



Meeting room with evidence of potential rat droppings



Off-site - loading area directly north-east of site



Old kitchen, accessed internally



Partially blocked drain and back storage area access



Vacant one roomed apartment with suspected asbestos roofing

Project Details	WIE20265-102: 807 High Road
Figure Title	Figure B2: Site Photographs
Figure Ref	WIE20265-102_GR_PRA_B2A
Date	January 2024
File Location	\\s-Incs\wiel\projects\wie20265\102\graphics\pralissued figures
	www.watermangroup.com

C. Ground Gas Risk Assessment

Appendices

Preliminary Risk Assessment
Document Reference: WIE20265-102
WIE20262-102-R-1-2-1-PRA

Parameter	Select parameter	Assessment score	Impact on ground gas risk to completed development	Reasoning	Supporting guidance and reference
Is there an existing Ground Investigation report for the Site?	Yes	0	Review the GI information if available	An existing ground investigation may include information such as proven geology, groundwater levels and ground gas monitoring which allows for more accurate assessment of the ground gas regime.	
Is the Site within 20m of an area of former coal mining or landfilling?	No	0	Reduces risk	The absence of coal mining or landfills close to the Site removes a significant potential source of ground gas risk.	The Coal Authority: Risk Based Approach to Development Management; Guidance for Developers (2017) [Section 2.2, Page 7] CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Section 3, Page 3] EPG: Ground Gas Information Sheet 3 Screening approach for landfill gas migration around landfill sites (November 2018) [Page 2]
Is the Site in an area at risk of radon?	No	0	No impact on risk	The proposed development is unlikely to include any radon protective measures that could also mitigate ground gas risk.	Building Research Establishment: BRE 211 Radon - Guidance on protective measures for new buildings [Section 5 Page 6]
Primary soil type assessed	Made Ground with low organic content (i.e. bricks, demolition material, crushed concrete sub-base)	1	No increase in risk	Where organic matter is unlikely to comprise a significant component of Made Ground the methane generation potential is relatively low as material such as brick, glass, concrete and demolition waste (except wood) does not putrefy.	CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Section 3, Page 3] EPG: A pragmatic approach to ground gas risk assessment for the 21st Century (2011) [Page 2]
Secondary soil type assessed (if assessing multiple strata)	Not Applicable	0	Not Applicable	Not Applicable	CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Section 3, Page 3] EPG: A pragmatic approach to ground gas risk assessment for the 21st Century (2011) [Page 2]
Thickness of Made Ground (if present on-Site)	Not applicable	0	Reduces risk	Absence of Made Ground reduces risk of petrogenic material beneath the Site	CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Section 3: Page 4]
Period since Made Ground emplaced (if present on-Site)	Not applicable	0	Reduces risk	Absence of Made Ground reduces risk of petrogenic material beneath the Site	CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Appendix A, Page 10]
Existing building type (if applicable)	New development proposed	0	Reduces risk only if appropriate protective measures are included where necessary	Construction of new buildings offers an opportunity to design gas protection directly into the structure , with more flexibility and reliability than retrofitting an existing structure. Requirement for gas protection is informed by ground conditions.	CIRIA: C665 Assessing Risks Posed by Hazardous Ground Gases to Buildings (2007) [Table 8.6, Page 90] British Standard: BS8485 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015) [Table 86 Page 90]
Development type	Type B: Residential (flats) or public buildings such as hospitals, schools, leisure centres, hotels etc	1	Increases risk	Residential spaces are likely to include confined spaces where gases can accumulate to dangerous concentrations.	British Standard: BS8485 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015) [Section 7, Page 21]
Ground floor slab construction details	Not known	0	Does not reduce risk	Does not reduce risk	CIRIA: C665 Assessing Risks Posed by Hazardous Ground Gases to Buildings (2007) [Table 8.6, Page 90] British Standard: BS8485 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015) [Section 7.2, Page 23]
Development includes a basement?	No	1	Does not reduce risk	Where the development does not include a basement the majority of potential ground gas source material will likely remain beneath the Site.	British Standard: BS8485 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015) [Annex A Page 36] CIEH: The Local Authority Guide to Ground Gas (September 2008) [Section 7 Page 101]
If a basement is present, is this structure in contact with groundwater-bearing strata?	No basement	0	Does not increase risk	Not Applicable	EPG: Dissolved methane monitoring for ground gas risk assessment (September 2018) [Page 1]
Presence of off-Site sources with potential pathway to Site?	No	0	Does not increase risk	Where no potential off-Site sources exist, or where there is no direct pathway for these gases to migrate to the Site no risk exists.	
Total Assessed Score	3				
In consideration of the above details the development is considered to be at			Very Low Risk	for ground gas issues.	
Based on the sensitivity of the end-use receptor			no further ground gas investigation or assessment required.		

D. Consultation Information

Appendices

Preliminary Risk Assessment
Document Reference: WIE20265-102
WIE20262-102-R-1-2-1-PRA

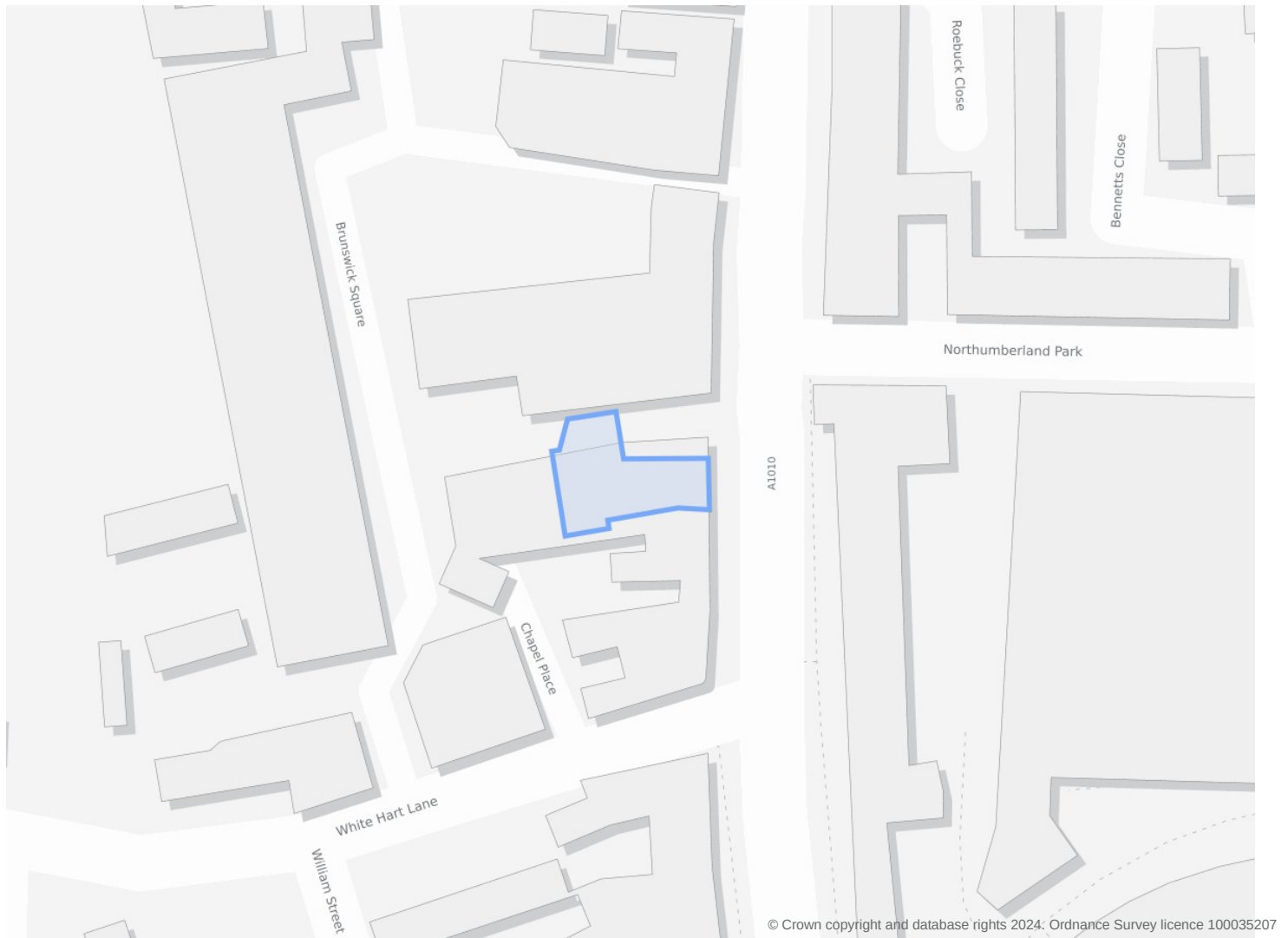
807, HIGH ROAD, TOTTENHAM, LONDON, N17 8ER

Order Details

Date: 18/01/2024
Your ref: WIE20265-102_PO126773
Our Ref: WTM1-XGN-T2S-FFG-6KQ

Site Details

Location: 533850 191453
Area: 0.06 ha
Authority: [London Borough of Haringey](#)



[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p. 14 >](#) groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use>	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses>	3	7	34	51	-
19 >	1.2 >	Historical tanks>	0	1	8	6	-
20 >	1.3 >	Historical energy features>	0	0	13	22	-
22	1.4	Historical petrol stations	0	0	0	0	-
22 >	1.5 >	Historical garages>	0	0	5	9	-
23	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped>	On site	0-50m	50-250m	250-500m	500-2000m
24 >	2.1 >	Historical industrial land uses>	3	8	43	70	-
29 >	2.2 >	Historical tanks>	0	4	16	15	-
31 >	2.3 >	Historical energy features>	0	0	48	59	-
35	2.4	Historical petrol stations	0	0	0	0	-
35 >	2.5 >	Historical garages>	0	0	12	20	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
37	3.1	Active or recent landfill	0	0	0	0	-
37	3.2	Historical landfill (BGS records)	0	0	0	0	-
38	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
38	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
38 >	3.5 >	Historical waste sites>	0	0	4	1	-
39 >	3.6 >	Licensed waste sites>	0	0	4	0	-
41 >	3.7 >	Waste exemptions>	0	0	17	8	-
Page	Section	Current industrial land use>	On site	0-50m	50-250m	250-500m	500-2000m
44 >	4.1 >	Recent industrial land uses>	0	3	29	-	-
47 >	4.2 >	Current or recent petrol stations>	0	0	1	1	-
47	4.3	Electricity cables	0	0	0	0	-
47	4.4	Gas pipelines	0	0	0	0	-
47	4.5	Sites determined as Contaminated Land	0	0	0	0	-



47	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
48	4.7	Regulated explosive sites	0	0	0	0	-
48	4.8	Hazardous substance storage/usage	0	0	0	0	-
48	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
48	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
48 >	4.11 >	Licensed pollutant release (Part A(2)/B)	0	0	3	4	-
49	4.12	Radioactive Substance Authorisations	0	0	0	0	-
50	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
50	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
50	4.15	Pollutant release to public sewer	0	0	0	0	-
50	4.16	List 1 Dangerous Substances	0	0	0	0	-
50	4.17	List 2 Dangerous Substances	0	0	0	0	-
51 >	4.18 >	Pollution Incidents (EA/NRW)	0	0	0	2	-
51	4.19	Pollution inventory substances	0	0	0	0	-
51	4.20	Pollution inventory waste transfers	0	0	0	0	-
52	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
53 >	5.1 >	Superficial aquifer>	Identified (within 500m)				
55 >	5.2 >	Bedrock aquifer>	Identified (within 500m)				
56 >	5.3 >	Groundwater vulnerability>	Identified (within 50m)				
57	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
57	5.5	Groundwater vulnerability- local information	None (within 0m)				
58 >	5.6 >	Groundwater abstractions>	0	0	0	2	29
65	5.7	Surface water abstractions	0	0	0	0	0
65 >	5.8 >	Potable abstractions>	0	0	0	0	7
67 >	5.9 >	Source Protection Zones>	0	0	0	2	-
67	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	6.1 >	Water Network (OS MasterMap>	0	1	0	-	-



69	6.2	Surface water features	0	0	0	-	-
69 >	6.3 >	WFD Surface water body catchments	1	-	-	-	-
69 >	6.4 >	WFD Surface water bodies	0	0	1	-	-
70	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding>	On site	0-50m	50-250m	250-500m	500-2000m
71 >	7.1 >	Risk of flooding from rivers and the sea	High (within 50m)				
72	7.2	Historical Flood Events	0	0	0	-	-
72	7.3	Flood Defences	0	0	0	-	-
72	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
72	7.5	Flood Storage Areas	0	0	0	-	-
73 >	7.6 >	Flood Zone 2>	Identified (within 50m)				
74	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding>					
75 >	8.1 >	Surface water flooding>	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
77 >	9.1 >	Groundwater flooding>	Moderate (within 50m)				
Page	Section	Environmental designations>	On site	0-50m	50-250m	250-500m	500-2000m
78 >	10.1 >	Sites of Special Scientific Interest (SSSI)	0	0	0	0	1
79 >	10.2 >	Conserved wetland sites (Ramsar sites)	0	0	0	0	1
79	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
80 >	10.4 >	Special Protection Areas (SPA)	0	0	0	0	2
80	10.5	National Nature Reserves (NNR)	0	0	0	0	0
80	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
81	10.7	Designated Ancient Woodland	0	0	0	0	0
81	10.8	Biosphere Reserves	0	0	0	0	0
81	10.9	Forest Parks	0	0	0	0	0
81	10.10	Marine Conservation Zones	0	0	0	0	0
81 >	10.11 >	Green Belt>	0	0	0	0	3
82	10.12	Proposed Ramsar sites	0	0	0	0	0



82	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
82	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
83	10.15	Nitrate Sensitive Areas	0	0	0	0	0
83 >	10.16 >	Nitrate Vulnerable Zones	1	0	1	0	0
84 >	10.17 >	SSSI Impact Risk Zones	1	-	-	-	-
85 >	10.18 >	SSSI Units	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
87	11.1	World Heritage Sites	0	0	0	-	-
88	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
88	11.3	National Parks	0	0	0	-	-
88 >	11.4 >	Listed Buildings	0	3	14	-	-
89 >	11.5 >	Conservation Areas	1	0	0	-	-
90	11.6	Scheduled Ancient Monuments	0	0	0	-	-
90	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
91 >	12.1 >	Agricultural Land Classification	Urban (within 250m)				
92	12.2	Open Access Land	0	0	0	-	-
92	12.3	Tree Felling Licences	0	0	0	-	-
92	12.4	Environmental Stewardship Schemes	0	0	0	-	-
92	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
93	13.1	Priority Habitat Inventory	0	0	0	-	-
93	13.2	Habitat Networks	0	0	0	-	-
93	13.3	Open Mosaic Habitat	0	0	0	-	-
93	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
94 >	14.1 >	10k Availability	Identified (within 500m)				
95 >	14.2 >	Artificial and made ground (10k)	0	0	0	2	-
96 >	14.3 >	Superficial geology (10k)	1	0	3	1	-

97	14.4	Landslip (10k)	0	0	0	0	-
98 >	14.5 >	Bedrock geology (10k)	1	0	0	0	-
99	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
100 >	15.1 >	50k Availability >	Identified (within 500m)				
101 >	15.2 >	Artificial and made ground (50k)	0	0	0	2	-
102	15.3	Artificial ground permeability (50k)	0	0	-	-	-
103 >	15.4 >	Superficial geology (50k)	1	0	3	1	-
104 >	15.5 >	Superficial permeability (50k)	Identified (within 50m)				
104	15.6	Landslip (50k)	0	0	0	0	-
104	15.7	Landslip permeability (50k)	None (within 50m)				
105 >	15.8 >	Bedrock geology (50k)	1	0	0	0	-
106 >	15.9 >	Bedrock permeability (50k)	Identified (within 50m)				
106	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
107 >	16.1 >	BGS Boreholes	0	0	3	-	-
Page	Section	Natural ground subsidence					
109 >	17.1 >	Shrink swell clays	Moderate (within 50m)				
110 >	17.2 >	Running sands	Very low (within 50m)				
111 >	17.3 >	Compressible deposits	Negligible (within 50m)				
112 >	17.4 >	Collapsible deposits	Very low (within 50m)				
113 >	17.5 >	Landslides	Very low (within 50m)				
114 >	17.6 >	Ground dissolution of soluble rocks	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
116	18.1	BritPits	0	0	0	0	-
117 >	18.2 >	Surface ground workings	0	0	4	-	-
117	18.3	Underground workings	0	0	0	0	0
117	18.4	Underground mining extents	0	0	0	0	-
117	18.5	Historical Mineral Planning Areas	0	0	0	0	-

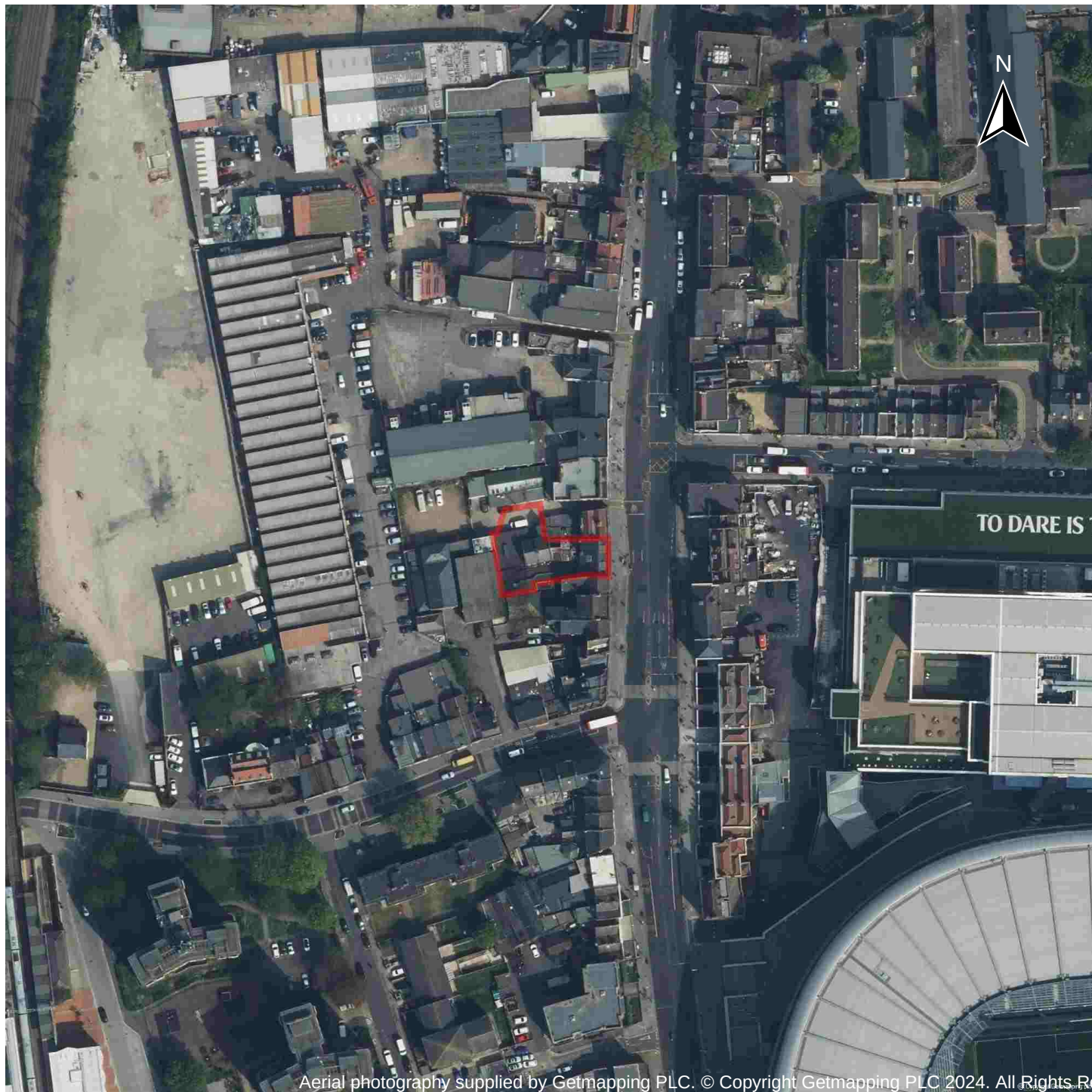


118	18.6	Non-coal mining	0	0	0	0	0
118	18.7	JPB mining areas	None (within 0m)				
118	18.8	The Coal Authority non-coal mining	0	0	0	0	-
118 >	18.9 >	Researched mining	0	0	0	1	-
119	18.10	Mining record office plans	0	0	0	0	-
119	18.11	BGS mine plans	0	0	0	0	-
119	18.12	Coal mining	None (within 0m)				
119	18.13	Brine areas	None (within 0m)				
119	18.14	Gypsum areas	None (within 0m)				
120	18.15	Tin mining	None (within 0m)				
120	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
121	19.1	Natural cavities	0	0	0	0	-
121	19.2	Mining cavities	0	0	0	0	0
121	19.3	Reported recent incidents	0	0	0	0	-
121	19.4	Historical incidents	0	0	0	0	-
122	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
123 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
125 >	21.1 >	BGS Estimated Background Soil Chemistry	1	1	-	-	-
125 >	21.2 >	BGS Estimated Urban Soil Chemistry	1	5	-	-	-
126	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
127	22.1	Underground railways (London)	0	0	0	-	-
127	22.2	Underground railways (Non-London)	0	0	0	-	-
128	22.3	Railway tunnels	0	0	0	-	-
128 >	22.4 >	Historical railway and tunnel features >	0	0	44	-	-
130	22.5	Royal Mail tunnels	0	0	0	-	-



130	22.6	Historical railways	0	0	0	-	-
130 >	22.7 >	Railways >	0	0	8	-	-
131	22.8	Crossrail 1	0	0	0	0	-
131	22.9	Crossrail 2	0	0	0	0	-
131	22.10	HS2	0	0	0	0	-

Recent aerial photograph

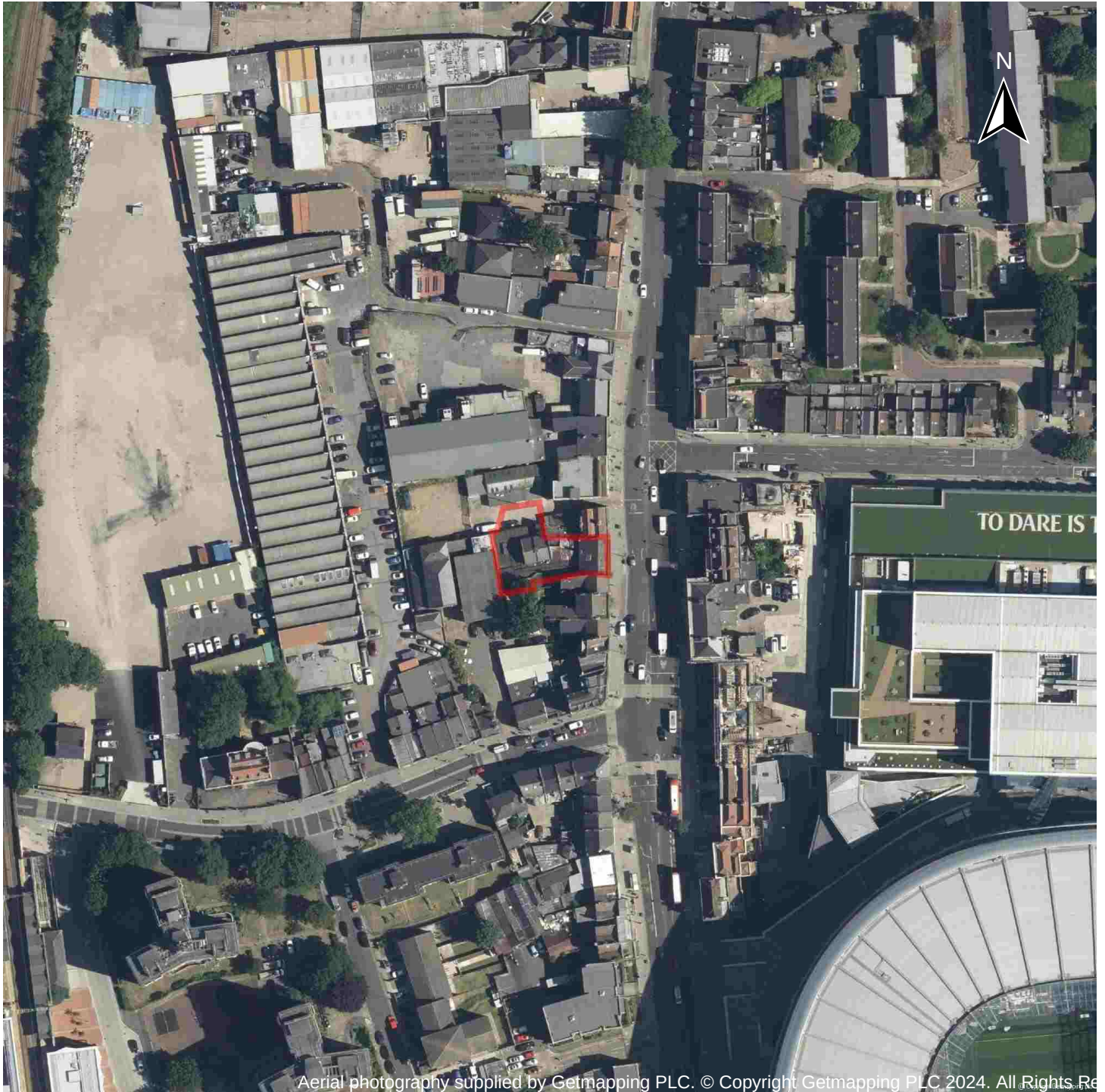


Capture Date: 21/04/2022

Site Area: 0.06ha



Recent site history - 2021 aerial photograph

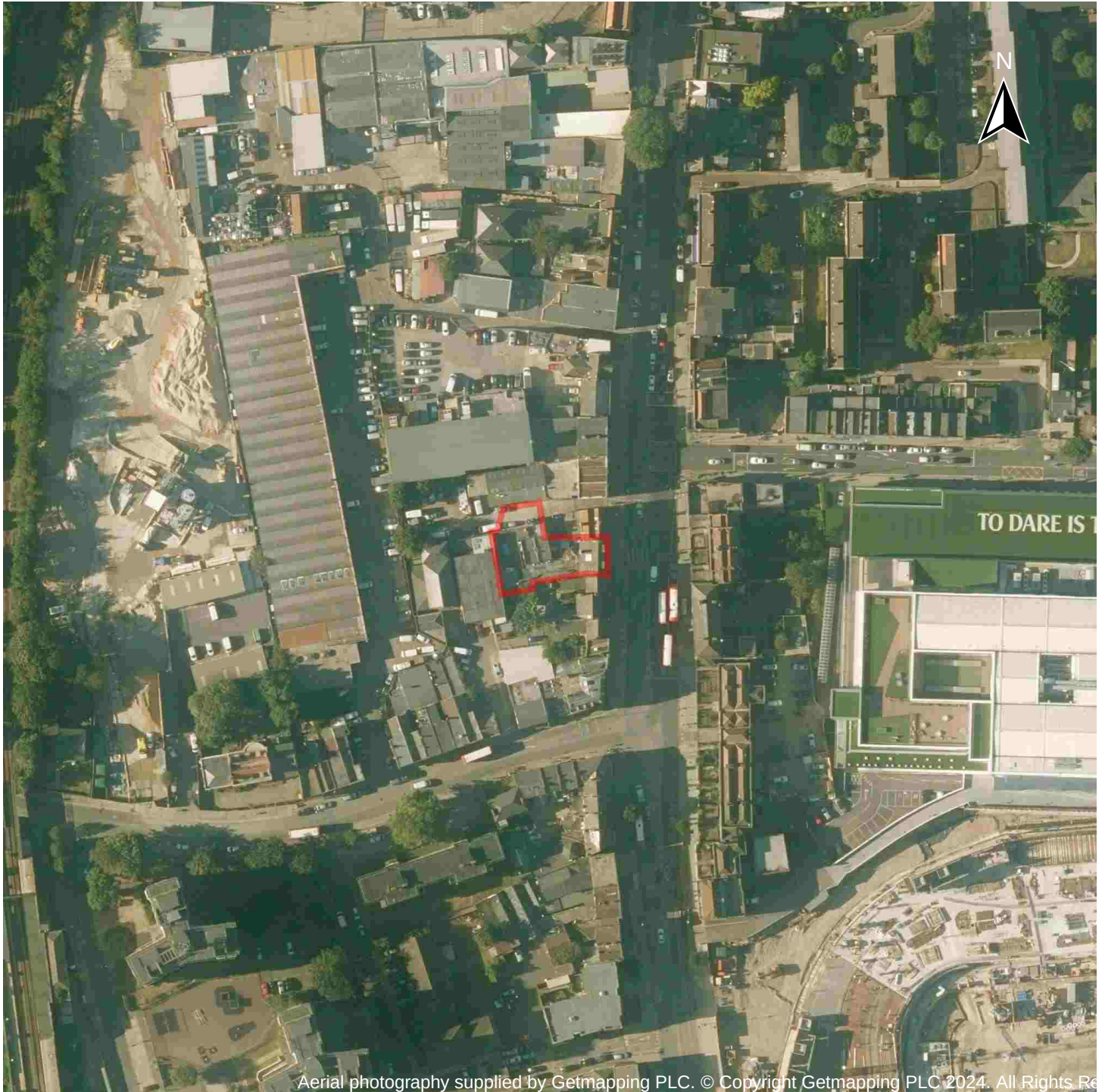


Capture Date: 14/06/2021

Site Area: 0.06ha



Recent site history - 2016 aerial photograph



Capture Date: 12/08/2016

Site Area: 0.06ha



Recent site history - 2013 aerial photograph



Capture Date: 28/04/2013

Site Area: 0.06ha



Recent site history - 1999 aerial photograph

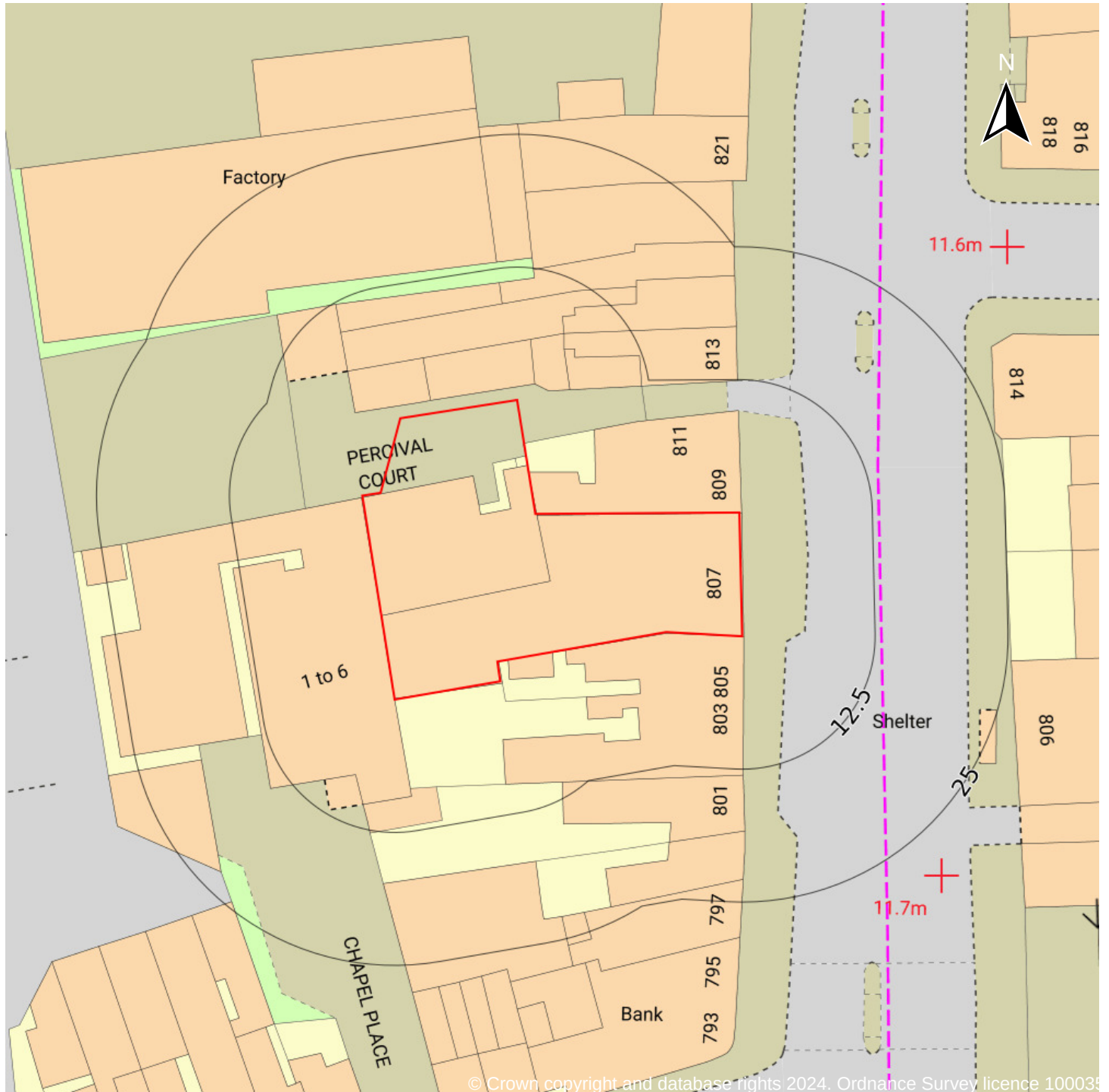


Capture Date: 04/09/1999

Site Area: 0.06ha



OS MasterMap site plan



Site Area: 0.06ha

