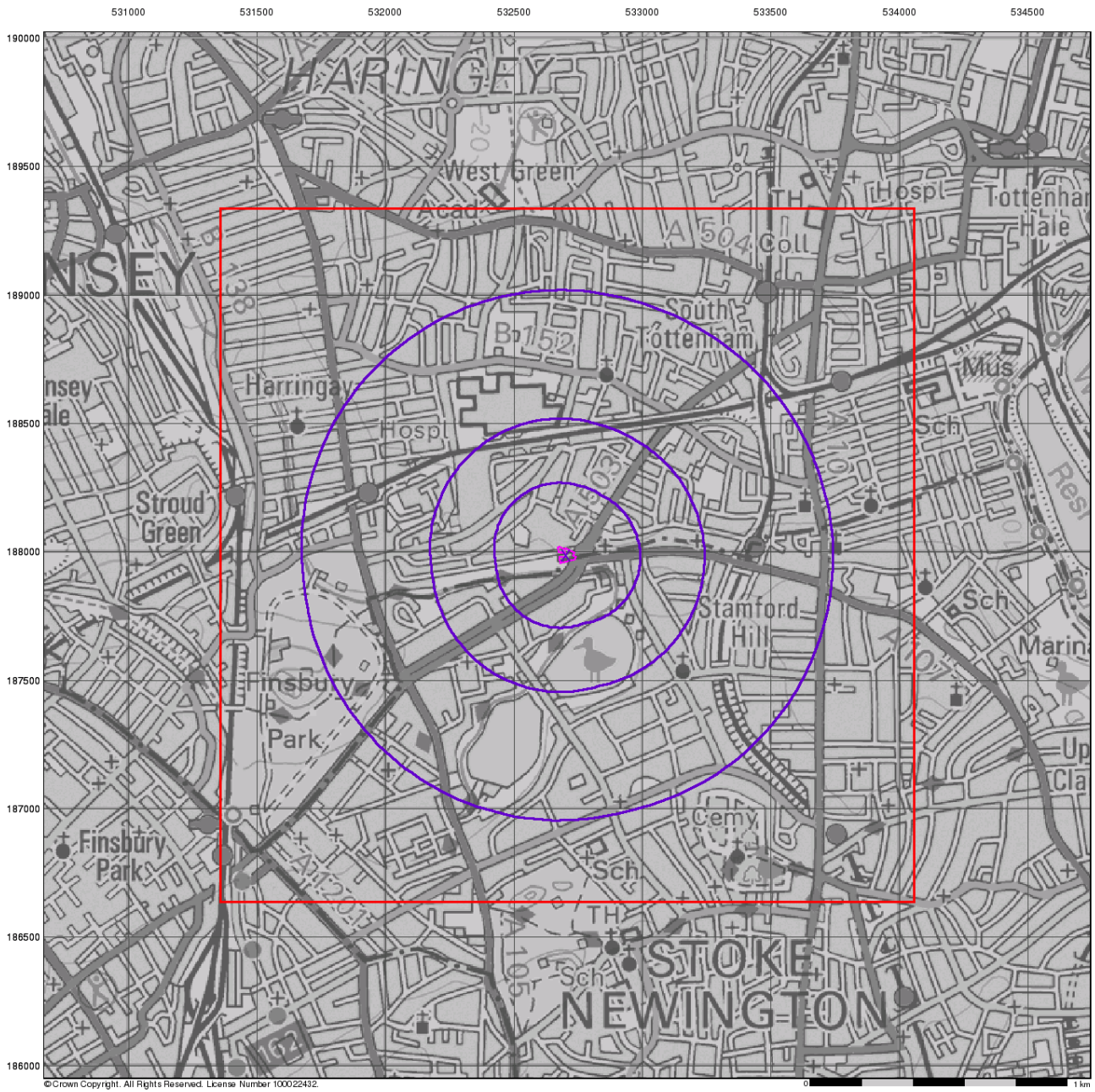
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Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details

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

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Bedrock Aquifer Designation

General

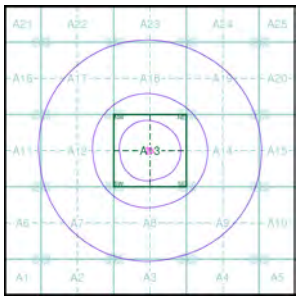
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



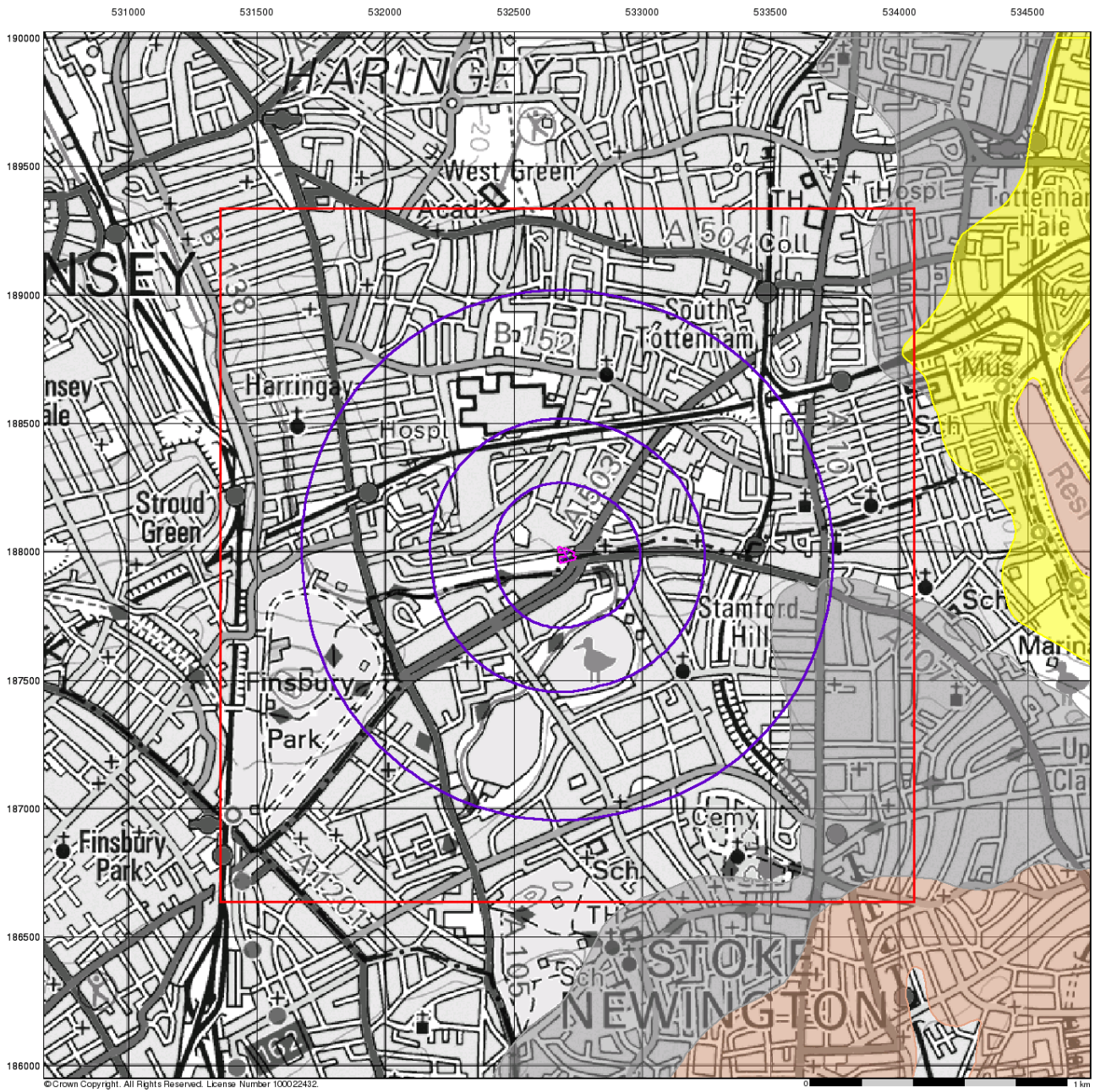
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Superficial Aquifer Designation

General

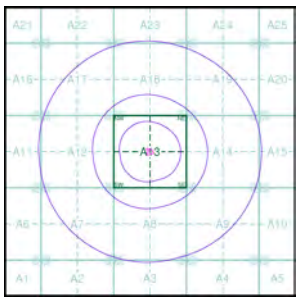
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



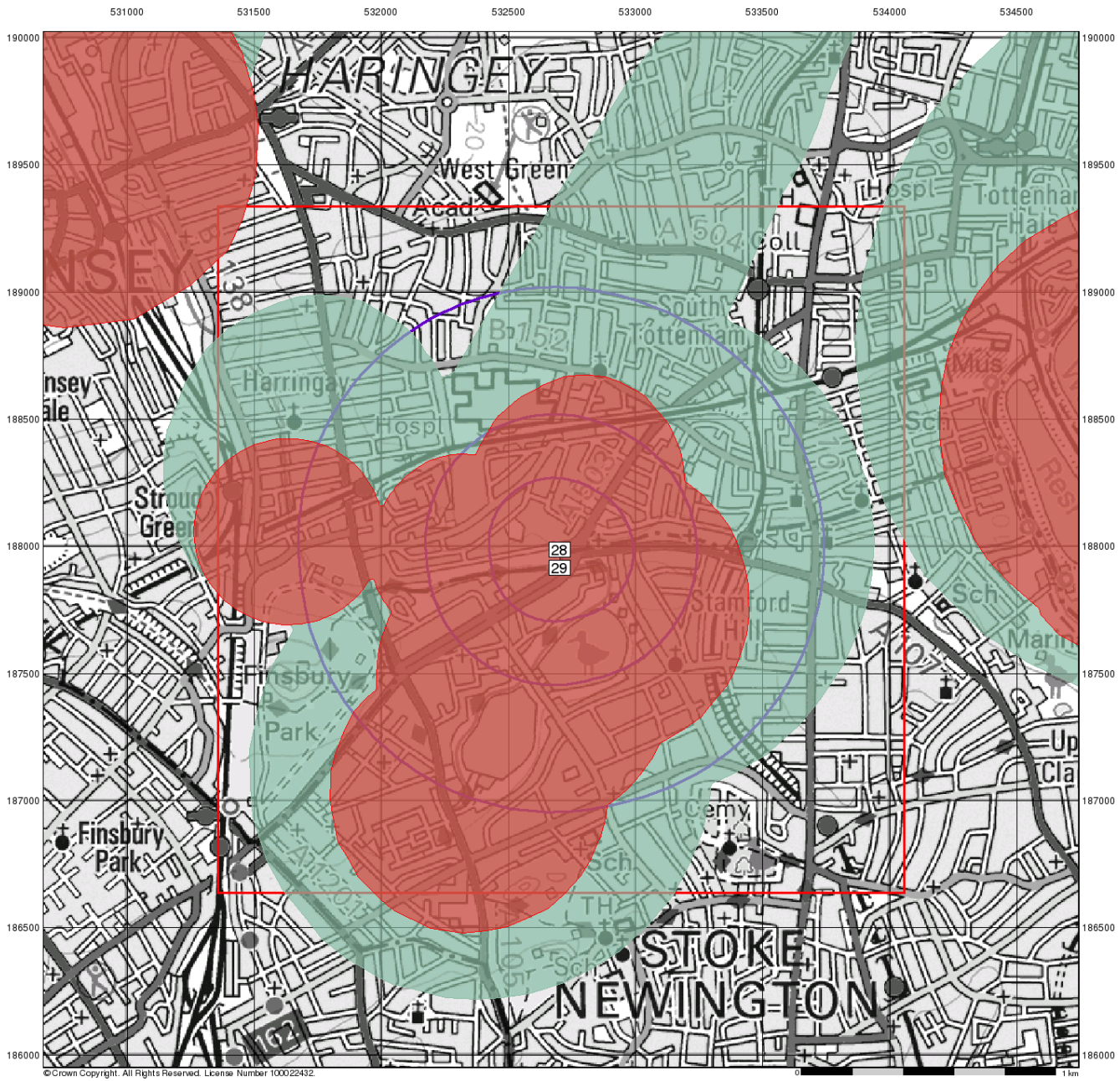
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Source Protection Zones

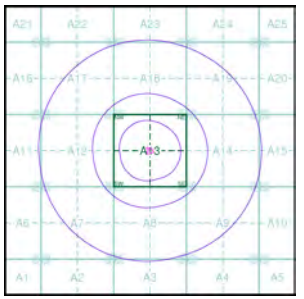
General

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

Agency and Hydrological

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

Site Sensitivity Context Map - Slice A



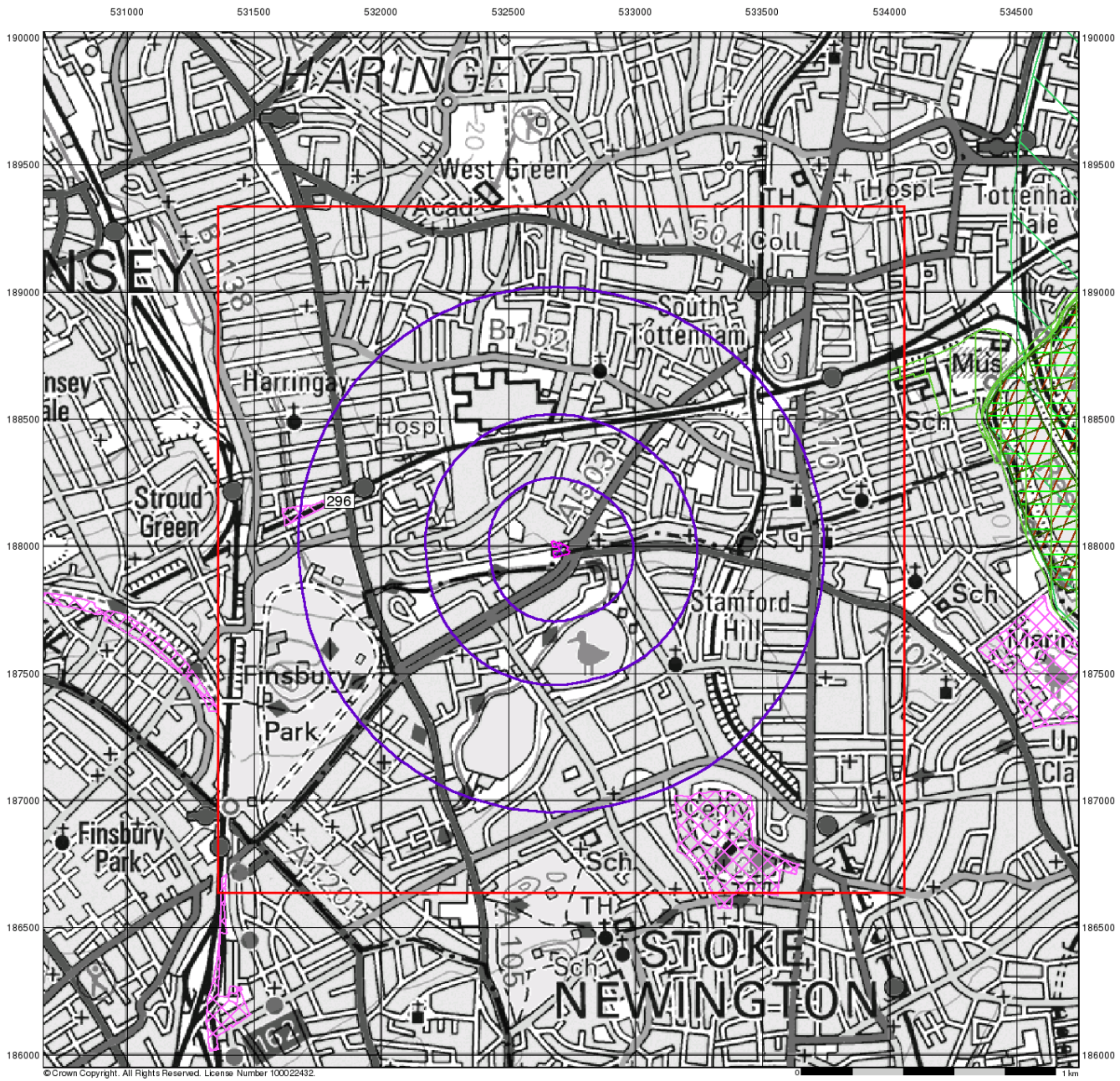
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Sensitive Land Uses

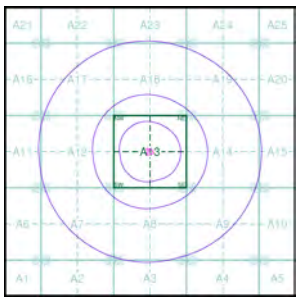
General

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

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



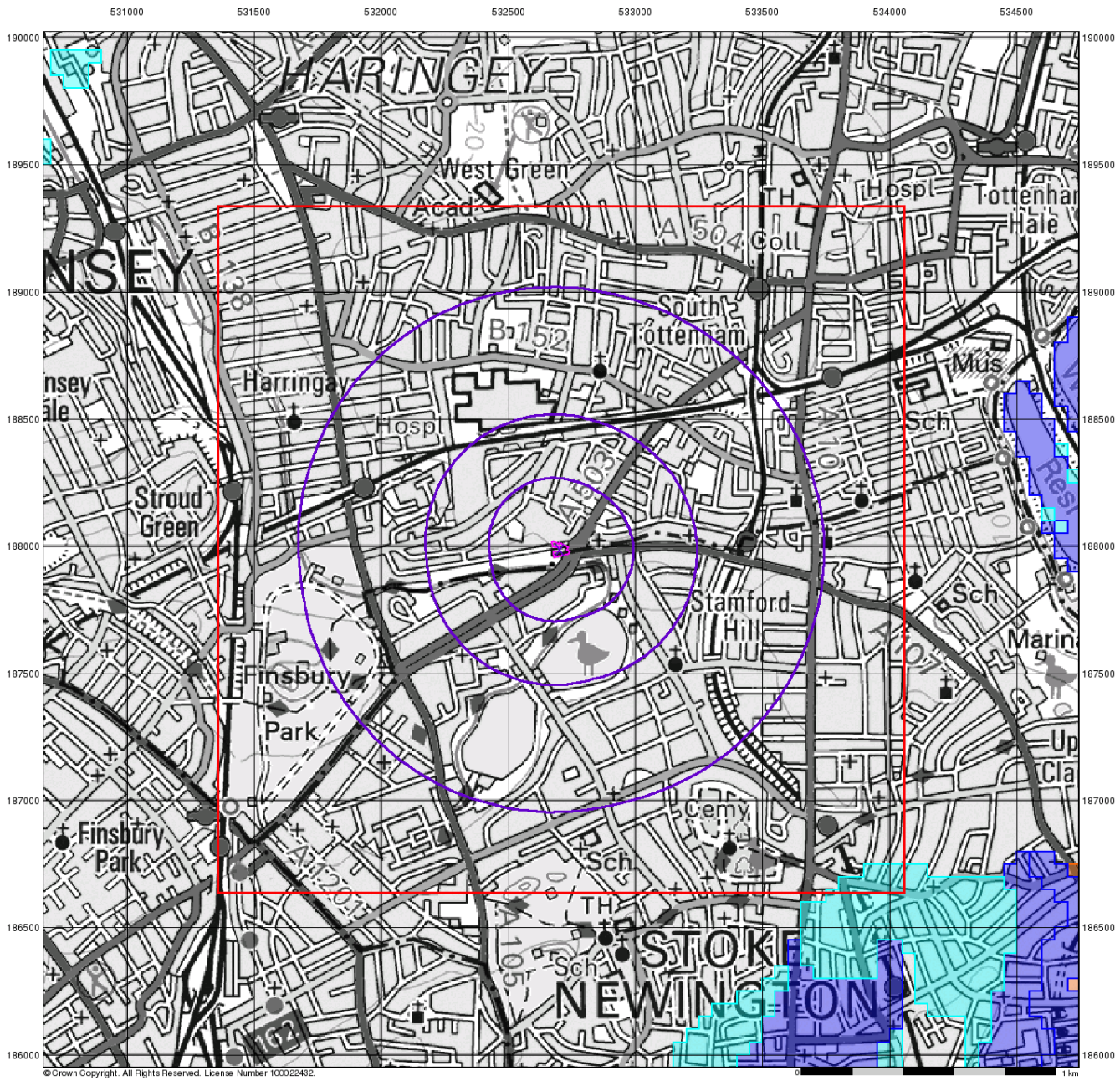
Order Details

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BGS Flood GFS Data

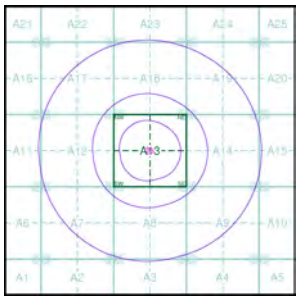
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

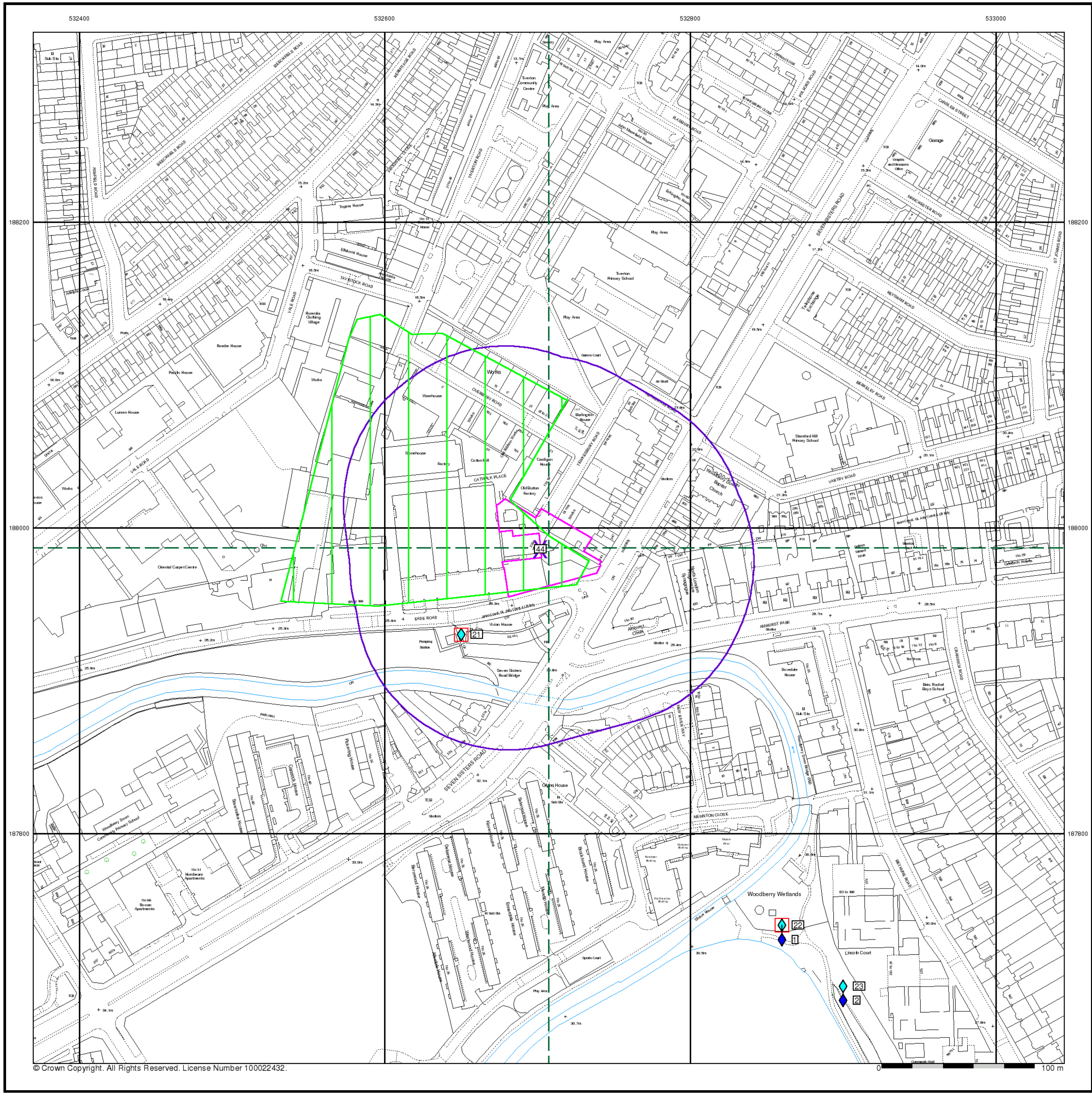
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Search Buffer (m):	1000

Site Details

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

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

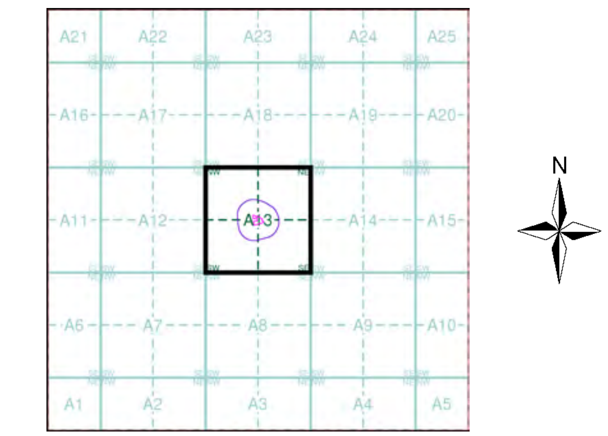
Geological

- BGS Recorded Mineral Site

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Segment A13



Order Details

Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Plot Buffer (m):	100

Site Details

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

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- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

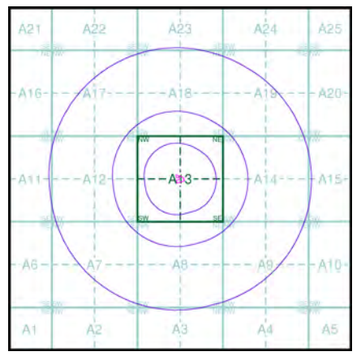
Geological

- BGS Recorded Mineral Site

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Slice A



Order Details

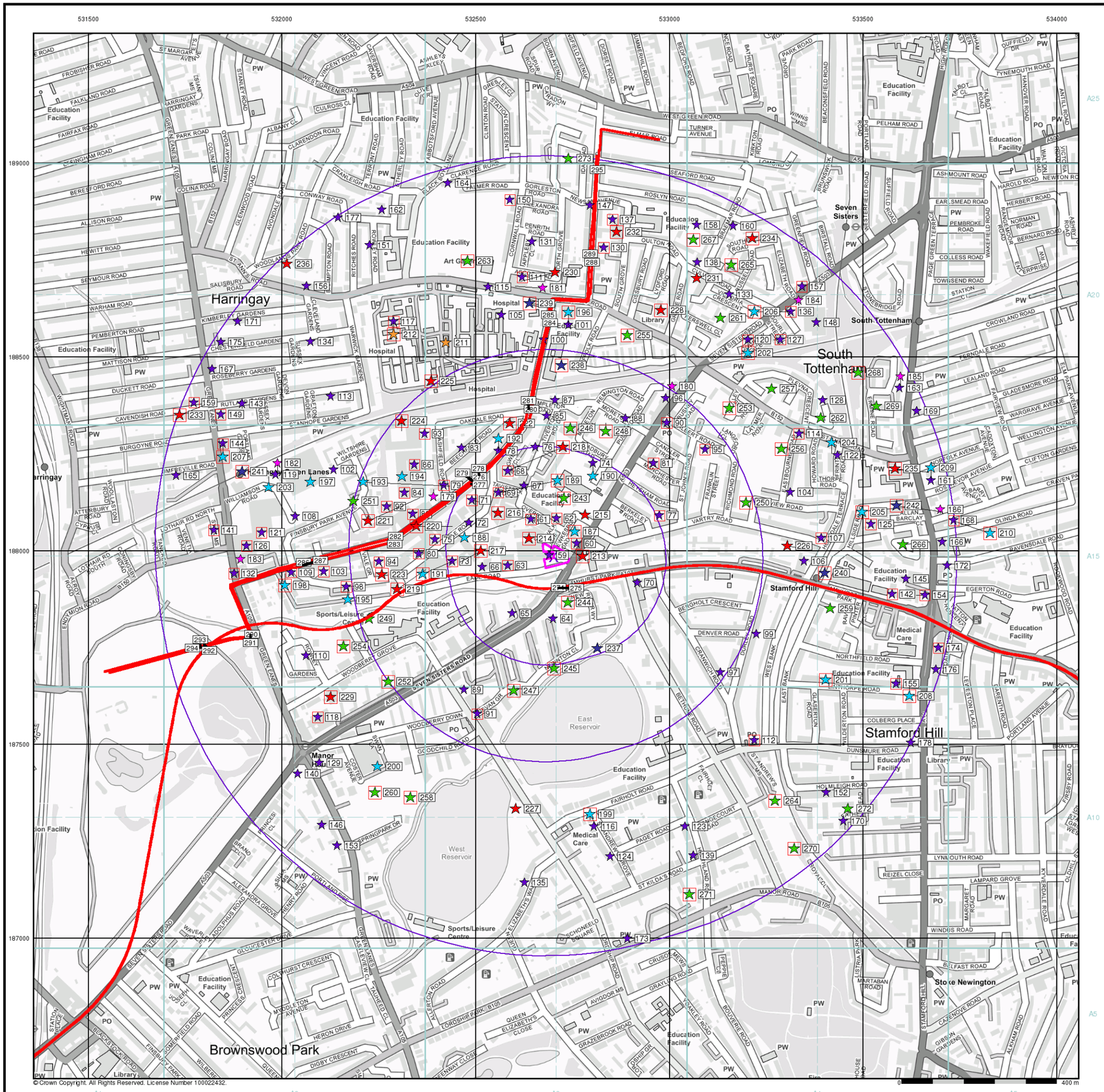
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Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details

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

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Industrial Land Use Map

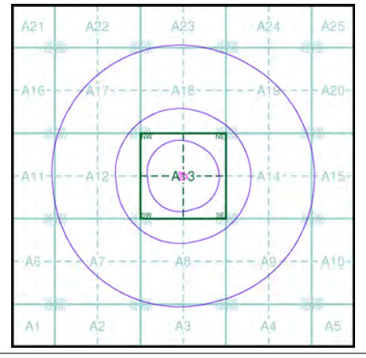
General

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

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

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

Site Details

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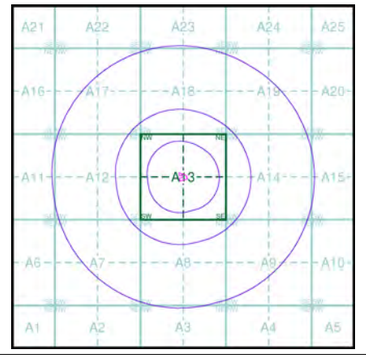
General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

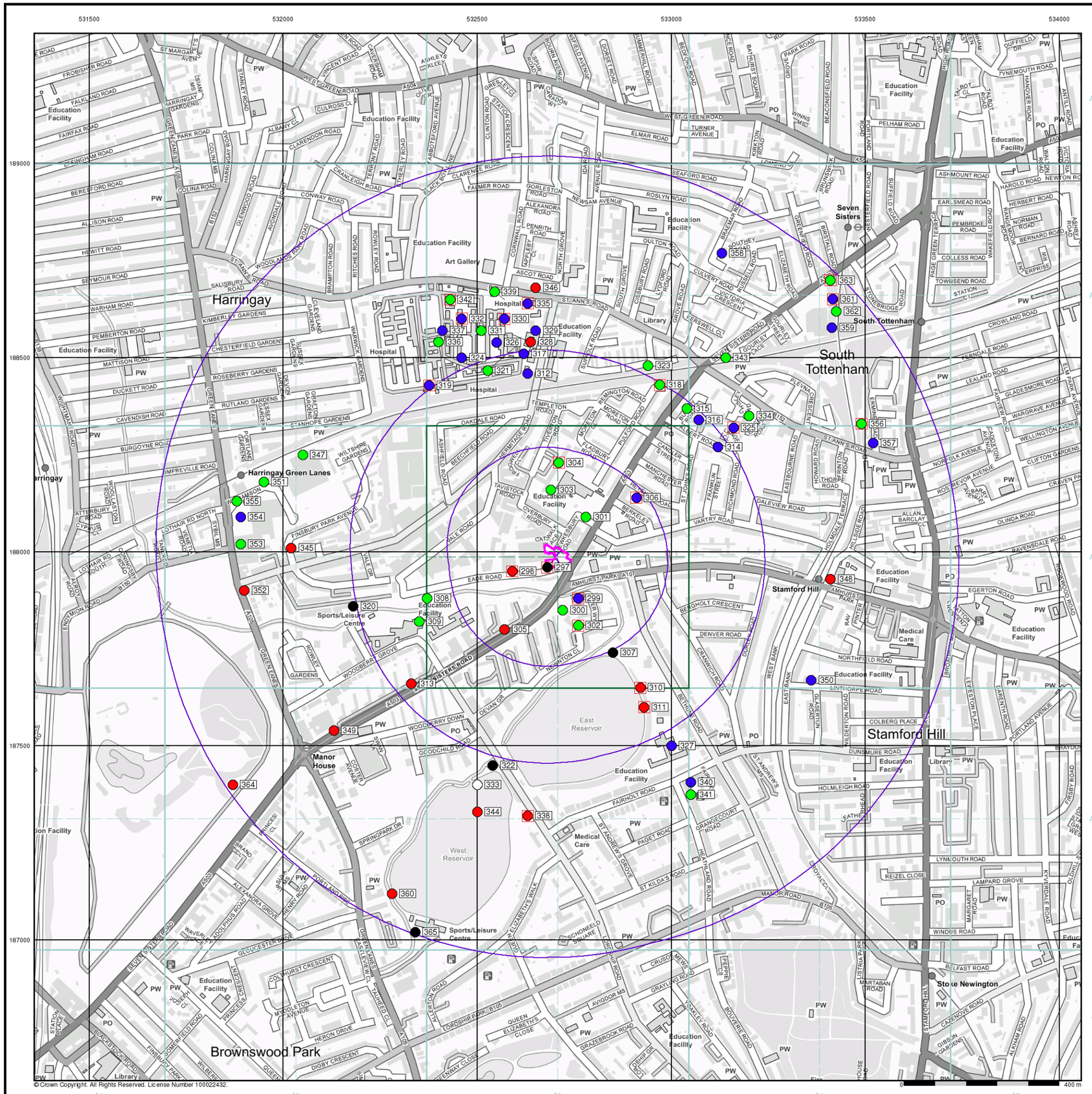
Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details

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General

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- Bearing Reference Point
- Map ID
- Several of Type at Location

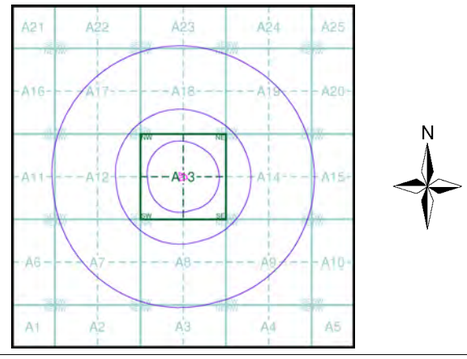
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

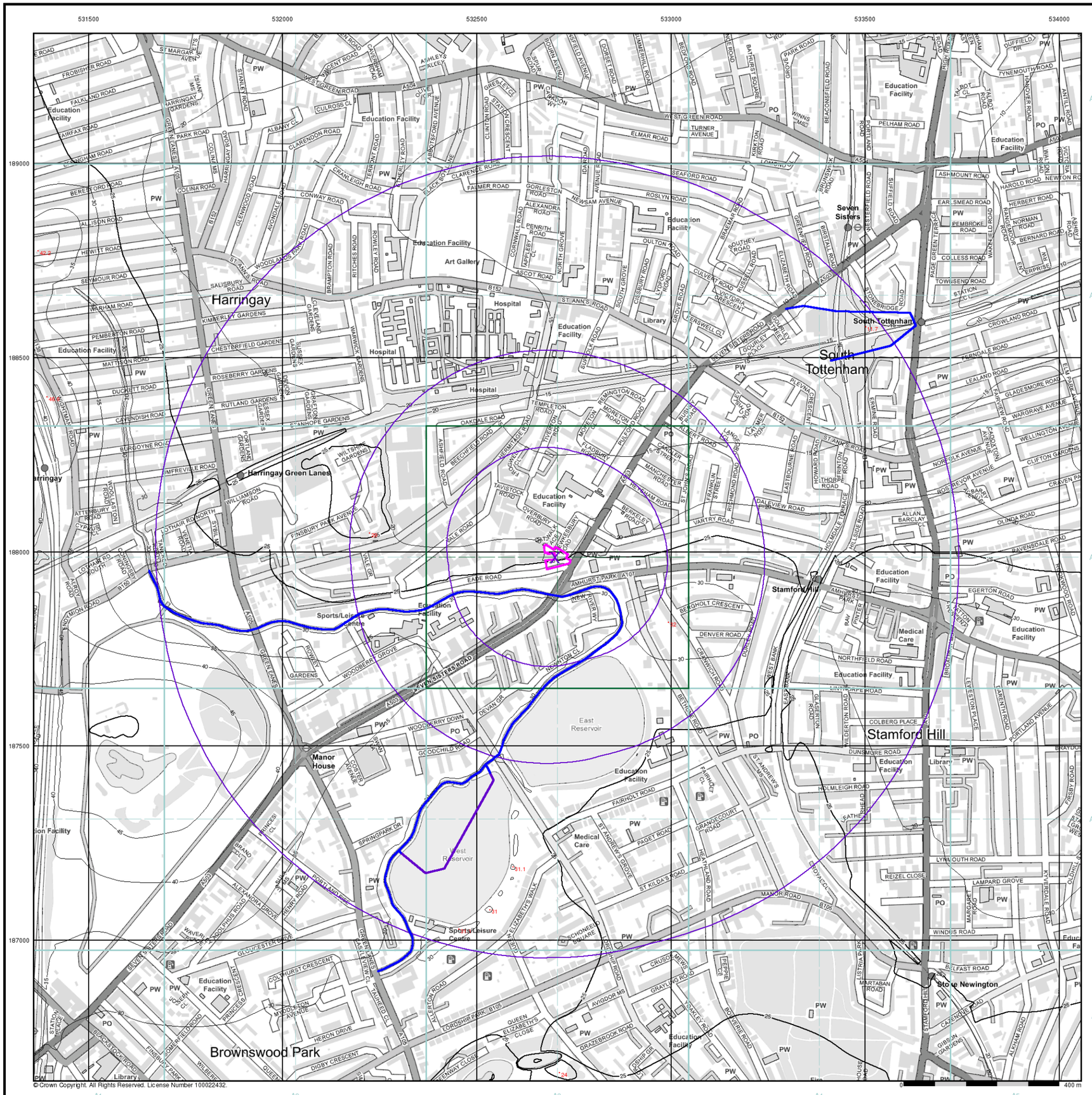
Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data

- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea

Contours (height in meters)

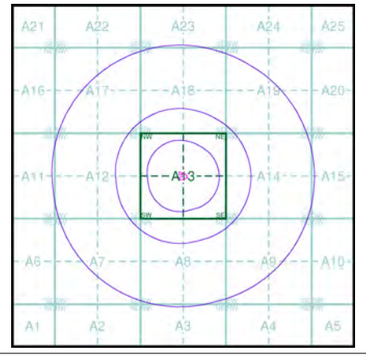
Standard Contour 105 100 95

Master Contour

Spot Height 167.3

- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

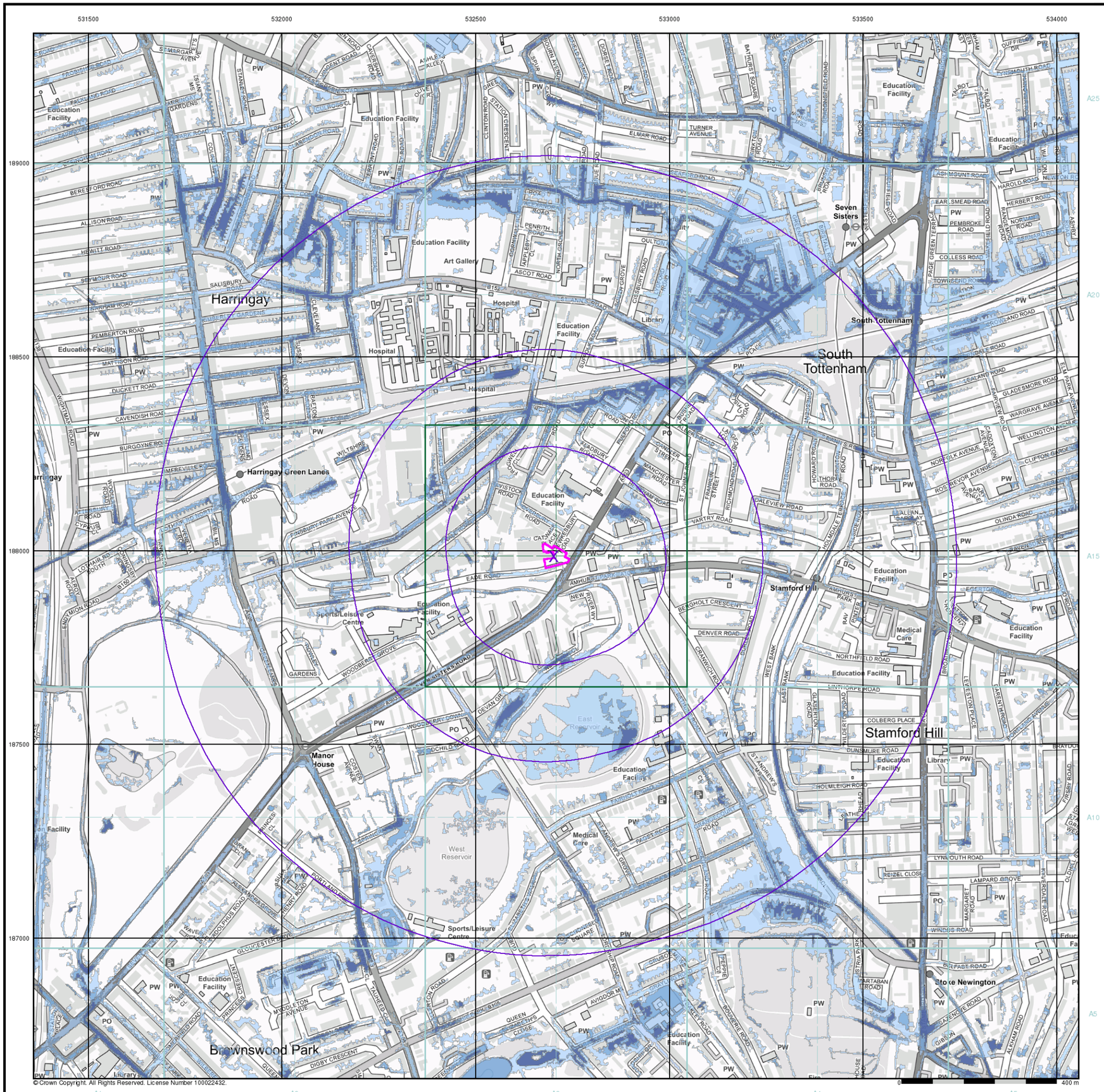
Order Number:	302471250_1_1
Customer Ref:	24822
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- Specified Buffer(s)
- X Bearing Reference Point

Risk of Flooding from Surface Water

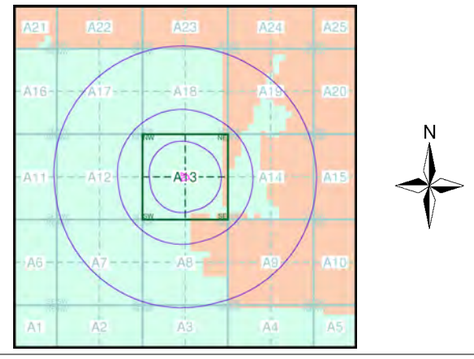
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

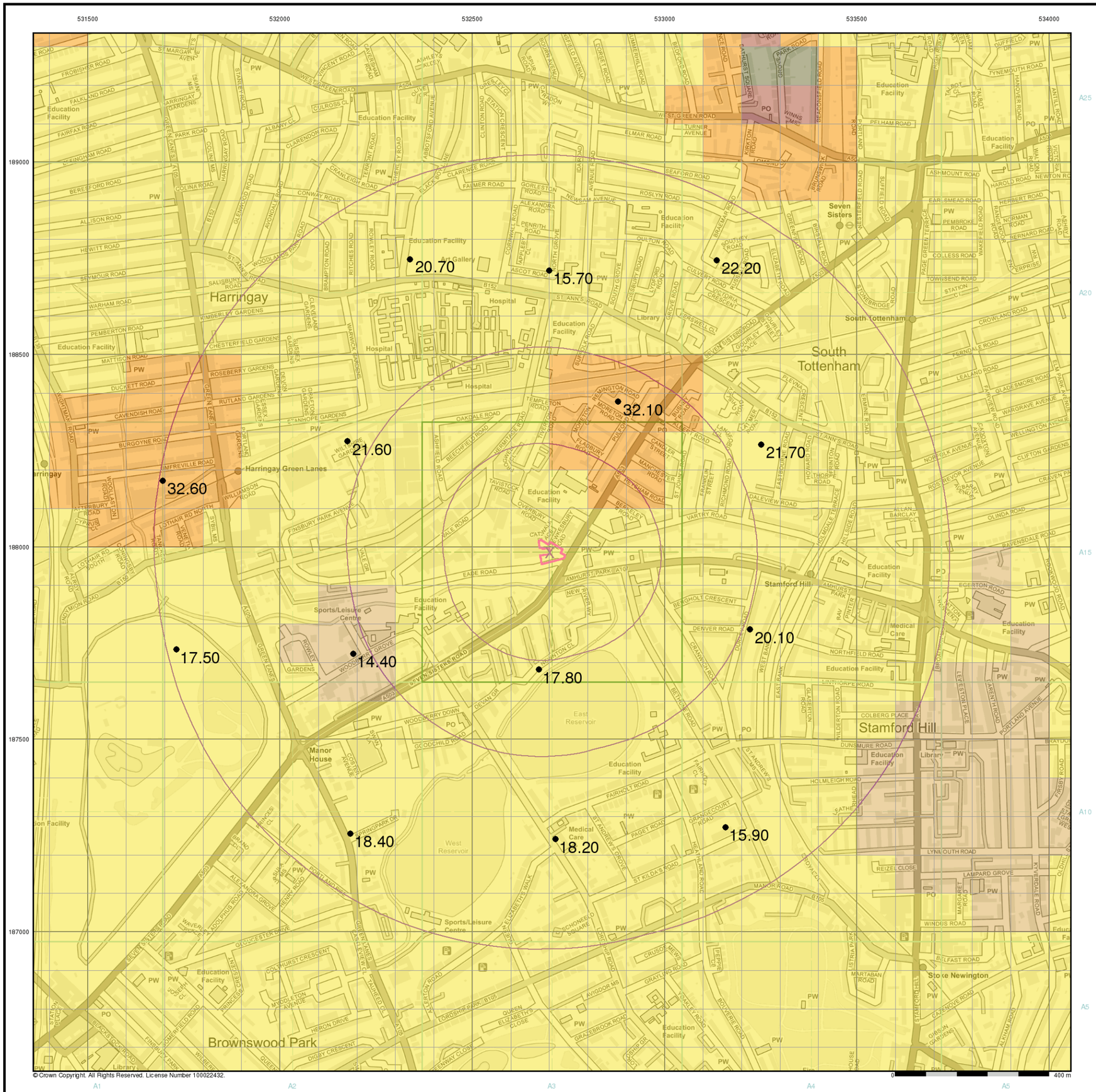
Order Number:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

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Specified Site | Specified Buffer(s) | X Bearing Reference Point

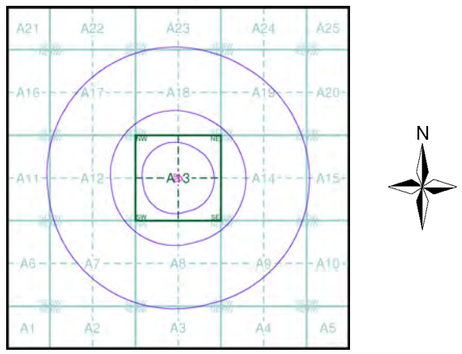
Urban Soil Chemistry Arsenic

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

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Urban Soil Chemistry Arsenic - Slice A



Order Details

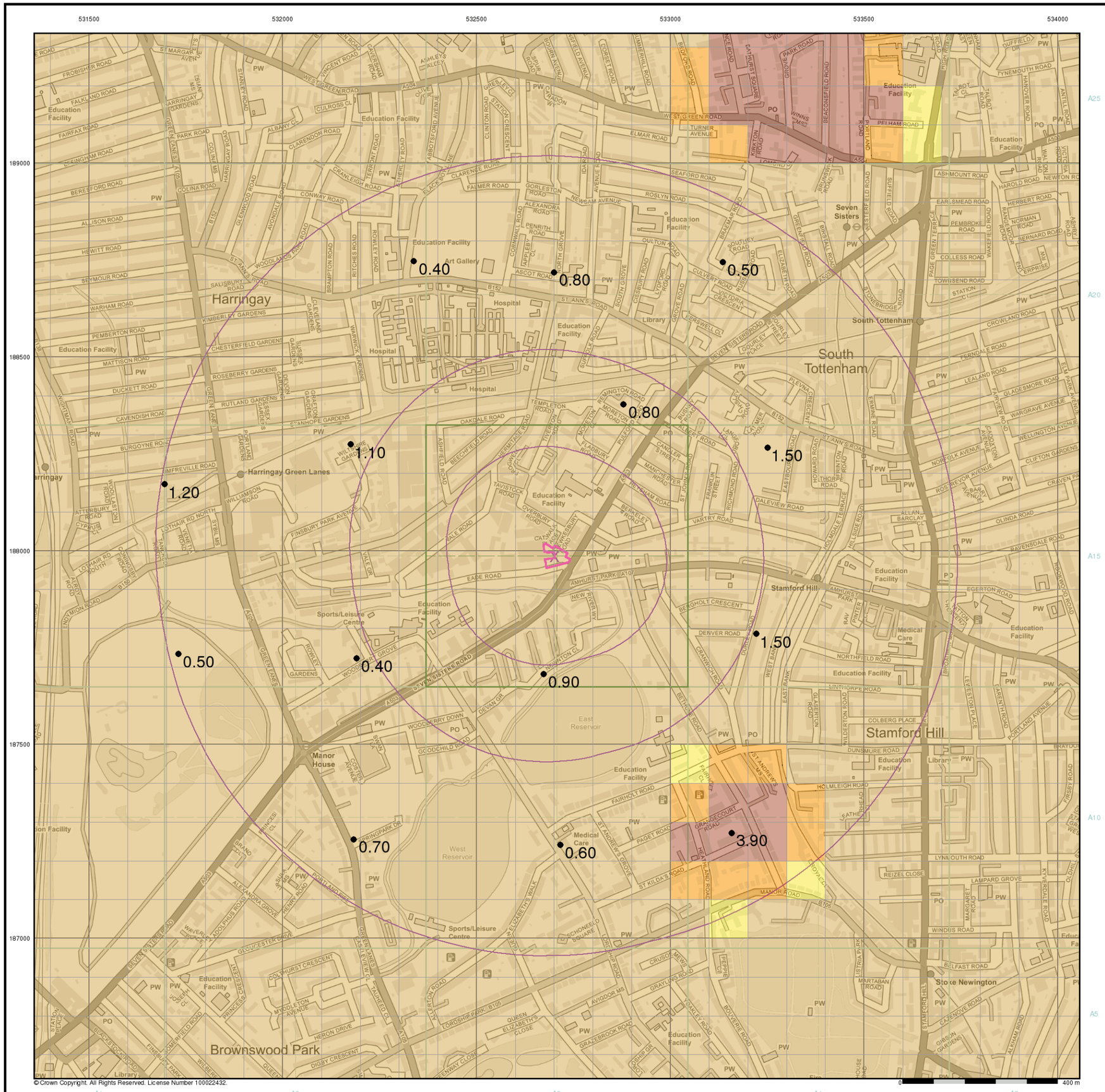
Order Details:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha)	0.23
Search Buffer (m)	1000

Site Details

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

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General

Specified Site | Specified Buffer(s) | Bearing Reference Point

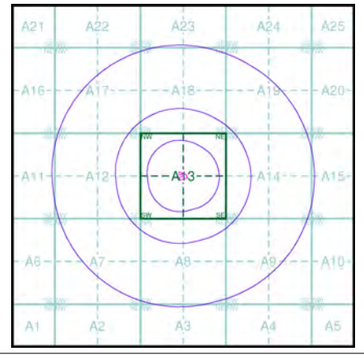
Urban Soil Chemistry Cadmium

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

Cadmium Concentrations mg/kg

- < 1.8
- 1.8 - 2.2
- 2.2 - 3.0
- > 3.0

Urban Soil Chemistry Cadmium - Slice A



Order Details

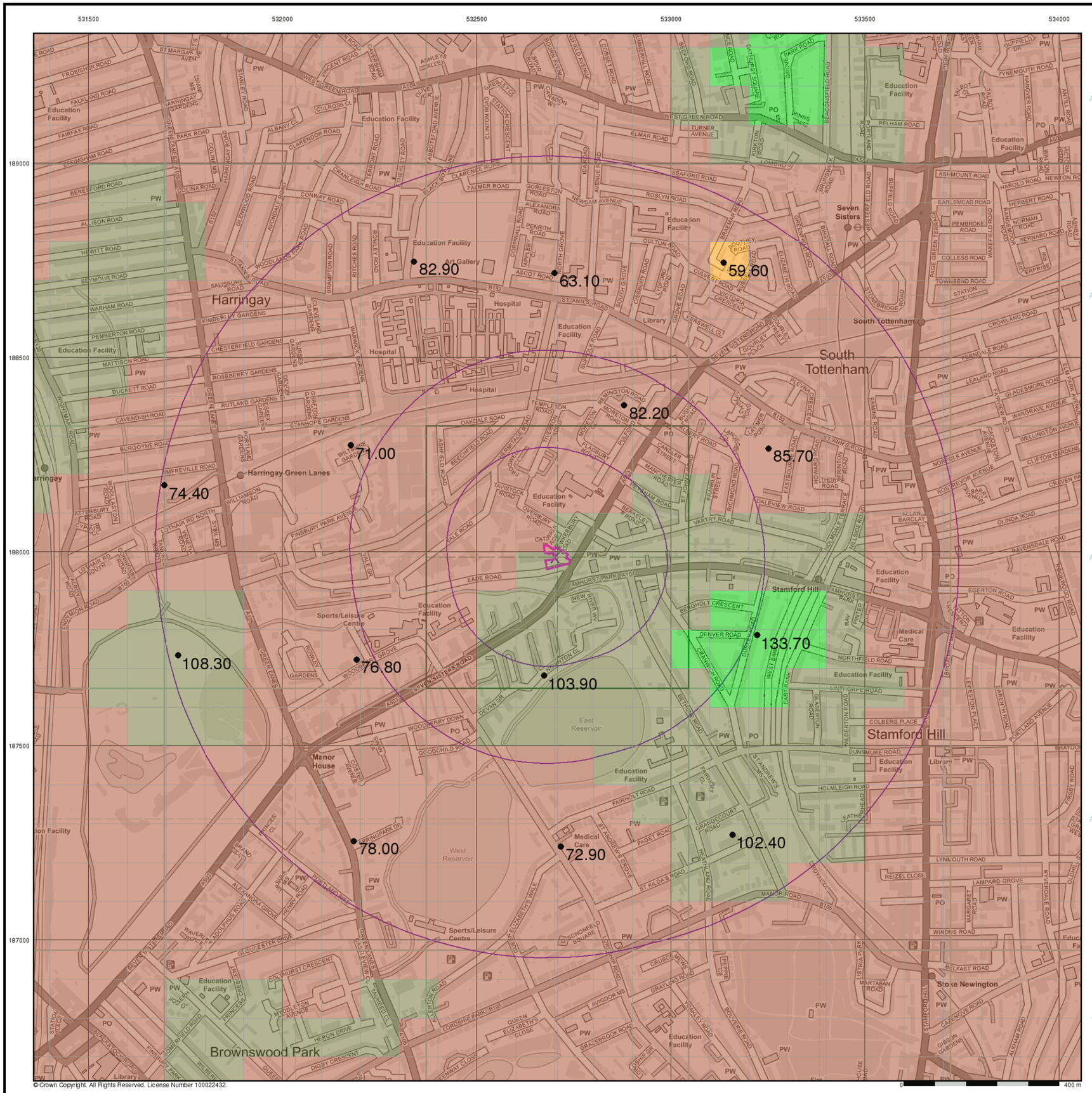
Order Details:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha)	0.23
Search Buffer (m)	1000

Site Details

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Specified Site | Specified Buffer(s) | X Bearing Reference Point

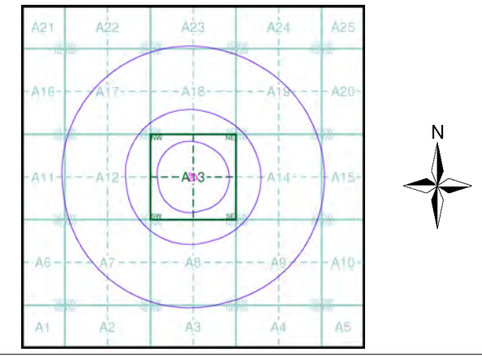
Urban Soil Chemistry Chromium

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

Chromium Concentrations mg/kg

< 20
20 - 40
40 - 60
60 - 90
90 - 120
120 - 180
> 180

Urban Soil Chemistry Chromium - Slice A



Order Details

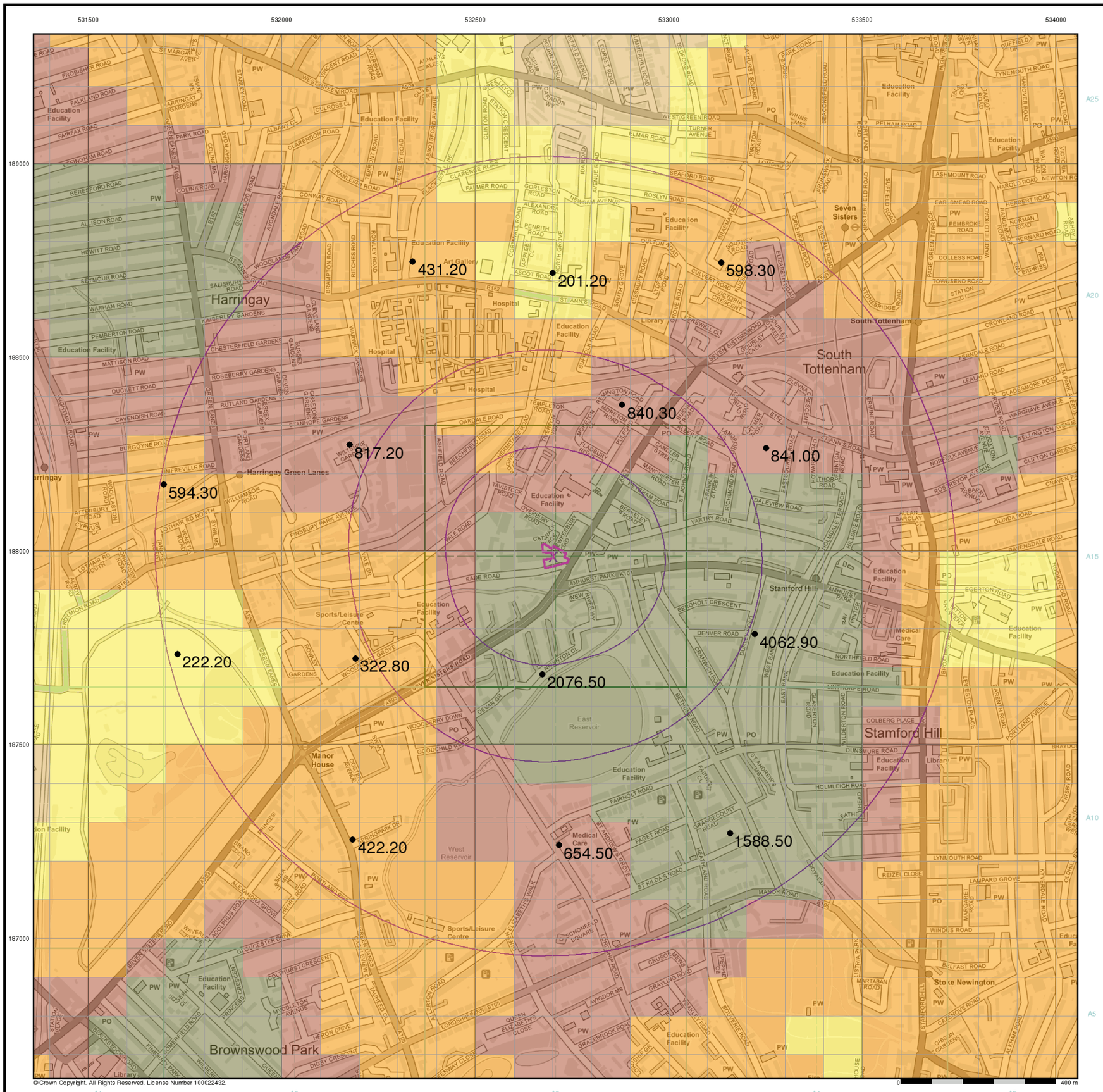
Order Details:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha)	0.23
Search Buffer (m)	1000

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General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

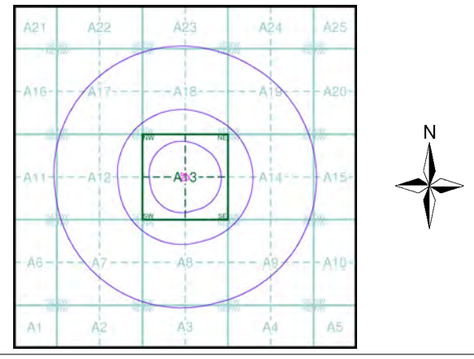
Urban Soil Chemistry Lead

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

Lead Concentrations mg/kg

- < 150
- 150 - 300
- 300 - 600
- 600 - 900
- > 900

Urban Soil Chemistry Lead - Slice A



Order Details

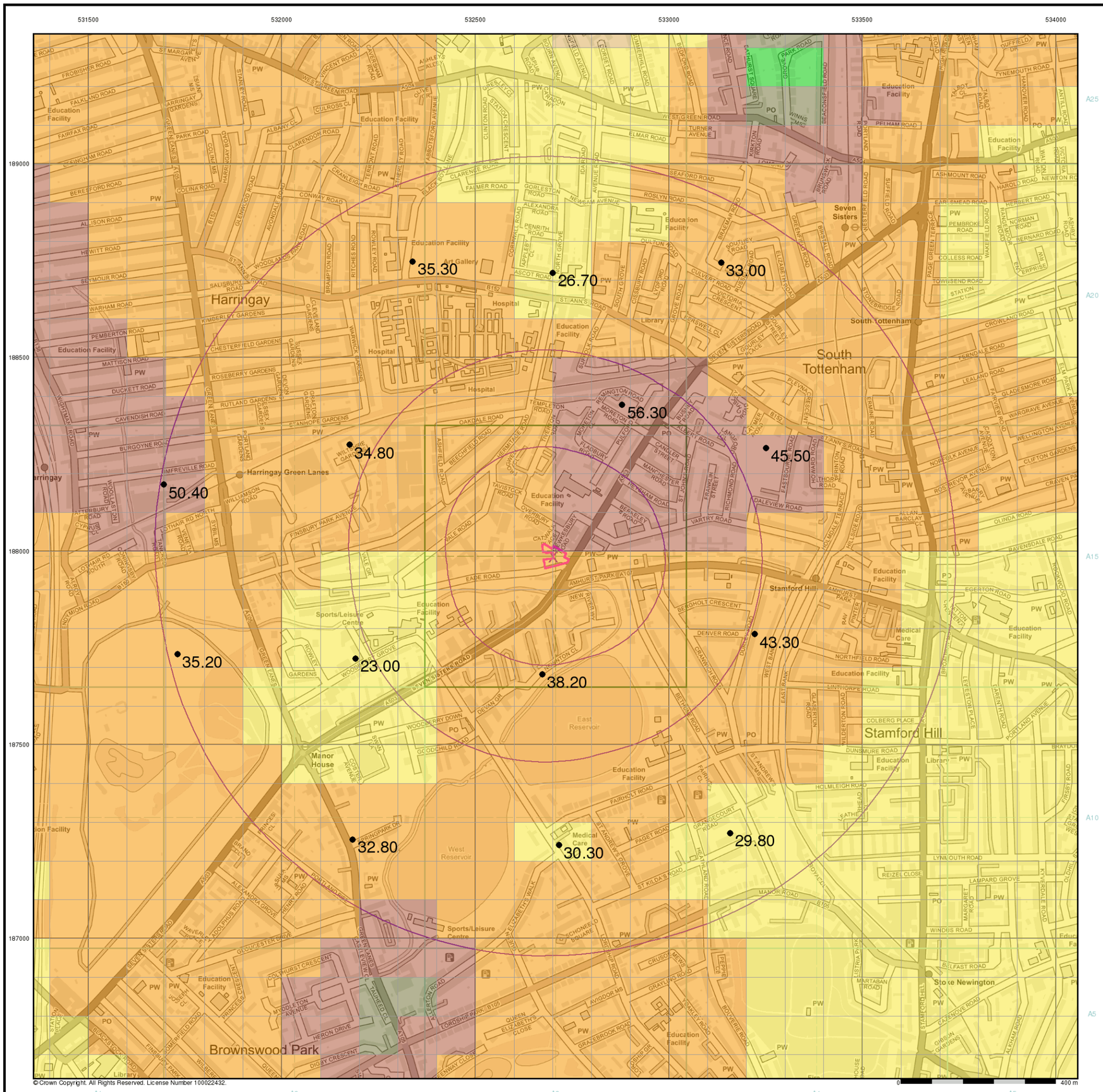
Order Details:	302471250_1_1
Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha)	0.23
Search Buffer (m)	1000

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Specified Site | Specified Buffer(s) | X Bearing Reference Point

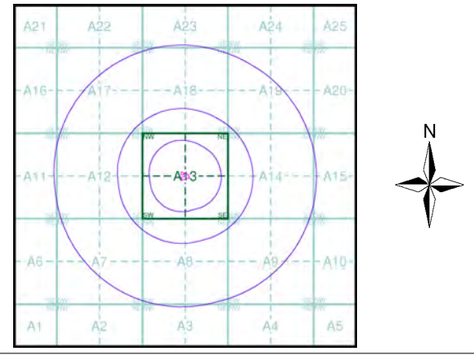
Urban Soil Chemistry Nickel

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

Nickel Concentrations mg/kg

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

Urban Soil Chemistry Nickel - Slice A



Order Details

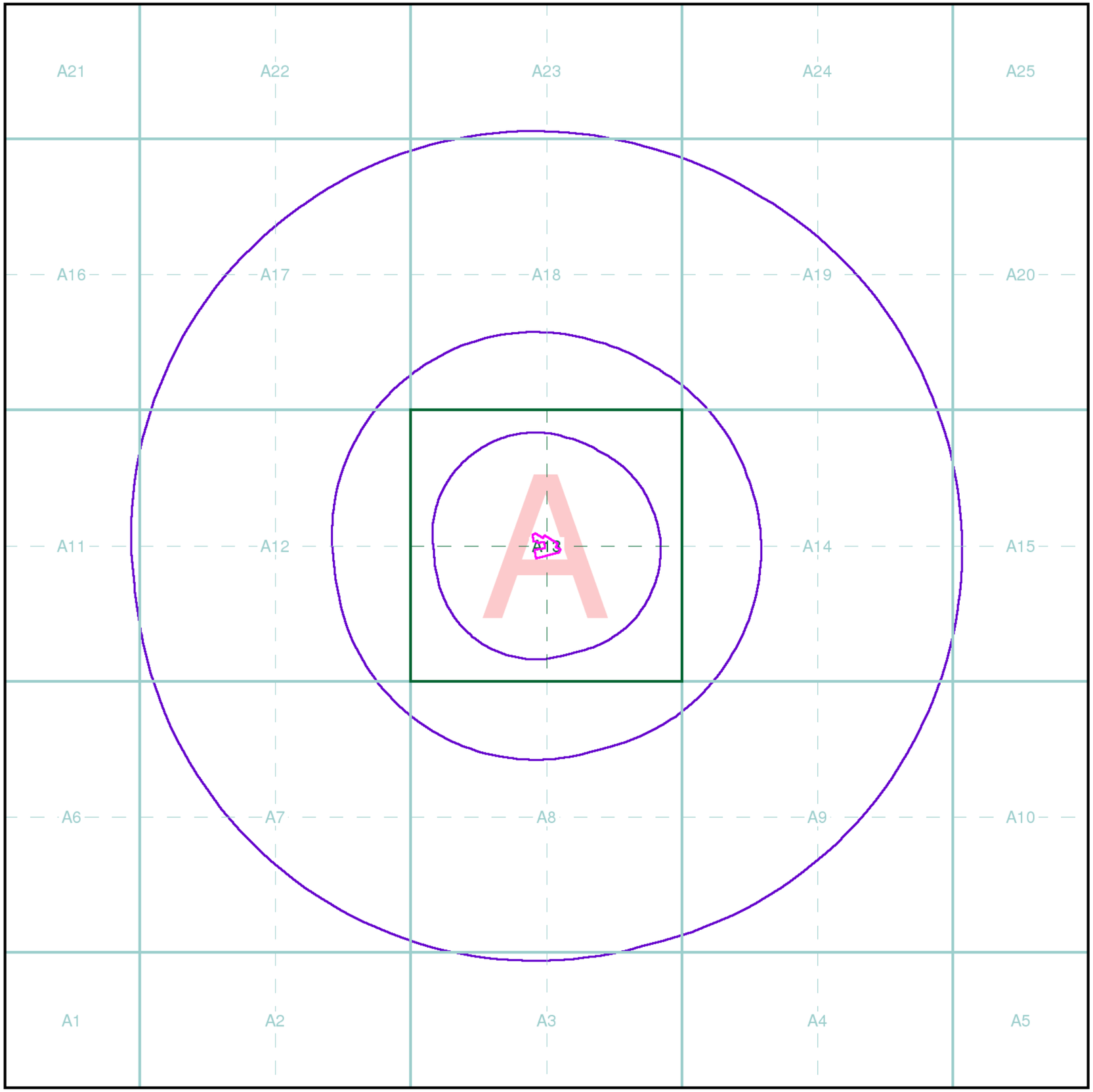
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Customer Ref:	24822
National Grid Reference:	532700, 187990
Slice:	A
Site Area (Ha)	0.23
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Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:

Map data

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

NATURAL ENGLAND

Envirocheck reports are compiled from 136 different sources of data.

Prepared For
A2 Site Investigation

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

Order Details

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

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

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http://www.landmarkinfo.co.uk/Terms/Show/515

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Appendix C: Unexploded Ordnance Risk Assessment

STAGE 1 PRELIMINARY UXO RISK ASSESSMENT

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

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

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

INTRODUCTION

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

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

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

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

The Stage 1 Preliminary Risk Assessment considers the following:

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

THE SITE

The Site (approximately centred on the National Grid Ref: TQ 32704 87989) is located in Harringay Warehouse District, within the London Borough of Haringey, approximately 690m east of Stamford Hill railway station.
The Site comprises areas of hardstanding, including car parks and refuse areas in the south and north-east, and vegetation in the south-east. It is bound to the north-east a by residential and commercial structures on Netherton Road, to the east by Seven Sisters Road, to the south by a gate to Eade Road, to the south-west by a car park on Eade Road, and to the north-west by a hardstanding yard. A six-storey structure lies adjacent to the Site, positioned between the north and south.



THE PROPOSED WORKS

SI works comprise the drilling three boreholes (depths are not known at the time of writing), trial pits, window samples and soakaway tests.
The proposed scheme involves the redevelopment and expansion of live-work units on the Site, as part of a wider plan for the entire Harringay Warehouse District. A new six-storey block plus two basement levels, and a new four-storey block are proposed adjacent to Eade Road in the south of the Site.

ENEMY ACTION DURING WWI AND WWII

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

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

SITE HISTORY	
What was the Site occupancy historically, especially during WWI and WWII?	The Site comprised an open field with a small structure in the south, and a part of structure, a store fittings factory, positioned outside the Site boundary bound to the west. It was bound to the north-west by residential or commercial structures on Tewkesbury Road, to the east by Seven Sisters Road, to the south by Eade Road, and to the west by a structure and a parking lot.
RISK MITIGATING FACTORS	
Post-conflict ground works	Aerial photography indicates that by 1950 the small structure had been replaced by a larger one-storey structure and surrounded areas had been laid to hardstanding in the south of the Site. By 1999, the structure in the south had been demolished and the area had been laid to hardstanding. The same occurred in the north of the Site; The adjacent factory had been demolished by 1999. The excavations associated with the foundations for the structures are anticipated to have been shallow (1-2m bgl). The clearance of the WWII-era and post WWII structures, the laying of the hardstanding and the repurposing of the undeveloped area are likely to have disturbed WWII-era soil to very shallow depths (<1m bgl). No deep (>2m bgl) excavations of WWII-era soil are likely to have occurred post-WWII.
Likelihood of UXO remaining	The risk associated with (any) very shallow buried UXO may have been largely mitigated. The risk associated with shallow buried UXO will have been partially mitigated. The risk associated with (any) deep buried UXO almost certainly remains unmitigated.

CONCLUSIONS

German UXO:

- London was the most heavily bombed city in Britain during WWII, as indicated by official wartime figures. Despite the Site's location in a peripheral borough, it was still situated in relatively close proximity to central London. An identified target, Tottenham Water Treatment Works and Reservoir, was also present within 2.5km. As a result, the borough experienced a high bombing density.
- 15 bombing incidents were recorded within an approximate 300m radius of the Site; the closest of these incidents was plotted approximately 100m to the north-west.
- Although no damage is recorded on Site in the abovementioned LCC bomb damage mapping, as the majority of the Site was occupied by undeveloped ground during WWII, any potential damage in these areas will not have been recorded. However, no damage is recorded to adjacent structures.
- Although a section of the Site comprised an open ground during WWII, within which a UXB strike is typically less likely to have left clear evidence of its descent, it is anticipated that access and monitoring will have remained frequent/high, given the structures to the north, and the roadways around the south and east. Due to this, a crater or entry hole left by a UXB is more likely to have been observed, than in a large open field, for example.
- As little significant ground works have occurred on Site post-WWII, only soil at very shallow to shallow depths is thought likely to have been disturbed in these areas. While ground investigation works are planned below the partially mitigated depths, this risk is considered to be mitigated by the lack of recorded bomb strikes or damage on Site.
- In summary, due to the lack of evidence of bombing and/or related damage on Site or in the immediate vicinity, coupled with the anticipated frequent access to the Site, the risk from UXO is not considered to be elevated above the background level for Harringay.

British / Allied UXO:

- No evidence of significant military activity specifically on Site has been found and none is likely to have occurred.
- It is quite possible that an unexploded British AA shell struck the Site during WWII and penetrated to a shallow depth in the undeveloped areas. Any such incidents could have been overlooked and remain in situ.

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

Appendix D: Site Walkover Records



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



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



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

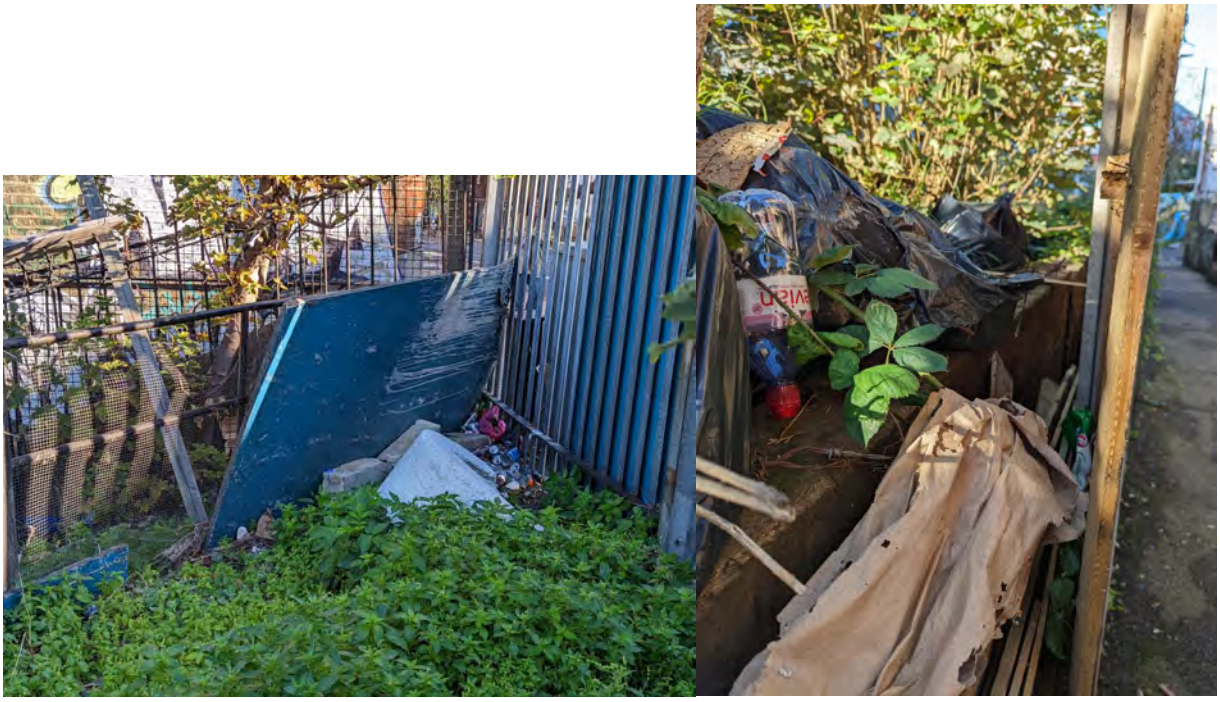


Image 4: Example of stockpiled materials and waste/litter scattered around the site.



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



Image 6: Bin storage area.



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



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



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



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



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



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

A-squared Studio Site Walkover Record Sheet

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

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

A-squared Studio Site Walkover Record Sheet

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

A-squared Studio Site Walkover Record Sheet

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

Appendix E: Regulatory Correspondence

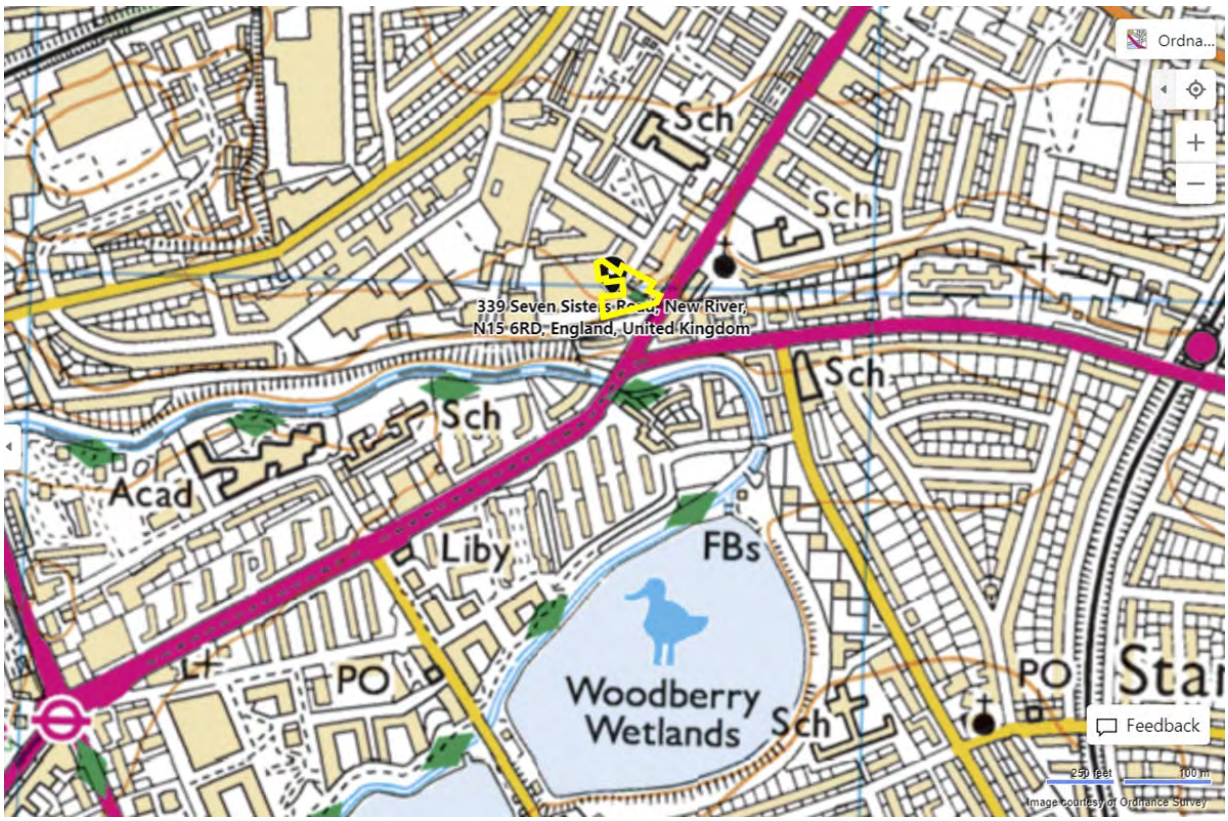
Justyna Edgar

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

Good afternoon,

A2 Site Investigation are preparing a geo-environmental Desk Study report. Please can you provide the requested information (see below) held by the Environment Agency (EA) with respect to the subject site shown on the below plans, if information is available. The site boundary is as shown by the yellow line. The site is located at Harringay Warehouse District, Tottenham, London, closest postcode: N15 6RD.





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

The information specifically requested is any information held by the EA on the following bullet points, either for the site itself or within 500 m of the site boundary:
(information on the distance and direction to each identified feature is also requested)

- Background groundwater and surface water quality;
- Groundwater flow direction (for the various geological units) and general hydrogeological site setting / hydrogeological parameters;
- Licenced water abstractions (surface and groundwater) and details of the geological unit each abstracts from;
- Groundwater Source Protection Zones (SPZs);
- Licenced Discharge Consents;
- Records of any pollution incidents and remediation subsequently undertaken;
- Records of any 'Special Sites' as per Part 2a (EPA 1990);
- Details of any sites under consideration for investigation as a potential 'Special Site' as per Part 2a (EPA 1990);
- Records of current or historical landfill sites or waste sites;
- Details of any lined surface watercourses;
- Details of any culverted watercourses;
- Historical land uses (specifically for the site or immediately adjacent to it rather than within 500 m, in this case); and
- Any ground investigation data for the site or immediately surrounding area.

Thank you.

Kind regards

Justyna

Justyna Edgar

MSc PhD DIC FGS
Head of Geology & Science

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

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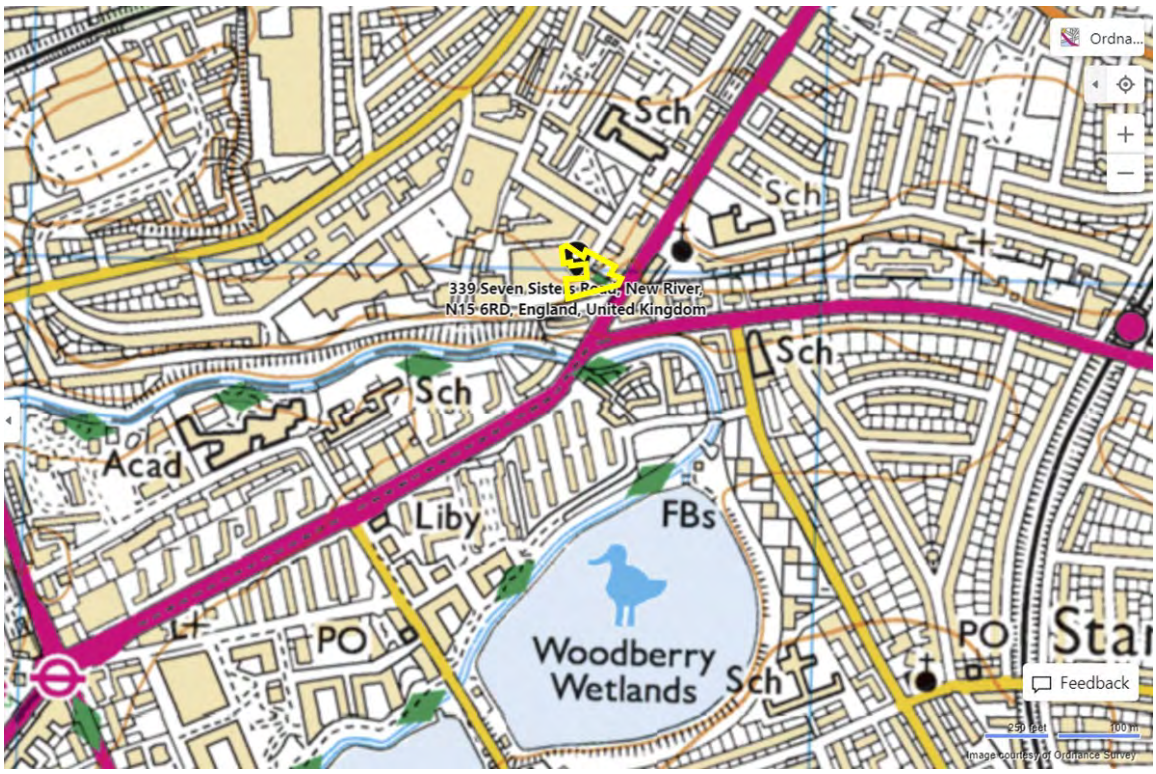
Justyna Edgar

From: Justyna Edgar
Sent: 11 October 2022 17:01
To: 'enforcement@Haringey.gov.uk'
Subject: Information Request for Geo-environmental Desk Study - Harringay Warehouse District, London N15 6RD.

Good afternoon,

A2 Site Investigation are preparing a geo-environmental desk study report. Please can an Environmental Health Officer provide the requested information (see below) held by the local authority with respect to the subject site shown on the below plans, if information is available. The site location is marked with yellow line below. The site address is: Harringay Warehouse District, Tottenham, London, nearest postcode: N15 6RD.





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

The information specifically requested is any information held by the local authority on the following bullet-points. Information for the site or within 500 m of the site is generally requested. Information on the distance and direction of each identified feature from the site is also requested.

- Historical land uses (specifically for the site or immediately adjacent to it rather than within 500 m, in this case);
- Licenced private water abstractions (surface or groundwater) and details of the geological unit each abstracts from and water use;
- Recorded pollution incidents and the incident response / remediation details;
- Any Part 2a sites (EPA 1990);
- Any sites being considered for investigation under Part 2a (EPA 1990);
- Records of current or historical landfills and waste sites; and
- Any ground investigation data (specifically for the site or immediately adjacent to it rather than within 500 m, in this case).

Kind regards

Justyna

Justyna Edgar
MSc PhD DIC FGS
Head of Geology & Science
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