



Preliminary Investigation Report

at

Parma House, Clarendon Road, London N22 6UL

for

AC London Property Ltd

Reference: 21467/PIR Rev I.1

May 2024

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Project

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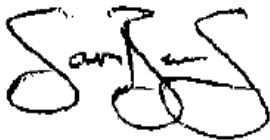
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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.



Commission

This document comprises the Preliminary Investigation Report (PIR) and incorporates the results, discussion, and conclusions to this intrusive works. General site data is recorded below:

Commission Record	
Client	AC London Property Ltd
Site Name	Parma House, Clarendon Road, London N22 6UL
Grid Reference	530760, 190090
Soils Limited Quotation Ref	Q28894 dated 14 th May 2024
Clients Purchase Order	Q28894 dated 14 th May 2024

The record of revision is presented below:

Record Of Revisions		
Revision	Date	Reason
I.0	May 2024	Original to the Client
I.1	May 2024	Updated with Clint Comments

Note: The latest revised document supersedes all previous revisions of the PIR produced by Soils Limited.

Caveats

Whilst reasonable skill and care has been taken to determine the site history and the environmental setting within the time constraints applied by the project, it should be appreciated that uncertainties may occur owing to the natural variability of soil material within a defined area or as a result of unknowns that are associated with contaminated land assessment in general. The site conditions may be different from that indicated by this Preliminary Investigation, particularly on a site with a history of past development. No responsibility can be accepted should such conditions alter the recommendations made in this report.

Without a drainage survey it is not possible to establish if the surface water drainage is to the main drainage system or soakaways. If there are soakaways on-site, they could act as a potential source. The geology on-site to an extent may determine if soakaways were likely to have been adopted.

Ordinary watercourses (OWs) are defined as rivers (which are not designated as main rivers), streams, ditches, drains, culverts, cuts and sewers (other than public sewers). This includes all OWs that are not mapped. Ordinary watercourse consent (OWC) is required from the Lead Local Flood Authority (LLFA) when changing/adapting/adding to the cross sections of OWs. Installations of any structure or obstruction into an OW that impedes the flow without consent is prohibited by the Land Drainage Act 1991 Section 23.

Failure to remove obstructions may result in legal action by the LLFA with powers under Section 25 of the Land Drainage Act 1991.

Soils Limited suggest surveying the site for OW usually seen in rural areas as boundary ditches in order to avoid potential impacts to residents downstream and prosecution. OWC can be applied for from your LLFA.

This Preliminary Investigation does not include a detailed UXO risk assessment, it does however contain a basic assessment in accordance with CIRIA C681 and C785. In preparing a Preliminary Investigation reference is made to historical maps and web based sources to assess the risk of the site potentially having been impacted by bombing during the World Wars. The data readily available is not necessarily definitive. Certain areas were bombed heavily such as centres of industrial manufacture, airfields, shipyards, docklands, railways sidings and junctions. The assessment is based on the likely area risk, bomb patterns (i.e. lines of recorded bomb impacts with gaps where an impact would be anticipated) and the age of structures on and in close proximity to the site.

Explanations

The Preliminary Investigation Report was undertaken to advise the client on the risk pertaining to the site, with special reference to historic and current potential contaminative activities and processes. This also included the assessment of their impact on current and future sensitive receptors such as human health, controlled waters, ecological features, building structures and services.

During the site walkover observations were made in relation to current activities, evidence of historical activities, sources of potential contamination such as fuel storage tanks, oil drums and chemical storage and evidence of contamination. The walkover also looked for evidence of soil contamination in the form of staining odours and stressed or discoloured vegetation.

To assess the vulnerability of groundwater to contamination, consideration must be given to the leaching characteristics of the overlying soils and the characteristics of the strata in the unsaturated zone. Information on the geological strata such as lithological type and permeability characteristics has been combined with the physical properties of the soil to produce varying degrees of vulnerability.

The object of the historic map study was to report on the evidence of site history and redevelopment of the site and its environs from available County Series and Ordnance Survey Maps dating from the mid to late 19th Century to the present day as downloaded from Landmark Environmental.

The published maps only represent a “snap shot” of the site and its environs at the date of the survey. The detail of the information recorded can vary between epochs, map scale and county areas. It should be noted that changes in land uses, processes or activities may have occurred outside of published epochs and these may not have been recorded on subsequent epochs. Also note that as methods of projection, production and recording have changed over time, this can result in geo-reference errors that may indicate the established site boundary is off-centre from its true location on older historical maps. Where this is potentially significant it will be noted.

Any distances quoted for features remote from the site have been scaled from the maps and are only approximate. Where dates have been noted in brackets, these are the actual dates applicable to the map editions and may not reflect the date of the original survey it is based on. The information reported might not represent all pertinent information that could be obtained. The interpretation of the maps and/or other data commented on in this report is subjective.

As part of the review of the historical plans, only features considered to have or to have had a potential contaminative impact on the site and usually within a notional 250m radius are discussed. The north point and approximate extent of the site are indicated on each figure.

Dataset survey is undertaken, and the extent of the search has initially been limited to a radius of 250m as it is considered that sources of contamination beyond 250m are unlikely to impact on the site.

The BGS soil chemistry for environmental assessments dataset coverage, was developed from BGS G-BASE and Imperial College Wolfson Atlas data. It contains estimated ambient As, Cd, Cr, Ni and Pb background concentrations for rural topsoils across Great Britain. It also contains the locations and measured concentrations (mg kg⁻¹) of As, Cd, Cr, Cu, Ni, Pb, Sn and Zn in urban topsoil samples, collected from geochemical surveys in 23 major urban centres.

In accordance with CIRIA C681 and C785 a review has been undertaken of the historic maps and the Zetica UXO risk website which indicated that the site was in an area of moderate bombing density and may have been subject to bombing, shelling or has had a military use.

Legislation and Liability

The primary legislative mechanism for contaminated land management in the UK is Part 2A of the Environmental Protection Act, 2021 (EPA). Part 2A was introduced into the EPA under Section 57 of the Environment Act 1995 to help deal with the substantial legacy of land contamination. The legislation provides powers in relation to the identification, remediation and apportionment of liability for contaminated land. Part 2A applies where there is unacceptable risk, assessed on the basis of the current use and the relevant circumstances of the land. It is not directed to assessing risks in relation to a future use of the land that would require a specific grant of planning permission.

Under Part IIA of the Environment Act 2021, Local Authorities are required to identify contaminated land and serve on every person who is an appropriate person a remediation notice setting out what is to be done by way of remediation and the period within which it must be done.

If the person who caused, or knowingly permitted, the contaminating substance cannot be found, the owner and/or, occupier for the time being, of the property can be the appropriate person.

Under the legislation, Contaminated Land is defined as: -

“Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be caused.”

Where the Act defines harm as:

“harm to the health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property.”

and pollution of controlled waters is defined as: -

“the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter.”

In addition, The Radioactive Contaminated Land (Modification of Enactments) (England) Regulations 2006 introduced the supplementary definition of harm to include: lasting exposure to any person resulting from the after-effects of a radiological emergency, past practice or past work activity.

With regard to contaminated waters, the Environment Act 1995 amends the Water Resources Act 1991 and provides the Environment Agency with the power to force clean-up of historical contamination by issuing a Works Notice, with remediation paid for by the responsible parties.

The Groundwater Regulations (1998) stated that entry of List 1 substances into groundwater must be prevented, and List II substances must be controlled.

Limitations and Disclaimers

This Preliminary Investigation Report relates to the site located at Parma House, Clarendon Road, London, N22 6UL and was prepared for the sole benefit of the Client for the brief described in the Commission of this report.

The contents, recommendations and advice given in the report are subject to the Terms and Conditions given in the Soils Limited Quotation and the subsequent Clients Purchase Order.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the contract with the Client, incorporation of our General Conditions of Contract of Business and taking into account the resources devoted to us by agreement with the Client.

The report is personal and confidential to the Client and Soils Limited accept no

responsibility of whatever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report wholly at its own risk.

The Client may not assign the benefit of the report or any part to any third party without the written consent of Soils Limited.

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief. As such these do not necessarily address all aspects of ground behaviour at the site.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

There may be other sources of information not included in those listed that hold data relevant to the Preliminary Investigation Report undertaken at the site that could materially affect the conclusions made in this report.

It should be noted that a detailed survey of the possible presence or absence of invasive species, such as Japanese Knotweed, is outside of the scope of investigation.

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. "Contaminated Land" is defined in Section 57 of the Environment Act 2021.

Where a contaminative use is identified in the Preliminary Investigation Report this does not determine whether contamination has actually occurred, or if it has the degree to which it may have taken place. An intrusive investigation(s) and analysis is required to establish the nature and degree of any contamination present.

All works are undertaken in the context of, and in compliance with, BS10175+A2 2017 and LCRM (EA 2021) and all other pertinent planning, standards, documentation and guidance appropriate to the site at the time of production which may include, but are not necessarily limited to, documents provided by BS/CEN/ISO, NHBC, AGS, CIEH, CIRIA, SoBRA and CLAIRE.

Ownership of copyright of all printed material including reports, survey data, drawings, laboratory test results, trial pit and borehole log sheets, including drillers log sheets remains with Soils Limited. License is for the sole use of the client and may not be assigned, transferred or given to a third party. This license is only valid once we have been paid in full for this engagement. In the event of non-payment for our services, we reserve the right to retract the license for all project data, preventing their use and any

reliance upon such data by the client or any other third party. We may also contact parties other than the client to notify them of this retraction.

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Appendix F	Zetica UXO Map
Appendix G	Risk Assessment Criteria

Section I Site Conditions and Proposed Development

I.1 Site Walkover

A site walkover was undertaken in May 2024, by Soils Limited. The notes of the site walkover are presented in Table 1.1 and Table 1.2.

Table 1.1 Site Walkover Record (On-site)

Use of Site Structures	A commercial office building comprised the ground, first to the third floor with a flat roof.
Site Topography	The site was generally flat. The car park area was slightly sloping towards the existing building with a gradient of $<2^{\circ}$
Site Covering	The site was entirely hard standing with its existing building covering nearly the footprint of its site boundary with a car park in front covered with tarmacadam.
Vegetation	Only soft landscaping with some shrubs along the front of the car park located to the west boundary
Potential Contamination Sources	The electrical substation and car park located to the west boundary of the site may potentially leak fuels, engine oils and lubricants. Pre-2000 built, asbestos-containing materials may be released during the redevelopment/refurbishment/demolition.
Odour	None noted
Drainage	Gully channels and manholes were noted in the car park

Table 1.2 Site Walkover Record (Off-site)

Use of Land	North: commercial and residential houses with private gardens East: College, commercial and industrial South: Commercial and industrial West: Commercial and industrial
Area Topography	The wider site is generally flat and slightly sloping towards the south with a gradient of $<1^{\circ}$
Vegetation	Plants and trees were noted in private gardens of residential houses and in rare soft landscaping along roadsides.
Potential Contamination Sources	Car parks were noted adjacent circa 25m south, southeast and east.

I.2 Site Drainage

Via surface drainage, which was noted onsite. However, the details will need to be confirmed by a drainage survey conducted by a drainage surveyor.

I.3 Site Photographs

The site photographs have been included within Appendix E.

1.4 Proposed Development

It is understood that the proposed development was to comprise the conversion of the existing commercial building into residential dwellings with no breaking of the existing slabs.

The recommendations provided within this report are made in relation to the indicated nature of the development and must be reviewed upon finalisation of the proposed scheme. Soils Limited must be notified about any change or deviation from the scheme outlined.

The existing plans of the site were presented in Appendix A and proposed development plans will be provided once we have been notified by the Client.

Section 2

Geology, Hydrogeology, Hydrology and Radon

2.1 Anticipated Geology

The 1:50,000 BGS Geology map showed the site to be situated on the London Clay Formation bedrock, with no overlying superficial deposits.

2.1.1 London Clay Formation (Bedrock)

The London Clay Formation comprises stiff grey fissured clay, weathering to brown near surface. Concretions of argillaceous limestone in nodular form (Claystones) occur throughout the formation. Crystals of gypsum (Selenite) are often found within the weathered part of the London Clay, and precautions against sulphate attack to concrete are sometimes required.

The upper boundary member of the London Clay Formation is known as the Claygate Member and marks the transition between the deep water, predominantly clay environment and succeeding shallow-water, sand environment of the Bagshot Formation.

The lower boundary is generally marked by a thin bed of well-rounded flint gravel and/or a glauconitic horizon. The formation overlies the Harwich Formation or where the Harwich Formation is absent the Lambeth Group.

In the north London area, the upper part of the London Clay Formation has been disturbed by periglacial action and may contain pockets of sand and gravel.

2.2 Hydrogeology

Table 2.1 presents the hydrological data that is relevant to the site.

Table 2.1 Hydrogeological Assessment

Hydrogeological Data		Comment
On-site	Superficial	None
Aquifers	Bedrock	Unproductive Strata ¹
Groundwater Vulnerability		Low
Source Protection Zones (SPZ)		Onsite – Zone I and II ² (unproductive acting as an aquiclude)
Abstraction	Potable	138m W ³
	Non-potable	350m SW ⁴
Sensitive Land Uses		198m N ⁵
Surface Water Features		229m S ⁶
Flood Risk from Rivers or Seas		None noted within a 1000m radius
Flood Risk from Surface Water		- Low – 1000 Year Return – Onsite - Medium – 100 Year Return – west, south and east borders outside site boundaries - High – 30 Year Return - west, south and east borders outside site boundaries
Flood Risk from Groundwater		None noted within a 1000m radius

Note(s): ¹ Unproductive strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow ² Underlying Chalk ³ Groundwater for public water supply ⁴ Groundwater for Cooling use ⁵ Nitrate Vulnerable Zone ⁶ New River

Any works or development which has the potential to have an impact on surface water, aquifer or groundwater quality must be approved by the Environment Agency prior to implementation.

2.3 Hydrology

The approximate elevation of the site was circa 22m Above Ordnance Datum (AOD). The anticipated groundwater flow direction is given in Table 2.2.

Table 2.2 Hydrological Assessment

Type	Direction	Notes
Surface water	South	Anticipated to flow south in line with the dominant surrounding topography
Groundwater	South	Anticipated to be vertically downward through the London Clay Formation (Unproductive strata) at a very slow and insignificant rate and towards the south in line with the dominant surrounding topography

2.4 Radon Gas

The British Geological Survey, in conjunction with the Radiation Protection Division of the Health Protection Agency, indicates the site to lie within an area where there is a probability of <1% of present or future homes being above the action level of 200Bq/m³. As such, the site is not located in a radon affected area.

Section 3

Site History

3.1 Historic Map Study

The historic maps referred to are appended to this report (Appendix B).

Table 3.1 Historic Development of the Site

Site History	Date Range	
	From	To
The site was noted to be undeveloped land.	1863-1881 ¹	1896
Some structure was noted on the site	1896	1955-1989
A different building structure was noted onsite (1962-1968 to 1991, the map noted it was used as works)	1955-1989	2024 ²
The electrical substation was noted onsite	1955-1989	2024 ²

Note(s): ¹Earliest readily available map. ²Time of writing May 2024

Table 3.2 Historic Off-site Development

Off-site Development	Date Range	
	From	To
To the north, within a 250m radius, residential houses with private gardens were noted. To the west, south and east, within a 250m radius, mainly undeveloped lands.	1863-1881 ¹	1894-1895
The surrounding of the site within a radius of 100m was slowly turned into an industrial estate for factories, warehouses, depots and works from 1971-1990. Residential houses with private gardens were noted circa between 50m and 250m radius to the north and circa between 100m and 250m radius to the east.	1894-1895	2024 ²
A railway was noted circa 232m west to the site	1863-1881 ¹	2024 ²
A tobacco manufactory was noted circa 215m southwest to the site	1863-1881 ¹	1896
Confectionery works was noted circa 15m west to the site	1896	1973-1974
Gas works was noted circa 228m south to the site	1896	2024 ²
Allotment gardens was noted circa 154m southwest to the site	1912-1914	1920
Refuse destructor was noted circa 205m west to the site	1912-1914	1991
Screw factory was noted circa 113m south to the site	1935	1991
Electrical substation was noted circa 82m northwest to the site	1951-1957	1987-1989
Milk bottling depot was noted circa 191m north to the site	1951-1957	1973-1974
Garages was noted circa 192m northeast to the site	1951-1957	1977-1981
Car breakers was noted circa 230m northwest to the site	1955-1989	1977-1981
Milk depot was noted circa 154m west to the site	1955-1989	1991
Plastic Works was noted circa 104m southeast to the site	1951-1957	1991
Factory was noted circa 64m west to the site	1971-1990	2024 ²
Warehouse was noted circa 5m north to the site	1971-1990	2024 ²
Works was noted circa 231m north to the site	1977-1981	1991
A railway was noted circa 217m northeast to the site	1896	1971-1990
A public recycling facility was noted circa 154m west to the site	1991	2024 ²
Olympia Industrial Estate was noted circa 113m south to the site	1977-1981	2024 ²

Note(s): ¹Earliest readily available map. ²Time of writing May 2024

Table 3.3 Potential Sources of Pollution Indicated from Historic Maps

Source	Direction	Distance (m)	Date Range	
			From	To
Works	Onsite		1962-1968	1991
Electrical substation	Onsite		1955-1989	2024
Railway	W	232	1863-1881	2024
Tabacco manufactory	SW	215	1863-1881	1896
Confectionery works	W	15	1896	1973-1974
Gas works (Dismantled)	S	228	1896	2024
Allotment gardens	SW	154	1912-1914	1920
Refuse destructor	W	205	1912-1914	1991
Screw factory	S	113	1935	1991
Electrical substation	NW	82	1951-1957	1987-1989
Milk bottling depot	N	191	1951-1957	1973-1974
Garages	NE	192	1951-1957	1977-1981
Car breakers	NW	230	1955-1989	1977-1981
Milk depot	W	154	1955-1989	1991
Plastic works	SE	104	1951-1957	1991
Factory	W	64	1971-1990	2024
Warehouse	N	5	1971-1990	2024
Works	N	231	1977-1981	1991
Railway (Dismantled)	NE	217	1896	1971-1990
Public recycling facility	W	154	1991	2024
Olympia Industrial Estate	S	113	1977-1981	2024

3.2 Bomb damage and the potential for Unexploded Ordnance

In accordance with CIRIA C681 and C785 a review has been undertaken from Zetica UXO Map, see Appendix F, which has indicated that the site has been/or is in an area with moderate risk of being subject to bombing, shelling or has had a military use.

Based on the assessment of the Zetica UXO map (see Appendix F), specialist UXO risk assessment is considered necessary for the proposed development should any intrusive works be required.

Section 4 Environmental Records and Consultation

4.1 Dataset Information

A copy of the report is appended to this report in Appendix C and summarised in Table 4.1, Table 4.2 and Table 4.3.

Table 4.1 Environmental Significance of Data

Source	Direction	Distance (m)
Contaminated Land Register Entries and Notices	None	None
Discharge Consents	None	None
Integrated Pollution Prevention and Control	None	None
Local Authority Pollution Prevention and Controls	E	150 ¹
Local Authority Pollution Prevention and Control Enforcements	None	None
Nearest Surface Water Feature	S	229 ²
Pollution Incidents to Controlled Waters (Significant Incidents only)	None	None
Prosecutions Relating to Authorized Processes	None	None
Registered Radioactive Substances	None	None
Substantiated Pollution Incident Register	None	None
Nearest Potable Abstraction Point	SW	361 ³
Nearest Non-Potable Abstraction Point	W	138 ⁴
Water Industry Act Referrals	None	None
Source Protection Zones	Onsite ⁵	
Extreme Flooding from Rivers or Sea Without Defences	None	None
Flooding from Rivers or Sea Without Defences	None	None
Areas Benefiting from Flood Defences	None	None
Flood Water Storage Areas	None	None
Flood Defences	None	None
BGS Recorded Landfill Sites	None	None
Historical Landfill Sites	None	None
Licensed Waste Management Facilities	None	None
Local Authority Recorded Landfill Sites	None	None
Potentially Infilled Land (Non-Water)	None	None
Potentially Infilled Lane (Water)	None	None
Registered Landfill Sites	None	None
Registered Waste Transfer Sites	None	None
Registered Waste Treatment or Disposal Sites	None	None
Control of Major Accident Hazards Sites (COMAH)	SE	161 ⁶
Notification of Installations Handling Hazardous Substances	S	208 ⁷
Planning Hazardous Substance Consents	S	226 ⁸

Note(s): ¹ PGI/14 Petrol filling station authorised. ² New River. ³ Groundwater for public water supply ⁴ Groundwater for Cooling use. ⁵ Nitrate Vulnerable Zone. ⁶ National Grid Gas Plc-Lower tier Active. ⁷ Transco – Not Active. ⁸ British Gas plc application Hgy/1992/1294 date 19th November 1992.

The contemporary trades listed in Table 4.2 are only those considered to be viable potential sources of contamination that could impact the site.

Table 4.2 Contemporary Trade Directory

Contemporary Trade Directory within 250m	Direction	Distance (m)	Status
Commercial Cleaning Services	Onsite		Active
Garage Services	Onsite		Active
Exhaust & Shock Absorber Centres	Onsite		Active
Brake & Clutch Service Centres	Onsite		Active
Distribution Services	E	21	Active
Clothing & Fabrics - Manufacturers	E	21	Active
Clothing & Fabrics - Manufacturers	NE	24	Inactive
Clothing & Fabrics - Manufacturers	NE	25	Inactive
Digital Printing	NE	26	Inactive
Clothing & Fabrics - Manufacturers	NE	26	Inactive
Packaging & Wrapping Equipment & Supplies	N	27	Inactive
Leisure & Sportswear Manufacturers & Wholesalers	NE	63	Inactive
Freight Forwarders	N	63	Active
Packaging Materials Manufacturers & Suppliers	N	63	Active
Domestic Appliances - Servicing, Repairs & Parts	N	63	Inactive
Clothing & Fabrics - Manufacturers	SE	20	Inactive
Garage Services	SE	20	Active
Car Body Repairs	SE	20	Inactive
Clothing & Fabrics - Manufacturers	SE	21	Inactive
Clothing & Fabrics - Manufacturers	S	40	Inactive
Clothing & Fabrics - Manufacturers	SE	63	Active
Clothing & Fabrics - Manufacturers	SE	80	Inactive
Sausage Manufacturers	SE	101	Active
Clothing & Fabrics - Manufacturers	SE	102	Inactive
Optical Goods - Manufacturers	S	28	Inactive
Clothing & Fabrics - Manufacturers	SW	48	Inactive
Clothing & Fabrics - Manufacturers	SW	54	Inactive
Clothing & Fabrics - Manufacturers	SW	66	Inactive
Computer Recycling & Disposal	W	64	Inactive
Medical & Dental Laboratories	W	65	Inactive
Metal Products - Fabricated	W	65	Active
Bookbinding & Equipment	W	65	Inactive
Printers	W	65	Inactive
Clothing & Fabrics - Manufacturers	NW	66	Inactive
Clothing & Fabrics - Manufacturers	NW	66	Active
Clothing & Fabrics - Manufacturers	SE	100	Inactive
Garage Services	SE	104	Active
Clothing & Fabrics - Manufacturers	SE	118	Inactive
Distribution Services	S	102	Inactive
Confectionery Manufacturers	SW	104	Inactive
Clothing & Fabrics - Manufacturers	SW	108	Inactive
Clothing & Fabrics - Manufacturers	SW	121	Inactive
Car Dealers	SW	122	Inactive
Medical Equipment Manufacturers	SW	139	Inactive
Firefighting Equipment	SW	145	Inactive
Clothing & Fabrics - Manufacturers	S	166	Inactive
Clothing & Fabrics - Manufacturers	N	115	Inactive
Petrol Filling Stations - 24 Hour	E	150	Inactive
Car Dealers	E	162	Inactive
Garage Services	S	182	Active
Recycling Services	S	213	Inactive
Commercial Cleaning Services	E	221	Inactive
Vacuum Cleaners - Sales & Service	E	250	Inactive

Table 4.3 Geological Hazards

Source	Nearest Distance from Site/Type
Coal Mining Affected Areas	None noted within a 1000m radius
Mining Instability	None noted within a 1000m radius
Natural and Mining Cavities	None noted within a 1000m radius
Potential for Collapsible Ground Stability Hazards	Very low
Potential for Compressible Ground Stability Hazards	No hazard
Potential for Ground Dissolution Stability Hazards	No hazard
Potential for Landslide Ground Stability Hazards	Very low
Potential for Running Sand Ground Stability Hazards	Very low
Potential for Shrinking or Swelling Ground Stability Hazards	Moderate ¹

Note(s): ¹ London Clay Formation

4.2 Site Sensitivity Maps

No other significant potential sources of contamination were shown on the Landmark Envirocheck Site Sensitivity Maps, which have not been listed in Table 4.1, Table 4.2 and Table 4.3, and copies of which are appended to this report (Appendix C).

4.3 Regulatory Enquires

As part of the Preliminary Investigation Report the London Borough of Haringey was contacted and asked to provide any information on potential risks pertaining to the site. At the time of reporting, no further information has been received.

4.4 Soil Geochemistry

The results of this survey are contoured on the Landmark Environmental check report (Appendix D). The results of the local soil chemistry are presented in Table 4.4.

Table 4.4 Soil Geochemistry

Determinant	Indicated Soil Geochemistry (mg kg⁻¹)
Arsenic	15 – 25
Cadmium	<1.8
Chromium	60 – 90
Lead	300-600 ¹
Nickel	30 – 45

Note(s): ¹ Residential without home-grown produce land-use which was considered the most appropriate land-use scenario given the type of the proposed development. Lead was noted as potentially exceeding guideline values.

Section 5 Data Collection Summary

5.1 General

Table 5.1 summarises the site Environs, which include geology, hydrogeology, the risk from radon and potential risk from flooding.

Table 5.1 Site Environs

Environs	Summary
Geology	London Clay Formation bedrock with no overlying superficial deposits.
Hydrogeology	London Clay Formation bedrock was Unproductive Strata and acted as an aquiclude to the deep groundwater regime.
Source Protection Zone (SPZ)	Onsite – Zone I and II ¹
Surface Water Flow	Anticipated to flow south in line with the dominant surrounding topography
Groundwater Flow	Anticipated to be vertically downward through the London Clay Formation (Unproductive strata) at a very slow and insignificant rate and towards the south in line with the dominant surrounding topography
Radon	No radon risk
Flooding	Surface water flooding: • Low – 1000 Year Return – Onsite • Medium – 100 Year Return – west, south and east borders outside site boundaries • High – 30 Year Return - west, south and east borders outside site boundaries
Geological Hazard	No hazard to moderate ²
Local Authority Response	At the time of reporting, no further information has been received.
Soil Chemistry	Residential without home-grown produce land-use which was considered the most appropriate land-use scenario given the type of the proposed development. Lead was noted as potentially exceeding guideline values.

Note(s): ¹ Relating to the underlying Chalk ² due to London Clay Formation bedrock

Table 5.2 provides a summary of potential on-site and off-site contamination sources identified during the study of the historic maps, the Landmark Envirocheck Dataset Report and the Site Walkover.

Table 5.2 Summary of Potential Contamination Sources

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
On-Site					
Lead (Geochemistry)	Onsite		-	-	DS/GC
Asbestos-containing materials	Onsite		1955-1989	2024	HM/GE
Works	Onsite		1962-1968	1991	HM
Car park	Onsite			2024	HM/GE/SW
Electrical substation	Onsite			2024	HM/GE/SW
Commercial Cleaning Services	Onsite		Active		DS
Garage Services	Onsite		Active		DS
Exhaust & Shock Absorber Centres	Onsite		Active		DS

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
Brake & Clutch Service Centres	Onsite		Active		DS
Off-Site					
Railway	W	232	1863-1881	2024	HM/GE
Car Park	S/SE/E	<25	1999	2024	GE
Tabacco manufactory	SW	215	1863-1881	1896	HM
Confectionery works	W	15	1896	1973-1974	HM
Gas works (Dismantled)	S	228	1896	2024	HM/GE
Allotment gardens	SW	154	1912-1914	1920	HM
Refuse destructor	W	205	1912-1914	1991	HM
Screw factory	S	113	1935	1991	HM
Electrical substation	NW	82	1951-1957	1987-1989	HM
Milk bottling depot	N	191	1951-1957	1973-1974	HM
Garages	NE	192	1951-1957	1977-1981	HM
Car breakers	NW	230	1955-1989	1977-1981	HM
Milk depot	W	154	1955-1989	1991	HM
Plastic works	SE	104	1951-1957	1991	HM
Factory	W	64	1971-1990	2024	HM
Warehouse	N	5	1971-1990	2024	HM
Works	N	231	1977-1981	1991	HM
Railway (Dismantled)	NE	217	1896	1971-1990	HM
Public recycling facility	W	154	1991	2024	HM/GE
Olympia Industrial Estate	S	113	1977-1981	2024	HM/GE
Distribution Services	E	21	Active		DS
Clothing & Fabrics - Manufacturers	E	21	Active		DS
Clothing & Fabrics - Manufacturers	NE	24	Inactive		DS
Clothing & Fabrics - Manufacturers	NE	25	Inactive		DS
Digital Printing	NE	26	Inactive		DS
Clothing & Fabrics - Manufacturers	NE	26	Inactive		DS
Packaging & Wrapping Equipment & Supplies	N	27	Inactive		DS
Leisure & Sportswear Manufacturers & Wholesalers	NE	63	Inactive		DS
Freight Forwarders	N	63	Active		DS
Packaging Materials Manufacturers & Suppliers	N	63	Active		DS
Domestic Appliances - Servicing, Repairs & Parts	N	63	Inactive		DS
Clothing & Fabrics - Manufacturers	SE	20	Inactive		DS
Garage Services	SE	20	Active		DS
Car Body Repairs	SE	20	Inactive		DS
Clothing & Fabrics - Manufacturers	SE	21	Inactive		DS
Clothing & Fabrics - Manufacturers	S	40	Inactive		DS
Clothing & Fabrics - Manufacturers	SE	63	Active		DS
Clothing & Fabrics - Manufacturers	SE	80	Inactive		DS
Sausage Manufacturers	SE	101	Active		DS
Clothing & Fabrics - Manufacturers	SE	102	Inactive		DS
Optical Goods - Manufacturers	S	28	Inactive		DS
Clothing & Fabrics - Manufacturers	SW	48	Inactive		DS
Clothing & Fabrics - Manufacturers	SW	54	Inactive		DS
Clothing & Fabrics - Manufacturers	SW	66	Inactive		DS
Computer Recycling & Disposal	W	64	Inactive		DS

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
Medical & Dental Laboratories	W	65	Inactive		DS
Metal Products - Fabricated	W	65	Active		DS
Bookbinding & Equipment	W	65	Inactive		DS
Printers	W	65	Inactive		DS
Clothing & Fabrics - Manufacturers	NW	66	Inactive		DS
Clothing & Fabrics - Manufacturers	NW	66	Active		DS
Clothing & Fabrics - Manufacturers	SE	100	Inactive		DS
Garage Services	SE	104	Active		DS
Clothing & Fabrics - Manufacturers	SE	118	Inactive		DS
Distribution Services	S	102	Inactive		DS
Confectionery Manufacturers	SW	104	Inactive		DS
Clothing & Fabrics - Manufacturers	SW	108	Inactive		DS
Clothing & Fabrics - Manufacturers	SW	121	Inactive		DS
Car Dealers	SW	122	Inactive		DS
Medical Equipment Manufacturers	SW	139	Inactive		DS
Firefighting Equipment	SW	145	Inactive		DS
Clothing & Fabrics - Manufacturers	S	166	Inactive		DS
Clothing & Fabrics - Manufacturers	N	115	Inactive		DS
Petrol Filling Stations - 24 Hour	E	150	Inactive		DS
Car Dealers	E	162	Inactive		DS
Garage Services	S	182	Active		DS
Recycling Services	S	213	Inactive		DS
Commercial Cleaning Services	E	221	Inactive		DS
Vacuum Cleaners - Sales & Service	E	250	Inactive		DS

Note(s): SW – Site walkover, HM – Historic Maps, DS – Datasheet, GC – Geochemistry, GE – Google Earth

Section 6

Preliminary Conceptual Site Model

6.1 Sources and Pathways of Contamination

The Landmark Site Specific Envirocheck Report and Site Walkover have been used to identify potential contaminative sources. These sources have been presented in Table 5.2. An assessment of the likely pathways and the likelihood of each contaminative source that was considered a risk has been presented in Sections 6.2 to 6.4.

6.2 Potential Pathways

A review of the potential pathways on and off the site has been undertaken based on the site, ground conditions, hydrology and scientific knowledge of the behaviour of the contaminants in the ground. The pathways applicable to the site and the proposed development have been marked in Table 6.1.

Table 6.1 Applicable Pathways

Pathway	Present	If there are any intrusive works
Inhalation of dust	✓	During and post redevelopment
Inhalation of vapour/gases	✓	During and post redevelopment
Ingestion and absorption via direct contact	✓	During and post redevelopment
Migration via surface runoff	✓	Post redevelopment
Migration in solution via groundwater		
Migration of gases via permeable soils	✓	Post redevelopment
Direct contact with construction material	✓	Post redevelopment
Services and utilities	✓	Post redevelopment

6.3 Potential Sources of On-site Contamination.

The sources are presented in Table 6.2.

Table 6.2 On-site Potential Contamination Sources

Source	Likely	Reasoning
Lead (Geochemistry)	✓	Geochemistry
Car park	✓	Onsite and car may potentially leak fuels, engine oils, lubricants and asbestos
Electrical substation	✓	Onsite
Works	✓	Historic records as works
Commercial Cleaning Services		Registered as office
Garage Services		Registered as office
Exhaust & Shock Absorber Centres		Registered as office
Brake & Clutch Service Centres		Registered as office

6.4 Potential Off-site Sources of Contamination

These sources have been presented in given in Table 6.3.

Table 6.3 Off-site Potential Contamination Sources

Source	Direction	Distance (m)	Likely	Reasoning
Railway	W	232		Off hydraulic gradient
Tabacco manufactory	SW	215		
Confectionery works	W	15	✓	Proximity to the site
Gas works	S	228		Down hydraulic gradient
Allotment gardens	SW	154		
Refuse destructor	W	205		Off hydraulic gradient
Screw factory	S	113		Down hydraulic gradient
Electrical substation	NW	82		Off hydraulic gradient
Milk bottling depot	N	191		Distance to the site
Garages	NE	192		Off hydraulic gradient
Car breakers	NW	230		
Milk depot	W	154		
Plastic works	SE	104		Down hydraulic gradient
Factory	W	64		Off hydraulic gradient
Warehouse	N	5	✓	Proximity to the site
Works	N	231		Distance to the site
Railway (Dismantled)	NE	217		Off hydraulic gradient
Public recycling facility	W	154		
Olympia Industrial Estate	S	113		Down hydraulic gradient
Distribution Services	E	21	✓	Proximity to the site
Clothing & Fabrics - Manufacturers	E	21	✓	
	NE	24	✓	
	NE	25	✓	
Digital Printing	NE	26	✓	
Clothing & Fabrics - Manufacturers	NE	26	✓	
Packaging & Wrapping Equipment & Supplies	N	27		Unlikely to have significant contamination as no manufacture
Leisure & Sportswear Manufacturers & Wholesalers	NE	63		Off hydraulic gradient
Freight Forwarders	N	63	✓	Upstream of the hydraulic gradient and potential fuel tanks onsite may leak contaminants
Packaging Materials Manufacturers & Suppliers	N	63		Unlikely to have significant contamination.
Domestic Appliances - Servicing, Repairs & Parts	N	63		
Clothing & Fabrics - Manufacturers	SE	20		Down hydraulic gradient
Garage Services	SE	20		
Car Body Repairs	SE	20		
Clothing & Fabrics - Manufacturers	SE	21		
	S	40		
	SE	63		
	SE	80		
	SE	101		
Sausage Manufacturers	SE	101		
Clothing & Fabrics - Manufacturers	SE	102		
Optical Goods - Manufacturers	S	28		
Clothing & Fabrics - Manufacturers	SW	48		
	SW	54		

Source	Direction	Distance (m)	Likely	Reasoning
	SW	66		
Computer Recycling & Disposal	W	64		Off hydraulic gradient
Medical & Dental Laboratories	W	65		
Metal Products - Fabricated	W	65		
Bookbinding & Equipment	W	65		
Printers	W	65		
Clothing & Fabrics - Manufacturers	NW	66		
	NW	66		
	SE	100		Down hydraulic gradient t
Garage Services	SE	104		
Clothing & Fabrics - Manufacturers	SE	118		
Distribution Services	S	102		
Confectionery Manufacturers	SW	104		
Clothing & Fabrics - Manufacturers	SW	108		
	SW	121		
Car Dealers	SW	122		
Medical Equipment Manufacturers	SW	139		
Firefighting Equipment	SW	145		
Clothing & Fabrics - Manufacturers	S	166		
	N	115		Distance to the site
Petrol Filling Stations - 24 Hour	E	150		Off hydraulic gradient
Car Dealers	E	162		
Garage Services	S	182		Down hydraulic gradient
Recycling Services	S	213		
Commercial Cleaning Services	E	221		Off hydraulic gradient
Vacuum Cleaners - Sales & Service	E	250		

6.5 Potential Contaminants

Table 6.4 presents the range of possible contaminants associated with the onsite and off-site activities and sources identified following a review of historical maps and datasets.

Table 6.4 Potential Contaminants

Potential Contaminative Sources	Contaminants / Chemical Properties
Car park and onsite history as Works	Metals, Semi-metals and non-metals, PAHs, TPHs, Asbestos, pH
Asbestos-containing materials	Asbestos
Geochemistry Lead	Lead
Confectionery works/ Warehouse/Distribution services/Clothing & Fabrics manufacturers/Digital printing/ Freight Forwarders	Metals, Semi-metals and non-metals, PAHs, TPHs, Asbestos, pH, VOCs, SVOCs

6.6 Potential Exposure Receptors

The assessment for potential receptors is presented in Table 6.5.

Table 6.5 Potential Receptors

Potential Receptor		Present
Human Health	Future users of the site (End Users)	✓
	Construction workers on-site (Site Workers)	✓
	Service and maintenance workers (Site Maintenance)	✓
	Site neighbours and wider public (Off-site Users)	✓
Groundwater / Controlled Waters	Surface Water	✓
	Shallow Aquifer	
	Deep Aquifer	
Buildings & Materials	Buildings and Confined Spaces	✓
	Buried Structures	✓
	Buried Services	✓
Ecosystems	Flora and fauna	

6.7 Preliminary Conceptual Site Model and Risk Assessment

A preliminary risk assessment has been undertaken based on the proposed development. The assessment has been based on the likelihood of the presence of a pollutant linkage.

A pollutant linkage is the relationship between a contaminant source, a pathway and a receptor. Unless all three elements of a pollutant linkage are present, a risk is not considered to exist. Each of the three elements has been considered within Table 6.1 to Table 6.5. The preliminary conceptual site model and risk assessment is presented in Table 6.6. The classification tables on which the level of risk has been determined have been modified from 'Contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552' and are presented in Appendix G.

Table 6.6 Preliminary Conceptual Site Model and Risk Assessment Methodology

Source (Table 6.2 & Table 6.3)	Potential Contaminant (Table 6.4)	Exposure Pathway (Table 6.1)	Receptor (Table 6.5)	Initial Assessment from Preliminary Investigation Report Information			Comments	Proposed Investigation
				Severity	Probability	Risk		
Car Park/site history as works On-site historic and current site usage.	Metals, Semi-metals and non-metals, PAHs, Asbestos	Inhalation of dust	Site Workers/Site Maintenance	Low	Medium	Moderate/low	The site is located on the bedrock of the London Clay Formation, which was classified as Unproductive Strata and would act as an aquiclude to the groundwater receptors.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment.
			End Users	Medium	Unlikely	Low		
			Off-site Users	Minor	Unlikely	Very low		
	PAHs, TPHs	Inhalation of vapour/gases (including Radon)	Site Workers/Site Maintenance	Mild	Low	Low		
			End Users					
			Off-site Users	Minor	Unlikely	Very low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Medium	Unlikely	Low		
			End Users	Medium	Unlikely	Low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Migration via surface runoff	Surface Water	Minor	Unlikely	Very low		
		Migration in solution via groundwater	Surface Water	-	-	-		
			Shallow Aquifer	-	-	-		
			Deep Aquifer	-	-	-		
		Direct contact with construction material	Buried Structures	Mild	Low	Low		
			Buried Services					
Electric Sub-Station On-site contaminative processes.	Metals, Semi-metals and non-metals, PAHs, TPHs, PCBs	Inhalation of dust	Site Workers/Site Maintenance	Medium	Unlikely	Low	Contamination from electric substations such as transformer oils is likely to be heavy-end hydrocarbons and PCBs, which are very immobile. Any contamination associated with the electric substation would be localised. As part of the proposed development, the electric substation would remain in a secure fenced-off area. Removing the electric substation would require re-assessing the risk.	
			End Users	Mild	Unlikely	Very Low		
			Off-site Users					
	PAHs, TPHs,	Inhalation of Vapour/gases	Site Workers/Site Maintenance	Mild	Unlikely	Very Low		
			End Users					
			Off-site Users					
	Metals, Semi-metals and non-metals, PAHs, TPHs, PCBs	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Medium	Unlikely	Low		
			End Users	Mild	Unlikely	Very Low		
		Direct contact with construction material	Buried Structures	Mild	Low	Low		
			Site Workers					
Confectionery works/ Warehouse/Distribution services/Clothing & Fabrics manufacturers/Digital printing/ Freight Forwarders off-site historic land usage.	Metals, Semi-metals and non-metals, PAHs, TPHs, Asbestos, pH, VOCs, SVOCs	Inhalation of dust	Site Workers/Site Maintenance	Low	Medium	Moderate/low	The site is located on the bedrock of the London Clay Formation, which was classified as Unproductive Strata and would act as an aquiclude to the groundwater receptors.	
			End Users	Medium	Unlikely	Low		
			Off-site Users	Minor	Unlikely	Very low		
	PAHs, TPHs, VOCs, SVOCs	Inhalation of vapour/gases (including Radon)	Site Workers/Site Maintenance	Mild	Low	Low		
			End Users					
			Off-site Users	Minor	Unlikely	Very low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Medium	Unlikely	Low		
			End Users	Medium	Unlikely	Low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH, VOCs, SVOCs	Migration via surface runoff	Surface Water	Medium	Unlikely	Low		
		Migration in solution via groundwater	Surface Water	-	-	-		
			Shallow Aquifer	-	-	-		
			Deep Aquifer	-	-	-		
		Direct contact with construction material	Buried Structures	Mild	Low	Low		
			Buried Services					
Asbestos-containing materials On-site historic and current site usage.	Asbestos	Inhalation of dust	Site Workers/Site Maintenance	Likely	Medium	Moderate	Asbestos fibre may be released into the air and inhaled by site workers during demolition. The building was built pre-2000	To consult a licensed asbestos specialist prior to the development if any intrusive investigation/refurbishment/demolition

Section 7**Conclusions****7.1 General**

Based on the information obtained during the compilation of this Preliminary Investigation and the preliminary conceptual site model, a potential for a **very low to moderate/low** risk of contamination has been identified should the site be redeveloped including intrusive works.

However, the proposals comprise internal alteration only, with no works below the existing concrete slabs planned, so soils will not be disturbed or removed. On that basis further investigation is not required.

Should the proposed works involve any soil disturbance or removal, site investigation and testing will be necessary. If any contamination is identified, then a remediation strategy will be required, and works must be carried out in accordance with that strategy.

7.2 UXO

Based on the assessment of the Zetica UXO map (see Appendix F), further specialist UXO risk assessment is considered necessary for the proposed development should there be any intrusive work required.

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List of Appendices

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Appendix B	Country Series and Ordnance Survey Maps
Appendix C	Landmark Envirocheck Report
Appendix D	Site Sensitivity Maps
Appendix E	Site Photographs
Appendix F	Zetica UXO Map
Appendix G	Risk Assessment Criteria

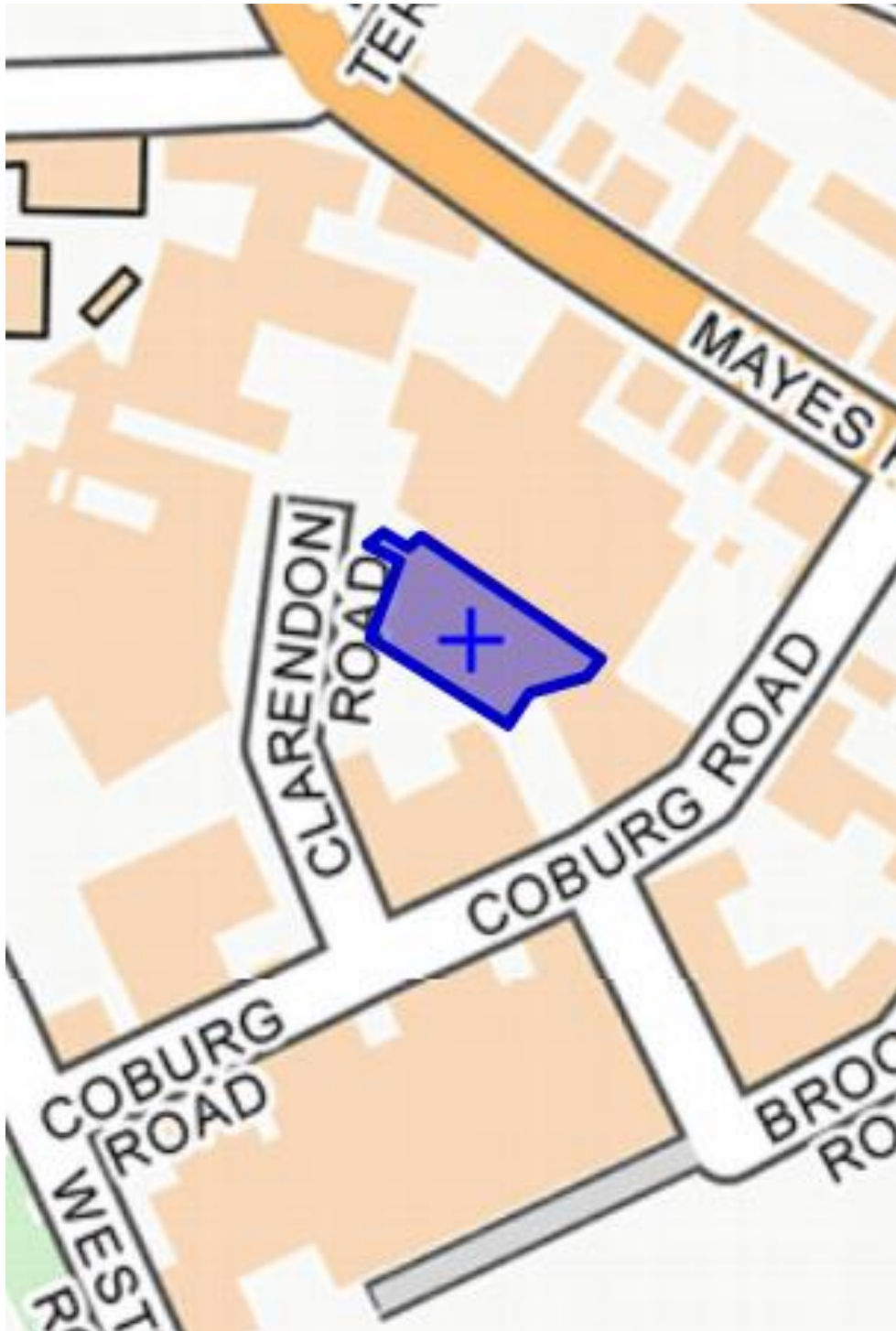


Figure 1 – Site Location Map



Job Number

21467

Project

Parma House, Clarendon Road, London, N22 6UL

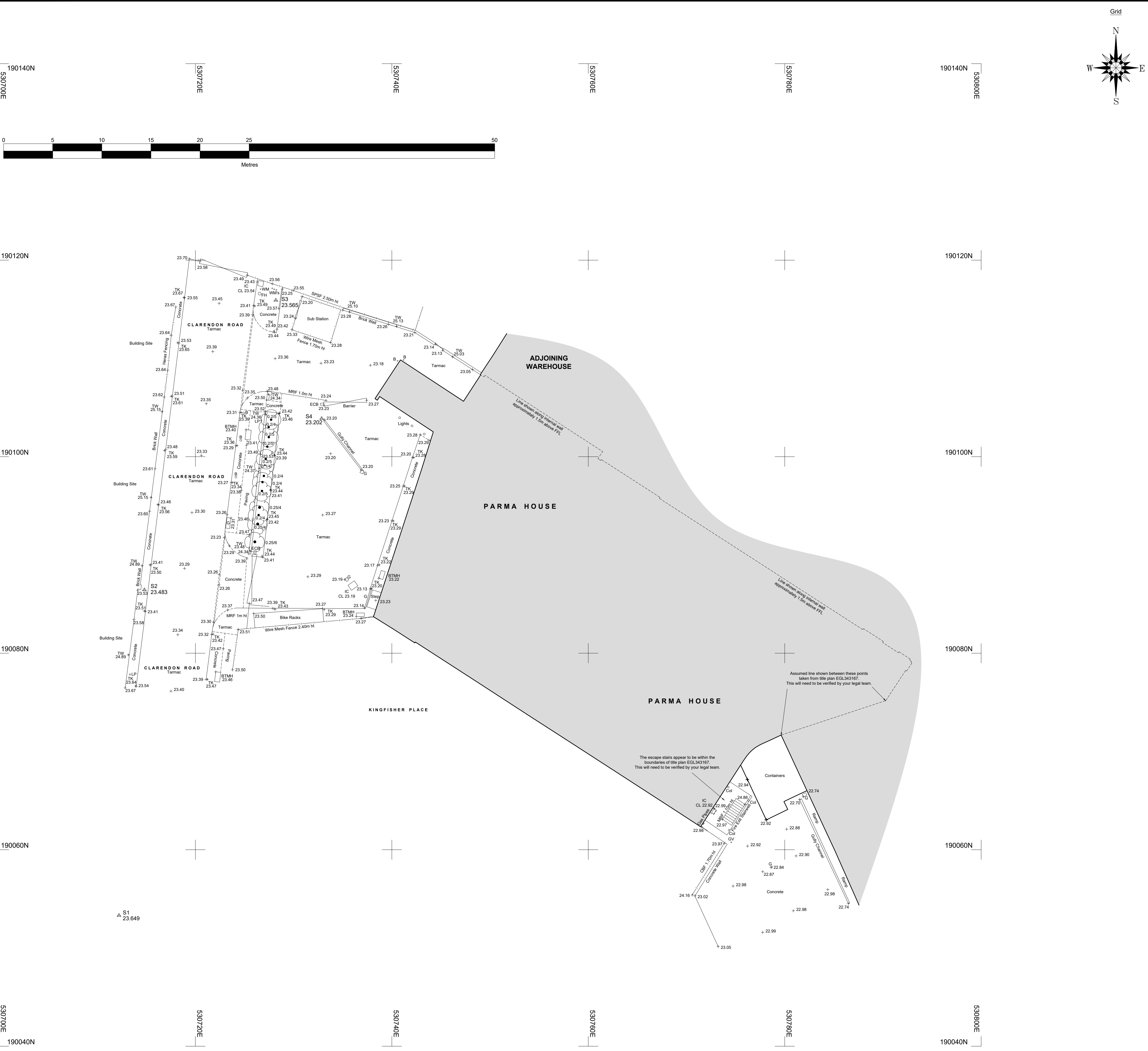
Client

AC London Property Ltd

Date

May 2024

Appendix A Proposed Development Plans



SURVEY STATIONS - COORDINATE SCHEDULE			
Station	Easting	Northing	Level
S1	530712.219	190053.318	23.649
S2	530714.804	190086.454	23.483
S3	530728.188	190115.921	23.565
S4	530732.853	190103.890	23.202

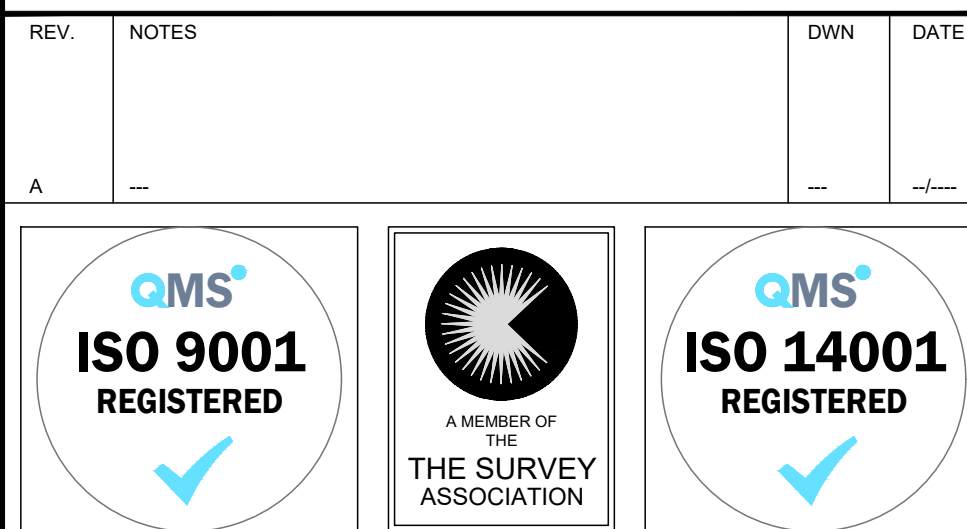
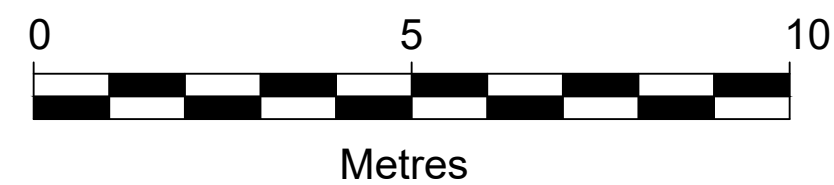
Survey station S1 has a direct relationship to the Ordnance Survey active network. All other stations have been descaled about this point. The scale factor for these quoted stations is 1. This is effectively a local coordinate system with a good connection to the OS to facilitate overlaying of further OS digital data. Please contact Maltby Surveys if further clarification is required.

LEGEND

BANKING

BUSHES & HEDGES

TREES



Notes:

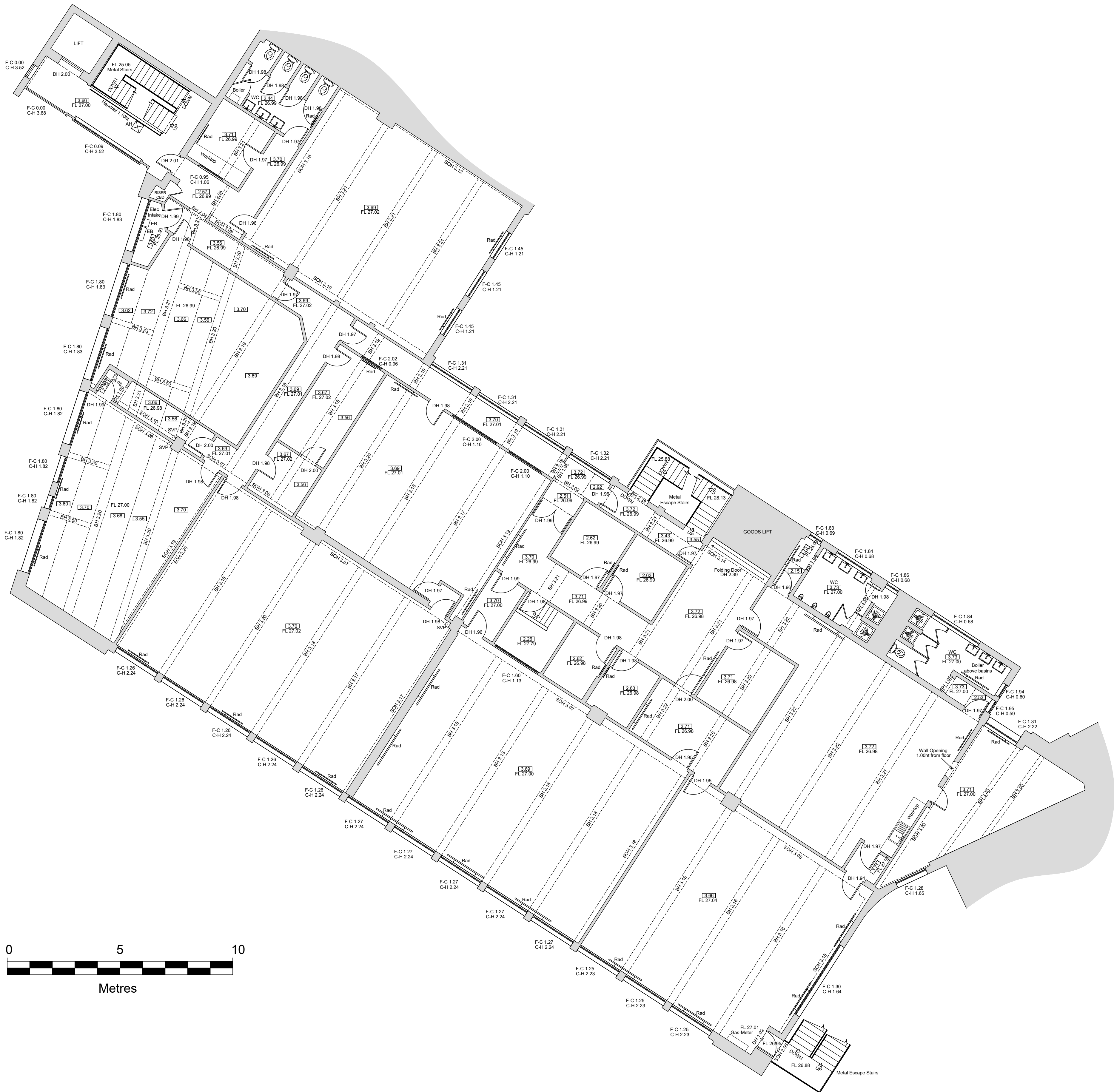
- Grid and levels relate to OS GPS Active Network.
- Windows measured to internal reveal unless stated.
- Doors measured to leaf unless structure exposed or stated.

The image shows the logo and contact information for Maltby Surveys Ltd. The logo consists of a square frame containing three triangles: a white triangle on the left, a grey triangle in the middle, and a white triangle on the right. To the right of the logo, the company name 'Maltby Surveys Ltd' is written in a large, bold, black serif font. Below the name, the address '2 QUEENS ROAD', 'HAYWARDS HEATH', 'WEST SUSSEX', and 'RH16 1EB' is listed in a smaller, black, sans-serif font. Further down, the contact details are provided: 'Tel: 01444 416246', 'Fax: 01444 417697', 'E-Mail: contact@maltbysurveys.com', and 'WebSite: http://www.maltbysurveys.com'.

SURVEYED	WM	CLIENT
DRAWN	AL	Findon Homes Ltd
CHECKED	SJM	
		SCALE
		1/100 (A1 Sheet)

Parma House Clarendon Road London N22 6UL

GROUND FLOOR PLAN									
Job No	Rev	Drawing Number							
24/092		24/092/200							
Date : APR 2024									



KEYPLAN (Not To Scale)

Grid

N

W

E

S

ABBREVIATIONS

BOLLARD

BRICKWORK

COVER LEVEL

EAVES LEVEL

GULLY

GULLY CHANNEL

INSPECTION COVER

INVERT LEVEL

LOW LEVEL WALL

B

BKWK

CL

EAV

G

GC

IC

IL

LLW

PARAPET HEIGHT

PARAPET LEVEL

RIDGE LEVEL

ROOF LEVEL

RAIN WATER PIPE

SOFFIT LEVEL/HEIGHT

SOIL / VENT PIPE

UNABLE TO LIFT

UNABLE TO SURVEY

PTH

PTL

RID

RL

RWP

SOL/SH

SVP

UTL

UTS

BUILDING

ARCH SPRINGER HEIGHT

ARCH HEAD HEIGHT

ACCESS HATCH

ACCESS PANEL

COLUMN

CUPBOARD

ELECTRICAL BOX

FIRE ALARM

FIRE HYDRANT

HIGH LEVEL WINDOW

SOFFIT HEIGHT

TOP OF WALL (HEIGHT)

LOW LEVEL WALL (HEIGHT)

ASH

AHH

AH

AP

Col

CBD

EB

FA

FI

HLW

SOH

TW 2.00m

LLW 2.00m

ARCH SPRINGER LEVEL

ARCH HEAD LEVEL

HOSE REEL

RADIATOR

SKYLIGHT

SERVICE RISER

VENTILATION

WASH BASIN

DRYWET RISER

WATER TANK

SOFFIT LEVEL (LEVEL)

TOP OF WALL (LEVEL)

LOW LEVEL WALL (LEVEL)

ASL

AHL

HR

Rad

SL

SVR

VT

WB

DRWR

WT

SOL

TW 10.00

LLW 10.00

FLOORS

FLOOR LEVEL (Visible)

FLOOR LEVEL (Structural)

FLOOR LEVEL (False/Raised)

FL

SFL

RFL

PLINTH (HEIGHT)

PLINTH (LEVEL)

RAMP / STAIRS DIRECTION

NUMBER OF TREADS

PL 0.10M

PL 10.00

— / — / D

UP 9 Δ

BEAMS AND CEILINGS

FLOOR TO BEAM SOFFIT HEIGHT

BEAM HEAD HEIGHT

FLOOR TO CEILING HEIGHT

STRUCTURAL CEILING HEIGHT

ARCH CEILING SPRINGER HEIGHT

ARCH CEILING HEAD HEIGHT

FALSE CEILING

BH

BHH

SC 2.00

SC 2.00

CSH

CHH

FC

BEAM SOFFIT LEVEL

BEAM HEAD LEVEL

CEILING LEVEL

ARCH CEILING SPRINGER LEVEL

ARCH CEILING HEAD LEVEL

STRUCTURAL CEILING

BSL

BHL

CL 10.00

CSL

CHL

SC

DOORS

THRESHOLD HEIGHT

DOOR HEAD HEIGHT

ARCH DOOR SPRINGER HEIGHT

TH

DH

DSH

THRESHOLD LEVEL

DOOR HEAD LEVEL

ARCH DOOR SPRINGER LEVEL

THL

DHL

DSL

WINDOWS

FLOOR TO CILL HEIGHT

CILL - HEAD HEIGHT

CILL - ARCH SPRINGER HEIGHT

F-C

C-H

C-ASH

WINDOW CILL LEVEL

WINDOW HEAD LEVEL

CILL - ARCH HEAD HEIGHT

WCL

WHL

C-AHH

REV.

NOTES

DWN

DATE

A

QMS

ISO 9001

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ASSOCIATION

Notes:
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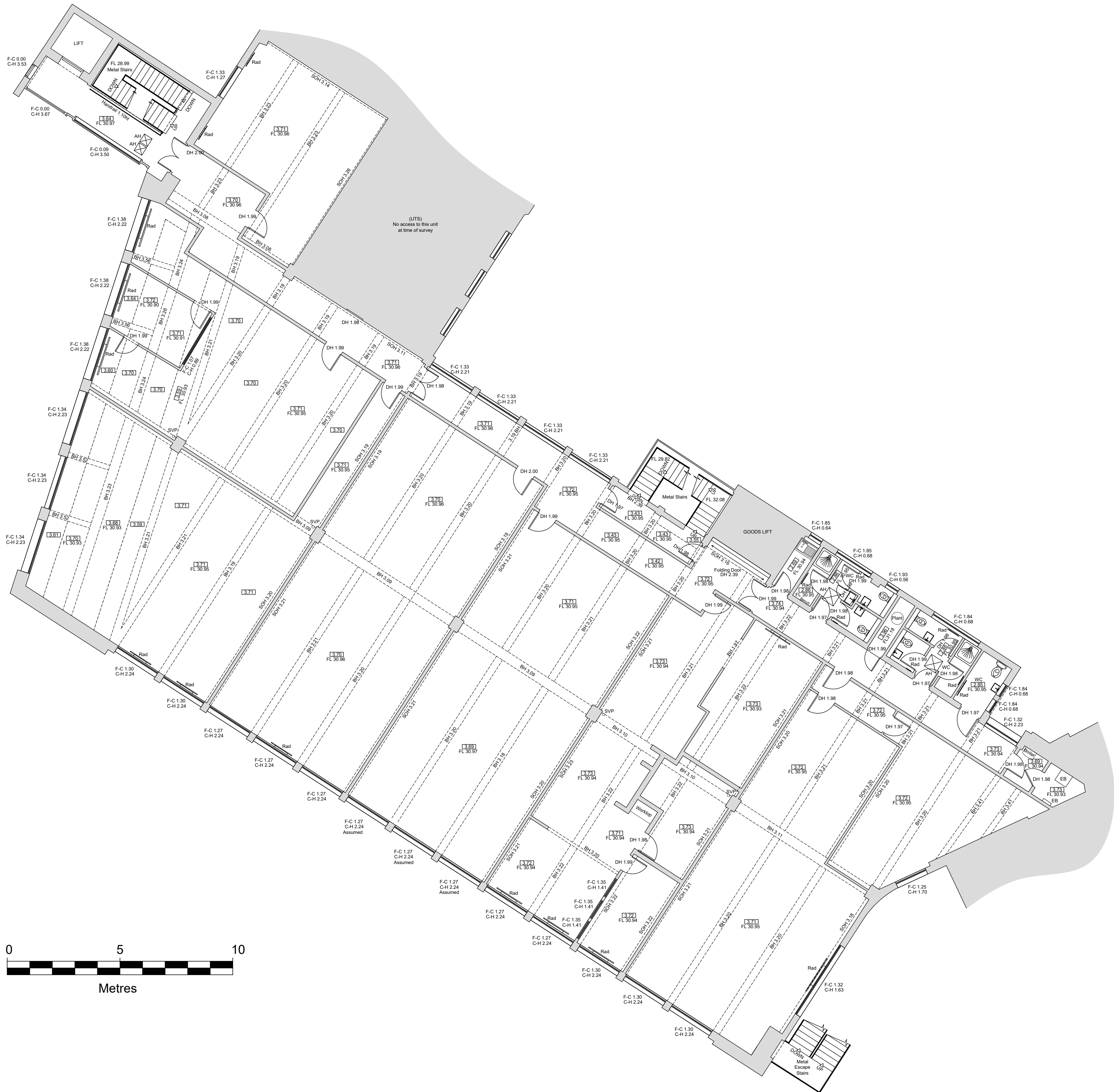
Maltby Surveys Ltd

2 QUEENS ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 1EB
Tel: 01444 416246
Fax: 01444 417697
E-Mail: contact@maltbysurveys.com
WebSite: http://www.maltbysurveys.com

SURVEYED	WM	CLIENT
DRAWN	AL	Findon Homes Ltd
CHECKED	SJM	SCALE
		1/100 (A1 Sheet)

Parma House Clarendon Road London N22 6UL

FIRST FLOOR PLAN		
Job No	Rev	Drawing Number
24/092		24/092/201
Date : APR 2024		



KEYPLAN (Not To Scale)

Grid

N

W

E

S

ABBREVIATIONS

BOLLARD

BRICKWORK

COVER LEVEL

EAVES LEVEL

GULLY

GULLY CHANNEL

INSPECTION COVER

INVERT LEVEL

LOW LEVEL WALL

B

BKWK

CL

EAV

G

GC

IC

IL

LLW

PARAPET HEIGHT

PARAPET LEVEL

ROOF LEVEL

RAIN WATER PIPE

SOFFIT LEVEL/HEIGHT

SOIL / VENT PIPE

UNABLE TO LIFT

UNABLE TO SURVEY

PTH

PTL

RID

RL

RWP

SOL/SH

SVP

UTL

UTS

BUILDING

ARCH SPRINGER HEIGHT

ARCH HEAD HEIGHT

ACCESS HATCH

ACCESS PANEL

COLUMN

CUPBOARD

ELECTRICAL BOX

FIRE ALARM

FIRE HYDRANT

HIGH LEVEL WINDOW

SOFFIT HEIGHT

TOP OF WALL (HEIGHT)

LOW LEVEL WALL (HEIGHT)

ASH

AHH

AH

AP

Col

CBD

EB

FA

FI

HLW

SOH

TW 2.00m

ARCH SPRINGER LEVEL

ARCH HEAD LEVEL

HOSE REEL

RADIATOR

SKYLIGHT

SERVICE RISER

VENTILATION

WASH BASIN

DRYWET RISER

WATER TANK

SOFFIT LEVEL

TOP OF WALL (LEVEL)

LOW LEVEL WALL (LEVEL)

ASL

AHL

HR

Rad

SL

SVR

VT

WB

DRWVR

WT

SOL

SCL 10.00

LLW 10.00

FLOORS

FLOOR LEVEL (Visible)

FLOOR LEVEL (Structural)

FLOOR LEVEL (False/Raised)

FL

SFL

RFL

PLINTH (HEIGHT)

PLINTH (LEVEL)

RAMP / STAIRS DIRECTION

NUMBER OF TREADS

PL 0.10M

PL 10.00

— / D

UP 9 Δ

BEAMS AND CEILINGS

FLOOR TO BEAM SOFFIT HEIGHT

BEAM HEAD HEIGHT

FLOOR TO CEILING HEIGHT

STRUCTURAL CEILING HEIGHT

ARCH CEILING SPRINGER HEIGHT

ARCH CEILING HEAD HEIGHT

FALSE CEILING

BH

BHH

2.00

SC 2.00

CSH

CHH

FC

BEAM SOFFIT LEVEL

BEAM HEAD LEVEL

CEILING LEVEL

ARCH CEILING SPRINGER LEVEL

ARCH CEILING HEAD LEVEL

STRUCTURAL CEILING

BSL

BHL

CL 10.00

CSL

CHL

SC

DOORS

THRESHOLD HEIGHT

DOOR HEAD HEIGHT

ARCH DOOR SPRINGER HEIGHT

TH

DH

DSH

THRESHOLD LEVEL

DOOR HEAD LEVEL

ARCH DOOR SPRINGER LEVEL

THL

DHL

DSL

WINDOWS

FLOOR TO CILL HEIGHT

CILL - HEAD HEIGHT

CILL - ARCH SPRINGER HEIGHT

F-C

C-H

C-ASH

WINDOW CILL LEVEL

WINDOW HEAD LEVEL

CILL - ARCH HEAD HEIGHT

WCL

WHL

C-AHH

REV.

NOTES

DWN

DATE

A

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ASSOCIATION

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WEST SUSSEX

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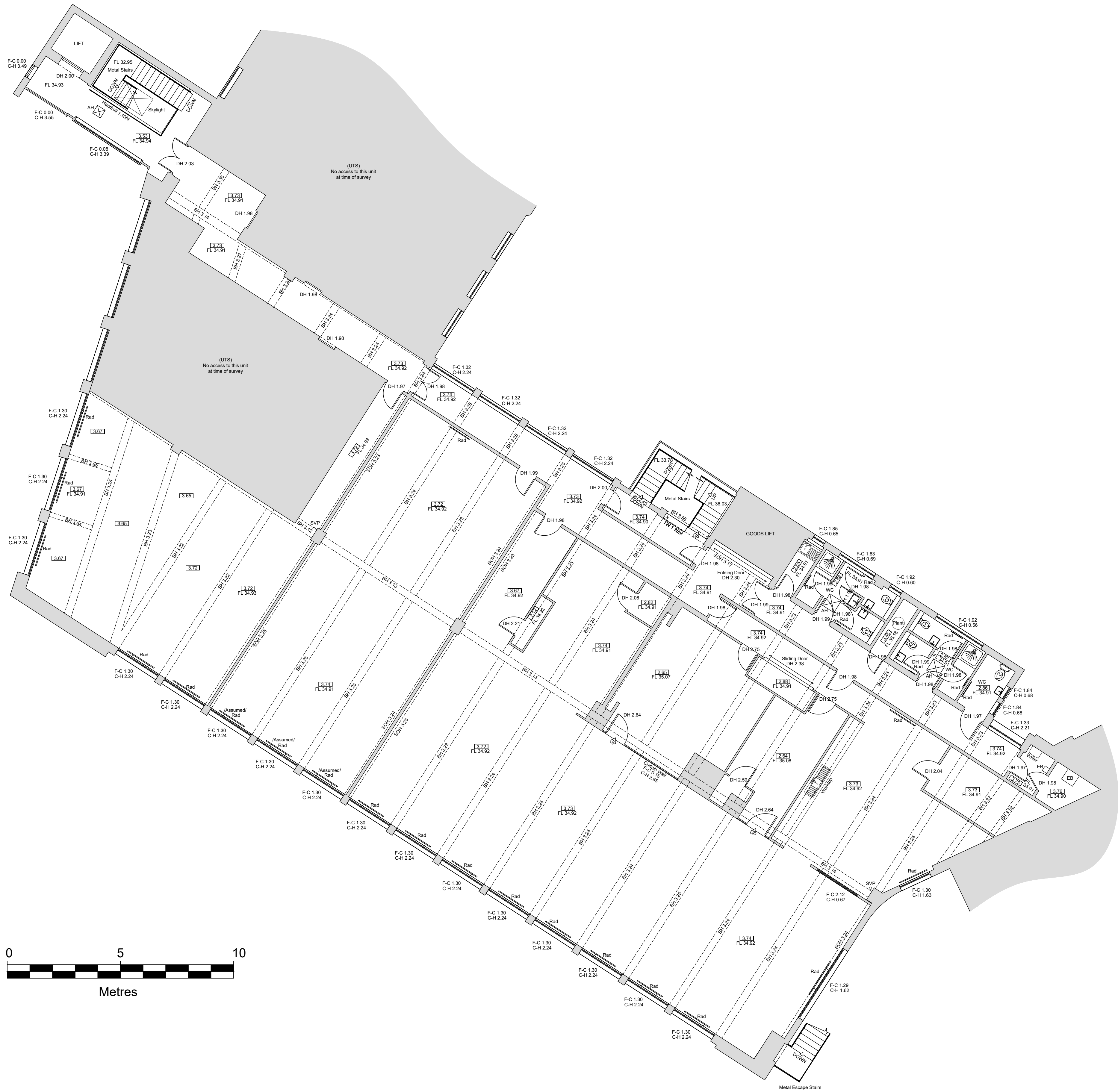
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DRAWN	AL	Findon Homes Ltd
CHECKED	SJM	SCALE
		1/100 (A1 Sheet)

Parma House Clarendon Road London N22 6UL

SECOND FLOOR PLAN		
Job No	Rev	Drawing Number
24/092		24/092/202
Date : APR 2024		



KEYPLAN (Not To Scale)

Grid

N

W

E

S

ABBREVIATIONS

BOLLARD

BRICKWORK

COVER LEVEL

EAVES LEVEL

GULLY

GULLY CHANNEL

INSPECTION COVER

INVERT LEVEL

LOW LEVEL WALL

B

BKWK

CL

EAV

G

GC

IC

IL

LLW

PARAPET HEIGHT

PARAPET LEVEL

RIDGE LEVEL

ROOF LEVEL

RAIN WATER PIPE

SOFFIT LEVEL/HEIGHT

SOIL / VENT PIPE

UNABLE TO LIFT

UNABLE TO SURVEY

PTH

PTL

RID

RL

RWP

SOL/SH

SVP

UTL

UTS

BUILDING

ARCH SPRINGER HEIGHT

ARCH HEAD HEIGHT

ACCESS HATCH

ACCESS PANEL

COLUMN

CUPBOARD

ELECTRICAL BOX

FIRE ALARM

FIRE HYDRANT

HIGH LEVEL WINDOW

SOFFIT HEIGHT

TOP OF WALL (HEIGHT)

LOW LEVEL WALL (HEIGHT)

ASH

AHH

AH

AP

Col

CB

EB

FA

FI

HLW

SOH

TW

LLW

ARCH SPRINGER LEVEL

ARCH HEAD LEVEL

HOSE REEL

RADIATOR

SKYLIGHT

SERVICE RISER

VENTILATION

WASH BASIN

DRYWET RISER

WATER TANK

SOFFIT LEVEL (LEVEL)

TOP OF WALL (LEVEL)

LOW LEVEL WALL (LEVEL)

ASL

AHL

HR

Rad

SL

SVR

VT

WB

DRWR

WT

SOL

TW

LLW

FLOORS

FLOOR LEVEL (Visible)

FLOOR LEVEL (Structural)

FLOOR LEVEL (False/Raised)

FL

SFL

RFL

PLINTH (HEIGHT)

PLINTH (LEVEL)

RAMP / STAIRS DIRECTION

NUMBER OF TREADS

PL 0.10M

PL 10.00

— / — / P

UP 9 Δ

BEAMS AND CEILINGS

FLOOR TO BEAM SOFFIT HEIGHT

BEAM HEAD HEIGHT

FLOOR TO CEILING HEIGHT

STRUCTURAL CEILING HEIGHT

ARCH CEILING SPRINGER HEIGHT

ARCH CEILING HEAD HEIGHT

FALSE CEILING

BH

BHH

2.00

SC 2.00

CSH

CHH

FC

BEAM SOFFIT LEVEL

BEAM HEAD LEVEL

CEILING LEVEL

ARCH CEILING SPRINGER LEVEL

ARCH CEILING HEAD LEVEL

STRUCTURAL CEILING

BSL

BHL

CL 10.00

CSL

CHL

SC

DOORS

THRESHOLD HEIGHT

DOOR HEAD HEIGHT

ARCH DOOR SPRINGER HEIGHT

TH

DH

DSH

THRESHOLD LEVEL

DOOR HEAD LEVEL

ARCH DOOR SPRINGER LEVEL

THL

DHL

DSL

WINDOWS

FLOOR TO CILL HEIGHT

CILL - HEAD HEIGHT

CILL - ARCH SPRINGER HEIGHT

F-C

C-H

C-ASH

WINDOW CILL LEVEL

WINDOW HEAD LEVEL

CILL - ARCH HEAD HEIGHT

WCL

WHL

C-AHH

REV.

NOTES

DWN

DATE

A

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DRAWN	AL	Findon Homes Ltd
CHECKED	SJM	SCALE
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Parma House Clarendon Road London N22 6UL

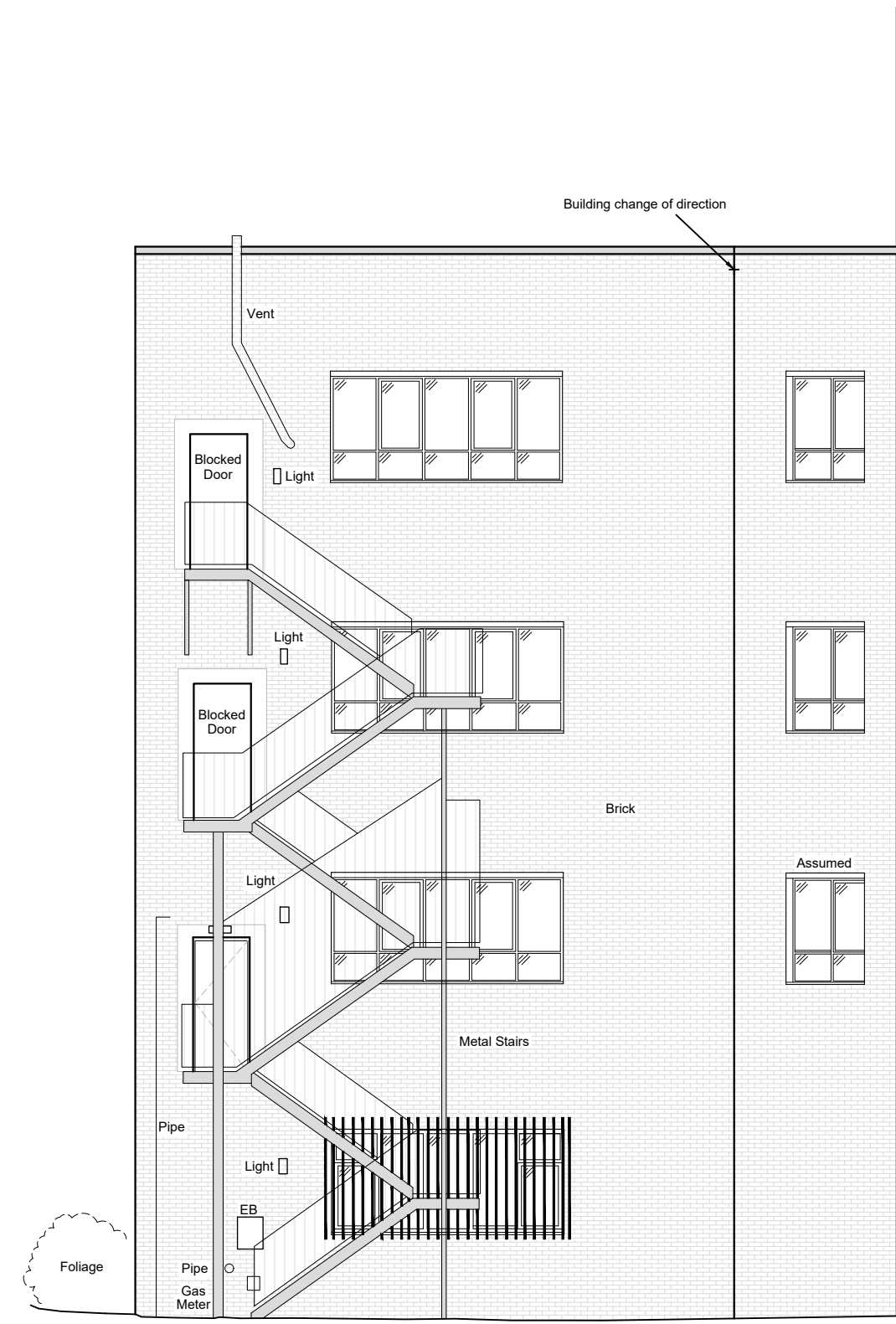
THIRD FLOOR PLAN		
Job No	Rev	Drawing Number
24/092		24/092/203
Date : APR 2024		



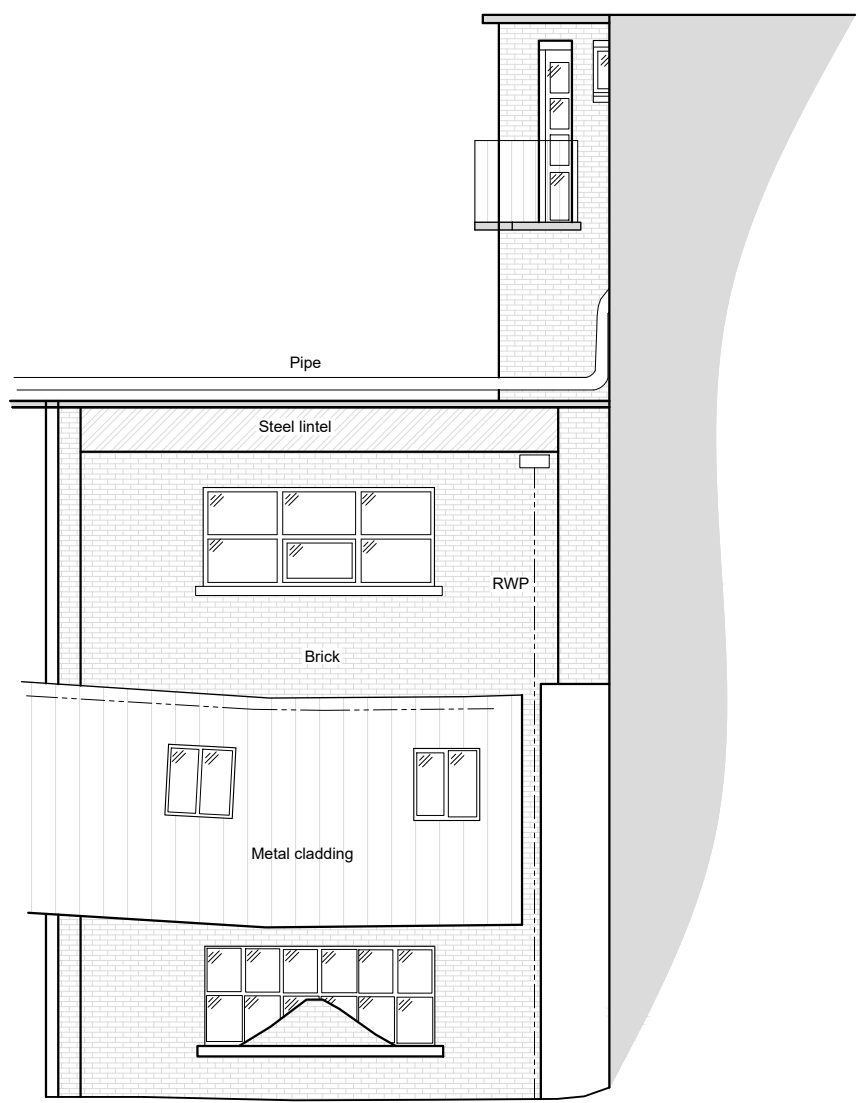
Job No	Rev	Drawing Number
24/092		24/092/204
Date : APR 2024		



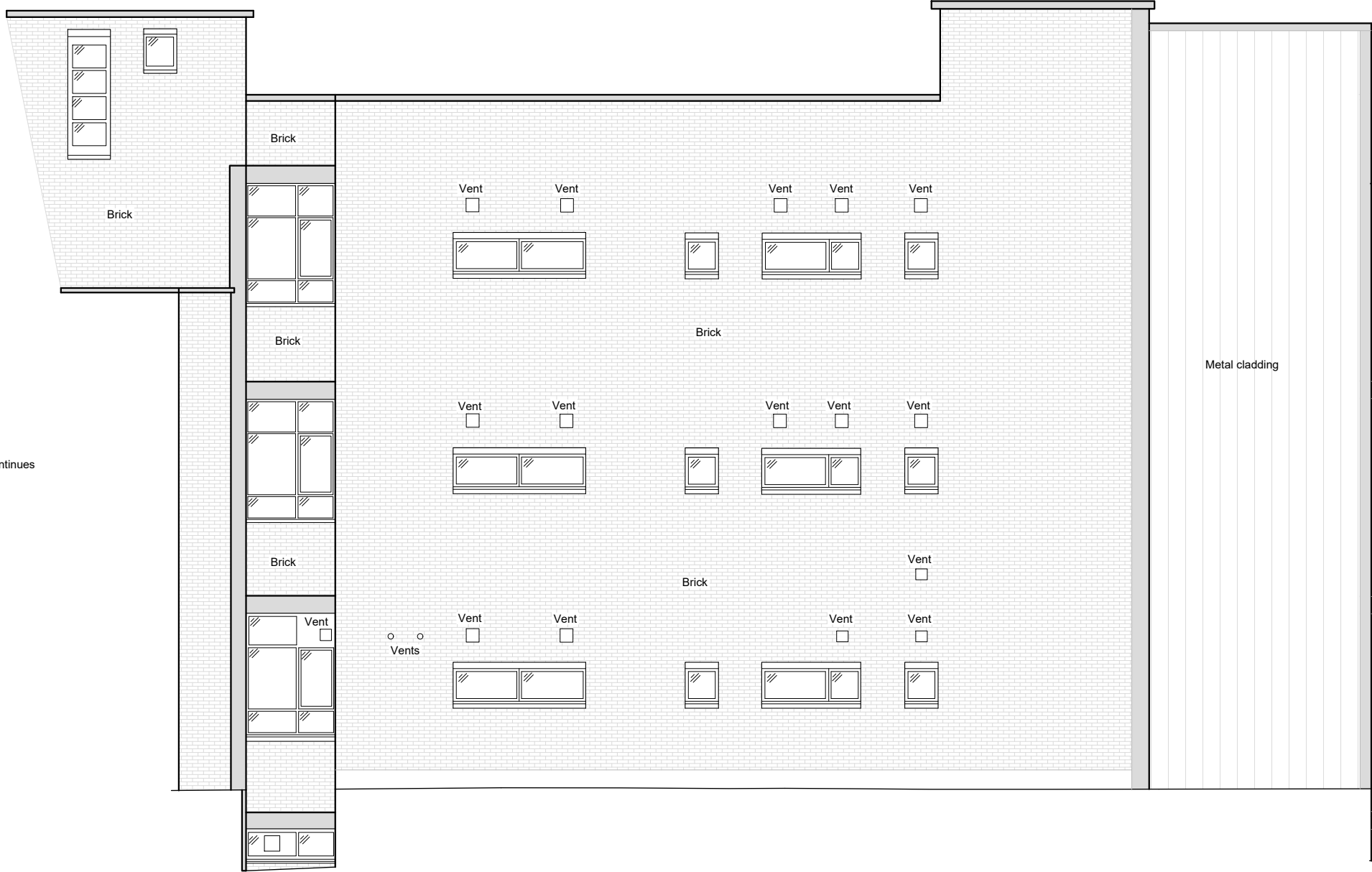
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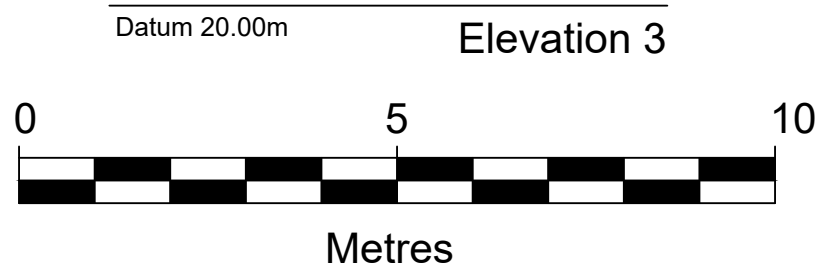
Elevation 2



Elevation 3



Elevation 4



KEYPLAN (Not To Scale)

Grid

N

W

E

S

PARMA HOUSE

Elevation 1

Elevation 2

Elevation 3

Elevation 4

ABBREVIATIONS

BOLLARD	B	PARAPET HEIGHT	PTH
BRICKWORK	BKWK	PARAPET LEVEL	PTL
COVER LEVEL	CL	ROOF LEVEL	RID
EAVES LEVEL	EAV	RAIN WATER PIPE	RL
GULLY	G	SOFFIT LEVEL/HEIGHT	RWP
GULLY CHANNEL	GC	SOIL / VENT PIPE	SOL/SH
INSPECTION COVER	IC	UNABLE TO LIFT	SVP
INVERT LEVEL	IL	UNABLE TO SURVEY	UTL
LOW LEVEL WALL	LLW		UTS

BUILDING

ARCH SPRINGER HEIGHT	ASH	ARCH SPRINGER LEVEL	ASL
ARCH HEAD HEIGHT	AHH	ARCH HEAD LEVEL	AHL
ACCESS HATCH	AH	HOSE REEL	HR
ACCESS PANEL	AP	RADIATOR	Rad
COLUMN	Col	SKYLIGHT	SL
CUPBOARD	CBD	SERVICE RISER	SVR
ELECTRICAL BOX	EB	VENTILATION	VT
FIRE ALARM	FA	WASH BASIN	WB
FIRE HYDRANT	FH	DRYWET RISER	DRWR
HIGH LEVEL WINDOW	HLW	WATER TANK	WT
SOFFIT HEIGHT	SOH	SOFFIT LEVEL	SOL
TOP OF WALL (HEIGHT)	TW 2.00m	TOP OF WALL (LEVEL)	TW 10.00
LOW LEVEL WALL (HEIGHT)	LLW 2.00m	LOW LEVEL WALL (LEVEL)	LLW 10.00

FLOORS

FLOOR LEVEL (Visible)	FL	PLINTH (HEIGHT)	PL 0.10m
FLOOR LEVEL (Structural)	SFL	PLINTH (LEVEL)	PL 10.00
FLOOR LEVEL (False/Raised)	RFL	RAMP / STAIRS DIRECTION	— / D
		NUMBER OF TREADS	UP 9 Δ

BEAMS AND CEILINGS

FLOOR TO BEAM SOFFIT HEIGHT	BH	BEAM SOFFIT LEVEL	BSL
BEAM HEAD HEIGHT	BHH	BEAM HEAD LEVEL	BHL
FLOOR TO CEILING HEIGHT	2.00	CEILING LEVEL	CL 10.00
STRUCTURAL CEILING HEIGHT	SC 2.00	STRUCTURAL CEILING LEVEL	SC 10.00
ARCH CEILING SPRINGER HEIGHT	CSH	ARCH CEILING SPRINGER LEVEL	CSL
ARCH CEILING HEAD HEIGHT	CHH	ARCH CEILING HEAD LEVEL	CHL
FALSE CEILING	FC	STRUCTURAL CEILING	SC

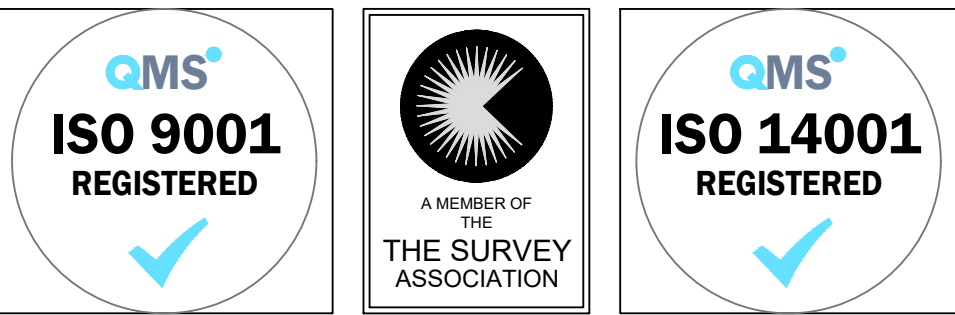
DOORS

THRESHOLD HEIGHT	TH	THRESHOLD LEVEL	THL
DOOR HEAD HEIGHT	DH	DOOR HEAD LEVEL	DHL
ARCH DOOR SPRINGER HEIGHT	DSH	ARCH DOOR SPRINGER LEVEL	DSL

WINDOWS

FLOOR TO CILL HEIGHT	F-C	WINDOW CILL LEVEL	WCL
CILL - HEAD HEIGHT	C-H	WINDOW HEAD LEVEL	WHL
CILL - ARCH SPRINGER HEIGHT	C-ASH	CILL - ARCH HEAD HEIGHT	C-AHH

REV.	NOTES	DWN	DATE
A	---	---	---



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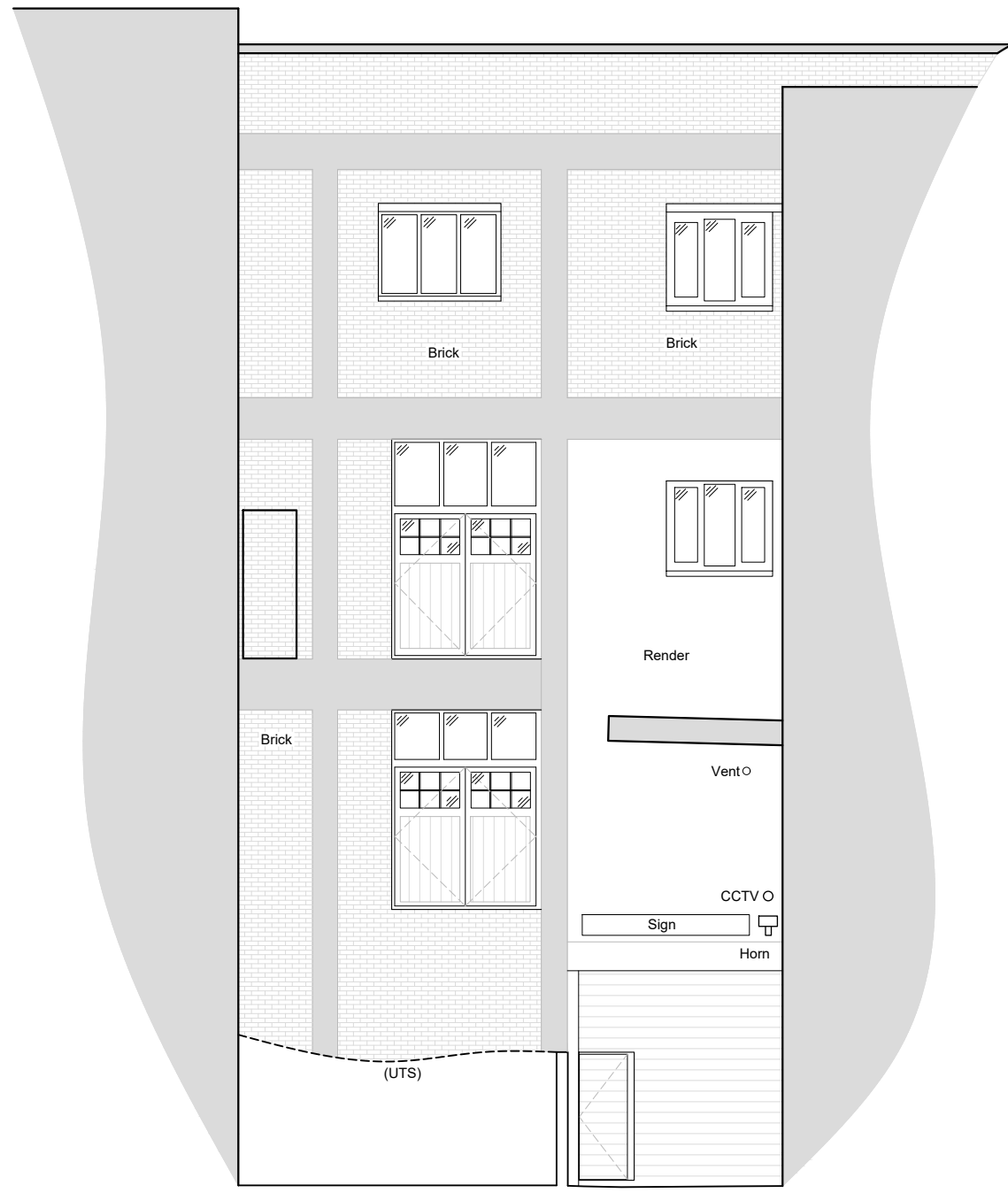
SURVEYED	JS	CLIENT
DRAWN	AL	Findon Homes Ltd
CHECKED	SJM	SCALE
		1/100 (A1 Sheet)

Parma House Clarendon Road London N22 6UL

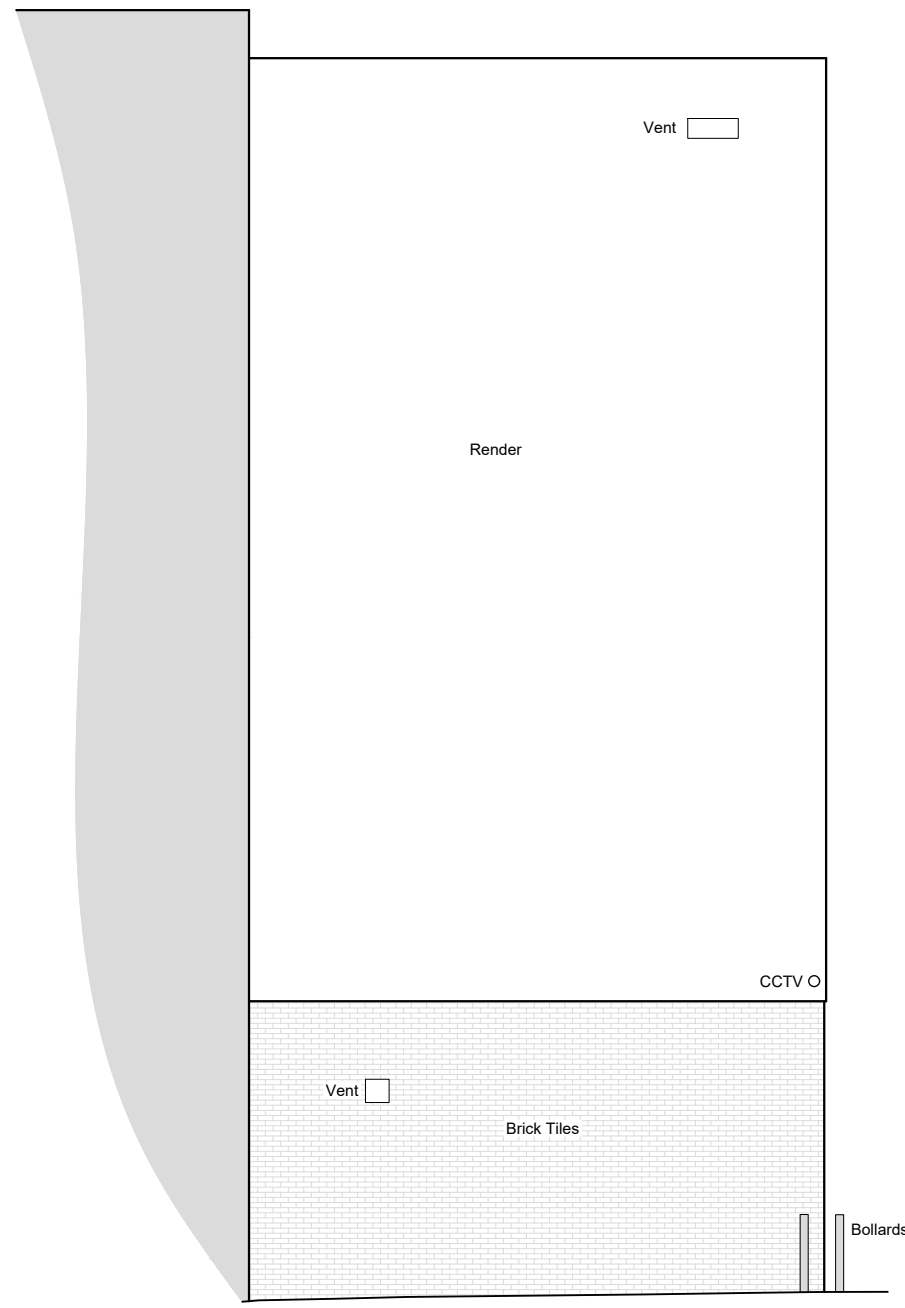
EXISTING ELEVATIONS 1-4		
Job No	Rev	Drawing Number
24/092		24/092/300-A
Date :	APR 2024	



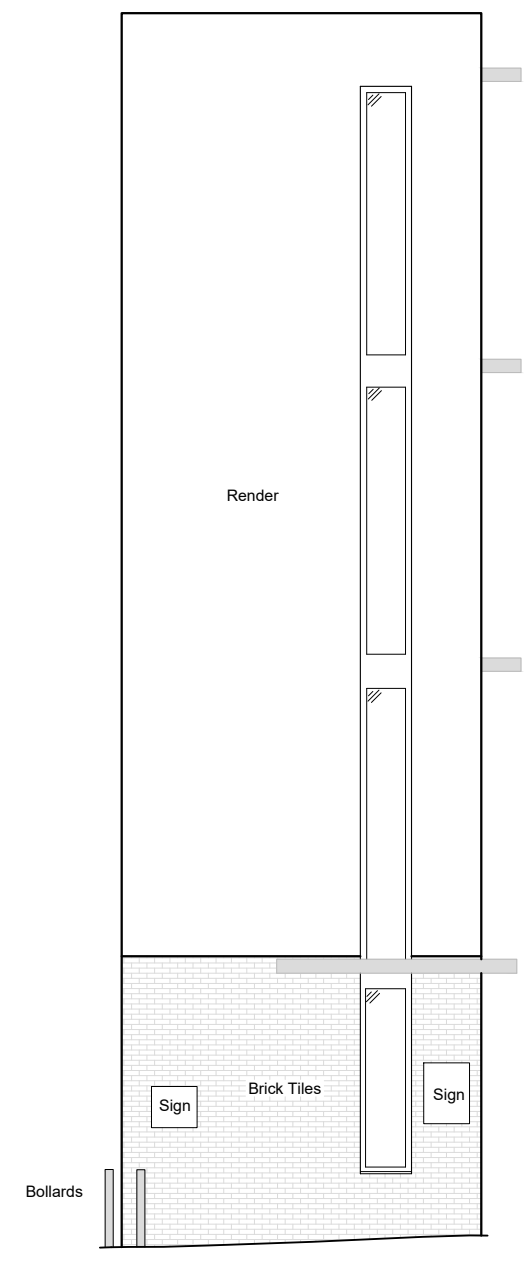
Datum 20.00m
Elevation 5



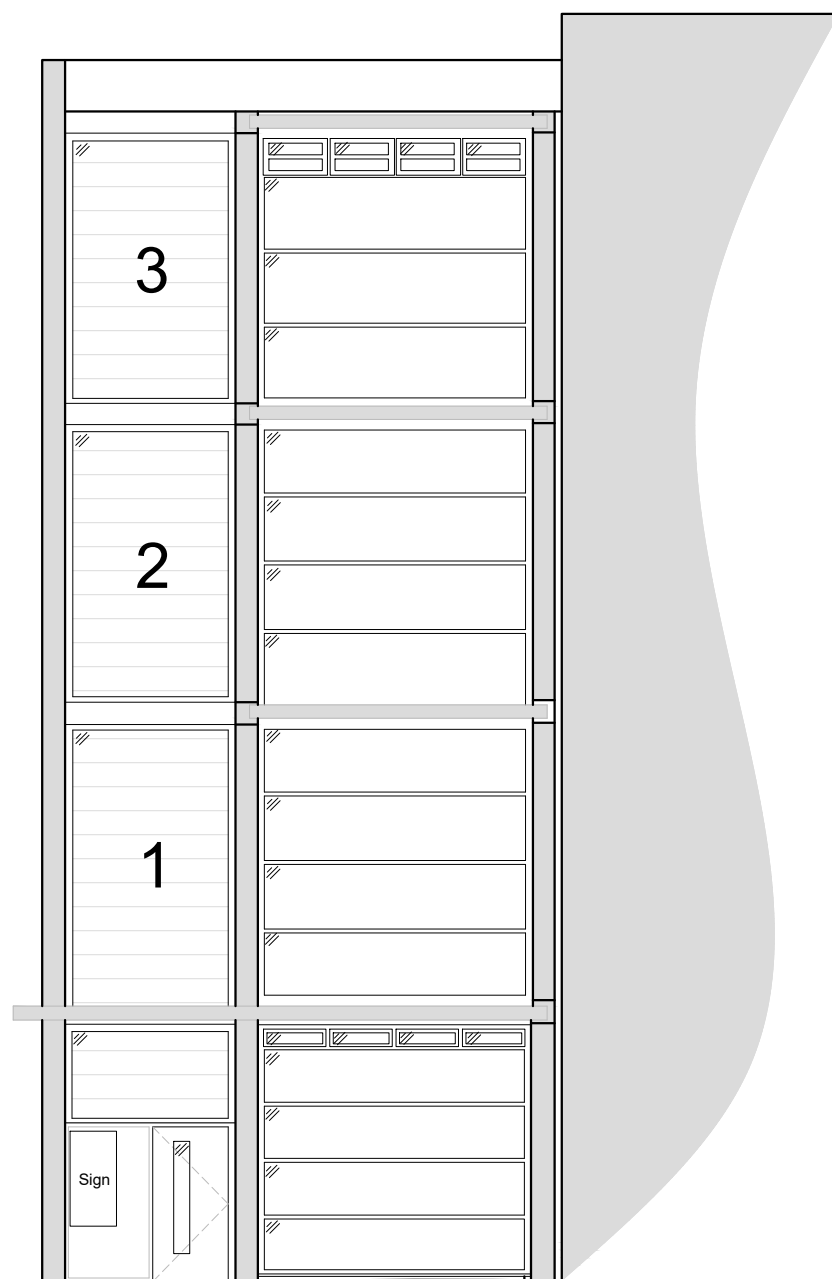
Datum 20.00m
Elevation 6



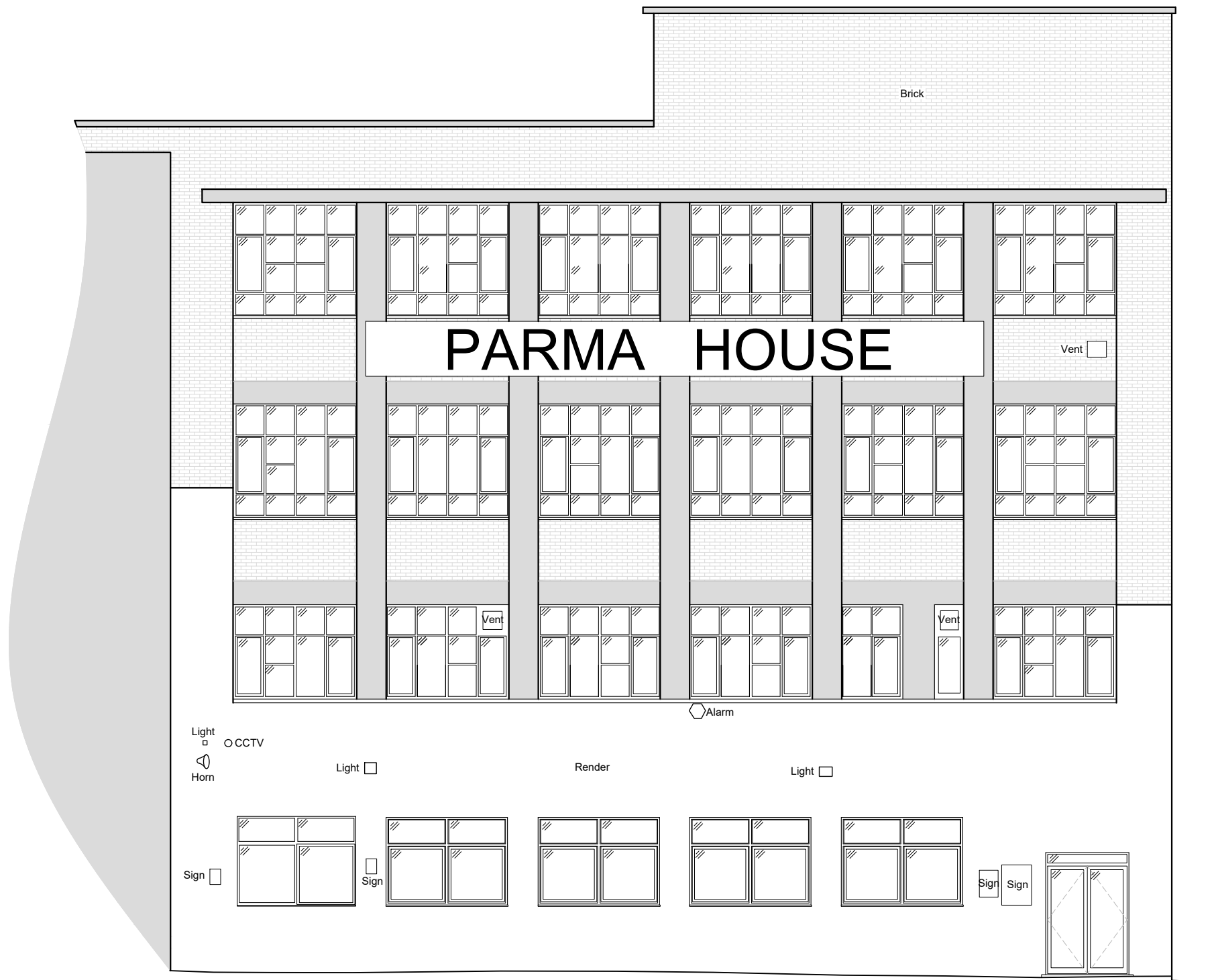
Datum 20.00m
Elevation 7



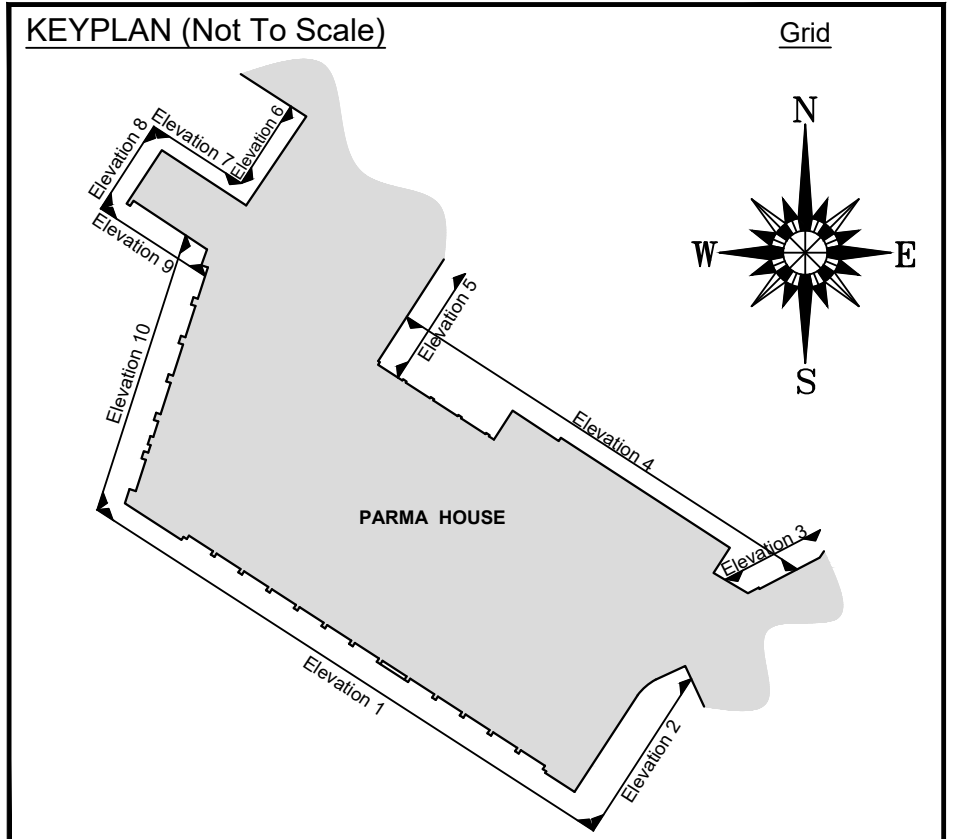
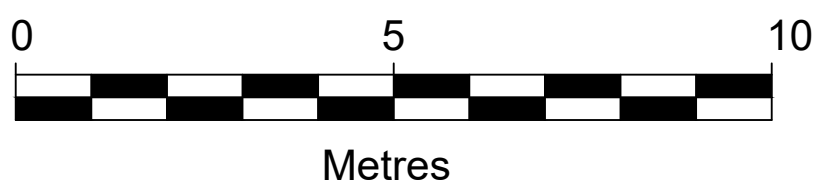
Datum 20.00m
Elevation 8



Datum 20.00m
Elevation 9

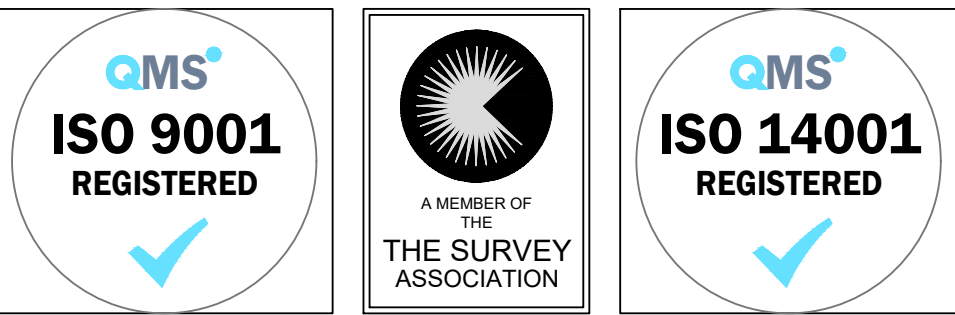


Datum 20.00m
Elevation 10



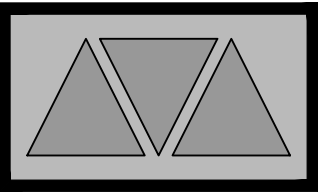
LEGEND			
ABBREVIATIONS			
BOLLARD	B	PARAPET HEIGHT	PTH
BRICKWORK	BKWK	PARAPET LEVEL	PTL
COVER LEVEL	CL	RIDGE LEVEL	RID
EAVES LEVEL	EAV	ROOF LEVEL	RL
GULLY	G	RAIN WATER PIPE	RWP
GULLY CHANNEL	GC	SOFFIT LEVEL/HEIGHT	SOL/SH
INSPECTION COVER	IC	SOIL / VENT PIPE	SVP
INVERT LEVEL	IL	UNABLE TO LIFT	UTL
LOW LEVEL WALL	LLW	UNABLE TO SURVEY	UTS
BUILDING			
ARCH SPRINGER HEIGHT	ASH	ARCH SPRINGER LEVEL	ASL
ARCH HEAD HEIGHT	AHH	ARCH HEAD LEVEL	AHL
ACCESS HATCH	AH	HOSE REEL	HR
ACCESS PANEL	AP	RADIATOR	Rad
COLUMN	Col	SKYLIGHT	SL
CUPBOARD	CB	SERVICE RISER	SVR
ELECTRICAL BOX	EB	VENTILATION	VT
FIRE ALARM	FA	WASH BASIN	WB
FIRE HYDRANT	FH	DRYWET RISER	DRWR
HIGH LEVEL WINDOW	HLW	WATER TANK	WT
SOFFIT HEIGHT	SH	SOFFIT LEVEL	SOL
TOP OF WALL (HEIGHT)	TW 2.00m	TOP OF WALL (LEVEL)	TW 10.00
LOW LEVEL WALL (HEIGHT)	LLW 2.00m	LOW LEVEL WALL (LEVEL)	LLW 10.00
FLOORS			
FLOOR LEVEL (Visible)	FL	PLINTH (HEIGHT)	PL 0.10m
FLOOR LEVEL (Structural)	SFL	PLINTH (LEVEL)	PL 10.00
FLOOR LEVEL (False/Raised)	RFL	RAMP / STAIRS DIRECTION	— / D
		NUMBER OF TREADS	UP 9 Δ
BEAMS AND CEILINGS			
FLOOR TO BEAM SOFFIT HEIGHT	BH	BEAM SOFFIT LEVEL	BSL
BEAM HEAD HEIGHT	BHH	BEAM HEAD LEVEL	BHL
FLOOR TO CEILING HEIGHT	2.00	CEILING LEVEL	CL 10.00
STRUCTURAL CEILING HEIGHT	SC 2.00	STRUCTURAL CEILING LEVEL	SCL 10.00
ARCH CEILING SPRINGER HEIGHT	CSH	ARCH CEILING SPRINGER LEVEL	CSL
ARCH CEILING HEAD HEIGHT	CHH	ARCH CEILING HEAD LEVEL	CHL
FALSE CEILING	FC	STRUCTURAL CEILING	SC
DOORS			
THRESHOLD HEIGHT	TH	THRESHOLD LEVEL	THL
DOOR HEAD HEIGHT	DH	DOOR HEAD LEVEL	DHL
ARCH DOOR SPRINGER HEIGHT	DSH	ARCH DOOR SPRINGER LEVEL	DSL
WINDOWS			
FLOOR TO CILL HEIGHT	F-C	WINDOW CILL LEVEL	WCL
CILL - HEAD HEIGHT	C-H	WINDOW HEAD LEVEL	WHL
CILL - ARCH SPRINGER HEIGHT	C-ASH	CILL - ARCH HEAD HEIGHT	C-AHH

REV.	NOTES	DWN	DATE
A	---	---	---



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Maltby Surveys Ltd

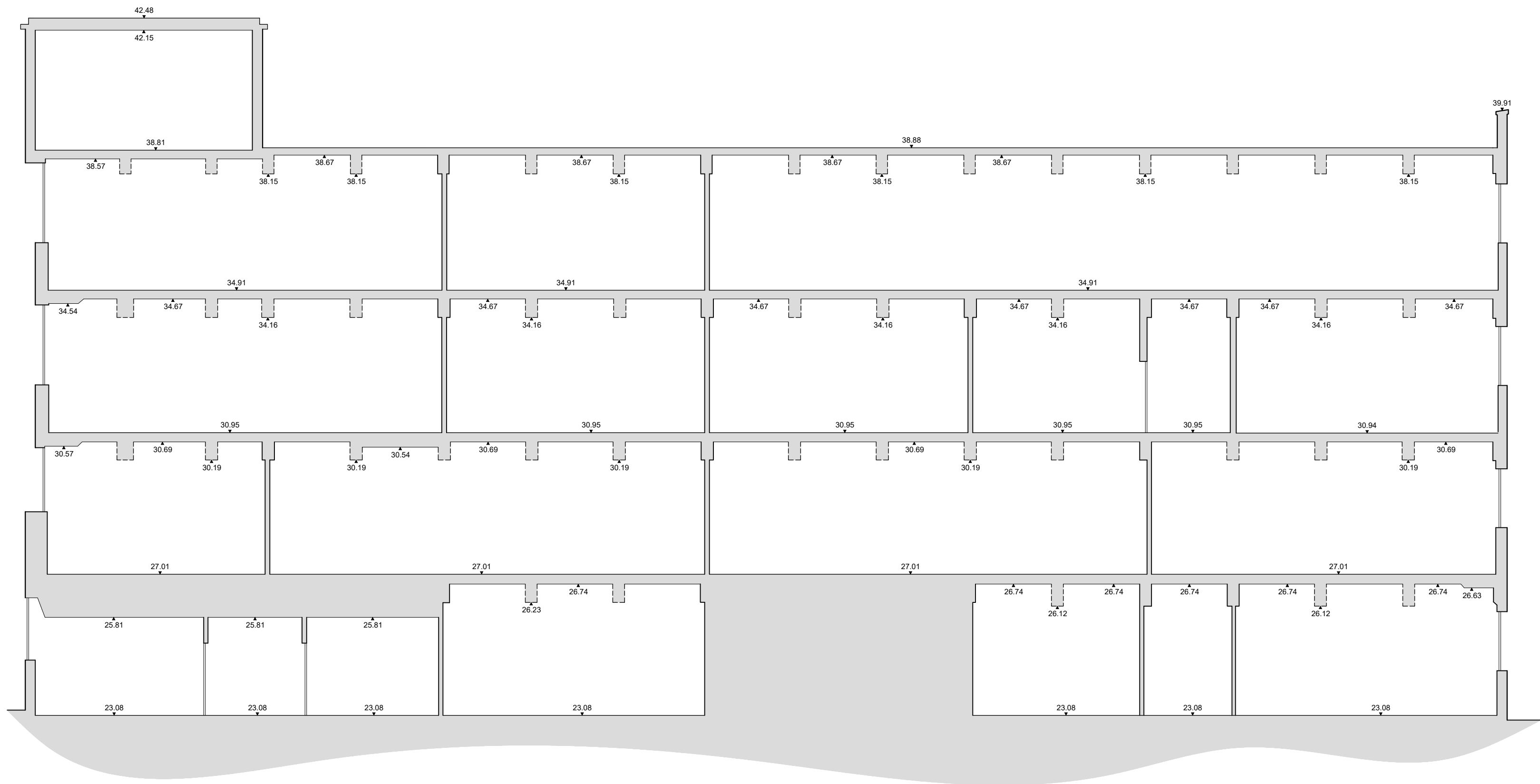


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DRAWN	AL	Findon Homes Ltd
CHECKED	SJM	SCALE
		1/100 (A1 Sheet)

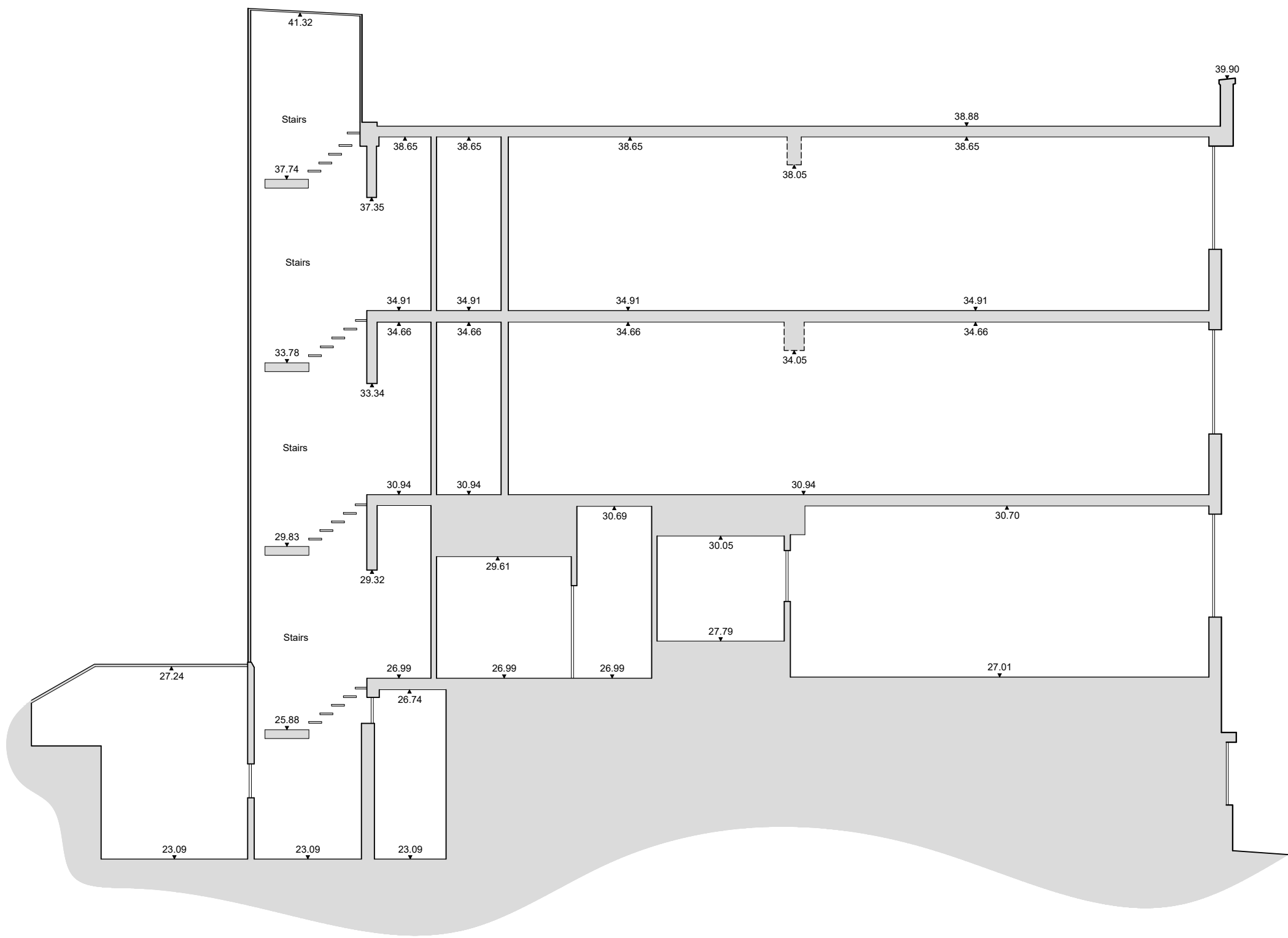
Parma House Clarendon Road London N22 6UL

EXISTING ELEVATIONS 5-10		
Job No	Rev	Drawing Number
24/092		24/092/300-B
Date :	APR 2024	



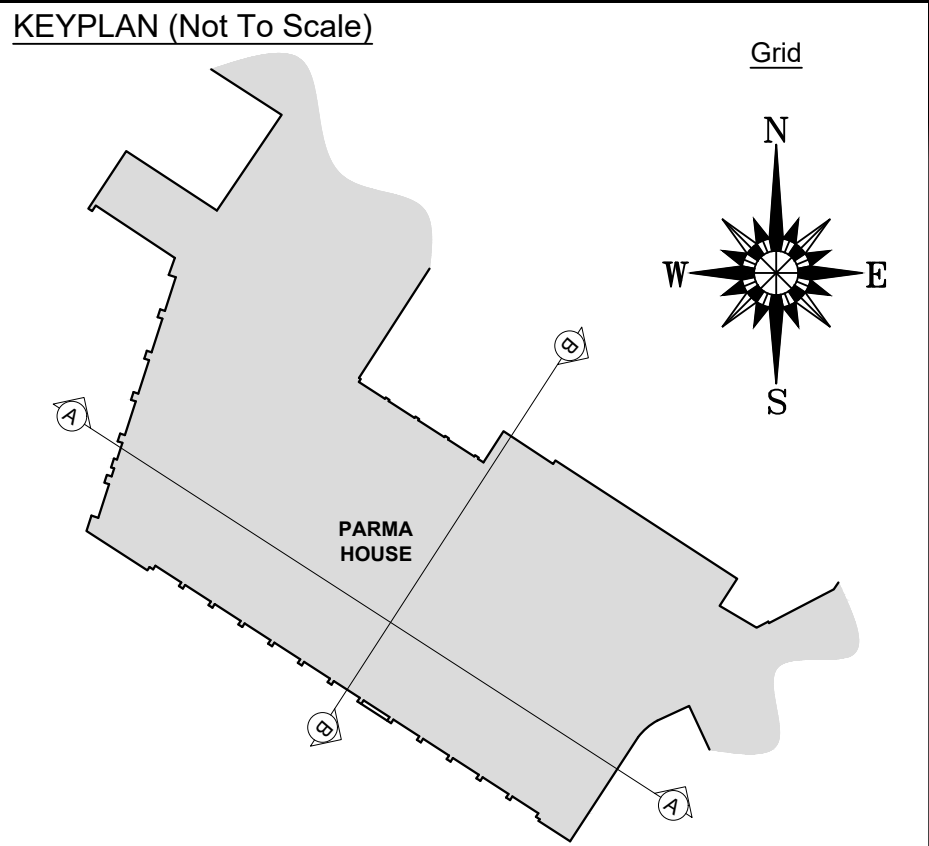
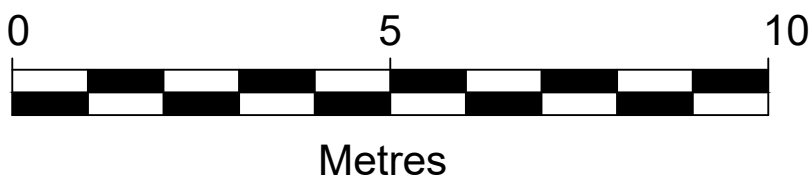
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Section AA



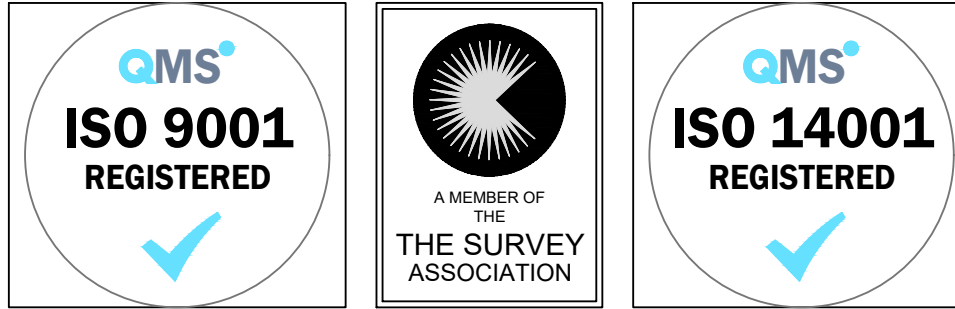
Datum 20.00m

Section BB



LEGEND			
ABBREVIATIONS		(WHERE APPLICABLE)	
BOLLARD	B	PARAPET HEIGHT	PTH
BRICKWORK	BKWK	PARAPET LEVEL	PTL
COVER LEVEL	CL	RIDGE LEVEL	RID
EAVES LEVEL	EAV	ROOF LEVEL	RL
GULLY	G	RAIN WATER PIPE	RWP
GULLY CHANNEL	GC	SOFFIT LEVEL/HEIGHT	SOL/SOH
INSPECTION COVER	IC	SOIL / VENT PIPE	SVP
INVERT LEVEL	IL	UNABLE TO LIFT	UTL
LOW LEVEL WALL	LLW	UNABLE TO SURVEY	UTS
BUILDING			
ARCH SPRINGER HEIGHT	ASH	ARCH SPRINGER LEVEL	ASL
ARCH HEAD HEIGHT	AHH	ARCH HEAD LEVEL	AHL
ACCESS HATCH	AH	HOSE REEL	HR
ACCESS PANEL	AP	RADIATOR	Rad
COLUMN	Col	SKYLIGHT	SL
CUPBOARD	CBD	SERVICE RISER	SVR
ELECTRICAL BOX	EB	VENTILATION	VT
FIRE ALARM	FA	WASH BASIN	WB
FIRE HYDRANT	FH	DRYWET RISER	DRWR
HIGH LEVEL WINDOW	HLW	WATER TANK	WT
SOFFIT HEIGHT	SOH	SOFFIT LEVEL	SOL
TOP OF WALL (HEIGHT)	TW 2.00m	TOP OF WALL (LEVEL)	TW 10.00
LOW LEVEL WALL (HEIGHT)	LLW 2.00m	LOW LEVEL WALL (LEVEL)	LLW 10.00
FLOORS			
FLOOR LEVEL (Visible)	FL	PLINTH (HEIGHT)	PL 0.10m
FLOOR LEVEL (Structural)	SFL	PLINTH (LEVEL)	PL 10.00
FLOOR LEVEL (False/Raised)	RFL	RAMP / STAIRS DIRECTION	→ / ←
		NUMBER OF TREADS	UP 9 Δ
BEAMS AND CEILINGS			
FLOOR TO BEAM SOFFIT HEIGHT	BH	BEAM SOFFIT LEVEL	BSL
BEAM HEAD HEIGHT	BHH	BEAM HEAD LEVEL	BHL
FLOOR TO CEILING HEIGHT	2.00	CEILING LEVEL	CL 10.00
STRUCTURAL CEILING HEIGHT	2.00	STRUCTURAL CEILING LEVEL	SCL 10.00
ARCH CEILING SPRINGER HEIGHT	CSH	ARCH CEILING SPRINGER LEVEL	CSL
ARCH CEILING HEAD HEIGHT	CHH	ARCH CEILING HEAD LEVEL	CHL
FALSE CEILING	FC	STRUCTURAL CEILING	SC
DOORS			
THRESHOLD HEIGHT	TH	THRESHOLD LEVEL	THL
DOOR HEAD HEIGHT	DH	DOOR HEAD LEVEL	DHL
ARCH DOOR SPRINGER HEIGHT	DSH	ARCH DOOR SPRINGER LEVEL	DSL
WINDOWS			
FLOOR TO CILL HEIGHT	F-C	WINDOW CILL LEVEL	WCL
CILL - HEAD HEIGHT	C-H	WINDOW HEAD LEVEL	WHL
CILL - ARCH SPRINGER HEIGHT	C-ASH	CILL - ARCH HEAD HEIGHT	C-AHH

REV.	NOTES	DWN	DATE
A	---	---	---



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DRAWN	AL	Findon Homes Ltd
CHECKED	SJM	SCALE
		1/100 (A1 Sheet)

Parma House Clarendon Road London N22 6UL

EXISTING SECTIONS		
Job No	Rev	Drawing Number
24/092		24/092/400
Date : APR 2024		