Murphy's Yard

EIA Scoping Opinion Request Report

Prepared for:

Folgate Estates Ltd

Date:

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CONTENTS

INTRODUCTION 1
SITE DESCRIPTION AND IMMEDIATE SURROUNDS 5
SITE ENVIRONMENTAL CONTEXT 7
THE PROPOSED DEVELOPMENT 10
THE PLANNING APPLICATION AND DESIGN CONTROL DOCUMENTS 11
PLANNING CONTEXT 12
SCOPE OF THE EIA 15
REQUEST FOR AN EIA SCOPING OPINION 18
ANNEX A: THE NEED FOR AN EIA AND APPROACH TO EIA SCOPING
ANNEX B: EIA METHODOLOGY AND APPROACH TO ASSESSMENT OF THE PROPOSED DEVELOPMENT
ANNEX C: SCOPED IN TOPIC SHEETS
ANNEX D: SCOPED OUT TOPIC SHEETS
ANNEX E: CUMULATIVE SCHEMES
ANNEX F: PRELIMINARY ECOLOGICAL APPRAISAL
ANNEX G: ARCHAEOLOGICAL DESK BASED ASSESSMENT
ANNEX H: PRELIMINARY RISK ASSESSMENT
ANNEX I: EMAIL CORRESPONDENCE WITH MOTOROLA SOLUTIONS

INTRODUCTION

1 Folgate Estates Ltd (hereinafter referred to as the 'Applicant') is seeking planning permission for the proposed redevelopment of an area of land bounded by railway lines, Hampstead Heath, Gordon House Road and railway lines to the north, Highgate Road to the east, rail lines and beyond these the industrial estate around Regis Road to the south and rail lines and residential lines and residential uses to the west ("the site") The planning application will be an outline application which will seek permission for design parameters, maximum quantum by land Use Class, and a design code for the majority of the site.

2 A previous planning application for the site (planning reference: 2021/3225/P) was registered and withdrawn in 2022. The formal address for that application was Murphy's Yard Land to the south of Gordon House Road bounded by railway lines to the east, west and south and accessed from Gordon House Road, Sanderson Close and Greenwood Place London NW5.

3 The site covers a total area of approximately 6.3 hectares (ha) and falls within the administrative boundary of the London Borough of Camden (LBC).

4 The site currently comprises floorspace within Use Class E(g)(iii), B2 and B8. However, the site is currently underutilised and the majority of it is covered by servicing areas, car parking and hardstanding.

5 The scheme proposal (hereafter referred to as the 'Proposed Development') is expected to comprise a phased mixed-use development including the erection of up to 17 buildings (up to ground plus 15 storeys) to deliver up to 171,000m^2 Gross External Area (GEA) of residential floorspace to provide up to 1,750 units (Use Class C3), alongside up to 20,000m^2 GEA of industrial floorspace (Use Class B2/B8 and E(g)(iii)), up to 1,000m^2 GEA of community uses (Use Class B2/B8/E/E(g)(iii)/F1/F2/Sui Generis). In addition to the above, the following use classes are also proposed but are not anticipated to be built out to their full parameter limits, up to 7,500m^2 GEA of commercial floorspace (Use Class E/Sui Generis), up to 8,000m^2 GEA of hotel floorspace (Use Class C1), up to 11,000m^2 GEA of Large-Scale Purpose-Built Shared Living (LSPBSL) ('Co-living') space (Use Class Sui Generis) and up to 11,000m^2 GEA of Purpose Built Student Accommodation (PBSA) ('Student Accommodation') (Use Class Sui Generis). The development is expected to be delivered across a number of phases, incorporating residential neighbourhoods, and public realm improvements.

6 Figure 1 provides a site location plan. Figure 2 presents the draft planning application boundary (red) and areas of additional land within the ownership of the Applicant (blue). As illustrated on Figure 2, within the Applicant's ownership but outside of the planning application includes the J. Murphy & Sons Headquarters (located to the north-west of the site) as well as two Grade II listed buildings – the Forum and nos. 5-7 Highgate Road, which is part of Grade II listed terrace Nos. 1-7 Highgate Road (located along the south-eastern boundary of the site) and a carwash site at 369-377 Kentish Town Road (located towards the southern tip of the site).

Figure 1 Site Location

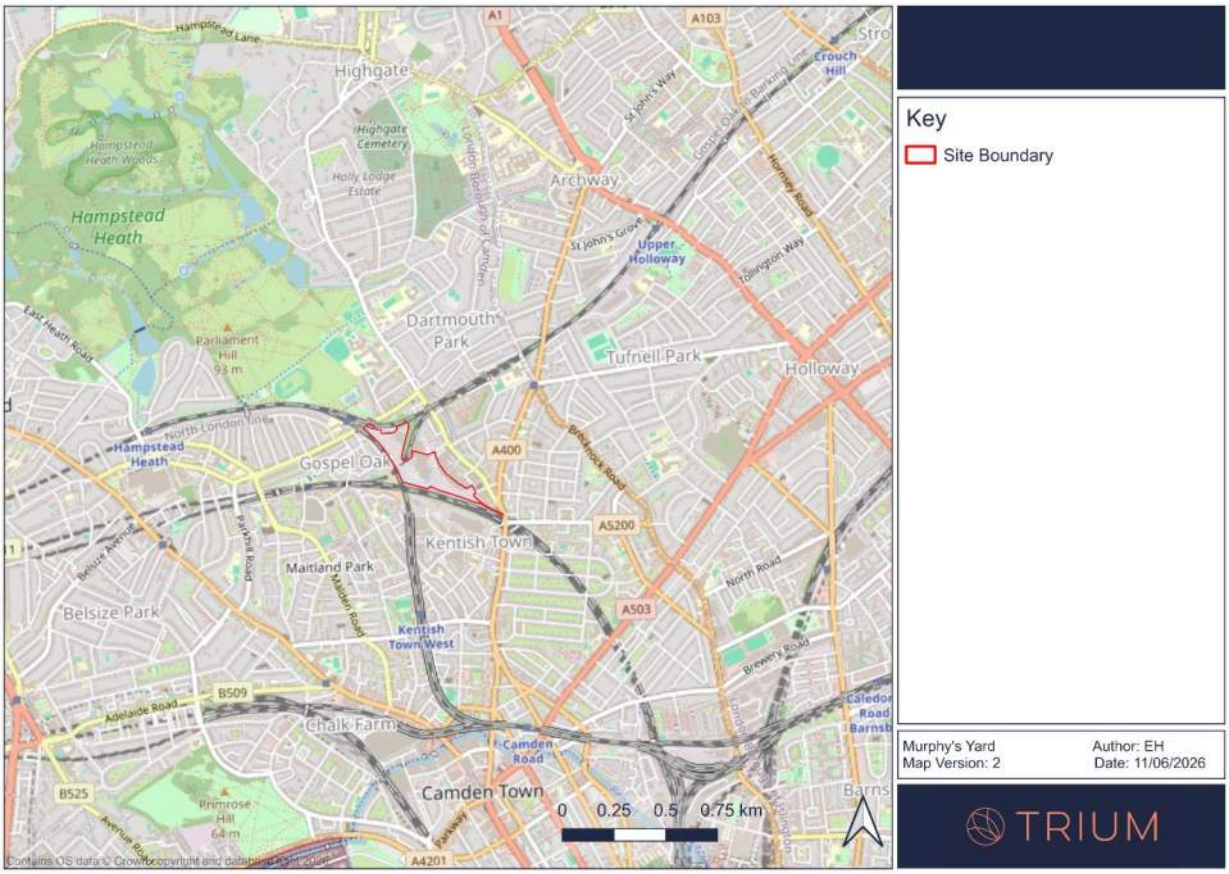
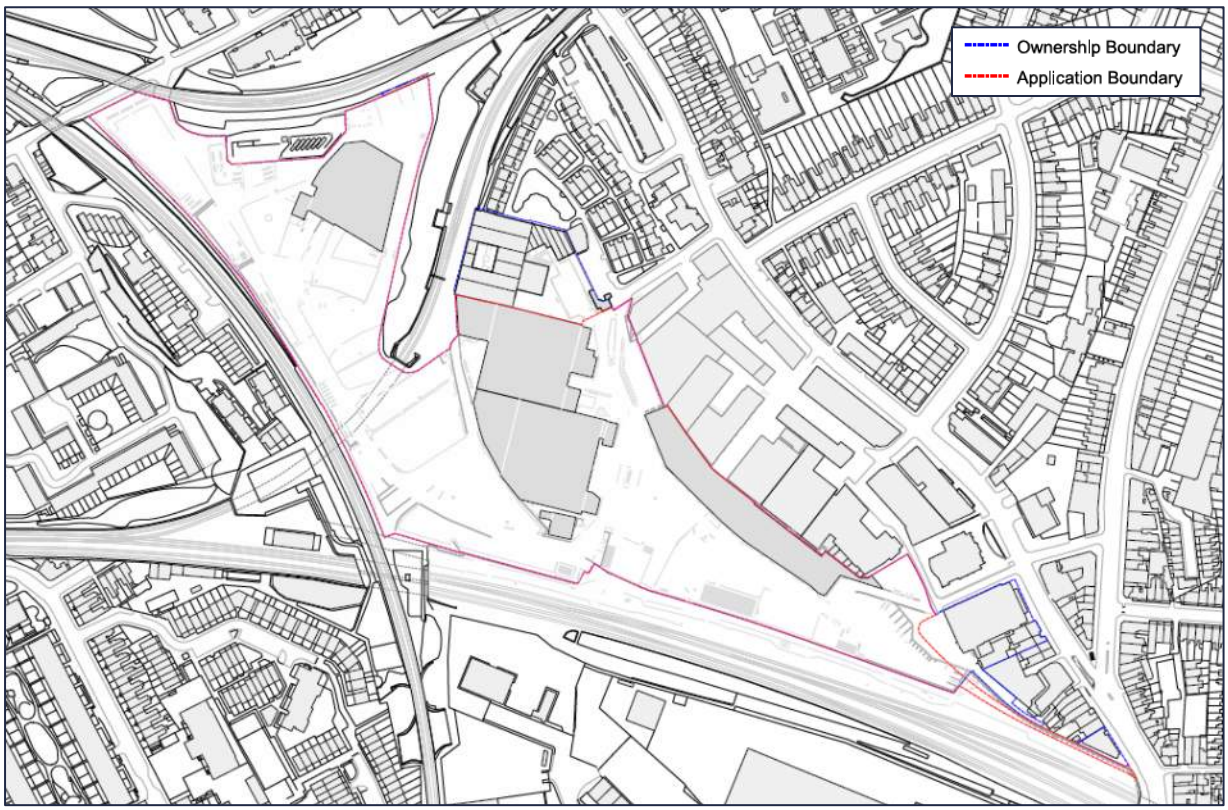


Figure 2 Indicative Planning Application Boundary and Additional Land Ownership



Legislation and the Need for an Environmental Impact Assessment (EIA)

7 This EIA Scoping Opinion Request ('EIA Scoping Report') has been prepared on the basis that an Environmental Impact Assessment (EIA) will be required for the Proposed Development. This is because the Proposed Development falls within Schedule 2, 10(b) (Infrastructure Projects – Urban Development Projects) of the Environmental Impact Assessment (EIA) Regulations (as amended)[1](hereafter referred to as the 'EIA Regulations') and also taking into account the scale of the redevelopment and the nature of the site and surrounding area, there is the potential for likely significant environmental effects to arise.

8 Trium Environmental Consulting LLP ('Trium') has been appointed by the Applicant to undertake the EIA scoping exercise. This EIA Scoping Opinion Request Report ('Scoping Report') is submitted to LBC to seek an EIA Scoping Opinion in accordance with Regulation 15 of the EIA Regulations. This process is carried out to agree the approach and scope of the EIA and will be reported in the ES, which is to be submitted to accompany the future outline planning application.

9 The need for an EIA and the approach taken for scoping is discussed further within **Annex A** of this document.

Use of Competent Experts

10 Trium Environmental Consulting LLP (Trium) has been commissioned by the Applicant to undertake the EIA in line with the requirements of the EIA Regulations and relevant EIA guidance for the redevelopment of the site and prepare an overarching Environmental Statement (ES) to support the planning application.

11 The EIA Regulations require that to ensure the completeness and quality of the ES '(a) the developer must ensure that the environmental statement is prepared by competent experts' and '(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.' Trium consider that these requirements are equally important and relevant to the EIA scoping process in addition to the preparation of the ES. As such, in accordance with this requirement the following statement is provided:

"Trium is an environmental consultancy specialising in urban regeneration and property development projects in the UK, with a specific focus in London. Trium has extensive experience in managing environmental issues and impacts surrounding large scale, high profile urban regeneration development projects. Trium has, project directed, managed or contributed to over 600 EIAs within the commercial, retail, residential, leisure, cultural, infrastructure and industrial sectors."

12 Information on Trium and other consultants contributing to the EIA will be appended to the ES.

Structure of the EIA Scoping Exercise

13 This EIA Scoping Exercise is structured as follows and provides:

- A description of the location and existing uses of the site;
- A description of the environmental context of the site and surrounding area;
- A description of the emerging Proposed Development;
- Planning Context;
- A summary of the environmental topics (factors) that are considered to potentially result in significant effects on the environment (i.e. Scoped-In assessments) and those that are considered unlikely to result in significant effects on the environment (i.e. Scoped-Out assessments);
- The proposed structure of the Environmental Statement (ES); and

[1] *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*

- A request for an EIA Scoping Opinion.

14 This Scoping Exercise is supported by the following Annexes:

- Annex A: The Need for an EIA and Approach to EIA Scoping;
- Annex B: EIA Methodology and Approach to Assessment of the Proposed Development, including consideration of potential cumulative effects;
- Annex C: 'Scoped In' Topic Sheets – Topic Sheets for the topics that are considered to potentially result in significant effects on the environment;
- Annex D: 'Scoped Out' Topic Sheets – Topic Sheets for the topics that are considered unlikely to result in significant effects on the environment with supporting evidence/ justification;
- Annex E: Cumulative Schemes;
- Annex F: Preliminary Ecological Appraisal
- Annex G: Archaeological Desk Based Assessment
- Annex H: Preliminary Risk Assessment
- Annex I: Email Correspondance with Motorola Solutions

SITE DESCRIPTION AND IMMEDIATE SURROUNDS

15 The site covers a total area of approximately 6.3 hectares (ha) and is located at grid reference TQ 286 854. Kentish Town Centre is approximately 450m south of the site.

16 The site is bordered by:

- Railway lines, Hampstead Heath and Gordon House Road to the north;
- Railway lines, Highgate Road to the east;
- Railway lines and beyond these the industrial estate around Regis Road to the south; and
- Railway lines and residential uses to the west.
- An overview of the site within the surrounding context is shown in Figure 3.

17 The site is irregular in shape and currently comprises industrial land with a number of buildings including storage units, offices, warehouses and locally listed locomotive sheds. The site predominantly includes areas of hard standing, with service yards and carparking space.

18 The site perimeter is bound by areas of woodland, that include trees and grassland, that predominantly falls outside of the site boundary. The woodland also forms a portion of the Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve Site of Borough Importance for Nature Conservation (SINC), which surrounds the site boundary towards the north, east and west. A portion of the SINC encroaches into the northern boundary of the site and can be seen in Figure 4.

19 There are also two Grade II listed buildings (the Forum and Nos. 5 and 7 Highgate Road which form part of a larger listed terrace) which are within the Applicant's ownership, but outside of the planning application boundary, adjoining the south-eastern boundary of the site. Within the planning application boundary there are two locally listed sheds, formally known as 53-79 Highgate Road and 81a Highgate Road. There is also a locally listed church, No. 23 Christ Apostolic Church, located adjacent toward the south of the site.

20 Access to the site is via three vehicular access points. The primary access is via Sanderson Close, with access points on Gordon House Road and Greenwood Place providing secondary access.

21 Existing residential receptors include properties along Highgate Road, Gordon House Road, Heathview, Mortimer Terrace, Wesleyan Place, Sanderson Close and Carrol Close.

22 The site is located within the Hampstead Ridge Natural Landscape Area, a mosaic of ancient woodland, scrub and acid grassland along ridge top summits. Within the ridge, there are remnants of old orchards, an increasingly rare habitat in London, with fruiting trees supporting important communities of invertebrates.

23 The site is bounded by several local Sites of Important for Nature Conservation (SINCs), which are targeted for integration under the Camden Nature Corridor initiative[2]. Positioned between these rich-green spaces, the site forms potential to act as a link for the corridor where new green infrastructure can bridge existing ecological gaps and strengthen local wildlife movement

24 There are the following uses currently active on site:

- Shed 1 – Film Lighting Distributor;
- Shed 3 – Murphy;
- Shed 4 – Murphy;
- Shed 5 – Clothing Distributor;
- Shed 8 and 9 – Plumbing centre;

[2] *Camden Nature Corridor, Camden Nature Corridor 2026.* *What is the Camden Nature Corridor? - Camden Nature Corridor*

- Shed 16 – small food manufacturer;
- Shed 17 – Local Private Car collector;
- Gospel Oak End (Phase 1 and 3)
  - Thames Water – Utilise both open and covered storage;
  - CMS – Utilise open storage; and
  - J. Murphy & Sons – Use a small office and open storage.

25 The site is surrounded by emerging development including Camden Film Quarter (planning application reference (ref): 2025/4861/P-3), Highgate Studios (commercial) (ref: 2023/1804/P), West Kentish Town Estate (residential providing 856 new homes) (ref: 2025/2667/P) and Camden Goods yard (ref: 2017/3847/P) which is a mixed-use, residential-led masterplan development in Chalk Farm.

26 There is the potential for multiple primary access routes onto site. Further analysis shows the opportunity to provide more cycle access and further secondary access from Kentish Town towards Hampstead Heath.

Figure 3 Aerial view of the site and surrounds



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SITE ENVIRONMENTAL CONTEXT

28 The area surrounding the site is predominantly comprised of the following key environmental considerations described in Table 1 and shown in Figure 4 below.

Table 1 Local Environmental Context

Environmental Topic	Environmental Context
Air Quality	• The LBC has been declared an Air Quality Management Area (AQMA) for the whole of the borough due to exceedances of nitrogen dioxide (NO_2 annual mean) objectives and the 24 hour mean of particulate matter. At a local level, Camden's primary role is to implement measures to minimise nitrogen dioxide and particulate matter emissions produced within the borough.
Archaeology	• Camden's Kentish Town archaeological priority area (APA) is located immediately south-east of the site (outside of the planning application area)).
Built Heritage	• The site is not located within a conservation area although there are two that border the north of the site, Dartmouth Park conservation area and north-west, Mansfield conservation area. • The locally listed Kentish Town Locomotive Sheds are also located within the site and are considered to be non-designated heritage assets. • Two Grade II listed buildings: The Forum and Nos. 5 and 7 Highgate Road (which forms part of a larger listed terrace) are located just outside the south-western boundary of the site. • The surrounding area includes a number of designated and non-designated heritage assets that may also be affected by the Proposed Development.
Ecology	• The site does not contain any sites of metropolitan important in relation to conservation and biodiversity. However, there are areas of metropolitan importance in vicinity to the site, including but not limited to Hampstead Heath, located approximately 50m from the site. • There are no statutory designated sites within 1km of the site. • Habitats present are of local value including Belsize Wood Local Nature Reserve (LNR), located 0.9km SW. • Non-Statutory designated sites within 1km include: – Kentish Town City Farm Gospel Oak Railsides Mortimer Terrace Nature Reserve Site of Borough Importance for Nature Conservation (SBINC), adjacent to the N, NE and SW boundaries of the site, with minor encroachment into the north of the site; – Hampstead Heath Site of Metropolitan Importance for Nature Conservation (SMINC), 220m NW; – Junction Road Railway Cutting (SBINC grade 1), 700m NE; and – Dartmouth Park Hill, 750m NE. • The site provides some potential value for commuting and foraging bats, whilst the main part of the site is subject to high levels of lighting, the peripheral habitats alongside the railway corrdiors provide some value and are considered to be of low suitability. Trees along the N and SW boundaries and adjacent to the railside habitats have the potential to support foraging and commuting bats as a corridor.
Geology	• Available geological information indicates the bedrock of the site comprises of London Clay Formation (clay, silt and sand). There are no records for superficial deposits at the site. The site does not lie within a nitrate venerable zone (NVZ) or ground water protection zone.
Social Infrastructure (Education and Healthcare)	• There is primary and secondary school provision within the surrounding area. The closest primary schools are Gospel Oak Primary School (approx.. 180m northwest) and Rhyl Community Primary School (approx.. 180m southwest), while the nearest secondary schools include Parliament Hill School (approx.. 350m north) and William Ellis School (450m north of the site). • Other social infrastructure in the wider area includes Parliament Hill Medical Centre (approx.. 140m east), Caversham Group Practice (approx.. 203m south east), Queens Crescent Practice (approx.. 441m west) and dental practices, including A G Dentistry (approx.. 180m south) and Aspire Dental Clinic (approx.. 508m east). • Kentish Town City Farm is located approx.. 50m south-west of the site, separated from the site by the adjoining railway lines.
Traffic and Transport	• The site has limited vehicle access due to being bound to the north and west by railway lines. Existing access to the site is from Gordon House Road, Highgate Road via Sanderson Close and Greenwood Place.

Environmental Topic	Environmental Context
	• The Public Transport Accessibility Level (PTAL) ranges between 2 - 5 across the site (between low and medium accessibility). • The site is located approximately 50m away from Gospel Oak Station, 150m away from Kentish Town Station and 550m away from Tufnell Park Station. These three stations provide Overground, Thameslink and Northern line links to the site. • Several bus stops bound the site to the east along Highgate Road, providing services including but not limited to No.214, No. 134, No. C2 and No. N20. • Pedestrian and cycle access to the site is restricted. There is one designated and signed cycle route which diverts cycles from Highgate Road to quieter back roads. Pedestrian access between Kentish Town and Hampstead Heath is restricted to main roads and railway infrastructure.
Water	• The site is located in Flood Zone 1 which means there is a low probability of flooding and the land has been assessed as having a less than 1 in 1,000 (0/01%) annual probability of river or sea flooding. The site is mainly at very low to low risk of flooding from surface water with one small section in the north west corner of the site deemed as high risk of surface water flooding. • Small localised areas of the site have a medium to high risk of surface water flooding, although this is typically within the existing vehicular routes and on the periphery of the site extents.

Figure 4 **Environmental Context Map**



THE PROPOSED DEVELOPMENT

29 The design of the Proposed Development continues is ongoing at the time of preparing this EIA Scoping Opinion Request, it is anticipated to comprise the construction of a residential-led development.

30 It is anticipated that the Proposed Development will provide approximately:

- Partial demolition, alteration and redevelopment of the two locally listed locomotive sheds present on the site and demolition of all other structures on-site.
- The construction of up to 17 buildings, with a maximum height of ground plus 15 storeys;
  - Up to 171,000m^2 (GEA) of residential floorspace to provide up to 1,750 residential units (Use Class C3);
  - Up to 20,000m^2 (GEA) of industrial floorspace (Use Class B2/B8 and E(g)(iii));
  - Up to 1,000m^2 (GEA) of community floorspace (Use Class B2/B8/E/E(g)(iii)/F1/F2/Sui Generis);
  - Up to 7,500m^2 (GEA) of commercial floorspace (Use Class E/Sui Generis);
- In addition to the above, the following use classes are also proposed but are not anticipated to be built out to their full parameter limits:
  - Up to 8,000m^2 (GEA) of hotel floorspace (Use Class C1); and/or
  - Up to 11,000m^2 (GEA) Large-Scale Purpose-Built Shared Living (LSPBSL) ('Co-living') space (Use Class Sui Generis); and/or
  - Up to 11,000m^2 Purpose Built Student Accommodation (PBSA) ('Student Accommodation') (Use Class Sui Generis).
- Enhancement of site permeability through improvements to existing access points and the provision of three new access points at Carkers Lane, High Walk and Regis Road Bridge; and
- Provision of new biodiverse links across and around the site.

31 It should be noted that the total achievable GEA across the site is less than the combined sum of the maximum floorspaces listed above for each use class. This will be tested appropriately throughout the EIA.

32 The Proposed Development Masterplan is anticipated to be brought forward through a number of phases.

33 The Proposed Development will continue to evolve through ongoing community and stakeholder engagement, master planning opportunity and constraints analysis and collaboration with LBC and GLA as pre-applications discussions progress and feedback from the Design Review Panels (DRP).

34 There has been a meanwhile use planning application granted for padel courts on site with associated planning conditions currently being discharged (Planning Application Ref: 2025/3697/P). The Applicant also has an intention to submit future meanwhile use applications such as 'Social Sauna', and 'Lemon Pickle' meanwhile uses.

35 Residential cycle parking will be provided across the site, in line with Band 1 of the GLA's Support for Housebuilding London Plan Guidance. Additionally, commercial/retail cycle parking will be provided in accordance with the adopted London Plan. Vehicular access for servicing will take place on-carriageway to minimise the space-take on plots and maximise efficiency of the residential Ground Floors.

36 Accessible car parking will be provided in line with London Plan standards, which for residential use is one space per 3% of dwellings and at least one bay for industrial uses and commercial uses. Residential parking spaces will be provided either between the proposed buildings or as parallel spaces along the Lane. A minimum of 20% of spaces will be provided with active EV charging points for the residential

aspect of the scheme. Appropriate level of EV charging points will be provided for the retail and commercial elements.

37 The potential Section 278 highway works proposed for the development include the construction of the site access onto Gordon House Road, alongside the installation of a signalised crossing. Additionally, active travel improvements are proposed along Greenwood Place to enhance local pedestrian and cycle connectivity.

38 Furthermore, there is an aspiration for partial demolition of the wall of the Christ Apostolic Church. The demolition would be done either to allow for the widening of Greenwood Place, which is intended to be a pedestrian entrance into the site, or to allow for steps at the rear of the church yard. This would enable the connection of Greenwood Place/the church yard to the public square in the south-eastern corner of the site which would be behind the Church/Forum. While this alteration could accommodate a wider pedestrian entrance at Greenwood Place or rear churchyard steps connecting to the southeastern public square behind the Church/Forum, it is not required to facilitate the scheme. The development remains fully deliverable and viable within its own boundary.

39 The proposed energy strategy is expected to be all-electric with heating and cooling provided by air source heat pumps. Industrial units will be provided with plant space to allow the future tenant fit-out of heat pump plant systems, of which are expected to not need any further direct electric (e.g. electric boiler) contributions. Secondary power shall be generated on-site via diesel fuelled generator systems.

40 Demolition works are expected to proceed in phases. Given the scale and strategic nature of the Proposed Development, exact housing delivery and construction timescales remain indicative, subject to a range of factors such as RMAs, market conditions and detailed construction programming. On this basis, for the purposes of this assessment only, it is tentatively assumed that works could commence by 2030, with overall delivery of the masterplan anticipated by 2042.

THE PLANNING APPLICATION AND DESIGN CONTROL DOCUMENTS

41 The planning application will seek approval of outline design parameters. 'Matters' relating to land use and amount of development, scale, layout, appearance and landscaping shall be reserved for approval at a later date through the submission of reserved matters applications to LBC. Access will be sought for in detail within this planning application.

42 The planning application will also be supported by a design code and a number of Parameter Plans, which will describe the principal components of the development, provide parameters that will guide future Reserved Matters Applications (RMAs), and which will act as controls to limit development within the parameters set. The Parameters Plan will set out the information required to allow the impacts of the Proposed Development to be identified with sufficient certainty and will be intended to be secured via planning conditions.

43 At this stage, it is envisaged that the Parameters Plan will include details of:

- Buildings & Structures to be Retained / Demolished;
- Phasing Plan;
- Proposed Development Zones & Public Realm;
- Minimum & Maximum Footprints;
- Existing & Proposed Levels;
- Proposed Access & Circulation Strategy;
- Proposed Basement Extents & Below Ground Uses;
- Proposed Ground Level Uses;
- Proposed Upper Level Uses; and

- Proposed Maximum Heights.

44 Should the outline planning permission be consented, subsequent 'Reserved Matters Applications' will be made to LBC to agree the design details that have been 'reserved' for later approval by the Applicant and LBC under the outline planning consent.

45 An illustrative masterplan will be submitted with the planning application to show a permutation of how the Proposed Development could come forward within the maximum parameters. However, it will not form a document for 'approval', which the development must be carried out in accordance with. The Illustrative Masterplan will not be assessed in the EIA but may be referenced where helpful for contextual purposes.

46 The ES will present a description of the Proposed Development that encompasses the parameters and uses sought for approval. The information provided will facilitate a sufficient assessment of the potential environmental impacts and any subsequent likely significant effects as a consequence of the construction and operation of the scheme. Any assumptions that have been made for the purpose of assessments will be clearly presented within the narrative of the ES.

PLANNING CONTEXT

Planning Policy Context

47 The ES (within **ES Volume 1, Chapter 2: EIA Methodology**), will define the relevant national, regional and local policy context. Specifically, the ES will list out the key relevant policy documents but will not discuss the policies within these in any detail.

48 Although relevant policies out of the key planning policy documents will, in some instances, inform the scope and the methodology of the technical assessments within the EIA, the Proposed Development's compliance with and performance against the relevant planning policies will be appraised within the Planning Statement which will be a standalone document that is submitted in support of the planning application. It is not the purpose of the ES to appraise the Proposed Development against relevant national, regional and local planning policy standards / targets.

49 Where planning policy informs the scope and the methodology of the technical assessments of the EIA, the policies will be presented in the ES (in the relevant technical topic chapters) and discussed as necessary. Any policy detail required to support the relevant impact assessment scope, methodology or assessment of effects, will either be provided within the technical topic chapter itself or within an appendix to the ES.

National Planning Policy and Guidance

50 This EIA Scoping Report has been prepared with regard to the December 2024 National Planning Policy Framework (NPPF). While an updated NPPF has now been published prior to the submission of the planning application, this update does not materially alter the EIA scope or assessment methodologies set out herein. The NPPF sets out the Government's economic, environmental, and social planning policies for England. The policies contained within the NPPF articulate the Government's vision of sustainable development, which are intended to be interpreted at a local level to meet the requirements of local aspirations. The updated NPPF policies will be fully considered and reflected in the final Environmental Statement.

51 As relevant to the EIA, specifically to the scope, methodology and assessment of effects for the EIA technical topics, the NPPF shall be considered throughout undertaking of the EIA and preparation of the ES.

52 The EIA will also refer to, as relevant to the EIA technical topics, the Planning Practice Guidance (PPG), which is an online resource. The PPG aims to make planning guidance more accessible, and to ensure that the guidance is kept up to date.

Strategic Planning Policy and Guidance

53 As relevant to the EIA technical topic scope, methodology or assessment of effects, the ES will have regard to the following key strategic planning documents. Any additional strategic planning policy and guidance documents considered relevant to the technical assessments which are covered by the EIA will also be considered:

- The London Plan: The Spatial Development Strategy for Greater London Consolidated with Alterations Since 2011 (2021)[3] – hereafter referred as 'the London Plan'; The new draft London Plan was published on 16 July 2026 and will undergo consultation until Autumn 2026; and
- Supplementary Planning Guidance (SPG)[4] (i.e. further guidance on policies in the London Plan that can't be addressed in sufficient detail in the plan itself).

Local Planning Policy and Guidance

54 As relevant to the EIA technical topic scope, methodology or assessment of effects, the ES will have regard to key local planning policy and guidance documents.

- **Camden Local Plan (2017)[5]**: The Camden Local Plan (2017) sets out the Council's Planning Policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics. The Local Plan covers a period from 2016 – 2031.
- **Camden Local Plan Proposed Submission Draft (April 2025)**: The new Camden Local Plan builds on the current Local Plan (2017) and sets out the Council's vision for future development over the Plan period to 2041 and includes the planning policies and site allocations to help achieve this.
  - Allocation C3 (Murphy Site) promotes an employment-led, mixed-use scheme that intensifies industrial uses while delivering new homes, open space and community facilities. It requires a comprehensive masterplan, improved connectivity and public realm, protection of employment functions, and contributions to infrastructure, biodiversity and local transport, with coordinated development alongside neighboring sites.
- **Camden Site Allocations Plan (2013)**: Camden Site Allocations sets out the Council's key objectives and guidance for development of land and buildings on significant sites which are likely to be subject to development proposals during the lifetime of the Core Strategy (2010-2025). These allocations are intended to promote sustainable development and assist in delivering the priorities and objectives of the NPPF, the Council's Local Plan and the London Plan.
- **Kentish Town Planning Framework (2020)[6]**: The KTPF sets out the key aims for the Kentish Town area – to create an innovative, sustainable and mixed-use neighborhood. The guidance sets out a variety of future industrial, commercial and creative activities as well as a key residential element to support the local community. The framework was adopted as a SPG document in July 2020.
- **Regis Road Area Guidance SPD (2025)[7]**: The Regis Road Guidance SPD sets out key development aims to deliver new homes, jobs, open space and community spaces for the local community. This SPD is an addendum to the KTPF, as such it builds upon aims set out in both the KTPF and the Camden Local Plan.

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[3] *GLA March 2021, The London Plan 2021, https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf*
[4] *London Assembly. List of Adopted SPGs: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance*
[5] *London Borough of Camden (2017) Camden Local Plan: https://www.camden.gov.uk/documents/20142/3912524/Local+Plan+Low+Res.pdf/54bd0f8c-c737-b10d-b140-756e8beeae95*
[6] *Kentish Town Planning Framework (2020) https://www.camden.gov.uk/kentish-town-planning-framework1*
[7] *Regis Road Area Guidance Supplementary Planning Document (2025) https://www.camden.gov.uk/regis-road-area-guidance-supplementary-planning*

Regis Road Growth Area

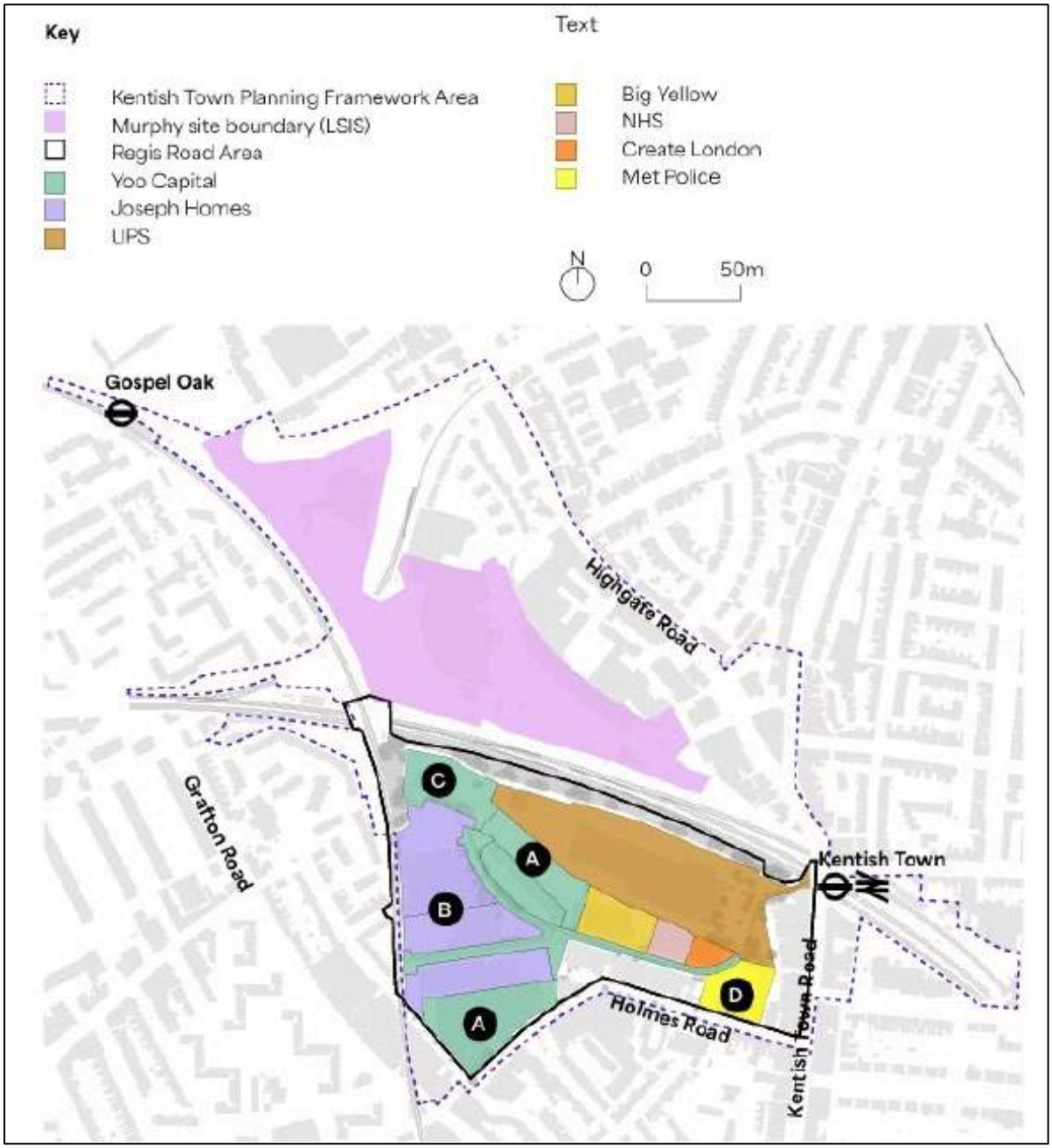
55 The Kentish Town Planning Framework (KTPF) is focused on the Regis Road Area and Murphy's site and was adopted as a Supplementary Planning Document (SPD) in July 2020. It sets out a vision and strategy to guide future development.

56 In November 2024, a draft addendum to the KTPF was published by the LBC, Draft Regis Road Area Guidance, Addendum to Kentish Town Planning Framework, November 2024.

57 In February 2025, LBC published the final draft Addendum to Kentish Town Planning Framework, Supplementary Planning Document (SPD), February 2025.

58 Since 2020 the landownership of the Regis Road Area has dramatically changed with the Applicant and Joseph Homes becoming major investors in the area (Figure 5).

Figure 5 Regis Road Area Land Ownership



SCOPE OF THE EIA

EIA Methodology

59 This Scoping Report constitutes a request for an EIA Scoping Opinion from LBC. EIA Scoping refers to the process of identifying those environmental aspects that may be significantly affected by the Proposed Development. In doing so, the potential significance of effects associated with each environmental aspect becomes clearly defined, resulting in the identification of issues to be addressed in the EIA (i.e., these aspects are '**Scoped In**' to the ES).

60 Defining the scope of an EIA is an important part of the overall EIA process and is recommended by best practice. In accordance with Regulation 15 of the EIA Regulations and current EIA best practice, this Scoping Report sets out the following information to assist LBC in formulating its EIA Scoping Opinion:

- A plan sufficient to identify the land;
- Brief description of the nature, purpose, size and scale of the Proposed Development;
- The proposed approach to the EIA;
- Consultation that will be undertaken as part of the EIA;
- The key environmental issues identified in respect of the Proposed Development;
- A summary description of the likely significant environmental effects of the Development, together with the approach and methodology for assessing them; and
- The intended structure of the ES.

61 Further detail on the EIA Methodology that is proposed for this project can be found within **Annex B: EIA Methodology and Approach to Assessment of the Proposed Development**. This Annex provides further details on the EIA Scoping approach and EIA purpose, process, methodology and assessment approach. In addition, an indicative list and map of **Cumulative Schemes** to be considered within the ES can be found in **Annex E: Cumulative Schemes**. We would request that LBC advise if there are any additional cumulative schemes that they know of, which fall within our criteria for assessment. The annex also details the general screening thresholds used to determine those applications which may constitute a cumulative scheme.

Environmental Topics

62 The following table (Table 2) sets out a summary of the topics which are proposed to be scoped into the EIA.

63 Those environmental topics that are considered to potentially result in significant effects on the environment, have been scoped into the EIA. **Annex C: 'Scoped In' Topic Sheets** provides a topic-by-topic consideration of those topics which could potentially result in significant effects and includes an explanation of the proposed scope and methodology for each assessment.

64 Those environmental topics that are considered unlikely to result in significant effects on the environment, have been **'Scoped Out'** of the EIA. **Annex D: 'Scoped Out' Topic Sheets** sets out the justification for this approach. Where relevant, these topic sheets are supported by early technical assessments and baseline work.

Table 2 Proposed Scope of the EIA

Topic	'Scoped Into' the EIA ✓ 'Scoped Out' of the EIA ✗		Additional Assessments / Reports to Accompany the Planning Application
	Demolition and Construction	Completed Development	
Air Quality	✓	✓	N/A
Climate Change and Greenhouse Gases	✗	✓	N/A
Daylight, Sunlight, Overshadowing,	✗	✓	N/A
Light Trespass and Solar Glare	✗	✓	N/A
Human Health	✓	✓	N/A
Noise and Vibration	✓	✓	N/A
Socio-economics	✗	✓	N/A
Townscape, Visual and Built Heritage	✓	✓	N/A
Traffic and Movement	✓	✓	Transport Assessment Framework Travel Plan
Wind Microclimate	✓	✓	N/A
Archaeology	✗	✗	Archaeological Desk Based Assessment
Ecology and Biodiversity	✗	✗	Biodiversity Net Gain Assessment Ecological Appraisal
Ground Conditions, Land Take and Soils	✗	✗	Contamination Assessment
Project Vulnerability	✗	✗	N/A
Electronic Interference	✗	✗	N/A
Waste and Materials	✗	✗	Waste and Refuse Strategy
Water Resources, Flood Risk and Drainage	✗	✗	Flood Risk Assessment and Drainage Strategy

Proposed Scope and Structure of the Environmental Statement

65 The proposed scope and structure of the ES is as follows:

- **ES Volume 1: Main ES –** a document which forms the main body of the ES and which comprises of the following non-technical and technical chapters:
  - Chapter 1. Introduction;
  - Chapter 2. EIA Methodology;
  - Chapter 3. Alternatives and Design Evolution;
  - Chapter 4; The Proposed Development;
  - Chapter 5. Demolition and Construction;
  - Chapter 6. Socio-economics;
  - Chapter 7. Human Health;
  - Chapter 8. Traffic and Movement;
  - Chapter 9: Air Quality;
  - Chapter 10: Noise and Vibration;
  - Chapter 11: Climate Change and Greenhouse Gases;
  - Chapter 12: Daylight, Sunlight, Overshadowing, Solar Glare and Light Trespass;
  - Chapter 13: Wind Microclimate;
  - Chapter 14. Effect Interactions;
  - Chapter 15. Likely Significant Effects and Conclusions; and
  - Chapter 16. Environmental Management, Mitigation and Monitoring Schedule.
- **ES Volume 2: Townscape, Visual and Built Heritage Impact Assessment –** A separate assessment document that will be accompanied by a full set of views and verified images, as agreed with LBC as part of this EIA Scoping Process:
- **ES Volume 3: Technical Appendices** – comprising of background data, technical reports, tables, figures and surveys.
- **ES Non-Technical Summary (NTS)** – this will be a separate document providing a concise description of the Proposed Development, the alternatives considered, any identified mitigation measures and the residual likely significant environmental and socio-economic effects.

66 Schedule 4 of the EIA Regulations sets out the information for inclusion within an ES. In response to this Schedule of the EIA Regulations, the ES shall provide a 'wayfinding' table which sets out the information for inclusion within the ES and where this information is presented.

Documents Submitted to Accompany the Planning Application

67 Further to the above table, a number of documents are being prepared to accompany the planning application for the Proposed Development. Those that are related to the technical topics considered within this EIA Scoping Report, providing justification on the scope of the ES proposed, are listed below alongside their intended form of submission:

- Arboricultural Impact Assessment (**Standalone Planning Deliverable**);
- Design and Access Statement (**Standalone Planning Deliverable**);
- Development Specification Framework (**Standalone Planning Deliverable**);
- Basement Impact Assessment (**Standalone Planning Deliverable**);
- BREEAM Assessment (**Standalone Planning Deliverable**);
- Circular Economy Statement (**Standalone Planning Deliverable**);
- Contamination Assessment (**Standalone Planning Deliverable)**;

- Delivery and Servicing Management Plan (**Standalone Planning Deliverable**);
- Energy Strategy (**Standalone Planning Deliverable**);
- Sustainability Statement (**Standalone Planning Deliverable**);
- Outline Construction Logistics Plan (**Standalone Planning Deliverable**);
- Overheating Strategy (**Standalone Planning Deliverable**);
- Planning Statement (**Standalone Planning Deliverable**);
- Statement of Community Involvement (**Standalone Planning Deliverable**);
- Sustainable Urban Drainage Strategy (**Standalone Planning Deliverable**); and
- Whole Life Cycle Carbon Assessment (**Standalone Planning Deliverable**).

REQUEST FOR AN EIA SCOPING OPINION

68 This Scoping Report requests an EIA Scoping Opinion from LBC pursuant to Regulation 15 of the EIA Regulations.

69 This Scoping Report sets out a comprehensive scope of work based on the experience of the assembled team of specialists and existing knowledge of the site. LBC and consultees are invited to consider the contents of this report and comment accordingly within the five-week period prescribed by the EIA Regulations.

ANNEX A: THE NEED FOR AN EIA AND APPROACH TO EIA SCOPING

Legislation and the Need for an EIA

1 The Proposed Development falls within the description of developments listed within Schedule 2, item 10(b) (Infrastructure Projects – Urban Development Projects) of the Environmental Impact Assessment (EIA) Regulations[8], hereafter referred to as the 'EIA Regulations'. Consideration must therefore be given to whether:

- Any part of that development is to be carried out in a sensitive area; or
- Any applicable threshold or criterion in the corresponding part of column 2 of the Schedule 2 table is respectively exceeded or met in relation to that development.

2 The Proposed Development is not located within a 'sensitive area'[9] as defined by the EIA Regulations. The Proposed Development is however to be provided on a site exceeding 5ha in size and as such exceeds the screening thresholds set within Schedule 2 with regards to item 10(b) (Infrastructure Projects – Urban Development Projects) of the EIA Regulations in relation to dwellings[10].

3 Furthermore, taking into account the scale of the redevelopment and the nature of the site and surrounding area, it is considered that there is the potential for significant environmental effects to arise.

4 The Proposed Development is therefore considered to constitute 'EIA development' under the EIA Regulations, and so an ES will be prepared and submitted to accompany the planning application.

EIA Purpose and Process

5 EIA is a process carried out which examines available environmental information to ensure that the likely significant environmental effects of certain projects are identified and assessed before a decision is taken on whether a project is granted planning permission. This means environmental issues can be identified at an early stage and projects can then be designed to avoid or to minimise significant environmental effects, and appropriate mitigation and monitoring can be put in place.

6 Regulation 4 of the EIA Regulations sets out the EIA process. Specifically, Regulation 4(2) states that: "the EIA must identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors:

- (a) population and human health;
- (b) biodiversity;
- (c) land, soil, water, air and climate;
- (d) Material assets, cultural heritage and the landscape;
- (e) The interaction between the factors referred to in sub-paragraphs (a) to (d)."

7 The potential for likely significant effects on the below topic areas, during the enabling and construction works associated with the Proposed Development and once the Proposed Development is complete and operational, have been considered:

- Air Quality;
- Archaeology;
- Built Heritage;
- Climate Change and Greenhouse Gas Emissions;

[8] *The Town and Country Planning (Environmental Impact Assessment) Regulations (2017) (as amended).*
[9] *https://www.legislation.gov.uk/uksi/2017/571/regulation/2/made*
[10] *The threshold for dwellings with regards to Schedule 2, item 10(b) (Infrastructure Projects – Urban Development Projects) of the EIA Regulations states "(ii) development includes more than 150 dwellings".*

- Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution;
- Ecology and Biodiversity;
- Electronic Interference;
- Ground Conditions;
- Human Health;
- Land Take and Soils (Agriculture);
- Noise and Vibration;
- Project Vulnerability (Major Accidents and Natural Disasters);
- Socio-Economics;
- Townscape and Visual;
- Traffic and Movement;
- Waste and Materials;
- Water Resources, Drainage and Flood Risk; and
- Wind Microclimate.

The Scoping Process

8 EIA Scoping forms one of the first stages of the EIA process. Requesting an EIA Scoping Opinion from a local planning authority, under Regulation 15 of the EIA Regulations, involves the preparation of an EIA Scoping Opinion Request Report (or 'Scoping Report') and its submission to the local planning authority is part of a formal request for their opinion on the content or 'scope' and approach to the EIA.

9 The purpose of scoping is to identify:

- The important environmental issues and topics for consideration in the EIA;
- The baseline conditions and assessment methodology to be used for assessment;
- Any potentially sensitive receptors that may be affected by the development being proposed;
- The appropriate space boundaries of the EIA: the site boundary and surrounding environmental context;
- The information necessary for decision-making; and
- The topics which could result in potential significant effects from the development both during its enabling and construction works and operation.

10 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order 2015 (article 18, Schedule 4), this Scoping Report will need to be issued by the LBC to the statutory consultees that are considered to have an interest in the EIA of the Proposed Development and should be consulted as part of the EIA Scoping process. It is expected that the LBC will also issue the Scoping Report to non-statutory and key, local stakeholders and interest groups who are deemed to similarly have an interest in the EIA of the Proposed Development.

11 The process of consultation is a key requirement of the EIA process, and the views of statutory consultees and other stakeholders help to identify specific issues, as well as identifying additional information in their possession, or of which they have knowledge, which may be of assistance in progressing the EIA.

12 The ES will append the Scoping Report and Scoping Opinion and include a summary of any other consultation undertaken as part of the EIA process.

ANNEX B: EIA METHODOLOGY AND APPROACH TO ASSESSMENT OF THE PROPOSED DEVELOPMENT

1 In addition to the EIA Regulations, there is also guidance available that has been referenced where appropriate, including but not limited to:

- At a European level, reference has been made to the European Commission's (EC) various EIA guidance documents available here: http://ec.europa.eu/environment/eia/eia-support.htm
- At a domestic level, reference has been made to the Ministry of Housing, Communities and Local Government (MHCLG) (formerly the Department for Levelling Up, Housing and Communities (DLUHC) overarching PPG;
- In addition, the Department for Transport 'Design Manual for Roads and Bridges Volume 11: Environmental Assessment' has been referred to as applicable;
- In relation to publications from professional bodies, reference has been made to IEMA publications as these include best practice/suggested improvements to the EIA process. This includes:
  - IEMA ES Review Criteria (COM3-6)[11];
  - IEMA 'Guidelines for Environmental Impact Assessment' (2004)[12];
  - IEMA 'Special Report into the State Environmental Impact Assessment Practice in the UK' (2011)[13];
  - IEMA 'Delivering Proportionate EIA' (2017)[14];
  - IEMA 'Guide to Materials & Waste in EIA' (2020)[15];
  - IEMA 'Climate Change Resilience and Adaption' (2020)[16];
  - IEMA 'Major Accidents and Disasters Guidelines' (2020)[17];
  - IEMA 'Principles of Cultural Heritage Impact Assessment in the UK' (2021);
  - IEMA 'Assessing Greenhouse Gas Emissions and Evaluating their Significance: 2nd Edition' (2022)[18];
  - IEMA 'A New Perspective on Land and Soil in Environmental Impact Assessment' (2022)[19];
  - IEMA 'Determining Significance for Human Health in Environmental Impact Assessment' (2022)[20];
  - IEMA 'Effective Scoping of Human Health in Environmental Impact Assessment' (2022)[21];
  - IEMA 'Environmental Assessment of Traffic and Movement' (2023)[22];
  - IEMA 'Effective Non-Technical Summaries for Environmental Impact Assessment, (2023)[23]; and

[11] *Institute of Environmental Management and Assessment, undated; EIA Quality Mark – ES Review Criteria COM 3-6.*
[12] *Institute of Environmental Management and Assessment (2004) Guidelines for Environmental Impact Assessment.*
[13] *Institute of Environmental Management and Assessment (2011) The State of Environmental Impact Assessment Practice in the UK.*
[14] *Institute of Environmental Management and Assessment (2017) Delivering Proportionate EIA*
[15] *Institute of Environmental Management and Assessment (2020) Guide to Materials and Waste in Environmental Impact Assessment*
[16] *Institute of Environmental Management and Assessment (2020) Climate Change Resilience and Adaption'*
[17] *IEMA (2020) Major Accidents and Disasters Guidelines*
[18] *IEMA (2022) Institute of Environmental Management and Assessment (IEMA) Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance, 2nd Edition*
[19] *IEMA (2022) Institute of Environmental Management and Assessment (IEMA) Guide to: A New Perspective on Land and Soil in Environmental Impact Assessment.*
[20] *IEMA (2022) Determining Significance for Human Health in EIA.*
[21] *IEMA (2022) Effective Scoping of Human Health in EIA.*
[22] *IEMA (2023) Environmental Assessment of Road Traffic*
[23] *IEMA (2023) Effective Non-Technical Summaries for Environmental Impact Assessment*

- IEMA 'Implementing the Mitigation Hierarchy from Concept to Construction' (2024)[24].
- Whilst primarily written for major infrastructure projects, reference is also made to guidance/ advice notes published by the National Infrastructure Planning where appropriate, as these can include relevant/helpful information; and
- Applicable case law.

2 The method behind the EIA process generally[25] takes into account the **existing** conditions of the area into which the development is being introduced (**the baseline**) and makes reasonable predictions of the likely change (**the impact** – in terms of magnitude) that may occur, during both its construction and when the development is completed and operating as proposed. The predicated impact is considered in terms of key environmental and social aspects (**receptor/ resource**) found within the surrounding area, and based on their sensitivity to change, the resulting change experienced by the receptor/ resource (**the effect**) is then determined. Any mitigation measures required in order to reduce or eliminate adverse effects are then considered and assessed, with the residual effect being determined as significant or not. The likely significant effects are then reported (within an **environmental statement**) for consideration by LBC when considering whether to grant planning permission for a development.

Baseline Conditions

3 Baseline assessments will utilise any existing and available information, as well as new information either collected through baseline surveys undertaken during the EIA process or additional information provided as part of the EIA Scoping Opinion and consultation process. This information will be used to present within the ES (within the individual technical chapters) an up-to-date description of the current baseline conditions of the site and surrounding area.

4 In accordance with industry best practice, some assessments when assessing the effects of the operation of the Proposed Development will include a projected environmental condition in the future (i.e. 'future baseline'), at the projected year of opening of the Proposed Development. Where using a future baseline is more appropriate, this will be detailed in the relevant methodology of the technical assessment and be made clear in the ES.

5 In addition, as per the requirements of the EIA Regulations, consideration as to how the current baseline conditions may evolve in the future in the absence of the Proposed Development will also be presented in the ES (within the individual technical chapters). This likely evolution of the baseline conditions will be considered qualitatively, supplemented by quantitative information where relevant and will be used to support the assessment of cumulative development effects.

Sensitive Receptors

6 When undertaking an EIA, it is important to identify potential environmental receptors which may be impacted by the Proposed Development and may need to be considered as part of the assessment.

7 The environmental receptors that may be sensitive to change are identified and discussed within the scope of each technical topic in this Scoping Report (hereafter referred to as 'sensitive receptors'). The sensitive receptors outlined within this Scoping Report have been identified at the time of writing as part of the EIA scoping process, however these will be reviewed during preparation of the ES and may be subject to change.

[24] *Institute of Environmental Management and Assessment, 2024; Implementing the Mitigation Hierarchy from Concept to Construction*

[25] *There may be exceptions to the general approach described. Where there are exceptions, this will be clearly described within the relevant methodology section, outlining both the departure from the general EIA methodology and the description of the alternative approach. This is discussed further within 'EIA Process and Methodology' section of this Scoping Report.*

Demolition and Construction Impact Assessments

8 The ES (within a non-technical chapter titled 'Demolition and Construction) will provide an outline of the anticipated construction works phasing and programme and related activities and aspects (i.e. enabling works, substructure works, superstructure works etc., waste volumes and construction material quantities, HGV movements and HGV routing). In addition, key environmental controls and management measures relevant to the Proposed Development (including relevant codes of construction practice) will be presented.

9 This information will inform the construction works impact assessments. Throughout the construction work impact assessments, the assumption will be made that the standard environmental controls required under legislation and best practice guidance are met as a matter of course.

10 The assessment of the potential for likely significant effects arising during the construction works will be addressed within each of the individual technical assessment chapters of the ES and will assess against the defined Baseline Condition, as appropriate/ relevant. The construction works assessments presented within the technical chapters of the ES will identify the need for any additional or bespoke environmental management or mitigation measures in order to avoid, prevent, reduce or offset any significant adverse effects identified.

11 Where required, a description of any proposed monitoring arrangements will also be presented and would define (where appropriate) the procedures regarding the monitoring of the relevant significant adverse effects, the types of parameters to be monitored and the monitoring duration.

12 All the measures proposed within the technical chapters will be compiled and presented in a mitigation and monitoring schedule (to be presented as a separate chapter within the ES).

13 It is anticipated that any required construction works related environmental management/ mitigation and monitoring measures would be secured and controlled through an appropriate Construction Environmental Management Plan ('CEMP') (or equivalent) and it is proposed that the requirement for this document be secured by means of suitably worded planning conditions to be attached to the planning permission (if granted). Key mitigation and management controls that would later form part of a CEMP will be presented in the ES to help define the policies, procedures and management framework for the implementation of any identified specific environmental management and mitigation controls and monitoring.

14 While the physical scope of the EIA is defined by the red-line application boundary, off-site highway alterations are required under a Section 278 agreement to facilitate the Proposed Development. Consequently, where these external Section 278 works have the potential to generate significant environmental effects, they will be fully considered within the technical assessments, where relevant .

15 As the scheme is in outline, a reasonable worst-case scenario will be adopted in terms of environmental impacts. As such, it is likely that the environmental assessments will consider the 'maximum parameters' sought for approval, particularly in relation to scale and layout of development, as to present a reasonable worst-case scenario. It is unlikely that any minimum scale and layout parameters will be assessed within the EIA. However, the 'basis of assessment' will be clearly set out within each technical chapter of the ES.

Environmental Design Management Measures

16 Throughout the EIA (including this Scoping Report and the ES), where applicable, the way that likely environmental effects have been or will be avoided, prevented, reduced or offset through design and/ or management measures will be described. These are measures that are inherent in the design and construction of the Proposed Development (also known as 'embedded measures').

17 Embedded measures relevant to the construction phase will be summarised within the **Environmental Management, Mitigation and Monitoring Schedule** chapter of the ES. These measures are to be

included within a CEMP, the requirement for which is proposed to be secured via an appropriately worded planning condition.

18 Once the Proposed Development is complete and operational, such embedded measures will be integral to Proposed Development. A number of technical studies (e.g. ecology and landscape) have been undertaken to inform the design and allow early identification of mitigation measures so that these can be incorporated into the Proposed Development. Embedded measures are therefore either incorporated into the parameters from the outset or identified through the assessment process. Proposed environmental enhancements will also be described, where applicable. The scheme's development has been informed by a series of workshops which have involved a wide range of environmental specialists to ensure that constraints and opportunities have been properly identified, understood and incorporated into the Proposed Development.

19 Embedded measures will be considered prior to the assessment of effects to avoid considering assessment scenarios that are unrealistic in practice, i.e. do not take account of such measures even though they are likely to be standard practice and/ or form part of the proposed design. These will then be followed through the assessment to ensure that realistic likely environmental effects are identified. Where likely significant adverse effects are identified after considering these embedded measures, 'further mitigation measures' will be proposed.

20 All embedded mitigation and enhancement measures will be described within the Proposed Development chapter of the ES with the rationale for the inclusion of the identified embedded measures and the associated commitment to implementing such measures clearly stated.

Completed Development Impact Assessments

21 The ES will present a description of the Proposed Development in order to provide suitable context to enable the assessment of potential and likely significant environmental effects. Enough information on the Proposed Development, in terms of the key aspects, will be presented to allow an understanding of the development being proposed, in order to enable the assessment of potential and likely significant environmental effects of the completed and operational development. Any assumptions made will be clearly presented in the narrative.

22 The Applicant intends to submit an outline planning application and parameter plans (land use, access, scale, density, layout and landscape/open space) in respect of the Proposed Development. These matters will be dealt with at Reserved Matters Application (RMA) stage.

23 As the scheme is in outline, a reasonable worst-case scenario will be adopted in terms of environmental impacts. As such, it is likely that the environmental assessments will consider the 'maximum parameters' sought for approval, particularly in relation to scale and layout of development, as to present a worst case scenario. It is unlikely that any minimum scale and layout parameters will be assessed within the EIA. The 'basis of assessment' will be clearly set out within each technical chapter of the ES.

24 While the physical scope of the EIA is defined by the red-line application boundary, off-site highway alterations are required under a Section 278 agreement to facilitate the Proposed Development. Consequently, where these external Section 278 works have the potential to generate significant environmental effects, they will be fully considered within the technical assessments, where relevant .

25 The ES will present a description of the Proposed Development, and the outline design sought for approval, within **ES Volume 1, Chapter 4: The Proposed Development**. Sufficient information will be presented to enable the assessment of potential impacts and likely significant effects of the completed and occupied development. Any assumptions made will be clearly presented in the narrative.

Cumulative Effects Assessment

26 The cumulative schemes that are considered within the ES are typically located within a 1km radius from the boundary of the site as this spatial extent is considered appropriate for determining cumulative

effects in this locality based on experience and professional judgement. The catchment area has been set to provide a reasonable study area for the assessment of cumulative effects.

27 The criteria for the cumulative schemes included within the cumulative effects assessment has been agreed with LBC as part of EIA Scoping, and includes the following:

- Residential development of 50 or more dwellings; and
- The provision of a building or buildings where the floor space to be created by the development is 5,000m^2 or more.

28 It was also requested that a tiered approach is taken, with the following tiers;

- Tier 1 – Schemes with planning consent or a resultion to grant;
- Tier 2 – Schemes that have a submitted planning application ahead of the Proposed Development's planning application, which are awaiting determination but otherwise meet the wider criteria'
- Tier 3 – Schemes that are proposed for allocation within the draft LBC Site Allocations Plan/Local Plan and Euston Area Plan, As well as schemes which are not yet submitted for planning but are likley to be submitted at a similar time as the Proposed Development to LBC for consideration.

29 These parameters have been set to allow all the schemes coming forward within the area of the site to be subject to an initial screening exercise to determine the schemes that, based on the scale of redevelopment (amount and mix of uses), could potentially have a cumulative effect with the Proposed Development and should be considered further within the cumulative effects assessment of the EIA. By applying these parameters, the cumulative effects assessment of the EIA becomes more focused on relevant schemes (i.e. those with the potential to interact in a cumulative manner).

30 A preliminary list of cumulative schemes for consideration within the EIA has been identified and is presented in **Annex E: Cumulative Schemes**. As part of this EIA scoping process, the LBC (and other consultees, as relevant) are invited to comment on the proposed cumulative schemes, so that the list of cumulative schemes can be agreed.

31 Each technical chapter of the ES will consider the potential for cumulative effects associated with the schemes identified for inclusion within the cumulative effects assessment. Each technical ES chapter will be clear on the cumulative schemes that have been considered within the cumulative effects assessment.

32 Other schemes that are under construction, where the construction works are significantly progressed (i.e. likely to be completed before the opening year of the Proposed Development/ first occupation on site) or where early phases are occupied, will be taken into consideration to be factored into the baseline scenario for assessment.

Effect Interactions Assessment

33 Effect interactions occur as interactions between effects associated with just one project, i.e. the combination of individual effects arising as a result of the Proposed Development, for example effects in relation to noise, airborne dust or traffic on a single receptor.

34 Effect Interactions from the Proposed Development itself on particular receptors at the site and within the surrounds will be considered during the construction works and also once the Proposed Development is completed and operational. Dependent on the relevant sensitive receptors, the assessment will focus either on key individual receptors or on groups considered to be most sensitive to potential effect interactions. Based on the definitions of what negligible effects comprise for each of the technical assessments; these do not warrant further consideration in relation to cumulative effects and therefore will not be pulled through into the assessment of effect interactions. Only residual effects described as minor and above will therefore be considered in the assessment of effect interactions.

35 There is no established methodology for assessing the impact of cumulative effects on a particular receptor. The interaction of a combination of individual effects would be determined to be either 'not significant' or 'Significant', a scale of the combined effects (Minor, Moderate or Major) would not be applied. If one of the individual effects is significant the combination of effects would be regarded as 'Significant'. If none of the individual effects are significant the interaction of effects would be regarded as 'not significant'.

36 Consideration of effect interactions will be presented within the ES in a separate chapter (i.e. Effect Interactions (Volume 1)).

Assessment Scenarios

37 The ES will consider the following assessment scenarios:

- **Baseline Conditions (2026 or relevant alternative year**): reflecting the existing baseline conditions on the site and within the surrounding area. For some technical topics it is necessary to apply a 'future' baseline;
- **Peak Construction**: an assessment of the potential demolition and construction effects during the peak construction works associated with the Proposed Development against the baseline condition;
- **Interim Scenario**: where appropriate, an assessment of the complete occupation of the first phase (or earlier Phases) and partial occupation and construction of later phases of the Proposed Development. Where this assessment will be undertaken, this will be set out clearly within each individual technical ES chapter;
- **Fully Complete and Operational**: an assessment of potential effects when the entire Proposed Development is completed and operational/in use against either the existing or future baseline conditions, where appropriate; and
- **Cumulative Assessment**: an assessment of effects as a result of the Proposed Development with other surrounding development schemes (including a number of plots related to the Masterplan which will not be built out before works commence on-site and so cannot form part of the baseline), both during peak construction and once the Proposed Development is fully complete and operational, referred to as 'cumulative schemes' (if relevant).

38 Where any future years are required to be assessed by the technical assessments, these will be clearly identified within the relevant technical ES chapters, along with the assessment of phasing where required and relevant to assessing impacts from the Proposed Development.

Alternatives and Design Evolution

39 In addition, the EIA Regulations require (Schedule 4) that the ES provides "a description of the reasonable alternatives […] relevant to the proposed project and its specific characteristics" which have been considered by the Applicant and "an indication of the main reasons for selecting the chosen option, including comparison of environmental effects".

40 A specific chapter, **ES Volume 1, Chapter 3: Alternatives and Design Evolution**, will focus on the consideration of the main alternatives (as relevant) and the masterplan evolution. The focus will be on main alternatives considered (as relevant), the evolution of the masterplan, and how environmental considerations influenced the evolution of the parameters sought for approval. The summary of the design evolution will also consider initial environmental analysis undertaken on the evolving masterplan.

DETERMINING EFFECT SIGNIFICANCE – TERMINOLOGY AND APPROACH

Reference to 'Impact' and 'Effect'

41 It is noted that the terms 'impact' and 'effect' are distinctly different. Having gained an understanding of the likely impact it is then important to know whether the change in environmental or socio-economic conditions results in a significant environmental effect. The impacts of the Proposed Development may

or may not result in significant effects on the environment, depending on the sensitivity of the receptor and potentially other factors (such as duration). The description of the likely significant effects of the development is a requirement identified by Schedule 4 of the EIA Regulations and will be reported upon in the ES.

Receptor Sensitivity and Magnitude of Impact

42 To achieve a consistent approach across the different technical disciplines addressed within the ES, assessments will define the sensitivity of the receptors that could be affected by the Proposed Development and the magnitude of impact or change from the baseline. Terminology to describe the sensitivity of receptors and magnitude of impact or change from the baseline conditions is broadly as follows:

- High;
- Medium;
- Low; and
- No Impact (in relation to magnitude of impact or change only).

43 Where there is no impact/change, no assessment will be required due to there being no potential for effects.

44 Each of the technical assessment chapters of the ES (Volume 1) will provide further detail on the definition of each of the above terms specific to the topic in question and will also provide the criteria, including sources and justifications, for quantifying the different levels of receptor sensitivity and 'impact magnitude'. Where possible, this will be based upon quantitative and accepted criteria together with the use of value judgement and expert interpretation.

Identification of a Resultant Effect

45 The basis for determining the resultant effect generally takes into account the sensitivity of the receptor and magnitude of impact or change from the baseline conditions. A generic matrix that combines the sensitivity of the receptor and the magnitude of impact to identify the resultant effect is provided within Table 1 below.

Table 1 Resultant Effects

Receptor Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	**Major**	**Major**	**Moderate**	Minor
Medium	**Major**	**Moderate**	Minor	Negligible
Low	**Moderate**	Minor	Negligible	Negligible

Effect Scale

46 The categories and definitions of the 'scale' of the resultant effect i.e. definitions of Major, Moderate, Minor and Negligible effects will be adjusted to suit the technical topic in question; where this is the case revised definitions of effect scale will be presented in the technical assessment chapters of the ES Volume 1.

47 Where there is no impact to a receptor and therefore no effect, this will be stated.

Effect Nature

48 Table 2 below provides definitions of the 'nature' of the resultant effect i.e. definitions of Adverse and Beneficial. Typically, the 'nature' of an effect is defined where the 'scale of the effect' is classified as minor, moderate or major (i.e. the 'nature' is not defined for effects classified as negligible in scale).

Table 2 Definition of the Nature of the Resultant Effect

Type of Effect	Description
Adverse	Detrimental or negative effects to an environmental/ socio-economic resource or receptor. The quality of the environment is diminished or harmed.
Neutral	The quality of the environment is preserved or sustained or there is an equal balance of adverse and beneficial effects.
Beneficial	Advantageous or positive effect to an environmental/ socio-economic resource or receptor. The quality of the environment is enhanced.

Geographic Extent of Effect

49 The ES will identify the geographic extent of the identified effects. At a spatial level, 'site' or 'local' effects are those affecting the site and neighbouring receptors, while effects upon receptors in LBC beyond the vicinity of the site and its neighbours are considered to be at a 'district/ borough' level. Effects affecting areas on a larger scale than LBC are considered to be at a 'regional' level, whilst those which affect different parts of the country, or England as a whole, are considered being at a 'national' level.

Effect Duration

50 For the purposes of the ES, effects that are generated as a result of the construction works (i.e. those that last for this set period of time) will be classed as 'temporary'; these maybe further classified as either 'short term' or 'medium-term' effects depending on the duration of the construction works that generate the effect in question. Effects that result from the completed and operational Proposed Development will be classed as 'permanent' or 'long-term' effects.

Direct and Indirect Effects

51 The ES will identify whether the effect is 'direct' (i.e. resulting without any intervening factors) or 'indirect' or 'secondary' (i.e. not directly caused or resulting from something else).

Significance of Effect

52 Following identification of an effect, the effect scale, nature, geographic extent and duration using the above summarised terminology, a clear statement will then be made within the ES as to whether the effect is significant or not significant. As a general rule, the following applies (albeit where this differs for a technical topic, the alternative methodology will be set out within the technical topic's ES chapter):

- 'Moderate' or 'major' effects are deemed to be 'significant'.
- 'Minor' effects are 'not significant', although they may be a matter of local concern; and
- 'Negligible' effects are 'not significant' and not a matter of local concern.

53 Where mitigation measures are identified to either eliminate or reduce adverse effects, these will be incorporated into the ES, for example either through the design, or will be translated into construction commitments; or operational or managerial standards/ procedures.

54 The ES will then highlight the 'residual' likely significant effects (those effects which remain following the implementation of suitable mitigation measures) and will classify these in accordance with the terminology defined above.

ANNEX C: SCOPED IN TOPIC SHEETS

EIA SCOPING REPORT — TOPIC SHEET
AIR QUALITY

Murphy's Yard | London Borough of Camden | August 2026

SCOPED IN TO THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that there is the potential for likely significant effects and provides the methodology for the assessment.

SECTION	KEY DETAILS & REQUIREMENTS
SECTION 1 - OVERVIEW	
Project Role	**Trium Environmental Consulting LLP** has considered the potential for likely significant air quality effects, prepared this Topic Sheet and will undertake the Air Quality assessment and Air Quality chapter of the ES.
Scoped In Assessments	**Construction** • Temporary generation of dust from construction on existing and introduced receptors. • Assessment of construction vehicle emissions on existing and introduced sensitive receptors. **Operation** • Assessment of operational vehicle emissions on existing and proposed sensitive receptors. • An assessment of rail emissions on proposed sensitive receptors if located within 30m of the railway tracks with moving diesel locomotives. • Air Quality Neutral Assessment. • As the Proposed Development is an EIA development, an Air Quality Positive Statement (AQPS) will be undertaken.
Scoped Out Assessments	**Construction** • Non-Road Mobile Machinery (NRMM): Effects are expected to be minor (not significant) and temporary and will comply with Low Emission Zone (LEZ) standards. **Operation** • Centralised Combustion Plant: Scoped out due to an all-electric energy strategy (excluding emergency generators). If any combustion plant exceeds EPUK/IAQM screening criteria (NO_x emission rate exceeds 5mg/sec) combustion plant would be scoped in.
SECTION 2 - BASIS OF ASSESSMENT	
Scenarios & Phasing	**Scenarios** • Construction dust: potential dust emission magnitude from demolition, earthworks, construction and trackout. • Construction vehicles: peak vehicle movement year. The operational assessment will assess the following scenarios: • Baseline year – latest year of available monitoring data; • Without Development - opening year without the Proposed Development, however including traffic generated by relevant cumulative schemes; and • With Proposed Development – earliest occupation or opening year of the Proposed Development and cumulative schemes. **Phasing** • The Proposed Development is likely to be comprised of multiple phases. The year of first (partial) occupation will be taken as a conservative baseline and used within the 'Without Development' and 'With Development' assessment. Effects to introduced receptors during the phasing of the works will be assessed as appropriate. • Traffic data for the fully complete and operational development would be used for the first year of occupation and include peak year construction traffic data (if above the screening criteria) for a conservative assessment. **Illustrative Scheme / Maximum / Minimum Parameters** • The construction dust assessment will assess the Maximum Parameters sought for approval. • Illustrative scheme information will be used on a supplementary basis. • The construction and operational vehicle assessments would be based on provided traffic data by the Transport Consultant, likely based on maximum parameters to provide a realistic maximum vehicle trip scenario.

Supporting Assessments / Documents	• Air Quality Technical Appendix — modelling methodology — Trium Environmental Consulting LLP — to accompany ES submission. • Air Quality Neutral Assessment (AQNA) — GLA London Plan Guidance (Air Quality Neutral, Feb 2023) — to accompany ES submission. • Air Quality Positive Statement (AQPS) — GLA London Plan Guidance (Air Quality Positive, Feb 2023) — to accompany ES submission. • Transport Assessment — referenced by the Air Quality ES Chapter.
SECTION 3 - BASELINE CONDITIONS	
Study Area	**Spatial Extent:** *Construction Dust:* • Human Receptors: Within 250m of the site boundary and/or 50m of construction routes, or up to 250m from the site entrance(s) • Ecological Receptors: Within 50m of the site boundary and/or 50m of construction routes, or up to 250m from the site entrance(s) *Vehicle Emissions (Construction and Operation):* • Human and Ecological Receptors: Within 200m of road links affected by the development. **Justification:** • Construction dust study area: IAQM Guidance on the Assessment of Dust from Demolition and Construction (v2.2, 2024). • Road vehicle emissions study area: National Highways Design Manual for Roads and Bridges — LA105 Air Quality.
Baseline Data Sources	Data sources used to establish the existing baseline for air quality are: • Air Quality Annual Status Report for 2024 — London Borough of Camden — 25 August 2025 • Background Mapping data for local authorities - 2021 — Defra — 2026 — Background Mapping data for local authorities - 2021 - DEFRA UK Air - GOV.UK • UK Pollutant Release and Transfer Register (PRTR) data sets — Defra — 2026 — Search by map - Defra, UK **Outstanding Surveys/Data:** None
Current Baseline Conditions	**Site and Local Conditions** • The primary pollution source of the LBC Air Quality Management Area (AQMA) is from road transport. • Aside from the south-eastern border, the site is located away from main roads. In accordance with the LAQM Technical Guidance (22), it is considered the site is in an urban background location, distanced from sources of pollution and therefore broadly representative of city-wide background conditions. **Background Data / Measured Levels** Continuous monitoring data (2021–2024) from the three nearest automatic monitors and 27 diffusion tubes within 0.5km are presented in Appendix A, Tables 1 and 2. • Automatic Monitors: All three local automatic monitors (Camden High Street, Swiss Cottage, and Coopers Lane) met the AQOs for NO_2, PM_{10}, and $PM_{2.5}$ from 2021–2024. The single exception was a historic NO_2 exceedance at Swiss Cottage in 2021 Diffusion Tubes: • Environmental Improvement Plan (EIP): The 2030 target for $PM_{2.5}$ has already been met at local monitors since 2023. • All 27 diffusion tube locations within 0.5km of the site met the annual mean NO_2 objective. Overall, NO_2 concentrations have consistently decreased across all sites from 2021 to 2024 • Defra Background Mapping (2025): Fully compliant with AQOs. **Current Land Use** • General, light industrial and office use (storage units, offices, warehouses) occupied by J. Murphy & Sons Limited. • Site currently underutilised; predominantly hardstanding and car parking.
Designations & Sensitive Features	**Statutory Designations:** The site is located in the Camden AQMA, designated for annual mean NO_2, and 24-hour mean PM_{10}. **Non-Statutory Designations:** Air Quality Focus Areas (AQFAs), designated by the Greater London Authority (GLA), are locations with high human exposure that exceed the EU Limit Value for annual mean NO_2 (40µg/m^3). The nearest AQFA is the nearest being the *Camden High Street from Mornington Cresent to Chalk Farm and Camden Road* AQFA, located approximately 850m south of the site.

	Sensitive Receptors: Sensitive human receptors to air quality are locations where people experience long-term exposure or where more vulnerable populations are present. Examples in the vicinity of the site include residential properties within 1 - 23 Sanderson Close (NW5 1TS), located approximately 25m east of the site's north-eastern boundary. Ecological receptors that will be assessed include parts of the site designated as a Borough Grade 1 area Site of Importance for Nature Conservation (SINC) and Hampstead Heath a Metropolitan area of Importance for Nature Conservation
Future Baseline Conditions	• Air quality is predicted to continually improve and is likely to remain below the AQO's through the uptake of cleaner vehicles, more stringent vehicle emissions standards, the implementation of the London Ultra Low Emissions Zone (ULEZ) and the transition away from combustion sources for heating. **Cumulative Schemes:** • Cumulative schemes selected based on proximity to the site per IAQM Construction guidance. • Traffic data for any relevant 'without Proposed Development' and 'with Proposed Development' scenarios will include vehicle trips from specific relevant cumulative schemes. The cumulative scheme list will be agreed via the EIA Scoping Opinion.
SECTION 4 - RECEPTORS	
Construction Receptors	**Human** • Dust: All sensitive human receptors within the study area (i.e. 250m of site boundary), including residential properties, schools, hospitals and care home. • Construction Vehicles: Individual receptors assessed only if movements exceed EPUK/IAQM threshold criteria (>100 LDV AADT or 25 HDV AADT within/adjacent to an AQMA). **Ecological / Environmental** • Borough Grade 1 area SINC and Hampstead Heath • Subject to the same EPUK/IAQM threshold screening as human receptors.
Operational Receptors	**Human** • Individual existing and proposed receptors within 200m of affected road links; worst-case exposure from modelled roads. **Ecological / Environmental** • On-site Borough Grade 1 SINC and Hampstead Heath — dependent on modelled road links.
SECTION 5 - POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	
Potential Effects	**Construction** • Effects of dust emissions and PM_{10} concentrations on sensitive receptors. • Effects of increased NO_2, PM_{10} and $PM_{2.5}$ concentrations from construction vehicles on sensitive receptors. **Operation** • Effects of increased NO_2, PM_{10} and $PM_{2.5}$ concentrations from operational road traffic affecting existing and proposed receptors • Effects of NO_2 and SO_2 concentrations from existing moving diesel locomotives on proposed receptors if located within 30m • Emergency generator emissions (if applicable).

Assessment Methodology	**Construction Dust** • IAQM Guidance on the Assessment of Dust from Demolition and Construction (v2.2, 2024). • Dust risk (negligible–high) assessed by receptor sensitivity and activity magnitude. • Mitigation recommended based on risk level; residual effects will normally be not significant with effective mitigation. **Construction Vehicle Emissions** • EPUK/IAQM screening criteria applied (>100 LDV or 25 HDV AADT). • If exceeded: ADMS-Roads dispersion modelling; mitigation recommended as required. **Operational Vehicle Emissions** • EPUK/IAQM screening criteria applied for existing human receptors. • If exceeded: ADMS-Roads modelling verified against local monitoring data. • If not exceeded: qualitative assessment. **Emergency Generator Emissions** • Qualitative assessment (flue location/testing schedule); quantitative modelling if significant. **Guidance / Standards** • IAQM, Guidance on the Assessment of Dust from Demolition and Construction (v2.2, Jan 2024). • Defra, Local Air Quality Management Technical Guidance LAQM.TG(22), 2022. • EPUK/IAQM, Land-Use Planning & Development Control: Planning for Air Quality, 2017. **Software / Modelling Tools** • ADMS-Roads — road vehicle exhaust emissions (if screening criteria exceeded). • ADMS 6 — emergency generator stack emissions (if applicable). **Consultation** Methodology and scope to be agreed with London Borough of Camden (LBC) through the EIA scoping process. **Significance Criteria** • Construction Dust: Significance determined after mitigation per IAQM guidance; focus on identifying appropriate mitigation level. • Construction Vehicles: Professional judgement and EPUK/IAQM guidance criteria. • Operational: Professional judgement and EPUK/IAQM guidance; mitigation proposed if significant effects identified.
SECTION 6 – MITIGATION	
Mitigation Measures	**Embedded Mitigation (Design)** • Linear Park connecting Kentish Town with Hampstead Heath. • Promenade of new Public Open Spaces for local and new residents. **Construction Phase Mitigation** • Construction Environmental Management Plan (CEMP) and/or Construction Logistics Plan (CLP). • Best practice dust suppression and construction vehicle emission controls. **Operational Phase Mitigation** • All-electric strategy for heating and cooling. • Travel Plan to encourage sustainable travel.
SECTION 7 - CONCLUSION	
Conclusion	• Air quality is scoped INTO the EIA. • Assessment scope: construction dust and vehicle emissions; operational vehicle emissions; emergency generator emissions (if applicable). • Baseline NO_2, PM_{10} and $PM_{2.5}$ concentrations are below respective AQOs; effects of the Proposed Development likely not significant. • Significance to be determined using professional judgement and relevant guidance criteria.

Appendix A – Air Quality Baseline Monitoring Data

Table 1 Automatic LBC Monitoring Data within 2.2km of the site, 2021-2024

Site Name (ID) and Classification	Pollutant	Air Quality Objective	Averaging Period	Concentrations (µg/m³)			
				2021	2022	2023	2024
Camden High Street (CD010) Roadside monitor	NO_2	40µg/m³	Annual Mean (µg/m³)	30	29	28	26
		200µg/m³ (a)	1-Hour Mean (No. of Hours)	2	0	0	0
Swiss Cottage (Finchley Road) (CD1) Kerbside monitor	NO_2	40µg/m³	Annual Mean (µg/m³)	**44**	37	33	30
		200µg/m³ (a)	1-Hour Mean (No. of Hours)	0	0	0	0
	PM_{10}	40µg/m³	Annual Mean (µg/m³)	16	21	18	19
		50µg/m³ (b)	24-Hour Mean (No. of Hours)	0	0	2	0
	$PM_{2.5}$	20µg/m³	Annual Mean	11	12	9	9
Coopers Lane (KGX) urban background/ industrial monitor	PM_{10}	40µg/m³	Annual Mean (µg/m³)	13	15	14	14
		50µg/m³ (b)	24-Hour Mean (No. of Hours)	0	5	1	0
	$PM_{2.5}$	20µg/m³ (c)	Annual Mean	N/A	10	8	8

Notes: Exceedances of the AQOs are shown in bold

(a) not to be exceeded more than 18 times a year

(b) not to be exceeded more than 35 times a year

(c) Environmental Improvement Plan (EIP) 2025 sets out a target to require a maximum annual mean concentration $PM_{2.5}$ target of 10µg/m³ by December 2030.

Table 2 LBC Annual Mean NO_2 Monitoring Data within 0.5km of the site, 2021-2024

Site ID	Site Name	Classification	Distance to site (km)	Annual Mean NO_2 Concentrations (µg/m³)			
				2021	2022	2023	2024
CAM280	Fortess Walk	Roadside	0.1	27.2	26.2	29.4	21.6
CAM278	Highgate Road south	Roadside	0.1	27.4	26.8	28.9	21.7
CAM279	Gordon House Road	Roadside	0.1	28.7	27.1	31.7	24.7
CAM74	Frognal Way	Roadside	0.1	32.6	29.0	28.1	24.9
CAM4	HSS Phase 4&5 3 - Ecole Jeannine Manuel -	Roadside	0.1	18.1	18.0	19.4	14.8
CAM27	Queens Crescent 6 - Holmes Road outside Street	Roadside	0.2	20.1	19.1	22.1	16.9
CAM155	Queens Crescent 6 - Holmes Road outside Street	Roadside	0.2	21.0	20.1	19.6	15.8
CAM285	Fortess Road	Roadside	0.2	25.3	25.2	27.9	19.7
CAM5	Schools AQ 5 - Rona Road	Roadside	0.2	19.3	19.9	21.4	16.7
CAM40	HSS Phase 4&5 28 - Street Patricks - Raglan Street	Roadside	0.2	18.5	18.6	20.9	17.0

Site ID	Site Name	Classification	Distance to site (km)	Annual Mean NO_2 Concentrations (µg/m^3)			
				2021	2022	2023	2024
CAM152	Queens Crescent 3 - Junction of Grafton Road and Vicar's Road	Roadside	0.2	21.4	21.5	23.1	17.9
CAM153	Queens Crescent 4 - Grafton Road south of Queens Crescent	Roadside	0.3	20.1	20.1	21.7	17.9
CAM154	Queens Crescent 5 - Spring Place south of Arctic Street	Roadside	0.3	21.3	20.9	22.8	18.7
CAM28	HSS Phase 4&5 4 - Argyle Primary School - Tonbridge Street	Roadside	0.3	19.0	21.7	24.8	16.6
CAM41	HSS Phase 4&5 29 - Street Patricks - Inkerman Road	Roadside	0.3	18.5	18.6	20.9	17.0
CAM258	Estelle Road	Roadside	0.3	16.6	18.0	19.8	15.3
CAM309	Holmes Road	Roadside	0.3	N/A	24.2	25.3	19.8
CAM85	Bloomsbury Street	Roadside	0.3	24.5	25.5	24.0	20.5
CAM159	Queens Crescent 10 - Weedington Road south of Queens Crescent	Roadside	0.3	20.0	20.1	22.0	18.4
CAM1	Schools AQ 1 - Lady Somerset Road	Roadside	0.4	21.6	19.8	18.9	18.7
CAM29	HSS Phase 4&5 5 - Street Mary & Street Pancras - Polygon Road	Roadside	0.4	19.7	19.9	21.4	16.3
CAM259	Courthorpe Road	Roadside	0.4	17.6	17.6	20.3	15.9
CAM150	Queens Crescent 1 - Junction of Queens Crescent and Allcroft Road	Roadside	0.4	21.2	20.1	22.5	15.7
CAM281	York Rise	Roadside	0.4	21.0	20.1	22.7	17.4
CAM260	Shirlock Road	Roadside	0.5	17.2	17.8	20.1	15.4
CAM151	Queens Crescent 2 - Gilden Crescent	Roadside	0.5	20.5	20	21.4	17.1
CAM89	Pratt-Delancey 1 - Pratt Street (between College Place and Royal College Street)	Roadside	0.5	22.9	20.2	19.7	17.1

Table 3 DEFRA Background Concentrations for the Grid Square of the site

Pollutant	AQO	2025 Annual Mean Concentration (µg/m^3)
NO_X	-	27.6
NO_2	40µg/m^3	19.5
PM_{10}	40µg/m^3	15.6
$PM_{2.5}$	20µg/m^3	8.8

EIA SCOPING REPORT — TOPIC SHEET
CLIMATE CHANGE AND GREENHOUSES GASES
Murphy's Yard | London Borough of Camden | August 2026

SCOPED IN TO THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that there is the potential for likely significant effects and provides the methodology for the assessment.

CLIMATE CHANGE

SECTION	KEY DETAILS & REQUIREMENTS
SECTION 1 - OVERVIEW	
Project Role	Trium Environmental Consulting LLP (Trium) has considered the potential for likely significant climate change effects and has prepared this Topic Sheet. Trium shall also undertake the climate change resilience and greenhouse gases assessments and prepare the climate change chapter of the ES. The climate change chapter of the ES shall address: • The impact of climate change on the Proposed Development and • The impact of the Proposed Development on climate change.
Scoped In Assessments	The potential impacts of climate change on the operational Proposed Development over its lifetime will be assessed, as it is considered there is a potential for significant effects. The assessment will consider relevant climate projections, embedded mitigation, adaptation, and resilience measures incorporated into the design.
Scoped Out Assessments	During construction, potential effects of climate change on the Proposed Development would be managed through appropriate current construction practices, likely to be set out within a Construction Environmental Management Plan (CEMP). The potential effect of climate change during construction will therefore not be considered within the EIA.
SECTION 2 - BASIS OF ASSESSMENT	
Scenarios	**Scenarios** To predict the future baseline, UKCP18 climate probabilistic projections (Version 2022)[1] relative to the 1981-2000 Baseline Period will be ascertained, using the high emissions RCP 8.5 scenario at the 50th percentile scenario.
Supporting Assessments / Documents	The Climate Change assessment will reference the Flood Risk Assessment, which will be prepared by Arup.
SECTION 3 - BASELINE CONDITIONS	
Study Area	**Spatial Extent:** The Proposed Development / site boundary **Justification:** The climate change assessment will establish the impacts climate change may have on the Proposed Development / site boundary.
Baseline Data Sources	Data sources used to establish the existing baseline for climate change are: • Past weather events — Met Office — 2026[2] • Water Stressed Areas – Final Classification — Environment Agency — 2021[3] • Flood Risk Assessment prepared by Arup.
Current Baseline Conditions	**Background Data / Measured Levels** Five years of Met Office extreme weather data will be reviewed to establish the existing and the possible climate variability within the immediate future baseline. **Current Land Use** The site currently comprises general, light industrial and office use within a number of buildings including storage units, offices and warehouses. The site is currently underutilised and covered by

[1] *Met Office Hadley Centre. (2018; updated August 2022). UKCP18 Probabilistic Climate Projections. Centre for Environmental Data Analysis. https://catalogue.ceda.ac.uk/uuid/9842e395f2d04f48a177c3550756bf98*
[2] *https://weather.metoffice.gov.uk/learn-about/past-uk-weather-events*
[3] *https://www.gov.uk/government/publications/water-stressed-areas-2021-classification*

	a large extent of paving and car parking. The existing buildings are likely to have limited resilience to future climate conditions.
Future Baseline Conditions	To predict the future baseline in the short (15 to 20 years) and longer term (>30 years), the UK Met Office 2018 UK Climate Projections (UKCP18[4]) will be used. Representative Concentration Pathways (RCPs) are a method for capturing assumptions to predict the future climate baseline within a set of scenarios and are named according to the concentration of greenhouse gas modelled to occur in the atmosphere in 2100. RCP 8.5 is the highest emissions scenario and will be used for predicting the future climate baseline to ensure assessment of a worst-case scenario. To account for uncertainty in predicting future conditions, the projected change to the range of climatic conditions will adopt the 50% probability level. **Cumulative Schemes:** No cumulative effects are anticipated as potential effects of climate change are specific to the Proposed Development and will not result in impacts to cumulative schemes. Cumulative effects will not be considered within the climate change resilience assessment.
SECTION 4 - RECEPTORS	
Operational Receptors	The assessment will determine the potential impacts of climate change on the Proposed Development. Existing receptors within the surrounding area would not be considered. The receptors identified would be introduced within the Proposed Development: • Building and infrastructure receptors (equipment and building operations); • Human health receptors (occupants and site users); and • Ecological receptors (habitats and species). For a conservative assessment, all receptors will be considered to be of high sensitivity to the effect of the changing climate.
SECTION 5 - POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	
Potential Effects	The effect of predicted climate change on the proposed Development, including extreme weather events (storms and drought), precipitation and flooding, temperature change, and wind.
Assessment Methodology	The climate change resilience assessment will establish the effects climate change may have on the Proposed Development. Due to the uncertainties with predicting how the environment will respond to climate change, a qualitative assessment, based on objective professional judgement, will be undertaken. The sensitivity of receptors will be determined using professional judgment, by considering the value, susceptibility (the ability to be affected by a change) and vulnerability (potential exposure to a change) of receptors. The significance of effect will account for embedded measures to address uncertainty of longer-term climate projections on the Proposed Development. The significance of effect will be determined based on the likelihood of the climate change impact and consequence to receptors if the impact occurs. An In-Combination Assessment will be undertaken to assess whether climate change could exacerbate the likely effects of an existing impact of the Proposed Development to such an extent that significant effects become likely. For the In-Combination Climate Assessment, receptors identified within other ES chapters will be collated and evaluated to see if the susceptibility, vulnerability or value of receptors change with predicted future climatic projections. **Guidance / Standards** The climate change assessment will follow the Institute of Environmental Management and Assessment (IEMA), now Institute of Sustainability and Environmental Professionals (ISEP), *EIA Guide to Climate Change Resilience and Adaptation*[5]. **Consultation** Methodology and scope of the climate change assessment to be agreed with LBC through the EIA scoping process.
SECTION 6 - MITIGATION	

[4] *https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/summaries/index*

[5] *IEMA (2022). Environmental Impact Assessment Guide to: Climate Change Resilience & Adaptation, February 2022*

Mitigation Measures	**Embedded Mitigation (Design)** Embedded mitigation measures, influenced by climatic factors, will be incorporated into the design of the Proposed Development. These measures will strengthen long-term operational resilience, reduce vulnerability to climate-related stresses, and support the sustainability objectives of the Proposed Development. **Operational Phase Mitigation** If applicable, in addition to the embedded mitigation, mitigation measures and environmental management strategies to help directly or indirectly reduce impacts of climate change on the Proposed Development will be presented.
SECTION 7 - CONCLUSION	
Conclusion	A climate change assessment is scoped into the Environmental Statement. The climate resilience of the Proposed Development will be assessed to ascertain whether the Proposed Development would be resilient to future climate risks, hazards, and consequences. The assessment will be delivered in accordance with the standards and methodology set out in Section 5.
GREENHOUSE GASES	
SECTION 1 - OVERVIEW	
Project Role	**Trium Environmental Consulting LLP** will undertake the **Greenhouses Gases** assessment.
Scoped In Assessments	There is considered to be potential for significant effects from GHG emissions. The GHG impact assessment will therefore assess emissions across the life cycle of the Proposed Development and present embedded measures to minimise associated emissions. **Construction** GHG emissions associated with the construction of the Proposed Development will be assessed, including: • Embodied Carbon; • Demolition and construction vehicle emissions; • Demolition and Construction Site Activities; and • Complete and Operational Development. **Operation** GHG emissions associated with the operation of the Proposed Development will be assessed, including: • Use, repair, maintenance and replacement of the building; • Vehicle emissions generated by the complete and operational Proposed Development; • Energy consumption; and • Water consumption. **Decommissioning** Decommissioning and end-of-life emissions will be assessed using information presented in the WLCA.
Scoped Out Assessments	Activities, such as operational waste, that would generate expected emissions less than 1% of the total GHG emissions and not significantly change the result of the assessment may be excluded. These activities will only be excluded up to a maximum of 5% of total emissions.
SECTION 2 - BASIS OF ASSESSMENT	
Scenarios	The GHG emissions associated with the construction of the Proposed Development will be quantified per annum and for the duration of the construction phase. The completed and operational Proposed Development would be based on the Proposed Development having an operational lifetime of 60-years. GHG emissions will be quantified per annum and the operational lifetime of the Proposed Development.
Supporting Assessments / Documents	The GHG assessment will reference the Whole Carbon Assessment (WLCA), Energy Statement and Sustainability Statement prepared by Hoare Lea, and Transport Assessment, prepared by Curtins.
SECTION 3 - BASELINE CONDITIONS	
Study Area	**Spatial Extent:** GHG emissions will be assessed at Local (LBC), Regional (London) and National (UK) levels. **Justification:** **=**GHG emissions do not directly impact specific locations. Instead, effects are indirect, contributing to global climate change. However, the spatial extents listed above will be assessed for comparison with carbon budgets.

Baseline Data Sources	• If available, any existing GHG emissions on site, including existing transport and combustion plant emissions, would be provided by the project team. • Final UK greenhouse gas emissions national statistics: 1990–2023 — UK Government — 2025[6] • National Travel Survey: 2024. NTS0303d: Average trip length by main mode (miles): England, 2002 onwards —2025[7] — • The Seventh Carbon Budget – Advice for the UK Government — Climate Change Committee — 2025[8] • Logika Local Authority Carbon Budget Tool — Logika Group — 2025[9]
Current Baseline Conditions	The site currently comprises general, light industrial and office use within a number of buildings including storage units, offices and warehouses. Existing GHG emissions on the site are likely to be from vehicles, energy, water consumption, repairing existing buildings and waste. The existing GHG emissions generated by the site are not currently known.
Future Baseline Conditions	In the absence of the Proposed Development, and assuming no significant changes to the current site conditions, the future baseline at the site would remain largely unchanged from the existing baseline. GHG emissions are likely to decrease, following decarbonisation and the UK's commitment to reaching net zero by 2050. **Cumulative Schemes:** GHG emissions from all projects will contribute to climate change with GHG emissions from each cumulative scheme extending well beyond the local area. Therefore, it is difficult to quantify the cumulative effect of GHG emissions. However, it is expected all cumulative schemes will be compliant with relevant policy and include measures to mitigate emissions to ensure the required targets are achieved. Cumulative effects would therefore not be considered within the GHG assessment.
SECTION 4 - RECEPTORS	
Construction Receptors **Operational Receptors**	GHG emissions do not directly impact specific receptors. Individual receptors would therefore not be considered in the GHG assessment.
SECTION 5 - POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	
Potential Effects	The potential effects throughout the life cycle of the Proposed Development are the direct and indirect release of GHGs that contribute to global climate change. The following GHG emissions associated the Proposed Development will be covered in the ES Chapter. **Construction** • Embodied Carbon; • Demolition and construction vehicle emissions; and • Demolition and Construction Site Activities. **Operation** • Use, repair, maintenance and replacement of the building; • Vehicle emissions generated by the complete and operational Proposed Development; • Energy consumption; and • Water consumption. **Decommissioning** • Site activities associated with the deconstruction and demolition of buildings; • Transportation of demolition and deconstruction materials away from site; • The treatment and processing of materials for re-use or recycling; and • Final disposal of materials that are not re-used or recycled.
Assessment Methodology	The GHG impact assessment will consider emissions across the life cycle of the Proposed Development and present embedded measures to minimise associated emissions. Information to inform the assessment will be obtained from the WLCA, Energy Statement, and Transport Assessment. **Guidance / Standards** The GHG assessment will be undertaken in line with the IEMA's (now ISEP) *Assessing Greenhouse Gas Emissions and Evaluating their Significance*[10] guidance.

[6] *Department for Energy Security and Net Zero (DESNZ) (2025), Final UK greenhouse gas emissions national statistics: 1990–2023, UK Government*
[7] National Travel Survey: 2024 - GOV.UK
[8] *https://www.theccc.org.uk/publication/the-seventh-carbon-budget*
[9] https://www.aqconsultants.co.uk/resources
[10] *IEMA, 2022. 'Assessing Greenhouse Gas Emissions and Evaluating their Significance', 2nd Edition*

	Consultation Methodology and scope of the GHG assessment to be agreed with LBC through the EIA scoping process. **Significance Criteria** The significance of the Proposed Development's impact on climate change will be assessed based on the following two steps: • Comparing the Proposed Development's total GHG emissions with appropriate existing carbon budgets; and • Determining the significance of effects, using professional judgement, by applying the IEMA (now ISEP) significance criteria, considering consistency with policy requirements, and evaluating how the Proposed Development has sought to reduce and mitigate its emissions.
SECTION 6 - MITIGATION	
Mitigation Measures	**Embedded Mitigation (Design)** The scheme has been designed to be car free removing existing vehicle parking and proposing cycle parking, reducing GHG emissions from operational vehicle use. **Construction Phase Mitigation** The CEMP will provide measures to reduce GHG emissions from construction. Examples of measures that could be included within the CEMP Measures include: • Implement anti-idling policies for vehicles and equipment; • Regular maintenance of machinery to improve fuel efficiency; • Use renewable electricity sources on-site when available; and • Optimise delivery schedules to reduce vehicle trips. **Operational Phase Mitigation** An all-electric strategy with heating and cooling provided by air, and potentially, ground source heat pumps would ensure no on-site GHG emissions from energy consumption. A travel plan to encourage sustainable travel, would mitigate the impact of GHG emissions from operational vehicle use. The Proposed Development will minimise the consumption of potable water through the use of efficient fixtures and fittings such as dual flush WCs, low flow showers and taps and appropriately sized baths.
SECTION 7 - CONCLUSION	
Conclusion	A GHG assessment is scoped into the Environmental Statement. The assessment will consider GHG emissions across the life cycle of the Proposed Development and present embedded measures to minimise associated emissions. The significance of Proposed Development's impact on climate change will be based on comparisons with carbon budgets and by applying IEMA (now ISEP) significance criteria, considering consistency with policy requirements, and evaluating how the Proposed Development has sought to reduce and mitigate its emissions.

EIA SCOPING REPORT — TOPIC SHEET
DAYLIGHT, SUNLIGHT, OVERSHADOWING, SOLAR GLARE & LIGHT POLLUTION

Murphy's Yard | London Borough of Camden | August 2026

SCOPED IN TO THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that there is the potential for likely significant effects and provides the methodology for the assessment.

SECTION	KEY DETAILS & REQUIREMENTS
SECTION 1 - OVERVIEW	
Project Role	**Point 2 Surveyors** will undertake the **DAYLIGHT, SUNLIGHT AND OVERSHADOWING** assessments. As detailed below, Light Pollution will be scoped out of the EIA.
Scoped In Assessments	• The Daylight, Sunlight and Overshadowing effects of the completed Proposed Development. – As it is considered that there is the potential for significant effects, Daylight, Sunlight and Overshadowing will be scoped into the EIA. • Solar Glare effects of the completed Proposed Development – As it is considered that there is the potential for significant effects, Solar Glare will be scoped into the EIA.
Scoped Out Assessments	• Light Pollution from the Proposed Development – The Proposed Development is predominantly residential in nature, and, given the separation distances between the site and neighbouring sensitive receptors, at this stage no significant effects from light pollution would be anticipated. Light Pollution will therefore be scoped out of the EIA. – The position in relation to light pollution will be reviewed again at reserved matters stage, when detailed information such as internal layouts, uses, window sizes and glazing specifications is known. • Daylight, Sunlight and Overshadowing during the construction phases. – The daylight, sunlight and overshadowing effects will gradually increase as the massing of the Proposed Development is built, and it can be assumed that these effects will be no greater than those of the completed Proposed Development. While temporary structures such as scaffolding, cranes, and hoarding may slightly increase the perceived massing, any additional effects would be short-term and temporary, and are unlikely to be noticeable.
SECTION 2 - BASIS OF ASSESSMENT	
Scenarios & Phasing	**Scenarios** • **Current Baseline** (site conditions as they stand at the time of the planning application). – The potential effects of the completed Proposed Development in relation to Daylight, Sunlight and Overshadowing will be assessed in this scenario. • **Future Baseline** (site condition at an indeterminate point in the future assuming that all relevant cumulative schemes within the surrounding area are built out before the Proposed Development is implemented). – The potential effects of the completed Proposed Development in relation to Daylight, Sunlight and Overshadowing will be assessed in this scenario. **Phasing** • At this stage it is considered that the effects of any phasing scenario (Single Phase or Interim Scenario) assessed would not exceed those of the completed development. Therefore, the phasing of the Proposed Development does not require consideration
SECTION 3 - BASELINE CONDITIONS	
Study Area	**Spatial Extent** • The study area is shown in Figure 1. Figure 1 also identifies the relevant daylight and sunlight receptors identified within this area. Figure 2 identifies the overshadowing receptors that require detailed consideration.
Baseline Data Sources	• Laser Scan Site Survey — Point 2 Surveyors — September 2025

Current Baseline Conditions	**Site and Local Conditions** • The existing site buildings are no more than 2-3 storeys in height, and much of the site is currently undeveloped. This means that current levels of daylight and sunlight in the immediate surrounding area are very good for an urban location. • It is therefore considered that any redevelopment that optimises the massing on the site to achieve appropriate and required densities would have some noticeable effects on the daylight and sunlight levels to surrounding properties. **Background Data / Measured Levels** • Current levels of daylight and sunlight reaching the site-facing elevations of the immediate neighbouring properties are generally in excess of the default targets provided by the Building Research Establishment (BRE) Report, 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice'[1] (the 'BRE Guidelines'). **Offsite Context** • Building uses to the north and west of the site are predominantly residential, and these are therefore considered as sensitive receptors in relation to daylight, sunlight and overshadowing. • There is mix of residential and commercial properties to the east of the site. The residential properties and Christ Apostolic Church are considered sensitive receptors. • The properties to the south of the site are in commercial use. As such these do not require detailed consideration in relation to daylight and sunlight.
Sensitive Features	**Sensitive Daylight and Sunlight and Light Pollution Receptors** • Neighbouring residential properties and churches. **Sensitive Overshadowing Receptors** • Neighbouring gardens, open space amenity areas and PV panels. **Sensitive Solar Glare Receptors** • Neighbouring road and rail networks.
Future Baseline Conditions	• The future baseline is a baseline condition at an indeterminate point in the future in the absence of the Proposed Development being implemented. This will assume that the cumulative scheme listed below are built prior to the Proposed Development. • As well as assessing the Proposed Development within the context of the Current Baseline, the daylight sunlight and overshadowing effects of the Proposed Development will also be assessed in the context of the future baseline. **Cumulative Schemes:** • Land at Regis Road London NW5 3EW (2025/4861/P) • No other cumulative schemes are in close enough proximity to the site to require detailed consideration in relation to daylight, sunlight and overshadowing. • The next closest scheme to the site is at 369-377 Kentish Town Road (Application Reference 2019/0910/P). This is located around 100 metres to the south-west of the site, and is a maximum of 7 storeys in height. As such it will not have any noticeable effect on any of the existing sensitive receptors identified. Furthermore, it does not contain residential windows that directly face the site, and therefore it will not be affected by the Proposed Development.
SECTION 4 - RECEPTORS	
Construction Receptors	As detailed in Section 1, detailed assessment during the construction phase has been scoped out.
Operational Receptors	• In relation to daylight and sunlight, usually the local planning authority (in this case the London Borough of Camden (LBC) will only be concerned with the effects on main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties. • However, as stated a paragraph 2.2.2 of the BRE guidelines, while the guidelines are intended for use for rooms in adjoining dwellings where daylight is required, they may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight. • In relation to this site, the effects on Christ Apostolic Church to the east of the site will also be considered. • With reference to Figure 1, the daylight and sunlight effects on the following properties will therefore be considered in detail. Other than Christ Apostolic Church, these are all residential properties:

[1] *Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice, by Paul Littlefair et al., Third Edition, 2022*

	1. 39-51 Highgate Road 2. 19-37 Highgate Road 3. Christ Apostolic Church 4. 1a Highgate Road 5. 7 Highgate Road 6. 5 Highgate Road 7. 3 Highgate Road 8. 1 Highgate Road 9. 1 Sanderson Close 10. 3 Sanderson Close 11. 5 Sanderson Close 12. 7 Sanderson Close 13. 9 Sanderson Close 14. 11 Sanderson Close 15. 13 Sanderson Close 16. 15 Sanderson Close 17. 17 Sanderson Close 18. 19 Sanderson Close 19. 21 Sanderson Close 20. 23 Sanderson Close 21. 1-2 Carrol Close 22. 3-4 Carrol Close 23. 5-6 Carrol Close 24. 7-8 Carrol Close 25. 9-10 Carrol Close 26. 11-12 Carrol Close 27. 13-14 Carrol Close 28. 15-16 Carrol Close 29. 17-18 Carrol Close 30. 19-20 Carrol Close 31. 21-22 Carrol Close 32. 23-24 Carrol Close 33. 25-26 Carrol Close 34. 27-28 Carrol Close 35. 29-30 Carrol Close 36. 31-32 Carrol Close 37. 33-36 & 53-56 Carrol Close 38. 37-40 & 49-52 Carrol Close 39. 41-48 Carrol Close 40. 13 Mortimer Terrace 41. 1-11 Mortimer Terrace 42. 7 Gordon House Road 43. 8 Gordon House Road 44. 9 Gordon House Road 45. 10 Gordon House Road 46. 11 Gordon House Road 47. 12 Gordon House Road 48. 13 Gordon House Road 49. 14 Gordon House Road 50. 15 Gordon House Road 51. 16 Gordon House Road 52. 17 Gordon House Road 53. 18 Gordon House Road 54. 19 Gordon House Road 55. 20 Gordon House Road 56. Heathview, Gordon House Road

57. Salcombe Lodge, Lissenden Gardens
58. 1 Mansfield Road
59. 7 Oak Village
60. 6 Oak Village
61. 5 Oak Village
62. 4 Oak Village
63. 1 Hemingway Close
64. 2 Hemingway Close
65. 3 Hemingway Close
66. 4 Hemingway Close
67. 5 Hemingway Close
68. 6 Hemingway Close
69. 7-18 Hemingway Close
70. 19-23 Hemingway Close
71. 24-31 Hemingway Close
72. 32-34 Hemingway Close
73. 35-42 Hemingway Close
74. 1-14 Meru Close
75. 18-31 Meru Close
76. 15-17 Meru Close
77. 19, 23, 27 Cressfield Close
78. 21, 25, 29 Cressfield Close
79. 31, 35, 39 Cressfield Close
80. 33, 37, 41 Cressfield Close
81. 43, 47, 51 Cressfield Close
82. 45, 49, 53 Cressfield Close
83. 55, 59, 63 Cressfield Close
84. 57, 61, 65 Cressfield Close
85. 67, 71, 75 Cressfield Close
86. 69, 73, 77 Cressfield Close
87. 79, 83, 87 Cressfield Close
88. 81, 85, 89 Cressfield Close
89. 91, 95, 99 Cressfield Close
90. 93, 97, 101 Cressfield Close

- The locations of the overshadowing receptors are shown in Figure 2. These include the PV panels on the properties to the east of the site.
- With reference to the numbering on Figure 2, the following receptors will be considered:
  1. Rear Gardens to 1-6 Hemingway Close
  2. Rear Gardens to 1-14 Meru Close
  3. Rear Gardens to 15-17 Meru Close
  4. Greenwood Centre Terraces and PV Panels
  5. Deane House, 27 Greenwood Place PV Panels
  6. Rear Gardens to 1-23 Sanderson Close
  7. Sanderson Close Play Area
  8. Rear Gardens to 1-32 Carol Close
  9. Rear Gardens to 33-56 Carol Close
  10. Rear Gardens to 1-11 Mortimer Terrace
  11. Mortimer Terrace Nature Reserve
  12. Rear Gardens to 7-20 Gordon House Road
  13. Rear Gardens to Heathview, Gordon House Road
  14. Rear Gardens to Salcombe Lodge
  15. South end of Parliament Hill Fields
- In relation to solar glare, the local road and rail network are considered sensitive receptors. As detailed in the methodology section below, at this stage a qualitative review of the potential for adverse Solar Glare effects will be provided.

SECTION 5 - POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	
Potential Effects	• The Proposed Development would result in a significant change to the massing on the site. This has the potential to result in noticeable changes in daylight and sunlight amenity to the surrounding properties and changes to overshadowing of existing surrounding public and private outdoor amenity spaces as a result complete and operational Proposed Development. • Similarly, the Proposed Development has the potential to cause adverse solar glare effects to the neighbouring road and rail network.
Assessment Methodology	**Daylight and Sunlight:** • The assessment of daylight and sunlight effects will focus on the maximum parameter massing, with the illustrative scheme also assessed for reference. • The assessments be undertaken in relation to the guidance set out in the 2022 Building Research Establishment (BRE) Report 'Site Layout Planning for Daylight and Sunlight; A Guide to Good Practice' • The daylight and sunlight calculations will be undertaken using a three-dimensional computer model of the site and surroundings. This will be constructed from a 3D Point Cloud Laser Scan Survey. • Light levels to each potentially impacted window and room within the sensitive receptors identified will be calculated both before and after the construction of the Proposed Development, and any reductions will be considered with reference to BRE guidance. • The daylight and sunlight calculations will include Vertical Sky Component (VSC), No-sky line (NSL) and Sunlight Availability (APSH). • With regard to balconies and recessed windows on existing buildings, paragraphs 2.2.13 and 2.2.14 of the BRE Guidelines state that: – "*Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight…" and,* – *"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it or is recessed into the building*." • In accordance with these guidelines, while VSC figures under balconies/external walkways will be calculated and presented, a further assessment with the balcony effects discounted from the calculations will be undertaken. The unfettered VSC figures will be used to judge the effects as a result of the Proposed Development. • In determining the significance of the effects on daylight and sunlight, while consideration will be given to the reductions in amenity, both in terms of absolute and proportional changes, it is also important to consider the overall retained levels of amenity and their acceptability in the context of a high-density urban environment. Appropriate retained levels of amenity will be determined with reference to the site context and precedent within the Borough, as well consideration of the guidance contained within Appendix F of the BRE Report. • In relation to appropriate retained daylight targets, it is noted that Appendix F of the BRE Report states that: – "*In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole*." • Accordingly, the VSC assessment results will be the primary consideration when considering daylight effects. **Overshadowing to Neighbouring Gardens and Open Space Amenity Areas:** • An overshadowing assessment of the effects of the Proposed Development on identified receptors will be undertaken. Overshadowing will be assessed in relation to the quantitative guidance provided by the BRE. This relates to the proportion of shading on March 21st. • The nature (beneficial or adverse), scale (negligible, minor, moderate or major) and ultimately the significance of overshadowing effects will be determined using professional judgement and by reference to the BRE Guidelines. **Effect on Photovoltaic (PV) Panels:** • The effects on PV Panels will be assessed in relation to the guidance contained within Chapter 4 (Solar Energy) of the BRE guidelines. **Solar Glare:** • As this is an outline application, a qualitative review of the potential for adverse Solar Glare effects will be undertaken at this stage. This will consider the potential for glare in relation to

	the positioning of the proposed blocks relative to the surrounding road and railway network, with reference to likely façade materials and relevant design code principles. • In the absence of confirmed façade orientations, material specifications, and detailed window positions and sizes, it is not possible to comment on the likely intensity or duration of solar reflections. Accordingly, a meaningful quantitative assessment cannot be undertaken at outline stage. • Detailed quantitative solar glare assessments would be undertaken at the reserved matters stage to confirm the position. These would be scoped as necessary at the appropriate time. Should any adverse effects be identified, these could typically be mitigated through design measures such as material specification or the incorporation of elements (e.g. external vertical fins) to reduce or prevent problematic reflections.
SECTION 6 - MITIGATION	
Mitigation Measures	**Embedded Mitigation (Design)** • Although the Proposed Development might result in some noticeable daylight and sunlight effects, it will be designed to ensure that retained levels of amenity after development remain acceptable and appropriate for the urban location. **Operational Phase Mitigation** • At this stage it is anticipated that no mitigation measures will be required.
SECTION 7 - CONCLUSION	
Conclusion	• The Proposed Development will introduce a significant change in massing within a mixed urban context, with predominantly residential uses to the north and west of the site, a mix of commercial and residential to the east, and commercial uses to the south. • Given the predominantly undeveloped nature of the site, and the generally good existing levels of daylight and sunlight, there is potential for noticeable effects on nearby residential receptors and open space amenity areas. • The scale of the Proposed Development means that detailed assessment is required to establish the significance of Daylight and Sunlight effects on surrounding receptors. Embedded design mitigation is expected to ensure acceptable retained levels of daylight and sunlight amenity for the urban context. • Daylight, Sunlight and Overshadowing are scoped in for detailed assessment within the Environmental Statement. • At this stage it is anticipated that no daylight, sunlight or overshadowing mitigation measures will be required. • As this is an outline application, a qualitative review of the potential for adverse solar glare instances will be provided within the Environmental Statement. Detailed quantitative Solar Glare assessments would then be required for future reserved matters applications to confirm the position. • Light Pollution has been scoped out of the EIA, as no significant effects from light pollution would be anticipated. The position would be reviewed again at reserved matters stage.

Figure 1 Daylight and Sunlight Receptors

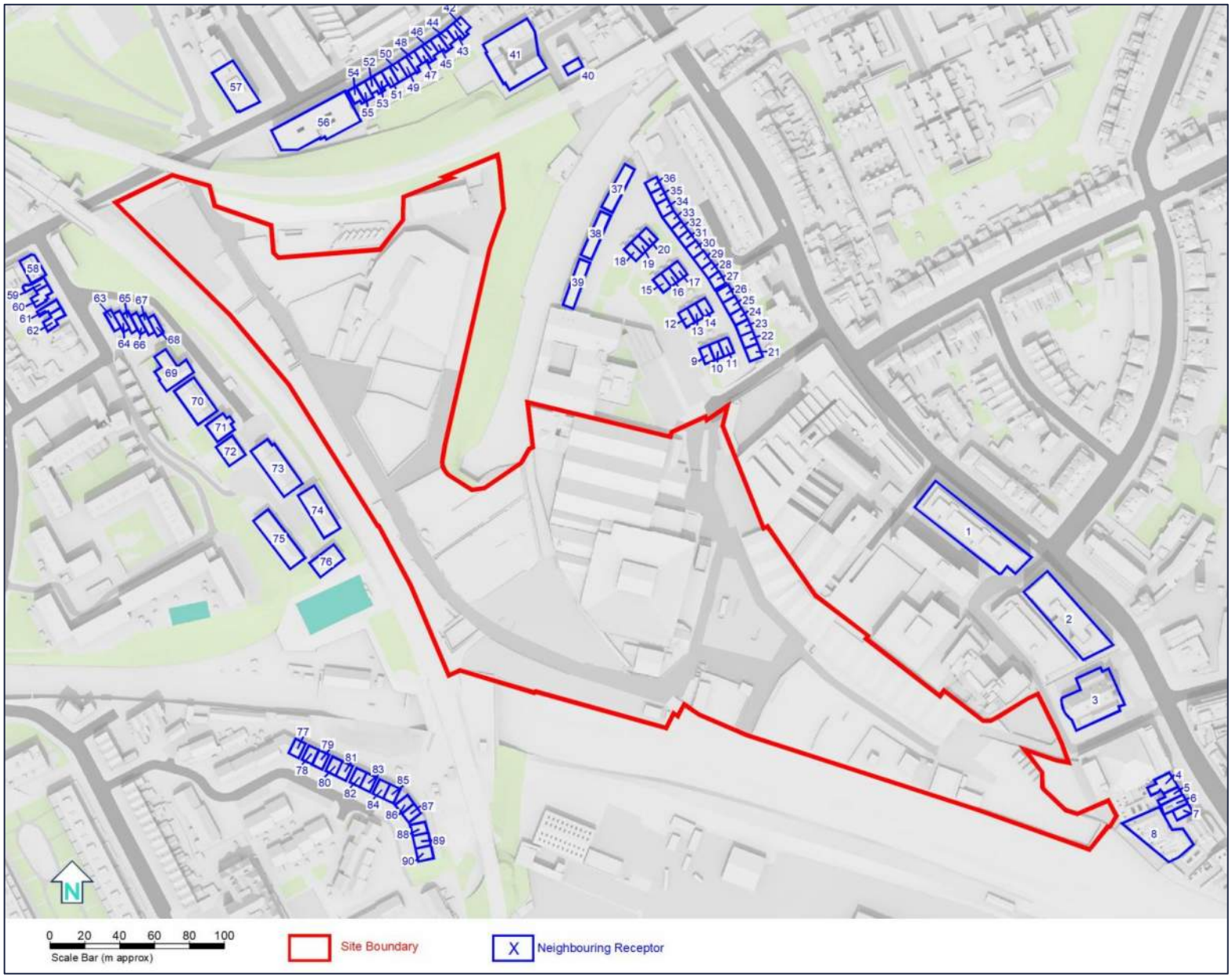
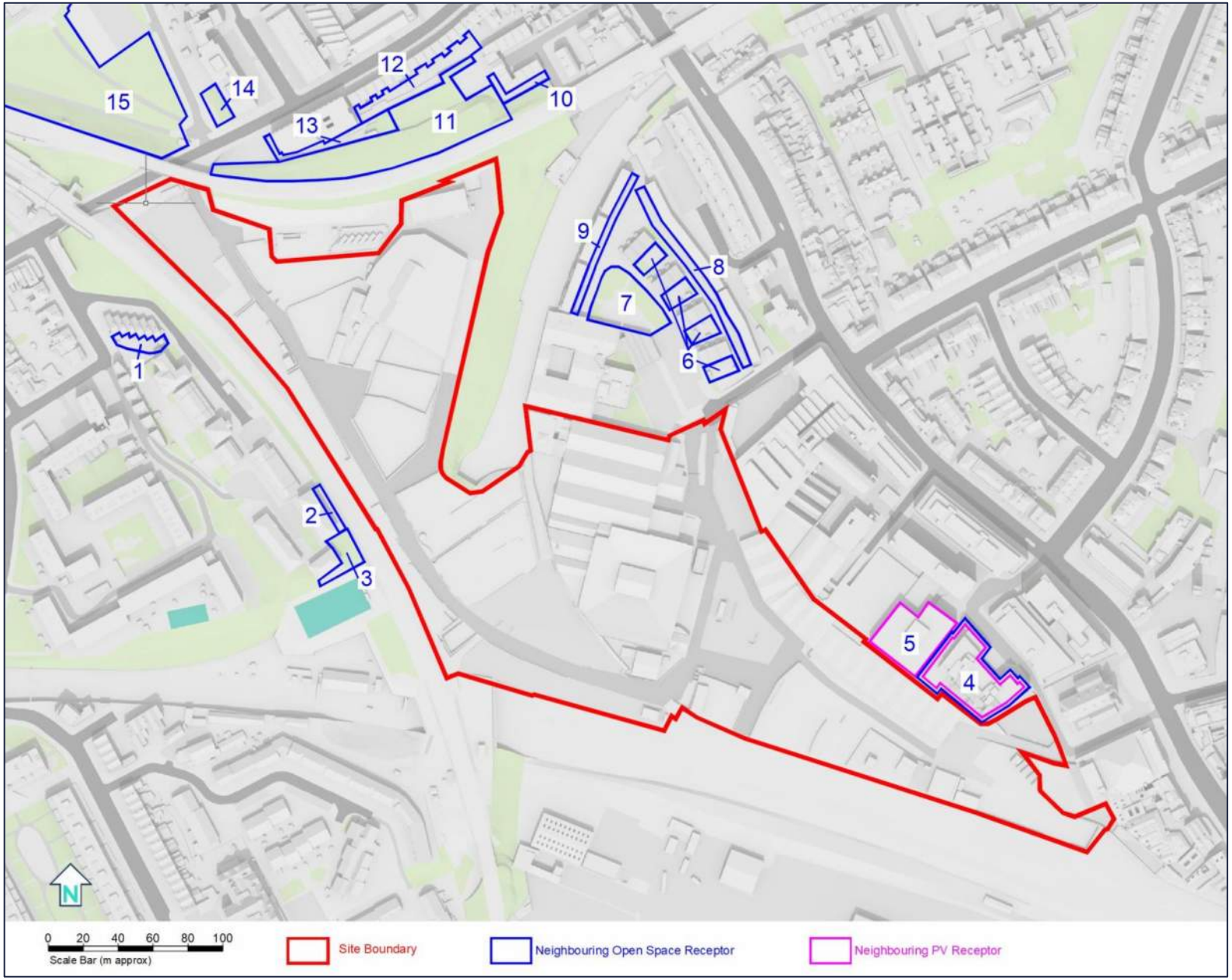


Figure 2 Overshadowing Receptors



EIA SCOPING REPORT — TOPIC SHEET

Heritage, Townscape and Visual Impact Assessment

Murphy's Yard | London Borough of Camden | August 2026

SCOPED IN TO THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that there is the potential for likely significant effects and provides the methodology for the assessment.

SECTION	KEY DETAILS & REQUIREMENTS
SECTION 1 - OVERVIEW	
Project Role	**The Townscape Consultancy (TTC)** will undertake the **Heritage, Townscape and Visual Impact Assessment (HTVIA).**
Scoped In Assessments	• The HTVIA shall: – Define the heritage, townscape and visual impact baseline conditions; and – Identify relevant heritage, townscape and visual receptors. • The HTVIA will assess: – The potential for heritage, townscape and visual impacts throughout the demolition and construction works and as a result of the completed Proposed Development and resultant heritage, townscape and visual effects; – The likely significant heritage, townscape and visual impact effects; – Any required mitigation or monitoring to address any likely significant adverse heritage, townscape and visual effects; and – The potential for cumulative effects in relation to heritage, townscape and visual impact with other agreed upon schemes in the surrounding area. • The HTVIA will be included in the Environmental Statement (ES) as Volume 2. Given the overlap between disciplines, heritage, townscape and visual impact receptors are assessed in the same document, albeit using different methodologies, which follow current policy, guidance, and best practice.
Scoped Out Assessments/ Aspects	• 38 viewpoints were initially considered, as all 38 viewpoints were included in the TVIA that accompanied a 2021 submission for a proposal on the Site. However, 6 views have been removed from the scope of this assessment as the Proposed Development has reduced visibility in comparison to the scheme submitted in the 2021 application. This reduction in the number of views has been agreed with the LPA. • Heritage assets beyond 500m and within 750m of the Site- a review of II* and I graded assets beyond 500m of the Site was undertaken to identify heritage with a higher heritage significance, and therefore higher sensitivity, that have the potential to be impacted by the Proposed Development. Assets without an associative connection to the Site and where the ZTV showed there was no intervisibility were discounted. As such, no assets beyond 500m were identified for inclusion in the assessment. • Heritage assets within 500m where there is thought to be no potential for an impact on the heritage significance of the assets were scoped out.
SECTION 2 - BASIS OF ASSESSMENT	
Scenarios & Phasing	**Phasing** • The HTVIA will consider the maximum parameters of the Proposed Development only, as this has the greatest potential impact in HTVIA terms, and will not take into account phasing. **Maximum / Minimum Parameters** • The application will be outline and the maximum parameters of the Proposed Development will form the basis of the assessment. **Illustrative Scheme** • The illustrative scheme will not form the basis of the assessment, which will be informed by the maximum parameters. However, the illustrative scheme may be referenced as a qualitative consideration where appropriate. **Demolition and Construction Effects** • The HTVIA will consider the demolition and construction effects of the Proposed Development. **Cumulative Schemes** • Where other developments in the wider area which have been granted consent or there is a planning application submitted and would have the potential to also effect receptors, a further

	assessment will consider cumulative effects, if any, for each receptor. The cumulative heritage assessments will be based on the effect of the Proposed Development 'in addition' to the cumulative baseline set by the other relevant cumulative schemes.
SECTION 3 - BASELINE CONDITIONS	
Study Area	**Heritage:** **Spatial Extent:** • For heritage assets, the study area is a radius of 500m. **Justification:** • A Zone of Theoretical Visibility (ZTC) has been used to understand the visibility of the Proposed Development within a 1km radius of the Site. On the basis of this ZTV, it is considered proportionate to review heritage assets within 500m for inclusion in the assessment, as this takes into consideration all conservation areas where the ZTV shows visibility, as well as the listed buildings and locally listed with the greatest potential to experience change to their heritage significance or the ability to appreciate their heritage significance. • Designated heritage assets further from the site will be assessed in cases where the potential for a significant effect on the ability to appreciate the heritage significance of an asset or on the heritage significance of an asset is identified or due to their sensitivity and heritage significance. • In considering the potential for the Proposed Development to impact the heritage significance of an asset or on the ability to appreciate the heritage significance of an asset, in line with Historic England's Guidance Practice Note 3,[1] it is considered that the contribution of setting to heritage significance is not only a matter of inversibility but also a matter of any associative connection between the site and the heritage assets. The heritage assets proposed to be assessed are set out in Figure 1. The selection of receptors is based on the distance of the asset from the site; the understanding of the contribution of setting to the heritage significance of the asset, the asset's location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between the asset and the site. A number of heritage assets have been scoped out of this assessment due to distance and lack of inter-visibility with the site. **Townscape** **Spatial Extent:** • For townscape character areas, the study area is a radius of 500m. **Justification:** • An assessment has been made of the site and its surroundings townscape in their existing state. This is based on study of the historical development of the area with reference to relevant publications, and study of the present-day condition of the area based on site visits, study of maps and aerial photographs, and relevant publications. • This analysis has informed the division of the study area into townscape character areas i.e. geographical areas which have readily identifiable characteristics in common. The impact of the Proposed Development on these townscape character areas will then be assessed, based on conclusions drawn from the views analysis. • The extent of the buffer was informed by knowledge of the site and the surrounding area, the study of digital models, as well as further desktop and archival research. Site visits were used to inform professional judgements and research on the area's historical development, urban pattern, form and character. The townscape within the study area has been categorised into Townscape Character Areas (TCAs). Their character defined by their key urban characteristics, such as: architecture, mass and scale, permeability and legibility, urban grain and landscape. TCAs will be considered townscape receptors in detailed assessment. • The townscape receptors that have been scoped in for assessment are shown at Figure 2. **Visual** **Spatial Extent**: • For visual assessment, the study area is up to 2.5km. **Justification:** • The set of viewpoints is chosen so that it covers: – The range of points of the compass from which the Proposed Development will be visible; – A range of distances from the site; and – Different types of townscape area. • Possible locations in these categories within the study area are identified based on an examination of maps and aerial photographs, including maps of conservation areas and

[1] https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/

	listed buildings. The study area and the possible locations are then visited to establish the exact location of viewpoints. • A ZTV map was also used to help understand the geographical extent of the visual effects of the Proposed Development and therefore in the selection of viewpoints. The ZTV is a computer-generated map that highlights, in a spatial manner, open areas (such as streets, parks and gardens) from where the Proposed Development would be visible and not obstructed by existing built form. • The views that have been scoped in for assessment are shown at Figure 3.
Baseline Data Sources	• National Heritage List for England - Historic England -2026[2]
Current Baseline Conditions	• The site is located between Kentish Town and Gospel Oak. The site is not in a conservation area and there are no listed buildings on the site. There is a group of locally listed former locomotive sheds on the site. • The site is primarily occupied by the premises of J. Murphy and Sons Ltd. It includes warehouses, the locally listed former locomotive sheds, and a large parking area. • The Site occupies an irregularly shaped large area of land, which narrows in the centre, where the railway lines cross. From the northwest to the southeast, the site stretches more than 600m. The site also has significant level changes within it, in some cases up to ten metres in height. • The site adjoins a number of railway lines around the greater part of its perimeter, to the north, west and south. It is physically cut off from its surroundings, with no public access or existing links through. Although not far from Kentish Town Station to the south and Gospel Oak Station to the north, there is currently no direct link to either. As well as being physically cut off from its surroundings, there is also very little visibility towards the site from the immediate and wider area. It is only visible from the access points along Highgate Road and Gordon House Road and can be glimpsed from more distant locations, including Parliament Hill. • The site falls within the viewing corridor for LVMF 3A.1: Kenwood House to St Paul's. It is also visible within the wider panorama of LVMF views from Parliament Hill, namely LVMF 2A.1: Parliament Hill, the Summit and LVMF 2B.1: Parliament Hill, west of the summit. • The site also falls within a viewing corridor in a local view, View D1, which is defined as a local view in the Kentish Town Neighbourhood Plan (2016).[3] This view looks across the site from a position outside of Kentish Town Station towards Hampstead Heath. • The site was developed in a pattern that was different from that of its surroundings as it was used as a railway yard from the 1860s onwards and was occupied by railway lines and locomotive sheds and other railway related buildings and infrastructure until the closure of the railway yard in 1. The existing urban grain on the site is large scale and industrial, similar to Regis Road to the south (on the other side of the railway tracks), and in contrast to the character of residential areas on the other side of the railway lines to its north and west, which is largely made up of low-scale 19th and early 20th century houses. **Site History** • In 1868, the Midland Railway Company extended its line from Bedford to King's Cross. As a result of this expansion, a station was constructed in Kentish Town, to the southeast of the site. The site, which had been open fields prior to the building of the railway extension, was developed into a railway yard to serve this 1868 extension. The yard had areas for the storage, maintenance, and repair of the trains, a coal depot, and rest areas for employees. One of the sheds currently on the site dates from this period. • The Kentish Town locomotive sheds continued to provide and area for the maintenance and storage of trains until 1963, when the railway ceased operations there. The decision to close the sheds was likely due to the rise of diesel traction engines, as the Kentish Town sheds were constructed for steam engines; one newspaper article from the 1960s states that the opening of a new depot at Cricklewood for diesel trains led to the closure of the Kentish Town Locomotive sheds. In the 1980s the yard and the site was purchased by J. Murphy's and Sons, an engineering and construction company. • The site remains in the ownership of J. Murphy's and Sons and continues to house their offices, as well as to accommodate industrial uses. The decision was taken in recent years by the business to seek to redevelop much of Murphy's Yard, and, as a result, some of the company's business operations have been relocated. At present, some of the former locomotive shed, Sheds 2 and 3, are vacant.
Designations & Sensitive Features	**Statutory Designations:**

[2] https://historicengland.org.uk/listing/the-list/map-search
[3] https://www.camden.gov.uk/kentish-town-neighbourhood-forum

	• The site does not lie within a Conservation Area and does not contain any listed buildings. Conservation Areas and listed buildings within 500m are identified on the heritage map that accompanies this topic sheet. **Non-Statutory Designations:** • The site contains former locomotive sheds which are locally listed buildings. They are scoped into the heritage assessment. **Sensitive Receptors:** • The site is within the viewing corridor for London View Management Framework (LVFM) 3a.1: Kenwood House to St Paul's. The site falls within the viewing corridor for LVMF 3A.1: Kenwood House to St Paul's. It is also visible within the wider panorama of LVMF views from Parliament Hill, namely LVMF 2A.1: Parliament Hill, the Summit and LVMF 2B.1: Parliament Hill, west of the summit. • The site also falls within a viewing corridor in a local view, View D1, which is defined as a local view in the Kentish Town Neighbourhood Plan (2016). This view looks across the site from a position outside of Kentish Town Station towards Hampstead Heath. • All relevant LVMF views and the KTNP local view D1 are scoped into the visual assessment.
Future Baseline Conditions	**Cumulative Schemes** • All cumulative schemes as listed within Annex E will be included within the assessment where relevant.
SECTION 4 - RECEPTORS	
Construction Receptors	• The scope of the HTVIA assessment in relation to the demolition works and construction activities associated with the Proposed Development will include: – The effect during the demolition works and construction on views within the local and wider area; – The effect during the demolition works and construction on townscape character; and – The effect during the demolition works and construction on the setting and significance of above-ground built heritage assets (excluding archaeology).
Operational Receptors	**Heritage** • The Proposed Development has the potential for indirect effects on heritage receptors, through a change to their setting once the Proposed Development is complete and occupied. The Heritage assets to be assessed are listed in Figure 1. **Townscape** • The Proposed Development has the potential to affect the townscape character on and around the site once the Proposed Development is complete and occupied. The Townscape Receptors to be assessed are listed in Figure 2. **Visual** • The Proposed Development has the potential to impact the character and composition of views once the Proposed Development is complete and occupied. Those selected are not the only views which are likely to be affected by the Proposed Development but represent a general spread of views which illustrate the urban relationships likely to arise between the Proposed Development and the surrounding townscape. The views chosen and assessed in this section represent 'maximum exposure / maximum conjunction' of the Proposed Development in its context. • Visual receptors are people experiencing the change resulting from the Proposed Development as seen in townscape views. The set of viewpoints will be agreed with the LBC and will cover four types of viewing locations, as identified below: – Views that have been identified as significant, by the LBC or others, e.g. in relevant planning policy and guidance documents (including the London Plan LVMF) and conservation area appraisals; – Other locations or views of particular sensitivity, including those viewpoints in which the Proposed Development may significantly affect the settings of World Heritage Sites, listed buildings and conservation areas; – Representative townscape locations from which the Proposed Development will be visible; and – Locations where there is extensive open space between the viewer and the Proposed Development so that it will be prominent rather than obscured by foreground buildings. • Viewpoint locations that will inform the assessment are identified at Figure 3.

SECTION 5 - POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	
Potential Effects	**Construction** • The provision of new buildings as part of the Proposed Development would have the potential for a temporary change in townscape character, visual effects and to the heritage significance of or ability to appreciate the heritage significance of above-ground built heritage assets during the demolition and construction works. • The assessments in the HTVIA will be based on a worst-case scenario when demolition or construction activities are at their peak. The effects are likely to vary according to the distance between the receptors and the site, with those receptors located closer to the site more exposed to a higher visibility of machinery and infrastructure (e.g. scaffolding/hoarding around the lower area of the building under construction) and likely to experience a larger effect than those located at greater distance. As such, receptors will be assessed in groups, arranged depending on their distance to the site, i.e. receptors at close; medium, and long distances from the site. **Operation** • The provision of new buildings as part of the Proposed Development would have the potential to permanently alter the existing townscape character and quality of the site and the surrounding townscape study area. Views in the local and wider area would also potentially be altered as a result of the Proposed Development. As such, the HTVIA will address the following potential impacts and likely effects, and will identify those effects which would be significant or not significant: – Changes to the character, context and quality of the site and the local townscape; – Changes to selected views; and – Effects on the setting and significance of nearby built heritage assets. • The scope of the HTVIA will be: – The effect of the Proposed Development on views within the local and wider area, including relevant LVMF views; – The effect of the Proposed Development on townscape character; and – The effect of the Proposed Development on the setting and significance of above-ground built heritage assets (excluding archaeology).
Assessment Methodology	**Heritage Assessment Methodology** • The assessment of the effect of the Proposed Development on a receptor) is made based on professional judgement which takes into account relevant planning policies and guidance. The methodology set out below is consistent with the relevant legislation and guidance. • The National Planning Policy Framework, December 2024 (NPPF)[4] states, at para. 207, that Local planning authorities should require Applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' significance and no more than is sufficient to understand the potential impact of the proposal on their significance. This includes designated and non-designated heritage assets. • An initial assessment will be made of the existing condition of the site and its surroundings to understand the physical characteristics and qualities of the area. The assessment, coupled with a historical map regression exercise and archival research where appropriate, informs an in-depth understanding of the historical development of the Site and its surroundings. • The scope of Heritage Assets to be assessed is set out in Figure 1. • Following the characterisation of the baseline environment and the identification of heritage receptors within the study area, the methodology to assess the likely environmental effects on above ground heritage assets in the vicinity of the site entails: • a) Evaluating the heritage significance of identified heritage receptors, based on existing designations and professional judgement, and considering historic, architectural/artistic interest as outlined in the NPPF and Historic England's policy and guidance; • b) Evaluating the contribution that setting makes to the overall heritage significance;

[4] https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment

	• c) Establishing the heritage receptor's 'sensitivity to change', on the basis of the evaluations carried out in (a) and (b) above; • d) Considering the 'magnitude of change' to the heritage significance of heritage receptors and the likely resulting scale of environmental effect arising from the Proposed Development; • e) Considering the mitigation measures that have been included within the design of the Proposed Development and any additional mitigation that might be required in order to avoid, reduce or offset any significant adverse effects on the heritage receptor; and • f) Quantifying any residual effects (those that might remain after mitigation through design). • The guidance and criteria set out in the following key documents have been considered in developing this staged assessment methodology: – Section 16 of the NPPF and associated Planning Practice Guidance (PPG); – Historic England guidance: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) (Para 2.41); – Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015); – Historic England guidance: Conservation Area Appraisal, Designation and Management Note 1 (2019) (Para 2.32); and – Department for Digital, Culture, Media and Sport guidance: Principles of Selection for Listing Buildings, 2018. • The significance of the environmental effect is established by combining decisions about the sensitivity of the receptor to change and the magnitude of change to heritage significance arising from the Proposed Development, a measure of the significance is major, moderate, minor, negligible or no change. Likely significant environmental effects, for the purposes of EIA assessment, are those which are effects of 'moderate' significance or above. • The nature of the effects will also be assessed qualitatively as 'beneficial', 'adverse', or 'neutral' in respect of their effect on the heritage significance of the receptor. This assessment, based on professional judgement, is in recognition of the fact that an effect on a heritage receptor or its setting can enhance its heritage significance or appreciation of that significance (a beneficial effect), harm its heritage significance or appreciation of that significance (an adverse effect) or lead to a balance between heritage benefits and harms (a neutral effect). This consideration is independent of whether the scale of the environmental effect is major, moderate, minor or negligible. • This approach is in line with how decisions are made in relation to changes to heritage assets in the planning process as set out in the NPPF and described specifically in relation to elements of setting in Annex 2 of the NPPF. It reflects the statutory requirement to pay special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest which it possesses; and the statutory requirement that special attention is paid to the desirability to preserve or enhance the character and appearance of a Conservation Area. **Cumulative Effects** • Where other developments in the wider area which have been granted consent or there is a planning application submitted and would have the potential to also effect receptors, a further assessment will consider cumulative effects, if any, for each receptor. The cumulative heritage assessments will be based on the effect of the Proposed Development 'in addition' to the cumulative baseline set by the other relevant cumulative schemes. **Townscape and Visual Impact Assessment Methodology** • The methodology for the townscape and visual impact assessment is based on the principles set out in the third (2013) edition of 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA), produced by the Landscape Institute with the Institute of Environmental Management and Assessment. Reference will also be made to national, regional and local guidance and policies including the LVMF. • Assessment of the effect of any proposed development on a receptor (an area of townscape or a view as experienced by a viewer or 'visual receptor' in the location in question) is made on the basis of professional judgement which takes into account relevant planning policies and guidance. It is based on the following method. • The sensitivity of the townscape or view as existing will be assessed as high, medium, low or very low which is based on a combination of assessment of the value of the townscape character area or view, and its susceptibility to change. This takes into account the quality of the townscape character area or view, and the nature and expectation of the viewer for views. The assessment of sensitivity takes into account the presence of any designated heritage assets (listed buildings, conservation areas, registered parks and gardens of special historic interest, world heritage sites) and non-designated heritage assets (locally listed buildings), and the amenity value of the viewing location and area in which it is located. The assessment of the sensitivity of the townscape or view under consideration is moderated to take into account a judgement about its quality in the round.

	• The magnitude of change resulting from the Proposed Development relates to the amount of change experienced by the receptor. This is assessed as large, medium, small or very small.. In some cases, there may be no change as a result of the Proposed Development. • The two measures of sensitivity and magnitude of change, once separately established, are combined to provide a measure of the significance - major, moderate, minor, negligible or no change - of the effect on townscape or views which will result from the Proposed Development. The most significant effects are those high of a magnitude change on receptors of high sensitivity to change. Significance levels may be assessed as being at an intermediate point between the criteria set out above e.g. 'minor to moderate' significance. • Likely significant effects, for the purposes of EIA assessment, are those which are of 'moderate' significance or above. • If the magnitude is identified as 'no change', then there would be 'no effect' as a result of the Proposed Development. • Effects are assessed qualitatively as beneficial, adverse or neutral in respect of their effect on the townscape or visual receptor under consideration. Within any given view or area of townscape that is being assessed, there may be both beneficial and adverse effects as a result of the Proposed Development. The question of whether an effect is beneficial or adverse relies on a judgement of the qualitative effect in the round and is a 'net equation.' A neutral effect is one in which there is no noticeable beneficial or adverse effect, or in which the effect is considered neither beneficial nor adverse overall, having made a 'net equation' judgement that takes into account both beneficial and adverse impacts. Any effect, including one that is significant (because of the combination of sensitivity and magnitude of change), may be neutral in respect of the qualitative effect on the receptor under consideration. • For each of the identified views in the assessment to be produced, there will be images of the view 'as existing' and 'as proposed'. 'As proposed' images are to be provided as 'Accurate Visual Representations' (AVRs'). • For each of the identified views, a description of the view as existing will be given, identifying its visual quality, sensitivity to change, and reason for that sensitivity. A description of the view as proposed (including the Proposed Development) will then be given with an assessment, based on the method set out above, of the significance of the effect that the Proposed Development will have on the view as experienced by the visual receptor. • The maximum parameters of the proposed outline scheme will be illustrated in wireline, and it is expected that the assessment will also include consideration of the design code and an illustrative scheme. **Cumulative Effects** • Where there are other developments in the wider area which have been granted consent, or there is a planning application submitted and the developments would be visible to a significant extent in the view, a further image showing these schemes together with the Proposed Development ('as proposed with cumulative baseline') will be produced. A further assessment will consider cumulative effects, if any, for each view. The cumulative townscape and visual assessments will be based on the effect of the Proposed Development 'in addition' to the cumulative baseline set by the other relevant cumulative schemes in combination.
SECTION 6 - MITIGATION	
Mitigation Measures	**Embedded Mitigation (Design)** • As part of the design development process TTC will advise the Architects on ways to mitigate any potential adverse effects arising from the Proposed Development on: the setting and significance of nearby heritage receptors; sensitive townscape receptors; and the visual amenity of people experiencing views. TTC will also advise on ways to maximise any opportunities for enhancement in relation to these same receptors. This process includes the iterative use of 3D computer models and architectural drawings to illustrate different design options throughout the design development process. • Given the above design development process, it is considered that mitigation will be embedded in the design of the Proposed Development and that it is unlikely that any further or 'supplementary mitigation' will be needed. If necessary, however, it would be clearly stated in the assessments. The scheme is an outline application and, as such, will also be controlled by the principles set out in the design code.
SECTION 7 - CONCLUSION	
Conclusion	It is considered that there is the potential for likely significant effects relating to heritage, townscape and visual impact and so this topic shall be '**scoped in**' to the EIA.

Figure 1 A map showing heritage assets around the Site. The assets which are to be scoped in to the assessment are labelled and are listed on the left.

Grade I

1. Cathedral Church of St Paul
2. Group: Church of St Martin (I), St Martin's Church Hall (II)

Grade II*

3. Church of All Hallows
4. Nos. 6-27 Grove Terrace
5. Church of St Mary Brookfield
6. Church of St Luke

Grade II

7. Parliament Hill Fields Lido
8. Christ Apostolic Church
9. Police Station
10. Group: Nos. 1-5 Grove Terrace, Grove End House, no. 175 Highgate Road, no. 1, no. 1A, no.2 & no. 3 Wesleyan Place, Southampton House, no. 2 & no. 3 Little Green Street, nos. 4-7 Little Green Street, no. 8 Liggle Green, Fitzroy Terrace, no. 68 & no.70 Highgate Road and no. 64 & no.66 Highgate Road.
11. Group: The Forum, nos. 1-7 Highgate Road and the Bull and Gate Public House.
12. Group: Nos. 44-94 Fortess Road, Pineapple Public House, nos. 5-23 Leverton Street, nos. 2-26 Leverton Street, no.1 and no. 3 Leverton Street, The Assembley House Public House and no. 1A Leverton Place.
13. St Pancras Public Baths
14. Kentish Town Centre
15. Acland Burley School
16. Church of St Benet and All Saints
17. Group: Kentish Town Sorting Office, Nos 20 and 22 Leighton Rd, No.24 Leighton Rd, Nos 26 and 28 Leighton Road, 27 Leighton Rd, Church of Our Lady, Help of Christians

Locally Listed Buildings

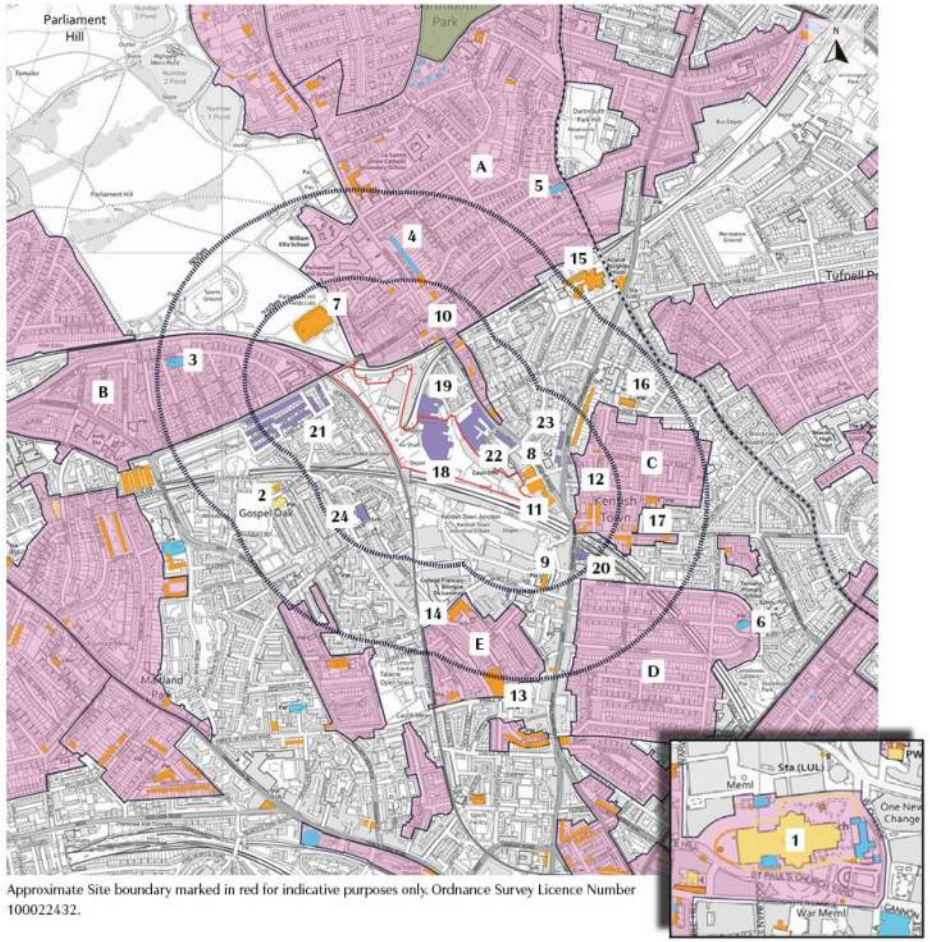
18. Former locomotive sheds within the Site
19. Former Locomotive Sheds outside of the Site
20. Kentish Town Station
21. Group: no. 1 Mansfield Road, nos. 17-79 Mansfield Road, nos. 1-55 Oak Village, nos. 9-35 Elaine Grove, Nos. 1-10 Lamble Street.
22. Group: Highgate Studios, The Maple Building.
23. Group: no. 41 Fortess Road, nos 21-37 Fortess Road, nos. 11-15 Fortess Road, no. 32 Fortess Road and nos. 14-16 Fortess Road.
24. Group: Carlton Priamary School. Out building to Carlton Priamary School.

Conservation Areas

A. Dartmouth Park Conservation Area
B. Mansfield Conservation Area
C. Kentish Town Conservation Area
D. Bartholemew Estate Conservation Area
E. Inkerman Conservation Area

Legend

- Site
- Conservation Area
- Registered Park and Garden
- Grade I
- Grade II*
- Grade II
- Locally Listed Building



Approximate Site boundary marked in red for indicative purposes only. Ordnance Survey Licence Number 100022432.

Figure 2 A map of the townscape receptors that have been scoped into the assessment.

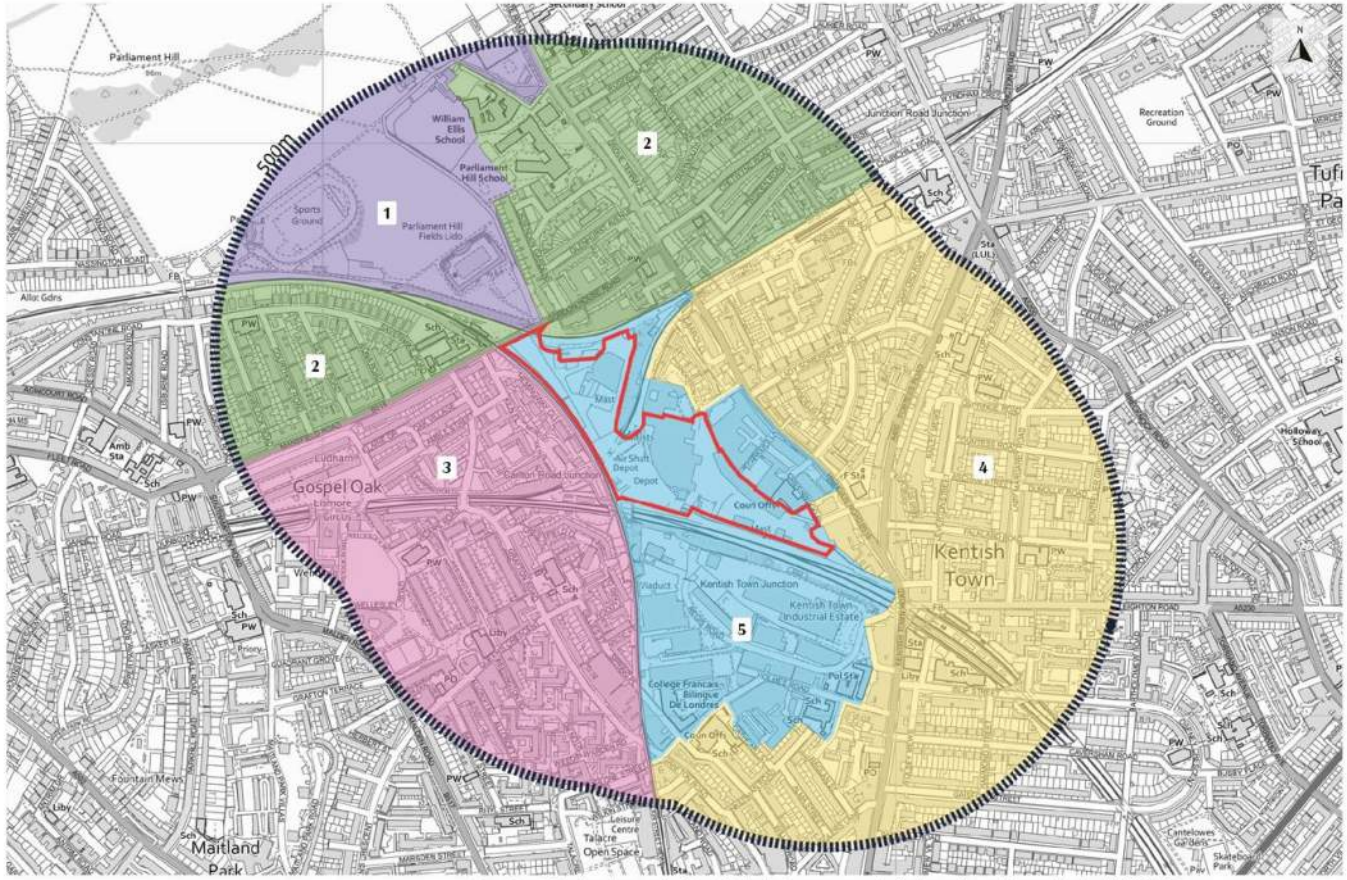


Figure 3 A map of the viewpoints that have been scoped into the assessment.

Viewpoints

1. Parliament Hill Fields
2. Highgate Road / Woodsome Road (Dartmouth Park Conservation Area)
3. Lissenden Gardens (Dartmouth Park Conservation Area)
4. Gordon House Road (Dartmouth Park Conservation Area)
5. Highgate Road / Chetwynd Road R (Dartmouth Park Conservation Area)
6. Dartmouth Park Road (Dartmouth Park Conservation Area)
7. Burghley Road / Lady Somerset Road
8. Fortress Walk
9. Dunollie Road / Lady Somerset Road (Kentish Town Conservation Area)
10a. Kentish Town Road (KTNP View)
10b. Kentish Town Road
11. Regis Road
12. Anglers Lane (Inkerman Conservation Area)
13. Castlehaven Road (Kelly Street Conservation Area)
14. Queen's Crescent (West Kentish Town Conservation Area)
15. Cressfield Close
16. Grafton Road Bridge
17. Lamble Street 1
18. Lismore Circus
19. Savernake Road (Mansfield Conservation Area)
20. Agincourt Road (Mansfield Conservation Area)
21. Parliament Hill: South of the Summit
22. LVMF 2A.1 Parliament Hill: The Summit
23. Parliament Hill: West of the Summit
24. LVMF 2B.1 Parliament Hill: East of the Summit
25. Highgate West Hill (Holly Lodge Estate Conservation Area)
26. Dartmouth Park Hill (Highgate Village Conservation Area)
27. LVMV 3A.1 Kenwood: The viewing gazebo
28. Lamble Street 2
29. Oak Village
30. Kiln Place
31. Meru Close
32. Woodyard Close



Approximate Site boundary marked in red for indicative purposes only. Ordnance Survey Licence Number 100022432.

The Townscape Consultancy

Murphy's Yard | Viewpoint Map

EIA SCOPING REPORT — TOPIC SHEET
HUMAN HEALTH

Murphy's Yard | London Borough Of Camden | August 2026

SCOPED IN TO THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that there is the potential for likely significant effects and provides the methodology for the assessment.

SECTION	KEY DETAILS & REQUIREMENTS
SECTION 1 – OVERVIEW	
Project Role	**Trium Environmental Consulting** has prepared this Topic Sheet and will undertake the Human Health assessment for the Proposed Development and prepare the Human Health chapter of the ES.
Scoped In Assessments	**Construction** • Bio-physical environment. **Operation** • Institutional and built environment; • Bio-physical environment; • Economic environment; • Social environment; and • Health-related behaviour.
Scoped Out Assessments	**Construction** • Institutional and built environment; • Economic environment; • Social environment; and • Health-related behaviour. **Justification** • There is the potential for construction works on-site to result in temporary adverse impacts on these sub-determinants of health for nearby local residents. However, these are expected to be mitigated against appropriately through relevant construction strategies (such as an Outline Construction and Environmental Management Plan (CEMP)) and best practice. • In addition, whilst construction may generate temporary employment opportunities, any associated health benefits are expected to be limited given the size and mobility of the construction workforce.
SECTION 2 – BASIS OF ASSESSMENT	
Scenarios & Phasing	**Maximum / Minimum Parameters** • The assessment of the outline planning application will involve consideration for both minimum and maximum parameters, in line with the below: – Minimum Parameters – This comprises the minimum number of homes and the minimum employment generating Use Classes/ floor areas to be provided within the Proposed Development. These will be used as reasonable worst-case scenarios to determine impacts on housing provision and employment generation. – Maximum Parameters – This comprises the reasonable maximum population to reside within the Proposed Development. This will be used as a reasonable worst-case scenario to determine impacts on social infrastructure. • Where relevant and appropriate, an illustrative masterplan and associated application documents, may be used to complete a qualitative review of relevant determinants of health for contextual purposes. **Phasing** • A qualitative assessment of phasing will be undertaken to consider the implications of a phased occupation. This will include consideration for any disruption during construction relating to relevant determinants of health under the social, bio-physical, and institutional and built environment categories. • Although details of the phased plan are not available at this time, under a worst-case scenario we would assume that some occupants of the Proposed Development would be impacted by disturbances relating to ongoing construction activities, and that social infrastructure would be delivered following the completion and occupation of all residential

	units. Should additional detail become available prior to commencing assessment, then a more informed assessment of phasing would be included in line with indicative delivery timelines.
Supporting Assessments / Documents	• **Human Health Appendix: Policy Annex** – Trium Environmental Consulting – Submitted with the ES chapter.
SECTION 3 – BASELINE CONDITIONS	
Study Area	**Spatial Extent** • Site; • Ward (Kentish Town North ward); • Borough (London Borough of Camden); • Region (London); and • Nation (England). **Justification** • As the "assessment of significance" in human health is both "value-dependent" and "context-dependent", different spatial levels will be relevant to the assessment of different effects on determinants of health. This will be based on professional judgement and relevant guidance, where available.
Baseline Data Sources	• The baseline review will consider available information relating to the site provided by the current owners and derived from publicly available database records. This is likely to include the following sources: • The Office for National Statistics (ONS) and NOMIS: – 2021 Census; – Annual Population Survey (APS); and – Business Register Employment Survey (BRES); • The Ministry of Housing, Communities and Local Government (MHCLG): – 2025 English Indices of Deprivation; • The Office for Health Improvement and Disparities (OHID): – 'Fingertips: Public health data' dashboard; • The National Health Service (NHS): – NHS Digital; and – 'General Practice Workforce' dashboard; • The Department for Education (DfE): – 'Get Information about Schools' dashboard; and • Other relevant LBC, Greater London Authority (GLA) and UK Government data. • This baseline would also include a review of relevant local, regional, and national policy that address health factors and conditions, as well as the evidence bases that inform this policy. This includes reviews of the demographic, socio-economic, physical and mental health, and wellbeing characteristics of the local area, and the provision of health and community infrastructure. Examples of policy that may be reviewed include: – **Local:** Camden Local Plan 2016 – 2031[1], Camden Health and Wellbeing Strategy 2022 – 2030[2], We Make Camden: State of the Borough[3], Joint Strategic Needs Assessment[4], and the Proposed Submission Draft Camden Local Plan 2026 – 2041 (noting this is not yet adopted and so carries limited weight but would be considered for context)[5]; – **Regional:** The London Plan[6] and The London Health Inequalities Strategy[7]; and – **National:** National Planning Policy Framework[8] and Spatial Planning for Health[9].
Current Baseline Conditions	**Site and Local Conditions**

[1] *London Borough of Camden, 2017. Local Plan 2016 – 2031*
[2] *London Borough of Camden, 2022. Camden Health and Wellbeing Strategy 2022 – 2030*
[3] *London Borough of Camden, 2024. We Make Camden: State of the Borough*
[4] *London Borough of Camden, 2024. Joint Strategic Needs Assessment*
[5] *London Borough of Camden, 2025. Proposed Submission Draft Camden Local Plan (2026 – 2041)*
[6] *Mayor of London, 2021. The London Plan. The Spatial Development Strategy for London*
[7] *Mayor of London, 2018. The London Health Inequalities Strategy*
[8] *MHCLG, 2025. National Planning Policy Framework*

	• The site comprises an area of land located in Kentish Town within the administrative boundary of the London Borough of Camden (LBC). The site is industrial land with several buildings including storage units, offices, warehouses and locomotive sheds. The site also includes areas of hardstanding, with carparking spaces and some surrounding vegetation such as trees and grass located around the perimeter. **Offsite Context** • The area surrounding the site is predominantly comprised of residential dwellings and open spaces with more commercial uses closer to Kentish Town centre.
Future Baseline Conditions	• Given the difficulty in accurately predicting future baseline conditions with regards to human health (beyond consideration of cumulative schemes in the locality), this assessment will only consider existing baseline conditions. This conservative approach, or the 'do nothing scenario', assumes that conditions on-site and in the local area will not experience notable enough change within the period of the Proposed Development's construction programme to materially impact the assessment's predicted likely human health effects. **Cumulative Schemes** • Consideration will be given to the potential for cumulative effects associated with the Proposed Development and other surrounding development schemes with a focus on the population groups identified above and in line with the below methodology. The human health cumulative assessment will consider all of the cumulative schemes identified in Annex E: Cumulative Schemes.
SECTION 4 – RECEPTORS	
Construction and Operational Receptors	• In accordance with the IEMA Determining Significance for Human Health in EIA' guidance,[10] EIA analysis at the level of individuals would likely mean that all determinants of health conclusions, positive or negative, would be significant on all projects because of the effects to some particularly sensitive individuals. This would be contrary to supporting decision-makers in identifying the material issues. Assessment of EIA significance at the level of individuals is not proportionate. The guidance therefore suggests a population health approach, which means that health outcomes of a group of individuals should be considered. • In IEMA's Guidance for 'Effective Scoping of Human Health in EIA'[11], 'receptors' within the context of human health as a technical chapter refers to *"relevant populations"*. Beyond this, some sub-groups within the overall population are more susceptible to changes in health determinants or 'magnitudes of impact'. These sub-groups are considered to be more sensitive or *"vulnerable groups"*. • This ES chapter will consider changes in determinants of health (impacts) on both overall population health across Kentish Town North ward, as well as on vulnerable groups within the ward. These vulnerable groups are likely to include, but may not be limited to: – Age related groups, particularly older people and children; – Income related groups, particularly those experiencing socio-economic deprivation; and – People with disabilities and other long-term conditions. • There are no new receptors being introduced within the Proposed Development of relevance to the assessment beyond the inherent consideration of existing vulnerable groups. The effects on introduced receptors will therefore not be explicitly assessed.
SECTION 5 – POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	
Potential Effects	• The following determinants of health have been identified from the aforementioned IEMA guidance and the NHS London Healthy Urban Development Unit (HUDU) 'Healthy Urban Planning Checklist'[12]. • For convenience, the health determinants below are organised into the four broad health categories defined by HUDU, with additional health determinants extracted from IEMA's recommended determinants for robustness. Where appropriate, some determinants of health provided by IEMA and HUDU have been combined for clarity and to reduce repetition, based on the nature of the Proposed Development, the site, the surrounding area, and professional experience. Construction • Healthy environment:

[10] *IEMA (2022). Determining Significance for Human Health in Environmental Impact Assessment*
[11] *IEMA (2022). Effective Scoping of Human Health in Environmental Impact Assessment.*
[12] *NHS London HUDU (2017). HUDU Planning for Health: Healthy Urban Planning Checklist.*

	– Air quality; – Noise and vibration; **Operation** • Healthy housing: – Housing mix and affordability; – Housing design; – Accessible housing; • Active travel: – Site access, permeability and local connectivity; – Promoting active travel and minimising car use; – Traveller safety; • Healthy environment: – Air quality; – Noise and vibration; – Open and play space; – Healthy food; – Minimising the effects of climate change • Vibrant neighborhoods: – Access to healthcare infrastructure; – Access to educational infrastructure; – Employment opportunities; – Other social infrastructure and community assets; – Social interaction, community cohesion and wider community integration; and – Crime and safety.
Assessment Methodology	**Guidance / Standards** • The assessment of impacts on population health through the demolition and construction phases of the Proposed Development, and once it is complete and operational, will be assessed qualitatively, in accordance with guidance provided by IEMA. The loss of existing uses will also be considered on a qualitative basis taking into consideration of the phased demolition and construction programme, and any temporary measures proposed. • In the assessment of the demolition and construction phase, and in the assessment of the operational phase, each of the above determinants of health will be considered in turn against the general local population and identified relevant groups. This includes an identification of the relative magnitude of impact on the determinant of health and the sensitivity of each receptor population group. • This qualitative assessment will be based on an understanding of existing baseline conditions, local and regional policy benchmarks where they are available, consideration for other technical reports and their conclusions, supplementary research, and professional judgement. All outside sources will be referenced appropriately and any use of professional judgement will be explained, in line with the sensitivity/ magnitude matrix provided in IEMA's guidance on 'Determining Significance for Human Health in EIA'. • Following the assessment, any required mitigation or monitoring shall be identified, with residual effects of the Proposed Development defined based on consideration for whether any further impacts are likely to occur following reasonable implementation of this mitigation. • The assessment will conclude with a summary of the likely significant residual effects on human health. **Significance Criteria** • Quantifiable metrics with respect to receptors will be used wherever possible (e.g. changes in life expectancies). However, it is not possible to ascribe specific 'values' or a quantifiable scale of 'sensitivity' to all health receptors due to their diversity in nature and scale. The assessment will therefore focus on the qualitative 'sensitivity' of each receptor based on a review of the available baseline data, policy, and evidence (assigning a score of very low, low, medium, and high), their ability to respond to changes created by the Proposed Development and the prevalence of vulnerable groups in the appropriate study area.
SECTION 6 – MITIGATION	

Mitigation Measures	**Embedded Mitigation (Design)** • Many health impacts, such as the provision of housing, the use of quality design and materials, and the delivery of community spaces, are expected to constitute embedded mitigation. These design elements and strategies are integral to the Proposed Development and therefore are considered in the evaluation of potential consequences. **Construction Phase Mitigation** • Management plans and other documents to be submitted with the planning application will mitigate adverse human health effects during the construction phase (e.g. a Construction Environmental Management Plan (CEMP)).
SECTION 7 – CONCLUSION	
Conclusion	• It is considered that the Proposed Development could potentially give rise to significant residual effects with respect to human health during demolition and construction activities, as well as once operational. It is therefore proposed that human health is '**Scoped In**' to the EIA.

EIA SCOPING REPORT — TOPIC SHEET
NOISE AND VIBRATION

Murphy's Yard | London Borough of Camden | August 2026

SCOPED IN TO THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that there is the potential for likely significant effects and provides the methodology for the assessment.

SECTION	KEY DETAILS & REQUIREMENTS
SECTION 1 - OVERVIEW	
Project Role	**Trium Environmental Consulting** has prepared this Topic Sheet and will undertake the Noise and Vibration assessment for the Proposed Development and prepare the Noise and Vibration chapter of the ES.
Scoped In Assessments	The Noise and Vibration ES chapter will: • Define the Noise and Vibration baseline conditions; • Identify relevant Noise and Vibration receptors; • Assess: – The potential for Noise and Vibration impacts throughout the enabling works, demolition and construction of the Proposed Development, and as a result of the operational completed Proposed Development; – The likely significant Noise and Vibration effects resulting from the impacts; – Any required mitigation or monitoring to address any likely significant adverse Noise and Vibration effects; and – The potential for cumulative effects in relation to Noise and Vibration with other agreed upon schemes in the surrounding area.
SECTION 2 - BASIS OF ASSESSMENT	
Scenarios & Phasing	**Scenarios** • The construction road traffic noise assessment will assess the year with peak vehicle movements and where relevant we will consider phased scenarios where construction traffic noise will affect subsequent completed phases of the development. The scenarios to be assessed will be selected as the construction traffic flow data is developed. • The operational road traffic noise assessment will assess the following scenarios: – Baseline year – latest year of available monitoring data; – Without Development - opening year without the Proposed Development, however including traffic generated by relevant cumulative schemes; and – With Proposed Development – earliest occupation or opening year of the Proposed Development and cumulative schemes. **Phasing** • Once further details into the construction works and programme are known the assessment will consider either peak construction (in terms of activities and vehicle movements) or adopt a timeslice approach to the assessment of effects across the phases. • As the Proposed Development will be phased, buildings being provided as part of the phased construction programme of development may become introduced sensitive receptors once complete and occupied and therefore will be considered as receptors in the assessments where relevant. **Illustrative Scheme / Maximum / Minimum Parameters** • The planning application is being submitted as an outline scheme. Assessments of significant Noise and Vibration effects, and acoustic site suitability, will be based on the illustrative masterplan drawings and maximum parameters. Minimum parameters will also be reviewed as part of the assessment process to determine whether they could give rise to a more adverse noise or vibration outcome than the maximum parameters, for example through changes to the location of noise-sensitive receptors or the degree of screening provided by the Proposed Development. The assessment will therefore consider both the maximum and minimum parameters, where relevant, and will adopt the scenario that represents the worst-case approach for each aspect of the noise and vibration assessment.
Supporting Assessments / Documents	• A technical appendix presenting Noise and Vibration modelling methodology will support the ES Chapter. • The baseline Noise and Vibration survey report will be provided as technical appendix to the ES.

	• The noise and vibration ES Chapter will reference the Transport Assessment for vehicle flows and assessed road links.
SECTION 3 - BASELINE CONDITIONS	
Study Area	• Receptors have been defined at which noise and vibration effects will be assessed (see Section 4 Receptors). The radius of receptors will be expanded if significant adverse effects are assessed at the initial receptor group. • Cumulative effects will be evaluated during the enabling works, demolition and construction and the operational phase of the Proposed Development. In general, cumulative enabling works, demolition and construction effects will not be considered for schemes/plots that are more than 200m from the receptors affected by the Proposed Development. • Operational cumulative effects will be limited to considering traffic and building services plant noise emissions only. The assessment of cumulative plant noise emissions will be limited shared receptors that are no more than 200m from each scheme.
Baseline Data Sources	• The baseline has been established principally from the noise and vibration survey undertaken at the Site. The survey provides the primary source of information on existing acoustic conditions and will be used to inform the assessment. Additional desktop resources have been used for the baseline assessment, including site layout plans, aerial imagery and information relating to surrounding land uses and road/railway movements.
Current Baseline Conditions	• The baseline noise and vibration conditions experienced on the site are determined by the adjacent railway lines, roads surrounding the site and the operation of the O2 Forum (Kentish Town). The baseline noise and vibration conditions experienced at the surrounding receptors are similar, though are more influenced by road traffic, due to their distance from the railway lines. • A baseline noise and vibration survey has been completed on the site. • The baseline noise survey comprised of attended short-term daytime measurements and unattended long-term (6-7 days) measurements. • The vibration survey comprised of short-term attended monitoring (2 hours) long-term unattended monitoring (6 days). • The duration and location of the noise/vibration monitoring is adequate for capturing the changing noise/vibration levels experienced on the site and the receptors that surround the site. • The location of the noise and vibration monitoring is shown in Figure 1.
Future Baseline Conditions	**Future Baseline Noise Environment** • Potential changes to the existing road traffic flows are considered to have the biggest potential to affect the future baseline at the site and the surrounding receptors. Therefore, future baseline traffic conditions will be captured as part of the road traffic noise assessment scenarios which factor into future years Trip End Model Presentation Program (TEMPRO) growth to the surrounding network. These assessments will refer to the Traffic and Movement ES chapter assessments where required. • The noise generated by road traffic from Highgate Road is likely to be dominant across the site. Given the high existing vehicle flows on this road, there would need to be a significant change (e.g. one way system/ removal of the carriage way or multiple lane extensions) for changes in the baseline to occur. No such changes to Highgate Road or the surrounding network are likely to occur therefore, there are not expected to be any significant changes to the existing noise baseline. **Cumulative Schemes** • Cumulative effects will be evaluated during the enabling works, demolition and construction and the operational phase of the Proposed Development. In general, cumulative enabling works, demolition and construction effects will not be considered for schemes/plots that are more than 200m from the receptors affected by the Proposed Development. • Operational cumulative effects will be limited to considering traffic and building services plant noise emissions only. The assessment of cumulative plant noise emissions will be limited shared receptors that are no more than 200m from each scheme.
SECTION 4 - RECEPTORS	
Construction Receptors	• Assessments will initially be undertaken at existing and consented future sensitive receptors. The assessment will consider the following sensitive receptors: • The locations of the receptors are illustrated in Figure 2, as per the reference letter listed below the Figure.

	• Identification of potentially sensitive noise receptors on and surrounding the site, and categorisation of the 'sensitivity' of these receptors will be undertaken in accordance with EIA terminology presented below: – High Sensitivity: Residential and schools; – Medium Sensitivity: Places of Worship, Hospitals, Community Centres and Commercial; – Low Sensitivity: Industrial and Events Venues. • The magnitude of impact will be defined in accordance with recognised noise and vibration guidance, as referenced in the following sections, and corresponding EIA terminology – High, Medium, Low, Very Low.
Operational Receptors	• In addition to existing and future receptors listed for Construction Receptors, introduced on-site receptors as part of the Proposed Development will be considered where relevant.
SECTION 5 - POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	
Potential Effects	**Demolition and Construction** • Potential noise and vibration effects that will be considered in relation to the demolition and construction works of the Proposed Development include: – Temporary noise and vibration nuisance at nearby receptors that are active at the time of construction (including introduced on-site receptors, where identified in the site phasing) as a result of demolition and construction works; – Temporary noise and vibration effects at nearby receptors arising from demolition and construction activities, including existing off-site receptors and any introduced on-site or future off-site receptors introduced during the phased development of the Site; – Noise nuisance to existing surrounding sensitive receptors from road vehicle movements generated during the demolition and construction works; and – The cumulative demolition and construction impacts associated with this and other proposed schemes within the locality will be established and assessed. **Operation** • Potential noise effects that will be considered in relation to the operation of the Proposed Development include: – Noise generated by vehicles travelling on existing and/or new roads; – Noise generated from the Proposed Development's building services plant, affecting existing and introduced surrounding sensitive receptors; – Noise generated by the Proposed Development's non-residential uses affecting existing and introduced receptors; and – The cumulative operational impacts associated with this and other schemes/allocations within the locality will be established and assessed. – Changes in noise level at existing receptors outside the site due to reflections from the building.

Assessment Methodology	**Guidance / Standards** • Key technical and policy documents for the noise and vibration assessment will include: – British Standards (BS) 7445:2003 Description and measurement of environmental noise, December 2003; – British Standards (BS) 4142:2014:+A1:2019 Methods for rating and assessing industrial and commercial sound, June 2019; – British Standards (BS) 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction sites – Part 1: Noise, February 2014; – British Standard BS 8233:2014 – Guidance on sound insulation and noise reduction for buildings, 2014; – Defra, Noise Policy Statement for England (NPSE), March 2010; – Camden Local Plan, 2017 (and Draft New Local Plan); – Department for Transport Welsh Office (1988) Calculation of Road Traffic Noise (CRTN), 1988; – Department for Transport Highways Agency Design Manual for Roads and Bridges: LA 111 – Noise and vibration, May 2020 (DMRB); – The World Health Organisation (WHO) 'Guidelines for Community Noise, 1999; – ProPG: Planning & Noise (ProPG) – New Residential Development, 2017; – Institute of Environmental Management and Assessment (IEMA) and Institute of Acoustics (IOA) Guidelines for Noise Impact Assessment, October 2014; – Department of Communities and Local Government, Planning Practice Guidance, 2019 – Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations, 2020; – The Control of Pollution Act 1974 (COPA). • The above documents, where relevant, will be used to develop magnitude of impact criteria for the respective noise and vibration assessments. **Software / Modelling Tools** • CadnaA 2025 will be used to develop environmental noise prediction models. The environmental noise model takes into account topography (based on Defra data) and attenuation due to distance, reflections (two orders) and screening in accordance with ISO 9613-2. **Consultation** • Methodology and scope of the noise and vibration survey and assessment were communicated and agreed with LBC through the EIA process. Details of the proposed noise and vibration survey methodology were shared with the LBC in advance of the main survey works to allow an opportunity for review and comment. The survey has therefore been undertaken in accordance with the proposed methodology agreed with the LBC. **Significance Criteria** • The scale of effects will refer to guidance within the Noise Policy Statement for England (NPSE), the decision making includes identifying whether the overall effect of the noise exposure generated by a development is, or would be, above or below the Significant Observed Adverse Effect Level (SOAEL) and the Lowest Observed Adverse Effect Level (LOAEL). The definitions for the different effect levels are outlined below: – SOAEL: The level of noise exposure above which significant adverse effects on health and quality of life occur; – LOAEL: The level of noise exposure above which adverse effects on health and quality of life can be detected; and – No Observed Effect Level (NOEL): The level of noise exposure below which no effect at all on health or quality of life can be detected. • Typically, effects (either before or after mitigation) that are Major or Moderate in scale will be considered as 'significant' effects i.e., exceeds the SOAEL. • The enabling works, demolition, construction, and operational noise effects will be assessed with respect to the baseline measurements described in the section 'Baseline Conditions', desktop calculations, and proprietary three-dimensional noise modelling software.
SECTION 6 - MITIGATION	

Mitigation Measures	**Construction Phase Mitigation** • Unmitigated construction noise has the potential to result in temporary moderate adverse effects at several receptors, which would be significant. The final mitigation measures will depend on the construction techniques adopted by the Contractor, and will be secured through a Construction Environmental Management Plan (CEMP) under planning condition, committing to mitigation measures prior to the commencement of construction works. These best practice measures will be summarised within the Noise and Vibration ES chapter and the 'Environmental Management, Mitigation and Monitoring Schedule' contained within the ES. **Operational Phase Mitigation** • The design and layout of the Proposed Development will incorporate embedded mitigation. In the event that a significant noise impact is predicted, suitable enhanced mitigation will be incorporated into the design to mitigate the impact. Depending on the nature of the effect, such measures may consider site layout, operational restrictions, equipment/plant types, barriers or screening at site boundaries, building fabric performance, and noise and/or vibration-attenuation at source. Where a significant effect is identified, any additional mitigation, including operational restrictions, will be developed and secured at the relevant Reserved Matters Application stage. **Site Suitability and Acoustic Design** • For noise impacts on the Proposed Development itself, the assessment will focus on the suitability of the site for residential use and how acceptable noise levels will be achieved in apartments and outdoor living spaces to future residents. These assessments will be in accordance with BS 8233:2014, WHO and ProPG guidelines. Internal noise levels will be designed to satisfy BS 8233:2014 with windows closed with background ventilation provided. • The assessment of potential noise impacts due to overheating will be completed with reference to the noise criteria within Approved Document O (ADO) of The Building Regulations.
SECTION 7 - CONCLUSION	
Conclusion	• A Noise and Vibration assessment is scoped into the Environmental Statement. The assessment will consider noise and vibration effects during the enabling, demolition and construction stages and operational stage of the Proposed Development. The significance of the Proposed Development's effect will be based on professional judgement and relevant guidance criteria. A baseline noise and vibration survey will form the basis of the assessment. • A site suitability assessment will be undertaken as part of the noise and vibration assessment to demonstrate that with appropriate acoustic design measures the site is suitable for residential use.

Figure 1 Indicative Baseline Monitoring Locations

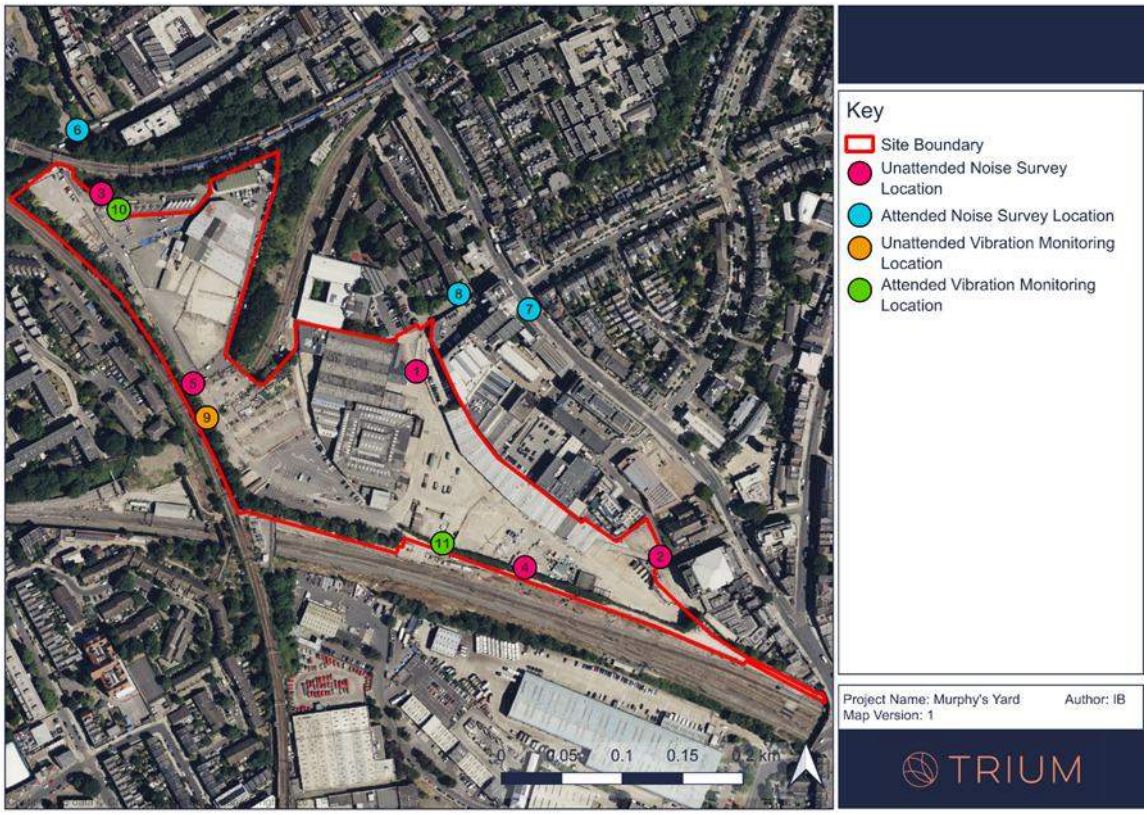
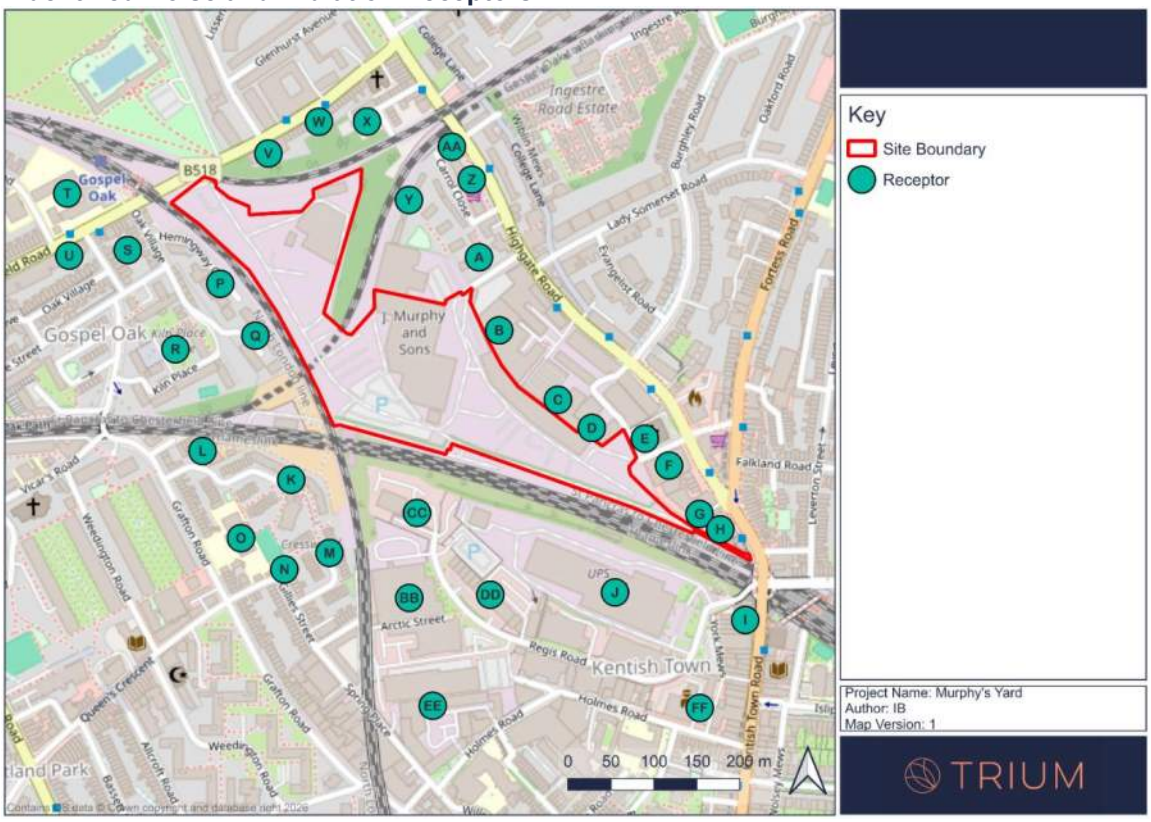


Figure 2 Identified Noise and Vibration Receptors



List of the receptors identified in Figure 2, as per the reference letters:

- A: Sanderson Close (residential);
- B: Highgate Studios (commercial);
- C: Deane House Studios (IMM Models) (commercial);
- D: The Greenwood Centre (residential);
- E: Christ Apostolic Church (place of worship)
- F: O2 Forum Kentish Town (events venue);
- G: Hurley Apartments, 1A Highgate Road (residential);
- H: 379-387 Kentish Town Road (residential);
- I: 317- 347 Kentish Town Road (residential);
- J: UPS London Kentish Town Centre (industrial);
- K: 3-101 Cressfield Close (residential);
- L: Kentish Town City Farm, 1 Cressfield (commercial);
- M: 1-52 Woodyard Close (residential);
- N: Polkadots Nursery 1 at Cresswood Hall (school/community centre);
- O: Rhyl Community Primary School (residential);
- P: 1-42 Hemingway Close (residential);
- Q: 1-31 Meru Close (residential);
- R: 1-96 Kiln Place (residential);
- S: 1-21 Oak Village (residential);
- T: Gospel Oak Primary School (school);
- U: 47B - 49B Mansfield Road (residential);
- V: 1-55 Heathview, Gordon House (residential);
- W: 1-20 Gordon House Road (residential);
- X: 1-16 Mortimer Terrace (residential);
- Y: 32-45 Carrol Close (residential);
- Z: Parliament Hill Medical Centre (hospital); and
- AA: Silver Lodge, Highgate Road (residential)
- BB: Royal Mail - Kentish Town Delivery Office (industrial);
- CC: Proposed Camden Film Quarter Residential 1 (residential);
- DD: Proposed Camden Film Quarter Studios (residential);
- EE: Proposed Camden Film Quarter Residential 2 (residential); and
- FF: Proposed Camden Film Quarter Residential 3 (residential).

EIA SCOPING REPORT — TOPIC SHEET
SOCIO-ECONOMICS

Murphy's Yard | London Borough Of Camden | August 2026

SCOPED IN TO THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that there is the potential for likely significant effects and provides the methodology for the assessment.

SECTION	KEY DETAILS & REQUIREMENTS
SECTION 1 – OVERVIEW	
Project Role	**Trium Environmental Consulting** has prepared this Topic Sheet and will undertake the Socio-economics assessment for the Proposed Development and prepare the Socio-economics chapter of the ES.
Scoped In Assessments	**Operation** • Housing delivery; • Primary healthcare demand; • Primary education demand; • Secondary education demand; • Open space delivery; • Play space delivery; • Operational employment; • Operational employee expenditure; and • Household expenditure.
Scoped Out Assessments	**Construction** • **Demolition and Construction Employment:** The local construction workforce is large (supporting approximately 280,000 jobs in the construction sector across London[1]) and tends to be very mobile and also temporary in nature. Within this context, the impact of increased demand for construction workers is likely to be felt at the regional rather than the local level and, at this geographical scale, construction employment and associated spending effects are expected to have a beneficial but ultimately not significant impact. • **Loss of Employment (Demolition and Construction):** Any loss of existing employment at any stage of the phased demolition and construction works will be addressed in the assessment of the completed Proposed Development, as permanent loss associated with the operational phase represents a worst-case scenario (i.e. the net number of jobs created by the operational Proposed Development will be set out). • **Meanwhile Uses:** While meanwhile uses will provide employment and associated spending, these effects will be temporary in nature and, given the low employment densities associated with these uses, are unlikely to generate a substantial number of jobs.
SECTION 2 – BASIS OF ASSESSMENT	
Scenarios & Phasing	**Parameters** • Minimum Parameters: Minimum homes and employment floor areas; reasonable worst-case scenario for housing delivery, operational employment reprovision, and local expenditure impacts. • Maximum Parameters: Maximum residential population yield; reasonable worst-case scenario for social infrastructure impacts (e.g., healthcare, education, open space, and play space demand). • Parameter Flexibility Note: Minimum and maximum parameter ranges reflect current pre-application design iteration and will be finalised prior to formal application submission. Where relevant and appropriate, an illustrative masterplan may be used for qualitative contextual review. **Phasing** • Qualitative assessment of phased occupation and residents' access to open/play space and social infrastructure on-site. • Worst-Case Assumption: Social infrastructure is conservatively assumed to be fully delivered following the completion and occupation of all residential units, and early phase occupants will be evaluated for temporary disruption from ongoing adjacent construction works. •

[1] *NOMIS (2025). Labour Market Profile – London. Labour Demand.*

Supporting Assessments / Documents	• Socio-economic Appendix: Policy Annex — Trium Environmental Consulting — submitted as an Appendix to the ES chapter.
SECTION 3 – BASELINE CONDITIONS	
Study Areas	**Spatial Extent** • Site (i.e. planning application red line boundary). • Ward: Kentish Town North. • Borough: London Borough of Camden. • Region: London. • Nation: England. **Justification** • Spatial areas vary by assessment type. This will be set out in the ES chapter and is based on professional judgement and relevant guidance.
Baseline Data Sources	• The Office for National Statistics (ONS) and NOMIS: – 2021 Census; – Annual Population Survey (APS); and – Business Register Employment Survey (BRES); • The Ministry of Housing, Communities and Local Government (MHCLG): – 2025 English Indices of Deprivation; • The Office for Health Improvement and Disparities (OHID): – 'Fingertips: Public health data' dashboard; • The National Health Service (NHS): – NHS Digital; and – 'General Practice Workforce' dashboard; • The Department for Education (DfE): – 'Get Information about Schools' dashboard; and • Other relevant LBC, Greater London Authority (GLA) and UK Government data.
Current Baseline Conditions	**Site and Local Conditions** • Industrial land in Kentish Town (LBC boundary) comprising storage units, offices, warehouses and locomotive sheds; large areas of hardstanding, car parking and perimeter vegetation. The site supports a range of active industrial, storage and commercial uses, including logistics, distribution, manufacturing, utility storage and office-based operations. **Offsite Context** • Predominantly residential with open spaces; more commercial uses towards Kentish Town centre.
Designations & Sensitive Features	• Statutory Designations: None identified of relevance for the socio-economics assessment. • Non-Statutory Designations: • Locally Significant Industrial Site (LSIS): The site is designated as an LSIS within the London Borough of Camden. • Draft Site Allocation C3 (Murphy Site): The site is subject to Allocation C3 in the Proposed Submission Draft Camden Local Plan 2026–2041. Allocation C3 promotes an employment-led, mixed-use redevelopment that intensifies industrial uses while delivering new homes, open space, and community facilities. • Relevance*:* While these represent planning policy designations rather than environmental receptors, they define the key baseline context against which operational employment re-provision, net job creation, and borough housing delivery targets will be evaluated.
Future Baseline Conditions	• Given the difficulty in accurately predicting future baseline conditions with regards to socio-economics, this assessment will only consider existing baseline conditions. • Whilst temporary, meanwhile uses are proposed, including padel courts (for which planning permission has been granted) and potential pickleball and sauna uses, they are not expected to materially alter baseline socio-economic conditions given their temporary nature and limited scale. • Therefore, the existing baseline will be used as a conservative 'do nothing' scenario. **Cumulative Schemes**

	• Cumulative effects assessed against surrounding development schemes identified in Annex D: Cumulative Schemes.
SECTION 4 – RECEPTORS	
Operational Receptors	• Local housing market. • Local health, education and community infrastructure and their users, specifically: – General Practice (GP) surgeries within 1.6km walking distance of the Proposed Development and within whose NHS catchment area the Proposed Development falls; – Primary schools within Primary Planning Area (PPA) 2[2], – Secondary schools within the LBC; – Open and play space within an 800m walking distance of the site[3]; and • The local economy and labour market. **Note** • No new receptors introduced by the Proposed Development require explicit assessment; effects assessed against existing capacities only.
SECTION 5 – POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	
Potential Effects	**Operation** • Delivery of new homes contributing to local housing targets. • Increase in demand for healthcare, education and other community infrastructure as a result of the increase in the residential population, specifically demand for: – GP surgeries; – Nurseries; – Primary schools; – Secondary schools; – Open space; and – Play space; • Generation of on-site operational employment. • Additional resident and employee expenditure in the local economy.
Assessment Methodology	**Guidance / Standards** • National standards applied where available (Homes England / Homes and Community Agency); professional judgement applied and justified where not. **Housing** • Assessed against borough-specific London Plan housing targets[4] in context of recent LBC delivery performance and minimum affordable housing requirements. **Health and Social Infrastructure** • The potential demand for health, social care and community infrastructure will be estimated using the GLA Population Yield Calculator v3.2[5], applied to the proposed residential unit mix and the site's Public Transport Accessibility Level (PTAL) rating; GP Services • Demand assessed against Healthy Urban Development Unit (HUDU) benchmark of 1,800 registered patients per NHS GP[6]. **Primary and Secondary Schools** • Demand assessed against the baseline in line with Audit Commission guidelines[7] recommending that spare capacity within existing schools be based on 95% of the total number of available school places (to allow for mid-year joiners and staffing changes). **Open Space** • Assessed against Policy A2 'Open Space' of the 2017 Local Plan[8], which requires at least 9m^2 of open space per resident, and 0.74m^2 of open space per employee; **Play Space**

[2] *LBC (2025). 2025 School Place Planning Report.*
[3] *GLA (2012). Shaping Neighbourhoods: Play and Informal Recreation (Supplementary Planning Guidance*
[4] *Mayor of London (2021). The London Plan: The Spatial Development Strategy for Greater London.*
[5] *GLA (2019). GLA Population Yield Calculator (v3.2).*
[6] *Healthy Urban Development Unit.*
[7] *Audit Commission for Local Authorities and the National Health Service in England and Wales (1996). Trading Places: The Supply and Allocation of School Places.*
[8] *LBC (2017). Camden Local Plan*

	• Assessed against London Plan Policy S4 which requires at least 10m2 of age-appropriate play space per child. **Operational Employment** • Gross employment: Calculated by applying the standard job density ratios based on the HCA Employment Density Guide[9]. • Net employment: Takes into account existing employment and uses guidance included in the HCA Additionality Guide[10], which accounts for wider regional additionality factors such as displacement and economic multipliers. **Additional Spending** • Employee spending: Calculated based on thresholds set in the HM Revenue & Customs (HMRC) Employment Income Manual[11];. • Resident spending: Calculated based on the average household expenditure derived from the ONS Family Spending Survey[12]. **Significance Criteria** • The scale of impact attributed to each socio-economic effect will be determined based on the receptor sensitivity and magnitude of change resulting from the Proposed Development. • Scale of effects matrix (Annex B): Major' and 'Moderate' effects = significant effect. To be included as part of the ES chapter for submission.
SECTION 6 – MITIGATION	
Mitigation Measures	• At this stage, no specific mitigation measures are proposed or anticipated. Following the assessment, any required mitigation shall be identified, with residual effects of the Proposed Development defined based on consideration for whether any further impacts are likely to occur following reasonable implementation of this mitigation.
SECTION 7 - CONCLUSION	
Conclusion	• Socio-economics scoped INTO the Environmental Statement. • Potential for significant residual effects during operation across housing, health, education, open/play space, employment and expenditure topics.

[9] *HCA (2015). Employment Density Guide 3rd Edition.*
[10] *HCA (2014). Additionality Guide 4th Edition.*
[11] *HMRC (2023). Employment Income Manual.*
[12] *ONS (2023). Table A33 – Household expenditure by countries and regions.*

EIA SCOPING REPORT — TOPIC SHEET

Traffic and Movement

Murphy's Yard | London Borough of Camden | August 2026

SCOPED IN TO THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that there is the potential for likely significant effects and provides the methodology for the assessment.

SECTION	KEY DETAILS & REQUIREMENTS
SECTION 1 - OVERVIEW	
Project Role	**Curtins** will undertake the **Traffic and Movement** assessment.
Scoped In Assessments	**Construction** • Increase in HGV flows as a result of construction activity, deliveries and removals (subject to confirmation on the levels of traffic associated with extant lawful use). **Operation** • Public Transport capacity and accessibility. **All scoped in assessments will review the following effects:** • Severance; • Driver delay; • Pedestrian delay; • Non-motorised user amenity (pedestrians, wheelers and cyclists); • Fear and intimidation; • Road safety; and • Hazardous loads / large loads.
Scoped Out Assessments	**Operation** • **Operational Traffic Generation**: The Proposed Development proposals are predicted to result in a de-intensification of use in terms of traffic (particularly HGVs), hence the traffic impacts of the proposals will not reach the threshold for assessment as referenced in the IEMA guidelines "*all highway links where traffic flows will increase by more than 30% (or the number of HGVs will increase by more than 10%) and include highway links of high sensitivity where traffic flows increase by 10% or more*". Impacts to non-motorised users e.g. public transport nodes will be referenced to the transport assessment **Partial Operation** • **Traffic and Person Generation**: noting the development is expected to be delivered under phased sequencing, some sections of the site will be re-purposed whilst other sections are being constructed or operational. Some of the current 'meanwhile uses' currently identified are padel courts and a community sauna. As these uses will be less intensively using the site compared to construction activity or occupation of the proposed uses, this scenario is scoped out for all assessments.
SECTION 2 - BASIS OF ASSESSMENT	
Scenarios & Phasing	**Scenarios** • Existing Baseline (2025): Reflects the current transport conditions before closure of the on-site users. • Peak Construction Phase: Considers the peak construction traffic movements associated with the Proposed Development (subject to confirmation on the levels of traffic associated with extant lawful use). • Future Baseline: considers the Future Baseline scenario without the Proposed Development. • Peak Construction and during Partial Occupation (subject to details of construction program and confirmation on the levels of traffic associated with extant lawful use); and • Fully Complete and Operational: considers the Future Baseline scenario with the addition of the Proposed Development. **Phasing** • Recognising the application is in outline form, the precise scheduling and sequencing of the phased delivery of the Proposed Development will remain indicative at this stage. Therefore, the above scenarios have been structured around anticipated milestones rather than chronological phases. By identifying the peak construction periods and explicitly testing the overlap of ongoing construction works alongside active on-site occupants, the assessment captures the maximum realistic environmental impact regarding traffic, noise, and air quality. • All future year assessments will include agreed cumulative schemes for operational and construction traffic (where data is applicable and available). • Assessment years are not yet determined due to the flexible nature of the build-out programme; however, reasonable assessment dates will be agreed, with input from TfL and the LBC. **Maximum / Minimum Parameters**

	• The assessment scenarios will be based on the maximum transport trip generating scheme to allow assessment of reasonable worst-case effects on public transport and road traffic. This scenario would assume that the Proposed Development would bring forward maximum trip generating land uses which would bring the most people in and out of the area at the morning and afternoon peak period.
Supporting Assessments / Documents	• Transport Assessment • Outline Construction Logistics Plan • Framework Travel Plan • Delivery & Servicing Management Plan • Reports will be submitted to the planning authority alongside the planning application and will not be appended to the ES chapter.
SECTION 3 - BASELINE CONDITIONS	
Study Area	• IEMA Guidelines (2023) set out rules to determine the geographical scope of environmental assessments. This includes all highway links where traffic flows will increase by more than 30% (or the number of HGVs will increase by more than 10%) and include highway links of high sensitivity where traffic flows increase by 10% or more. The traffic impacts during construction will be assessed through the forthcoming EIA, which will determine the study area.
Baseline Data Sources	• A number of baseline studies and surveys will be used to inform the assessment, including the following: – Existing traffic flow data; – Automatic and manual traffic count survey data; – Details of public transport services, including the availability of bus and train services; – Details of existing pedestrian and cycle routes, including Public Rights of Way; – Personal Injury Accident data; and – A review of appropriate cumulative development sites and their associated traffic & transport studies (scope to be agreed through scoping with the local highway & planning authorities and neighbouring authorities, where appropriate). • Baseline traffic data for the surrounding highway network has already been collected from the following links: – Gordon House Road; – Greenwood Place; – Sanderson Close; and – Highgate Road.
Current Baseline Conditions	**Site and Local Conditions** • The existing site covers an area of approximately 61,000 sqm. It currently forms Murphy's main London depot and is adjacent to their headquarter building. The site is bound by the Richmond / Clapham Junction – Stratford Overground railway to the west, the Gospel Oak – Barking Overground railway and Gordon House Road to the north, Highgate Studios and Murphy's HQ building to the east and northeast, and a Thameslink Railway line routing between London St Pancras – Bedford to the south. A rail freight line routing northeast to west bisects the centre of the site, with this passing through a tunnel underneath the west side of the site. • The site accommodates industrial uses and associated parking, plant and storage facilities. It should be noted that the existing Murphy HQ building sits outside the planning boundary. • The site is in an accessible location, being located a short walk from Kentish Town Centre at the southern end of the site and Gospel Oak at its northern end. • As part of the previous application discussions, TfL acknowledged that the private nature of the current site and lack of any public access or through routes is reflected by the current PTAL and that creating new links through the site would improve this. Curtins provided TfL with the distance of the new routes through the site, which demonstrates that the whole site would receive a PTAL of 5 'very good' once completed. • Regular bus services operate from Gordon House Road, Highgate Road and Kentish Town Road, connecting the site to surrounding neighbourhoods and Inner and Outer London. • The nearest London Overground Station to the site is Gospel Oak, located approximately 150m from the northern site access onto Gordon House Road. • Kentish Town is the closest London Underground and Rail station to the development, situated approximately 300m from the Greenwood Place entrance.

	Background Data / Measured Levels • Traffic flow data will be provided as part of the EIA.
Designations & Sensitive Features	**Sensitive Receptors:** • Network rail lines that border the site – maintaining access to the rail lines has been a key consideration as part of the design process • Gospel Oak Primary School (120m to the north-west of the site): Ensuring construction vehicle activity is managed • Residential areas surrounding the site: Ensuring construction vehicle activity is managed • The Forum – the O2 currently occupy the Forum building and host weekly music events. An operational servicing yard is located at the rear, accessed from Greenwood Place; • Murphy HQ – The existing office building will remain operational throughout the construction process; • Christ Apostolic Church – Existing church located on the northern side of Greenwood Place, it is accessed from Highgate Road; • Hampstead heath – located opposite the existing Gordon House Road access point; • Gospel Oak Station – located to the northwest of the development boundary on the opposite side of Gordon House Road; and • Bus routes – Bus routes operate along Highgate Road and Gordon House Road.
Future Baseline Conditions	**Cumulative Schemes** • Refer to **Annex E: Cumulative Schemes** of the Main Report.
SECTION 4 - RECEPTORS	
Construction Receptors	**Human** • Gospel Oak Primary School (120m to the north-west of the site): Highly sensitive during construction noting vulnerable site users • Residential areas surrounding the site: Highly sensitive as impacted the most by construction traffic • O2 Forum Kentish Town (bordering the site): Medium sensitivity noting busy peak periods during shows; • Network Rail lines (bordering the site): Highly sensitive noting the safety risks associated with construction works near rail lines • Christ Apostolic Church – Existing church located on the northern side of Greenwood Place, it is accessed from Highgate Road, hence medium sensitivity to construction works; • Murphy HQ – The existing office building will remain operational throughout the construction process, hence high sensitivity; • Bus routes – Bus routes operate along Highgate Road and Gordon House Road have medium sensitivity to additional construction traffic. • Gospel Oak Station – located to the northwest of the development boundary on the opposite side of Gordon House Road hence medium sensitivity to construction works. **Ecological / Environmental** • Hampstead Heath (opposite the site): Medium sensitivity noting ecological/nature conservation value
Operational Receptors	**Human** • Network Rail lines (bordering the site): Highly sensitive noting the importance of maintaining access to rail lines. • Gospel Oak Station – may be highly sensitive to additional trips generated by the development. • Bus routes – may be highly sensitive to additional trips generated by the development. **Ecological / Environmental** • Hampstead Heath (opposite the site): Medium sensitivity noting ecological/nature conservation value.
SECTION 5 - POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	

Potential Effects	**Construction** • The construction phase of the development may result in several effects (e.g. delay, amenity, fear and intimidation, hazardous loads and accidents and safety). The potential percentage increase in HGV numbers on Greenwood Place, Sanderson Close, Gordon House Road and Highgate Road could be the main causation. **Operation** • The anticipated increase in public transport trips expected as a result of the Proposed Development, when compared to the existing site operations. This may result in public transport delay.
Assessment Methodology	**Guidance / Standards** • The ES will be produced in accordance with the detailed guidance on the assessment of significant environmental effects in relation to road traffic set out in the Institute of Environmental Management and Assessment ('IEMA') (now known as ISEP) Guidelines: Environmental Assessment of Traffic and Movement document published in July 2023, referred to hereafter as the IEMA Guidelines. • Design Manual for Roads and Bridges (various guidance notes); **Consultation** • London Borough of Camden Highways. • Transport for London.
SECTION 6 - MITIGATION	
Mitigation Measures	**Embedded Mitigation (Design)** • This is a car-free development, so traffic levels arriving and departing the site will be inherently low and operational traffic generation/environmental impacts low as a result. **Construction Phase Mitigation** • A Construction Logistics Plan will be prepared by Curtins which seeks to minimise the environmental, safety, and congestion impacts of construction traffic on local road networks and surrounding communities. **Operational Phase Mitigation** • Access routes to Network Rail lines will need to be maintained throughout the operation of the development by site management. • Contributions towards public transport improvements are expected and securable through a Section 106 agreement of planning consent.
SECTION 7 - CONCLUSION	
Conclusion	• Further meetings are being undertaken with Camden Council and Transport for London. These meetings will further inform the scope of the transport chapter as part of the wider TA. This will include further detailed scoping meetings related to impacts of the development and therefore its application within the ES. • It is proposed that a Traffic and Movement Chapter is **Scoped In** to the ES. • The anticipated effects of the Proposed Development on the transport network to be assessed include: – Temporary disruption to pedestrians and cyclists during the period of demolition and construction works, including the effects of HGVs accessing and egressing the site, specifically in relation to severance, hazardous loads, delay, amenity, fear and intimidation and accidents and safety; – Temporary disruption to road users (specifically drivers) during the period of demolition and construction works, including the effects of heavy goods vehicles accessing and egressing the site – specifically in relation to delay and accidents and safety; and – Public transport capacity and accessibility.

EIA SCOPING REPORT — TOPIC SHEET

Wind Microclimate

Murphy's Yard | Camden Council | August 2026

SCOPED IN TO THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that there is the potential for likely significant effects and provides the methodology for the assessment.

SECTION	KEY DETAILS & REQUIREMENTS
SECTION 1 - OVERVIEW	
Project Role	**Arup** will undertake the **Wind Microclimate** assessment using CFD and following the Lawson LDDC comfort and safety criteria.
Scoped In Assessments	**Construction** Wind conditions during demolition and construction are transient and evolve progressively as the building form changes. The temporary nature of partially completed structures means that precise modelling would not provide a meaningful or proportionate representation of conditions. In the event of phased occupation, any required assessment of an interim scenario(s) considering phasing will be considered. **Operation** The wind microclimate assessment will consider the key aspects influencing pedestrian comfort and safety within the public realm on site and in the immediate area around the site according to the Lawson LDDC comfort and safety criteria.
Scoped Out Assessments	**Construction** • Wind comfort and safety during construction will not be quantitatively assessed. Qualitative consideration will be undertaken for this, based on professional judgement and informed by the background wind microclimate in the area and baseline testing. **Operation** • Private balconies or terraces will not be assessed for the Outline design as the precise location, orientation and detailed design of these spaces are yet to be defined. Additionally, these spaces are considered optional, secondary amenity areas with usage typically dependent on weather conditions and at the discretion of occupants. • An assessment of balconies and terraces will therefore be undertaken for the illustrative design for context only, and then again when the final balcony locations are known at the Reserved Matters stage. • Off-site private balconies or terraces will not be assessed as they are optional spaces and users can choose to use them on the basis of 'good weather'. Any public elevated areas can be assessed if agreed with the council.
SECTION 2 - BASIS OF ASSESSMENT	
Scenarios & Phasing	**Scenarios** The Wind Microclimate assessment will assess the Maximum Parameters sought for approval. Illustrative scheme information will also be used on a supplementary basis and considered for context only. The Proposed Development is likely to be comprised of multiple phases. It is anticipated that the following scenarios will be assessed: • Current baseline. • Proposed maximum parameter massing in existing surroundings. • Proposed maximum parameter massing in future surroundings. • Proposed illustrative massing in existing surroundings. • Proposed illustrative massing in future surroundings. **Phasing** Recognising the application is in outline form, the precise scheduling and sequencing of the phased delivery of the Proposed Development will remain indicative at this stage. The phasing and any introduced sensitive receptors will be considered where appropriate.
SECTION 3 - BASELINE CONDITIONS	
Study Area	**Spatial Extent:** 500m radius **Justification:** This extent is considered appropriate and proportionate, as it reflects the maximum distance within which surrounding buildings could materially influence wind conditions at pedestrian level. A minimum radius is typically used for a singular building in the UK. A larger radius is used for the masterplan to account for the wider site area.

Baseline Data Sources	• The strength and directionality of the winds at the site are fundamental aspects of the environmental wind assessment. The wind statistics for London are based on historical wind data from Holborn Weather Centre. The wind data from Holborn Weather Centre has been used to inform the established assessment criteria used for the wind microclimate assessment, as discussed later on. These wind statistics are corrected for conditions over the site. • 3D geometry has been sourced from open sources such as OpenStreetMap and Google Earth.
Current Baseline Conditions	**Site and Local Conditions** Users in accessible locations are expected to experience the following typical aspects of the wind climate in London: • West and west-south-west winds are the most frequent and strongest winds at all times of the year. These winds are relatively warm and wet. Most cases of adverse wind conditions due to strong winds around buildings are caused by these winds; • North-east winds are almost as common as the south-west winds during the winter months but are weaker. They are often associated with cold dry conditions. North-east winds can be more unpleasant than suggested by their strength due to the lower than average air temperature; and • South-east winds are generally warm and light and are rarely associated with adverse ground level wind conditions. The Existing Baseline conditions will be quantitatively assessed using the same methodology as the operational configurations. **Current Land Use:** The site currently has mixed uses, including industrial and storage. **Offsite Context** The site is bounded by rail lines to the south, west and north, with a rail line running through the site from north-east to south-west. The remaining surroundings are mainly low level residential buildings and Hampstead Park to the north-west.
Designations & Sensitive Features	**Sensitive Receptors:** Pedestrian comfort and safety (in relation to strong winds or safety / distress criteria) is assessed in the wind microclimate. On-site and offsite sensitive receptors include the following (if the uses are known): • Building entrances. • Public thoroughfares, / pedestrian routes. • All year seating and play areas. • Retail frontages and amenity spaces. • Public terraces or balconies. • Cyclists and vehicles. • Pedestrian crossings. • Waiting areas such as bus stops and pick-up/drop-off points. If uses are not known (i.e. entrance locations around the maximum parameter massing) then general guidance will be provided based on an expected range of uses.
Future Baseline Conditions	Future wind conditions may change as surrounding cumulative developments alter the urban landscape, influencing airflow patterns such as channelling, shielding, and downwash. These changes may either exacerbate or moderate local wind speeds compared with the existing baseline. **Cumulative Schemes:** Cumulative buildings within 500m of the site will be considered for the wind assessment. Cumulative schemes within 500m of the site will be assessed using professional judgement to determine if they significantly change the urban environment in a way that is likely to impact the site. Aspects such as height, overall massing, proximity to the site and position to the site and prevailing wind directions will be considered. Justification for why a development has or has not been included will be reported in the ES chapter.
SECTION 4 - RECEPTORS	
Construction Receptors	**Human:** Pedestrian comfort and safety (in relation to strong winds or safety / distress criteria) is assessed in the wind microclimate. On-site and offsite sensitive receptors may include (where relevant during the construction stage where phase(s) are built and occupied): • Building entrances. • Public thoroughfares, / pedestrian routes. • All year seating and play areas. • Retail frontages and amenity spaces. • Public terraces or balconies. • Cyclists and vehicles. • Pedestrian crossings. Waiting areas such as bus stops and pick-up/drop-off points.

	If uses are not known (i.e. entrance locations around the maximum parameter massing) then general guidance will be provided based on an expected range of uses. **Ecological / Environmental:** None
Operational Receptors	**Human** Pedestrian comfort and safety (in relation to strong winds or safety / distress criteria) is assessed in the wind microclimate. On-site and offsite sensitive receptors include: • Building entrances. • Public thoroughfares, / pedestrian routes. • All year seating and play areas. • Retail frontages and amenity spaces. • Public terraces or balconies. • Cyclists and vehicles. • Pedestrian crossings. • Waiting areas such as bus stops and pick-up/drop-off points. If uses are not known (i.e. entrance locations around the maximum parameter massing) then general guidance will be provided based on an expected range of uses.
SECTION 5 - POTENTIAL EFFECTS & ASSESSMENT METHODOLOGY	
Potential Effects	**Construction:** None **Operation** Undesirable wind speeds can make spaces uncomfortable or unsafe for pedestrian use. The introduction of the Proposed Development's massing on-site will, therefore, have the potential to influence the baseline wind conditions impacting the users on and off site.
Assessment Methodology	CFD testing will be undertaken of the baseline conditions in and around the site, as well as CFD testing of the Proposed Development in the context of both existing and cumulative surrounds. Further testing will be required once the detailed design is established at the Reserved Matters stage. The assessment will quantify the potential changes to the local wind environment, in terms of pedestrian comfort, from the baseline conditions to those as a result of the Proposed Development (at locations both on-site and within the surrounding area). The comfort conditions will be quantified in relation to the 'usability' of the site and surroundings (with the Proposed Development in place) for a range of pedestrian activities, as defined by the industry standard Lawson LDDC comfort and safety Criteria. A detailed 3D representation of the assessment scenarios will be produced. Building surroundings within a distance of at least 500m from the centre of the EIA Boundary will be modelled for each assessment scenario. This distance may be extended to account for wind effects from significant tall buildings based on professional judgement. Small building details of less than 0.5m will not be modelled, as they would not be expected to impact the localised wind conditions. Conservatively, landscaping, such as trees and other planting, will not be modelled on- or off-site for the initial assessments. Landscaping is likely to provide a beneficial impact on the wind environment by dissipating local windiness and therefore its exclusion means that a 'worst-case' has been modelled. Details of the mesh including cell count, prism layers, and refinement zones will be included in the final reporting. A steady-state Reynolds-Averaged Navier Stokes (RANS) based modelling approach will be used for each of the 16 wind directions (22.5deg equal increments) and for each assessment scenario. Simulations will run to convergence and determined through monitoring of probes located within the EIA Boundary and immediate surrounding public realm. Mean and gust wind speeds will be measured at selected locations pertinent to the layout of the Proposed Development. Results will be presented as contour plots, representing comfort and safety wind speeds at pedestrian-chest level (1.5m above ground) for the 'worst' (winter) season and summer season. The Lawson comfort and safety contour plots will be obtained by combining the directional wind speed-up ratios with the Weibull statistics as obtained from the long-term meteorological climate data for the London area described in the baseline. Streamlines can also be produced for key areas. Results will initially be presented to the Client and design team to develop and agree mitigation options, if necessary. **Guidance / Standards:** Lawson LDDC comfort and safety criteria. **Software / Modelling Tools (if applicable):** OpenFOAM. **Consultation:** EIA Scoping Request (this report). **Significance Criteria:** Lawson LDDC comfort and safety criteria will be used for this assessment as industry standard for the UK (and outside the City of London).

SECTION 6 - MITIGATION	
Mitigation Measures	Should mitigation measures be required to ensure that wind conditions within a particular area / space are suitable for their intended use, or to mitigate against predicted strong winds, the areas identified as requiring suitable mitigation measures will be developed in consultation with the Applicant and the wider Design Team. Recommendations for types and locations of mitigation that would be expected to resolve issues will be presented in the ES. Final mitigation design will need to be tested and validated as part of any RMAs. **Embedded Mitigation (Design)** Embedded wind mitigation features include building and amenity space layout, orientation, positioning of landscaping, and planned locations for sensitive activities. **Construction Phase Mitigation:** The requirement for interim mitigation measures will be considered once testing has occurred. Mitigation measures, if required could comprise various recommendations, for example as screens or landscaping features. **Operational Phase Mitigation** The requirement for operational mitigation measures will be considered once testing has occurred. Mitigation measures, if required could comprise various recommendations, for example as screens or landscaping features.
SECTION 7 - CONCLUSION	
Conclusion	Wind microclimate has been appropriately scoped into the Environmental Statement due to the potential for likely significant effects on pedestrian comfort and safety arising from the scale and massing of the Proposed Development. The assessment will focus on the operational phase and will use a robust CFD-based methodology, supported by industry standard Lawson LDDC comfort and safety criteria, to quantify changes in wind conditions both on-site and within the surrounding area. Potential effects relate primarily to exceedances of comfort thresholds and the risk of strong winds affecting pedestrian and cyclist safety. Embedded and additional measures will be considered for any areas requiring mitigation and recommendations for types and locations of mitigation that would be expected to resolve issues will be presented in the ES. Final mitigation design will need to be tested and validated as part of any RMAs. Subject to the implementation of appropriate mitigation, residual effects are expected to be reduced to an acceptable level. A full ES chapter is required for wind microclimate, supported by detailed technical modelling outputs. **Outstanding Matters:** The exact details of massing and mitigation for each plot will need to be confirmed during detailed design (RMA) for each plot.

ANNEX D: SCOPED OUT TOPIC SHEETS

EIA SCOPING REPORT — TOPIC SHEET
Archaeology
Murphy's Yard | London Borough of Camden | August 2026

SCOPED OUT OF THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that no likely significant effects are anticipated and provides the basis for scoping out.

Section	Key Details & Requirements
SECTION 1 - OVERVIEW	
Project Role	**TCMS Heritage Ltd** will undertake the **Archaeology Desk Based** Assessment (which will accompany the planning application).
Supporting Documents	• The scoping-out conclusion is based on the desk study evidence summarised in Section 2. A new (2026) Archaeological Desk-Based Assessment (DBA) has also been prepared and will be used to inform the determination of the planning application. The DBA can be seen in Annex G of this scoping report. • The archaeological potential of the site is well understood following the production of an Archaeological Desk-based Assessment by CgMs in 2021, comments provided by GLAAS related to the previous planning application and the production of the 2026 Archaeological Desk-Based Assessment.
SECTION 2 - BASELINE CONDITIONS	
Study Area	**Spatial Extent** • The Study Area comprises the site and a 500m radius from the site boundary. This area has been used in the Archaeological Desk-based Assessment prepared by TCMS which has informed this Scoping Report (TCMS; 2026).
Baseline Data Sources	• National Heritage List for England — Historic England — https://historicengland.org.uk/listing/the-list/ • Greater London Historic Environment Record — Greater London Archaeology Advisory Service **Outstanding Surveys/Data** • A new Archaeological Desk-Based Assessment has been prepared (TCMS; 2026). This has been informed by a search of the Grater London HER and provides an up-to-date evidence base to identify relevant heritage receptors and understand their potential sensitivity.
Current Baseline Conditions	**Site and Local Conditions** • The site is currently occupied by a number of altered, 19th century engine sheds and later 20th century industrial buildings, together with extensive areas of hardstanding. The engine sheds are locally listed and will be considered in the Townscape, Visual and Built Heritage Assessment (ES Volume 2). A small part of the Site (the south-east corner) includes part of Tier 2 Archaeological Priority Area, 2.3 Kentish Town. The local area includes the neighbouring railway line and urban development dating predominantly from the 19th, 20th and 21st centuries. **Site History** • The site likely remained wooded until the post-medieval period, with the surrounding area developed from this period. In the 19th century, the site was developed as Midland Railway's passenger engine depot with associated engine sheds and railway lines constructed. Parts of the site were also developed as a coal depot (to the north) and with smaller structures. • Areas of the site have seen significant changes in land levels (both raising and reducing) which would have affected the underlying archaeological resource. This would have also affected any potential geoarchaeological deposits that may relate to the River Fleet. **Current Land Use** • The site includes the remains of the mid-19th century engine sheds and some related, railway infrastructure. The sheds will be considered in more detail within the Townscape, Visual and Built Heritage Assessment (**ES Volume 2**).

	Offsite Context • The local area generally has a low potential for any remains prior to the post-medieval period, due to the date of development within the local area and the extent of later redevelopment.
Designations & Sensitive Features	• No statutory, non-statutory or sensitive receptors have been identified with regard to archaeology.
SECTION 3 - DISCUSSION FOR SCOPING OUT	
Overview of Potential Effects	• Construction works, including any below ground disturbance or demolition, have the potential to affect the archaeological resource within the site.
Construction Phase	**Nature of Construction Activities** • Demolition of existing structures, excavation and groundworks. **Potential Effects During Construction** • Previous assessment and the 2026 Archaeological Desk-Based Assessment have confirmed that the site has a low potential for any archaeological remains of national or regional significance. Any remains within the site are likely to have been removed or truncated by previous construction works and ground reprofiling. • A programme of archaeological evaluation will be undertaken prior to the demolition, and construction works (to be secured by condition), which will ensure that any remains that do survive can be recorded prior to their removal, or truncation. The alteration, truncation or removal of these remains following recording during the demolition and construction phase will therefore not give rise to any potential significant effects. • It is proposed to scope out archaeology from the ES. Archaeology was also scoped out of the previous, 2021 ES.
Operational Phase	• At the operational phase, all archaeological remains would have been removed/truncated and no further impacts will occur.
SECTION 4 - MITIGATION	
Mitigation Measures	**Construction Phase Mitigation** • A programme of archaeological works (to be secured by condition) will be undertaken prior to the demolition and construction works on site. This is consistent with GLAAS' recommendation on the previous planning application.
SECTION 5 - CONCLUSION	
Conclusion	**Basis for Scoping Out — Construction** • The site has a low theoretical potential for any archaeological remains of National or Regional significance. Any such remains that are present are likely to have been altered or truncated by previous construction works. • A programme of archaeological evaluation, to be secured by condition, will be undertaken prior to any demolition or groundworks. This will allow for the remains to be recorded and will mitigate any impacts. • No significant effects are anticipated. Therefore, Archaeology is proposed to be scoped out of the ES. **Basis for Scoping Out — Operation** • At Operational Phase, any archaeological remains (if present) would have been removed/truncated and no further impacts will occur. • On this basis, it is proposed that a full Archaeology impact assessment chapter is Scoped Out of the Environmental Statement.

EIA SCOPING REPORT — TOPIC SHEET
ECOLOGY AND BIODIVERSITY

Murphy's Yard | London Borough of Camden | August 2026

SCOPED OUT OF THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that no likely significant ecology and biodiversity effects are anticipated and provides the basis for scoping this topic out of the EIA.

SECTION	KEY DETAILS AND REQUIREMENTS
SECTION 1 — OVERVIEW	
Project Role	**Trium Environmental Consulting LLP** has undertaken a Preliminary Ecological Appraisal and will complete an Ecological Appraisal, including findings of further targeted surveys and the Biodiversity Net Gain assessment, to accompany the planning application.
Scoped Out Assessments	**Construction / Enabling Works** • Habitat loss / degradation / fragmentation; • Killing / injury; and • Disturbance. **Operation / Completed Development** • Habitat degradation; • Recreation; and • Biodiversity Net Gain.
SECTION 2 - BASIS OF ASSESSMENT	
Supporting Assessments / Documents	• Annex G: Preliminary Ecological Appraisal – Trium Environmental Consulting LLP — Appended to the Scoping Report • Biodiversity Net Gain Assessment – Trium Environmental Consulting LLP – to accompany the outline planning application. • Ecological Appraisal – Trium Environmental Consulting LLP – to accompany the outline planning application.
SECTION 3 — BASELINE CONDITIONS	
Study Area / Zone of Influence (ZoI)	• The Zone of Influence is defined by CIEEM guidance as 'the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities'. As a result, the Zone of Influence will vary between projects and biodiversity features, and in most circumstances will extend beyond the site boundary. • In order to capture potentially relevant biodiversity features within the assessment, an appropriate geographical scale has been set across which the desk study and field survey will be completed, comprising the study area and survey area respectively. • All biodiversity features across a 2km radius from the site are identified through the desk study, extending to 5km for nationally designated sites and 10km for internationally designated sites. • The survey area comprises the application site, identified by the planning application boundary, along with accessible land adjacent to the site where applicable. This area has been subject to a walkover survey to map habitats present and identify the presence of biodiversity features potentially impacted by the development proposals.

Survey Schedule

Survey	Survey Status	Dates
Preliminary Ecological Appraisal (PEA)	Completed	March 2026
Preliminary Roost Assessment	Completed	May 2026
Further Bat Surveys & Assessments	Planned	Summer 2026 (June – September Inclusive)
Biodiversity Net Gain (BNG) Assessment	In Progress	Baseline position and consideration of exemptions reported within the Preliminary Ecological Appraisal, final assessment to be completed as part of the Ecological Appraisal.

Baseline Data Sources	• The ecological baseline has been established through the completion of a desk study, drawing on information provided through a data request to the local biological records centre (Greenspace Information

	for Greater London) and supplemented with publicly available biodiversity information, and a field survey of the Site. The desk study draws on publicly available information from the following sources: – Aerial imagery from Google Earth; – Designated site and notable habitat geospatial information, published by Natural England; – Biodiversity Hotspots for Planning geospatial information, published by GiGL – London Tree Map geospatial information, published by the Greater London Authority • The field survey has reviewed the habitats present within the site and immediately adjacent areas, classifying them in line with the UK Habitat Classification Methodology, considered the habitat condition in line with the BNG methodology and assessed their potential to support legally protected and/or ecologically significant species.
Existing Ecological Conditions	**Statutory and Non-Statutory Designated Sites** • The Site is not identified as comprising part of a statutory or non-statutory designated sites, however there are a number present within the ZoI of the Proposed Development which include: • Statutory designated sites: – Belsize Wood Local Nature Reserve (LNR), located 920m west; – Adelaide LNR, located 1.3km south-west; – Hampstead Heath Woods Site of Special Scientific Interest (SSSI), located 1.6km north-west; – Camley Street Nature Park LNR, located 1.9km south; – Lee Valley Special Protection Area (SPA) and Ramsar, located 6.3km north-east; • Non-statutory designated sites – Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatric Nature Reserve Site of Borough Importance for Nature Conservation (Borough SINC), located partly within the northern area of the Site; – Hampstead Heath Site of Metropolitan Importance for Nature Conservation (Metropolitan SINC), located 40m north; – A further 36 Sites of Importance for Nature Conservation (SINCs), at various levels, are present within the 2 km study area but are all at least 600m from the Site. **Site Description and Habitats** • Whilst the Site does not support any notable habitat, comprising Priority Habitats under the UK Biodiversity Action Plan or ancient woodland, deciduous woodland Priority Habitat is located alongside the northern part of the site boundary and in close proximity along the northern boundary. The remaining Priority Habitats comprise good quality semi-improved grassland, lowland heathland, traditional orchard, ponds and open mosaic habitats with the closest being lowland heathland and good quality semi-improved grassland located approximately 120m and 130m respectively, both within Hampstead Heath. All remaining notable habitats are located more than 450m from the Site. • The Site is located in an urbanised area of Kentish Town, and is largely characterised by its urban setting with a dominance of urban habitat types in the form of buildings, hardstanding and built linear features (i.e. roads), with these habitats common locally and nationally and offering no supporting value for biodiversity and are therefore of **negligible** biodiversity value. Semi-natural habitats preset are restricted to isolated areas of habitat, comprising sparsely vegetated urban land, ground level planters, and introduced shrub. These habitats are common locally and nationally and owing to the level of maintenance and limited supporting potential are considered to be of biodiversity value **within the immediate survey area only**. • However, the Site does support a number of individual trees, both within and alongside the Site boundary, which provide an important resource for biodiversity in the urban environment in providing sheltering and foraging opportunities and contributing to connectivity through Kentish Town toward Hampstead Heath. As a result, the individual trees are considered to be of biodiversity value at up to the **Local** scale. **Protected Species** • The Site provides some potential value for commuting and foraging bats, whilst the main part of the Site is subject to high levels of management and high levels of lighting the peripheral habitats alongside the railway corridors provide some value and are considered to be of low suitability. A number of trees and buildings on the Site support features potentially suitable for roosting bats. Potential within trees were restricted to peripheral areas, with a single tree identified with potential to support individual bats (PRF-I) whilst a couple supported a relatively thin ivy covered that require further assessment (FAR) if they are likely to be impacted. Several of the buildings on the Site also contain features suitable for roosting bats that require further assessment, although given the context of the Site it is likely that they will be restricted to individual or low numbers of bats and provide no more than day or transitional roost types of relatively low conservation significance. As a result, the potential for the presence of bats within the Site is considered to be of biodiversity value at up to the **Local** scale. • The Site has potential to support breeding birds, associated with the buildings, individual treesand other woody vegetation on the Site that provides opportunities for nesting. However, the Site does not provide suitable opportunities for significant species such as peregrine falcon (*Falco peregrinus*) and black redstart (*Phoenicurus ochruros*), with species present likely to comprise those common within the urban environment and of biodiversity value **within the immediate survey area only**.

	• The Site does not support any plant species identified on Schedule 8 (protected plant species) or Schedule 9 (invasive plant species) of the Wildlife and Countryside Act 1981 (as amended), and has negligible supporting potential for other species considering the habitats present and connectivity with wider habitats.

SECTION 3 (CONTINUED) — IMPORTANT ECOLOGICAL FEATURES (IEFs)

Important Ecological Features (IEFs)

- The starting point for any impact assessment, and one of the key challenges in Ecological Impact Assessment (EcIA), is to determine which ecological feature(s) are of sufficient importance to warrant inclusion in an assessment, with the Chartered Institute of Ecology and Environmental Management (CIEEM) best practice guidelines recommending this approach to ensure attention is focused on those receptors that are susceptible to impact. However, the guidelines also recognise the importance of efforts to ensure protection of biodiversity generally is considered in line with policy requirements. As a result, thresholds for inclusion within an impact assessment, are defined as:
  - Any sites, habitats or species that are considered to be of at least local biodiversity value;
  - Sites, habitats and/or species that receive legal protection or are referenced in policy (e.g. Biodiversity Action Plans); and
  - Habitats forming corridors and commuting networks for important species.
- Therefore, Important Ecological Features (IEFs) comprise those features that would be of at least local value, subject to legal protection or referenced in planning policy are considered further below. Effects on habitats or species below Local value are unlikely to be significant and will not be considered further as part of the EIA.

Important Ecological Feature (IEF)	Baseline Summary	Potential Effect Pathway	ES Scope
Lee Valley SPA and Ramsar	Internationally important site for wintering wildfowl and a wetland of international importance due to the presence of a nationally scarce plant and rare/vulnerable invertebrate.	None	Out
Hampstead Heaths Woods SSSI	Woodland that provides example of long-established high forest woodland with exceptional assemblage of old and over-mature trees providing dead wood habitat for invertebrates, along with the presence of a small valley containing an acid flush with developing bog-moss communities.	The Proposed Development is not of a type identified in the SSSI Impact Risk Zone identified as likely to have an adverse effect.	Out
Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve Borough SINC	Railside habitat that provides a variety of habitat types including secondary woodland dominated by sycamore (*Acer pseudoplatanus*) with ash (*Fraxinus excelsior*) and silver birch (*Betula pendula*), interspersed with areas of scrub, grassland and tall herb. Mark Fitzpatrick Nature Reserve is predominantly woodland with a nectar garden and small pond whilst Kentish Town City Farm supports a range of trees and scrub along with a pond that supports amphibians and grassland and grazed areas with tall herbs and ruderal species.	The Proposed Development has potential for indirect effects during construction as a result of dust and noise generation, encroachment of construction activities and surface water run-off. Further consideration is given to this in Section 4. An increase in overshadowing caused by the proposals will be transient in nature and therefore is not considered likely to be significant at this stage.	Out
Hampstead Heath Metropolitan SINC	An area of ancient woodland, heathland, acid grassland and a number of lakes, ponds and streams which provide habitat for notable insects and rare plants and mosses in London.	The Proposed Development has potential for indirect effects during construction as a result of dust and noisegeneration.Further consideration is given to this in Section 4.	Out
All other SINCs	Variety of sites that are of nature conservation importance across London and provide important habitats and opportunities for species.	None	Out
BAP Priority Woodland Habitat	BAP Priority woodland habitat is present along the boundary of the Site in the north-west of the Site forming part of the railway corridor, but does not extend into the Site.	The Proposed Development has potential for indirect effects during construction as a result of dust and noise generation, encroachment of construction activities and surface water run-off. Further consideration is given to this in Section 4.	Out
Woodland	Other mixed woodland habitat dominated by non-native species is present in two	The Proposed Development has some potential for both direct impacts	Out

	patches in the north-west part of the Site. The woodland understorey is dominated by ivy (*Hedera helix*) and bramble (*Rubus fruticosus*). The western patch is identified to be of a poor ecological condition, while the eastern patch is of a moderate condition.	and indirect impacts during construction upon the woodland habitat, depending on the design taken forward. Further consideration is given to this in Section 4.	
Individual Trees	The site supports a large number of individual trees of mixed ecological condition, which provide an important resource for biodiversity within the urban environment.	The Proposed Development has some potential for both direct impacts and indirect impacts during construction upon the woodland habitat, depending on the design taken forward. Further consideration is given to this in Section 4.	**Out**
Breeding Birds	The trees, woodland and buildings on site provide potential nesting opportunities, but are unlikely to support anything more than common and widespread species in the urban environment.	Impacts associated with a temporary loss of nesting habitat and the risk of killing or injury of nesting birds and disturbance of nesting birds and bird activity within the Site and the immediately adjacent habitats. Further consideration is given to this in Section 4.	**Out**
Bats	The Site contains habitat of low suitability for commuting and foraging bats and the buildings and trees provide low suitability for roosting bats. Further assessment is proposed to further understand the potential for roosting bats to be present or likely absent.	Direct and indirect impacts on commuting/foraging habitat could occur as a result of habitat loss and degradation. Direct and indirect impacts are also possible depending on the status of roosting bats on the Site, with the proposed demolition of buildings and potential for changes to roost conditions. Further consideration is given to this in Section 4.	**Out**

Key: ■ Green shading = Scoped In ■ Orange shading = Scoped Out

SECTION 4 — JUSTIFICATION FOR SCOPING OUT

Scoping Justification	**Nature and Scale of Effects** **Designated Sites** • The Proposed Development will have no direct impacts to any of the statutory designated sites. Indirect impacts during the construction stage are also unlikely due to the distance and limited ecological connectivity. • Although the Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve Borough SINC are located within the Site, direct impacts are not considered likely as the Proposed Development intend to retain the habitat in this location through construction. As a result, impacts are largely restricted to indirect impacts associated with dust, noise and surface water run-off. Additionally, Hampstead Heath Metropolitan SINC falls within the zone of influence for indirect impacts associated with dust. Implementing best practice measures such as those set out by the Institute of Air Quality Management (IAQM) through a Construction Environmental Management Plan (CEMP), the impacts will be mitigated and subsequent effects are not likely to be significant. • The remaining SINCs are all located outside of the zone of influence for indirect effects arising from construction activities. • Operational impacts associated with recreation are not considered to have an adverse effect on Hampstead Heath SSSI, as public access is restricted to managed routes through the woodland. The remaining SINCs are either not publicly accessible or are managed to minimise recreational pressures. Consequently, the Proposed Development is not likely to have a significant effect on these SINCs. Degradation to the Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve Borough SINC will be avoided through appropriate site management, which will be secured via planning condition through a Habitat Management and Monitoring Plan (HMMP). **Habitats** • The Proposed Development does not have any direct impacts on notable habitats. • The Proposed Development will result in the loss of some individual trees within the Site. However, where retention is possible, trees will be protected during construction through British Standard 5837-compliant mitigation measures secured within a CEMP. Those lost will be compensated through the Landscape Strategy, with a view to meeting BNG obligations, including compliance with the associated Trading Rules, through on-site measures. Nevertheless, if full onsite tree compensation is not possible, the loss would not constitute a significant effect in EIA terms. Instead, it would represent a minor adverse local impact, with compensation provided through off-site habitat creation. The intention of the Proposed Development is for the retention of woodland habitat and protected during construction in line with British Standard 5837 and

	secured through a CEMP. However, should a small proportion of this to be lost, this will comprise only a minor part of the woodland resource within the immediate vicinity and compensation will be provided, on-site where possible, to comply with biodiversity net gain obligations. As a result, the impact is unlikely to comprise a significant effect in EIA terms, and at worst would be a local impact of minor adverse effect. • The HMMP will secure appropriate operational management, ensuring that use of the area does not degrade the trees and woodland habitat. **Species** • The impact on breeding birds is associated with a temporary loss of nesting habitat, the risk of killing or injury to nesting birds and disturbance of nesting birds and bird activity within the Site and the immediately adjacent habitats. However, through the adoption of best practice mitigation measures, secured by a CEMP, impacts upon breeding birds can be avoided and through the provision of new habitat opportunities, including nest boxes, and considering the extent of habitat opportunities in the wider area and context of the site, effects are not likely to be significant. • Whilst bats may utilise parts of the site for foraging and commuting, the habitat present does not comprise a significant resource in the urban environment. Impacts will be managed through the retention of boundary vegetation, where possible, and provision of appropriate habitats through the Landscape Strategy and a wildlife sensitive lighting strategy the conditions on Site will be maintained or enhanced. However the impact would be limited and not likely to be significant. Similarly, whilst the Site holds some potential for roosting bats, the opportunities are unlikely to provide a roost of notable conservation value, instead likely to support individual or low numbers of common bat species in a roost of low conservation significance. As a result, with the implementation of appropriate mitigation, informed by further targeted surveys and potentially including a European Protected Species Mitigation Licence, the impact is not likely to be significant. **Mitigation Already Embedded** • The PEA identifies a number of mitigation measures, designed to either be considered though the design of the Proposed Development or for implementation during the completion of the construction or operational phases, which are required to minimise or negate adverse effects on biodiversity. • Consideration in the design will be given to the potential for trees and woodland within and alongside the Site to be retained, limiting the loss of these from the baseline and implications for biodiversity net gain. Where retention of trees is not feasible, appropriate replacement through the soft landscaping of the Proposed Development will be required in line with policy requirements. • The design of the Proposed Development will also consider the opportunities for the incorporation of a range of habitats within the landscape strategy with a view to delivering biodiversity enhancement on the site that provides a range of functions in respect to amenity resource and biodiversity potential. This will include consideration of green roof habitats across building roof areas along with biodiverse planting that aims to provide a range of flowering species that provide foraging resources for faunal species and artificial habitat aids that provide sheltering opportunities. • In both the design of the Proposed Development and construction, consideration is required as to the lighting design and the incorporation of best practice measures recommended by the Institute of Lighting Professionals (ILP) in respect to minimising the impacts of light spill on nocturnal species with a view to creating conditions on-site that do not preclude activity. • The measures proposed for adoption through the construction phase include: – Adoption of dust control measures in line with the recommendations of the Air Quality Impact Assessment, based on the most sensitive receptor and their proximity to the site. Given the presence of residential receptors surrounding the site and their greater sensitivity to dust impacts, mitigation measures required for this will provide adequate mitigation for impacts on biodiversity features within the area of influence. – Adoption of tree protection measures for retained trees in line with British Standard 5837, as instructed by an arboriculturist, including appropriate establishment of a Root Protection Area (RPA) and review of tree condition in the event of incursion into an RPA. – Clearance of vegetation outside of the bird nesting season (typically March to August, although influenced by weather conditions), otherwise works to be preceded by a review of the site by an appropriately qualified ecologist. If an active nest is discovered, either pre-commencement or during works, activities should cease and further ecological advice be sought. **Biodiversity Net Gain (BNG)** • The delivery of BNG will require appropriate compensation for on-site losses, but also provides an opportunity to deliver beneficial impacts on habitat availability and connectivity. However, despite providing an opportunity for enhancement, the beneficial effect associated with the delivery of BNG, at a minimum of 10% in line with statutory requirements, is not considered likely to be significant.
SECTION 5 — CONCLUSION	
Conclusion	• The Site is dominated by habitats of relatively low biodiversity value that are relatively common in the urban environment and have limited supporting potential for faunal species. However, the presence of a significant number of trees within the Site, as well as bordering it, provides a valuable habitat in the local context with supporting potential for both breeding birds and bats. • The peripheral habitats on the Site hold low suitability for commuting/foraging bats, associated with the trees and woodland, whilst some of the buildings and trees hold potential to support roosting bats. Further

	survey is required to determine the presence/likely absence of roosting bats, however given the context of the Site and opportunities identified any roosts are likely to be associated with individual bats and of low conservation significance. Further survey of the Site to establish bat activity is not required, with the protection of peripheral habitats and habitat creation through the Landscape Strategy ensuring impacts are minimised/avoided. • The Proposed Development holds potential for adverse effects on IEFs, however the direct and indirect effects that could arise can be minimised or negated through a range of mitigation measures in both the design and during construction and operational activities. • Landscape proposals for the Proposed Development will provide an opportunity for the delivery of compensation and enhancement, with a view to delivering BNG obligations through on-site measures where possible. A review of the mitigation requirements will be made as the design evolves and an assessment of the potential for the Proposed Development to deliver on its BNG obligations will accompany the planning application. • However, considering the baseline value of the Site, the anticipated impacts and with the adoption of proposed design and mitigation measures, the Proposed Development is not considered to have potential to generate significant effects on ecology and biodiversity. The BNG delivery will be subject to further consideration, however the legal obligation to provide a net gain for biodiversity will deliver an overall enhancement to biodiversity but is not likely to be significant. • It is therefore considered that the impact of the Proposed Development in relation to ecology and biodiversity will not be significant in EIA terms. An Ecological Appraisal, covering the findings of the Preliminary Ecological Appraisal and BNG assessment, will be prepared to accompany the planning application. • Based on the above, it is proposed to SCOPE OUT an assessment of the Proposed Development's effects on ecology and biodiversity.

EIA SCOPING REPORT — TOPIC SHEET
Electronic Interference
Murphy's Yard | London Borough of Camden | August 2026

SCOPED OUT OF THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that no likely significant effects are anticipated and provides the basis for scoping out.

Section	KEY DETAILS & REQUIREMENTS
SECTION 1 - OVERVIEW	
Project Role	**Trium Environmental Consulting LLP** has prepared this Topic Sheet which concludes that there is no potential for likely significant effects associated with **Electronic Interference** arising from the Proposed Development and therefore provides the basis for scoping this topic out of the EIA..
Supporting Documents	• No standalone technical annex is appended to this topic sheet. The scoping out conclusion is based on the desk study evidence summarised in section 2.
SECTION 2 - BASELINE CONDITIONS	
Study Area	**Spatial Extent:** • For assessment purposes, domestic dwellings where TV is watched or radio is listened to as an amenity, are identified as sensitive receptors. Existing residential receptors at the Murphy's Yard site include properties along Highgate Road, Gordon House Road, Heathview, Mortimer Terrace, Wesleyan Place, Sanderson Close and Carrol Close. **Site Description:** • The site covers a total of 6.3 hectares (ha) and falls within the administrative boundary of London Borough of Camden (LBC). • The site currently comprises a number of general light industrial and office buildings including storage units, offices and warehouses occupied by J. Murphy & Sons Limited engineering and construction company.
Baseline Data Sources	• Mobile and Broadband Checker — Ofcom — 2022 — [Broadband and mobile coverage checker[1]] • Mastdata – Mastdata – 2022 – [Mastdata[2]]
Current Baseline Conditions	**Site and Local Conditions** • The site receives Digital Terrestrial TV (DDTV) signals from the Crystal Palace transmitter mast, which is the main source of DTTV signals for London and surrounding areas. The mast is located approximately 15.4km to the south south east of the site. • A review of Ofcom's mobile availability checker has identified that both 3G and 4G mobile services for four network providers (EE, O2, Vodaphone and Three) are available within and in close proximity to the site. **Site History** • In the 19th century the site was developed as Midland Railway's passenger engine depot with associated engine sheds and railway lines constructed. • The site was historically used for industrial activities such as railway cuttings, gas works, and oil processing plants and comprised of associated infrastructure such as railway sheds and coal sheds. **Current Land Use** • The site is irregular in shape and currently comprises industrial land with a number of buildings including storage units, offices, warehouses and locally listed locomotive sheds, owned by J Murphy & Sons Limited. • The site predominantly includes areas of hard standing, with service yards and carparking space and some surrounding woodland, including trees and grassland. **Offsite Context** • Satellite TV services in the UK are provided by geo-stationary satellite. Due to the geostationary positioning of the satellites in relation to London, satellite TV shadow areas will fall to the north-west of the site.

[1] *Ofcom (2022). Broadband and mobile coverage checker. Available at [Broadband and mobile coverage checker]*
[2] *Mastdata (2011) Mastdata. Available at [Mastdata]*

SECTION 3 - DISCUSSION FOR SCOPING OUT	
Overview of Potential Effects	• Interference to certain telecommunications systems (e.g. television ('TV'), mobile phone and radio reception) can arise from buildings physically blocking and absorbing associated signals. Therefore, a loss or degradation of the reception of such systems can result from the introduction of new buildings, with the affected area referred to as the 'shadow area. • For assessment purposes, domestic dwellings where TV is watched or radio is listened to as an amenity, are identified as sensitive receptors. Places where the provision of TV or radio form part of a commercial premises (e.g. hotels, offices and shops), are not identified as sensitive receptors. • TV and radio assessments were typically added to Environmental Impact Assessments (EIAs) only when significant impacts, like signal interference from tall structures, were expected. Today, these assessments are less common and often excluded because the transition from analogue to digital broadcasting and the rise of alternative viewing methods has meant that traditional terrestrial signal interference is a less significant environmental effect.
Operational Phase	**Surrounding Community & Off-Site Receptors** **Satellite TV reception** • Satellite TV services to the UK are provided by geo-stationary satellites, which are primarily located within the Astra 28.2oE satellite cluster. Due to the geostationary positioning of the satellites in relation to London, satellite TV shadow areas will fall to the north-west of the site. • Due to the varying heights and massing associated with the Proposed Development, the predicted satellite TV shadow will vary in lengths, with the taller proposed buildings generating the longer satellite TV shadows and visa versa. • Since the replacement of analogue TV with digital, there has been a reduced need to assess signal interference from new buildings. EIA best practice recognises that this issue does not constitute environmental effects and the issue (if applicable) can be dealt with by way of standard planning conditions (such as upgrading existing satellite dishes if there is a degradation to satellite TV reception resulting from the Proposed Development). Taking into account the size and extent of potential impacts and the availability of standard measures to remedy potential impacts, the likely residual effects on satellite and TV reception to surrounding receptors are not considered to be significant. **Radio Signals** • Due to radio signals being at lower frequences, they can 'bend' to a greater extent around buildings when compared to TV signals. As such, radio signals are able to operate successfully in dense urban settings and therefore radio reception is not considered to be at risk of degradation as a result of The Proposed Development. No likely effects to Radio signal are expected. **Emergency Services Radio Signal** • Following email correspondence with Motorola Solutions (an emergency services telecommunications provider) (**see Annex I**) it was confirmed that there are no potential impacts to microwave links as a result of the Proposed Development. • For the Tetra network, external coverage checks can only be carried out once the Proposed Development is complete. Should coverage issues arise, any impacted links will be fixed as standard. **Mobile Phone Reception** • A review of Ofcom's mobile availability checker has identified that both 4G and 5G mobile services for four network providers (EE, O2, Vodaphone and Three) are available within and in close proximity to the site. • As there are no mobile masts within the site boundary that will require relocation, there is no risk of degradation to mobile phone reception as a result of the Proposed Development and therefore no likely significant effects are expected. **Cable TV Reception** • Cable TV services are delivered via underground coaxial or fibre optic cables to residential dwellings, therefore there is limited potential for interference to Cable TV. As such, no likely significant effects are expected. **Terrestrial TV Reception** *Baseline Terrestrial TV interference* • Terrestrial (land based) TV signals are transmitted in digital format (Digital Terrestrial TV (DTTV)). The site receives DTTV signals from the Crystal Palace Transmitter mast.

	• Due to the location of the Crystal Palace Transmitter mast, any resultant shadow areas anticipated to arise from the Proposed Development will be located to the north-north west of the site. • The Proposed Development is not expected to significantly affect DTTV reception because the site lacks coverage from the Hampstead Heath transmitter, and any signal shading from the Alexandra Palace transmitter would only impact areas to the south-west that already experience poor coverage. *Predicted Terrestrial TV interference* • The Proposed Development will comprise the construction of up to 17 buildings, with a maximum height of ground plus 15-storeys. • As a result of varying heights and taking into account the topography of the surrounding area, the potential DTTV shadow generated will vary in distance ranging up to approximately 1.7km at the longest point. The residential properties that would fall into this shadow would still receive DTTV reception would still receive DTTV reception from the Alexandra Place and/or Hampstead Heath DDTV relay transmitters. • As such the properties 'at-risk' of a loss or degradation to DTTV reception transmitted by the Crystal Palace mast will still have access to DTTV reception, as such no likely significant effects are expected.
SECTION 4 - MITIGATION	
Mitigation Measures	• For potentially affected residential dwellings located within the satellite TV shadow area, standard measures are available to mitigate the potential adverse effect, these include: upgrading of the existing satellite dishes by increasing their height and gain; or linking affected residential dwellings up to the existing available CATV network at a one-off cost. These standard measures are straight forward to implement and would remove the adverse effects to satellite TV reception.
SECTION 5 - CONCLUSION	
Conclusion	• Based on the information available, it can be concluded that there is no potential for adverse effects on radio signals, cable TV reception, mobile phone reception and DTTV reception. However, there is a potential for loss or degradation to Satellite TV reception received by residential dwellings as a result of the Proposed Development. • Whilst there is the potential for some impact to occur as a result of the Proposed Development, considering the size and extent of potential impacts and the availability of standard measures to remedy potential impacts, the likely residual effects on Satellite TV reception to surrounding receptors are not considered to be significant. On this basis, no further consideration of TV and Radio Interference effects will be presented within the ES.

EIA SCOPING REPORT — TOPIC SHEET
GROUND CONDITIONS

Murphy's Yard | London Borough of Camden | August 2026

SCOPED OUT OF THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that no likely significant effects are anticipated and provides the basis for scoping out.

Section	Key Details & Requirements
SECTION 1 - OVERVIEW	
Project Role	**Arup** will undertake the **Ground Conditions and Contamination** assessment (a separate report which will accompany the planning application).
Supporting Documents	• Annex H: Arup [2026]: Ground Contamination Preliminary Risk Assessment (PRA) – Arup, July 2026
SECTION 2 - BASELINE CONDITIONS	
Study Area	**Spatial Extent** • The site is located at Murphy's Yard, Highgate Road, London, NW5 1TN, within the London Borough of Camden (LBC). It covers approximately 6.3 hectares (ha) within the wider Kentish Town Industrial Area. The baseline study assesses the results of an environmental data search report which principally considers potential sources within 500m of the site. **Site Description** • The site is located in the London Borough of Camden, between Gospel Oak and Kentish Town. The site is bounded by Gordon House Road to the north-west, Network Rail tracks to the north, west and south and by Highgate Road to the east. The site has a postcode of NW5 1TN and Ordnance Survey National Grid Reference TQ 28597 85563.
Baseline Data Sources	• The data sources used to establish the existing baseline for the topic are: – Groundsure (2026), Insight report (Ref. GS-7JF-D7K-ZIB-AYQ) dated 08/06/2026. – A local authority contaminated land search, commissioned from the London Borough of Camden (Received 12/06/2026). – A site reconnaissance survey undertaken by an Arup contaminated land consultant on 17 June 2026. – RMA Environmental Limited (2019), Phase 1 Contamination Assessment Report, dated 25 February 2019, (Ref. RMA-C1930). – Ian Farmer Associates (2019), Report on Ground Investigation, Murphy's Depot, Highgate Road, Kentish Town. London, NW5 1TN, dated July 2019 (Ref. 52816A). – London Borough of Camden planning portal – https://accountforms.camden.gov.uk/planning-search/ • Online records including: – British Geological Survey http://www.bgs.ac.uk/opengeoscience – Environment Agency https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm – London County Council Bomb Damage Map – https://www.londonpicturearchive.org.uk/view-item?i=343492&WINID=1783426783966 – Layers of London website https://www.layersoflondon.org/ – Google Earth http://www.google.com/earth/index.html – National Library of Scotland Ordnance Survey Maps https://maps.nls.uk/os/ **Outstanding Surveys/Data** • Sufficient information is available to establish the baseline conditions at the site. Further ground investigation will be required at a later date after submission of a planning application to improve coverage of the site and investigate identified potential sources.
Current Baseline Conditions	**Site and Local Conditions**

- Published geological and hydrogeological information indicates that the site is underlain by Made Ground, which is present across the entire site and overlies the London Clay, which is an unproductive stratum. Perched water is likely to be present within the Made Ground on the upper surface of the London Clay. Beneath the London Clay, the downward sequence typically comprises the Lambeth Group (a secondary A aquifer), the Thanet Formation (a secondary A aquifer) and the White Chalk, a principal aquifer. These deeper units may be hydraulically connected and are commonly referred to as the Chalk basal sands aquifer.
- There are no watercourses within 1km of the site.
- The Fleet Sewer is understood to cross the central part of the site at an unconfirmed depth and operates as a foul/combined sewer. Depending on its depth it may be a potential preferential pathway for migration of perched water.
- Potential sources of contamination have been identified. Onsite sources include:
  - Made Ground across the site.
  - Locomotive sheds and associated railway infrastructure.
  - Former coal depot, and coal handling/storage.
  - Former oil processing plant and associated tanks.
  - Former onsite filling station and decommissioned underground diesel (red and white) storage tanks.
  - Current and historical vehicle-related uses, including a vehicle washing facility.
  - Former onsite bottling stores.
  - Stockpiled materials in Area 2.

Background Data / Measured Levels

- Previous ground investigation completed across the site by IFA in 2019 identified evidence of contamination:
  - Made Ground was up to 9.0m thick in the northwest and up to 1.3m thick in the southeast.
  - Hydrocarbon odours and black staining or oily sheens were recorded in the northwest and southeast of the site.
  - Polycyclic aromatic hydrocarbon (PAH) compounds were widely detected across the site, with the highest concentrations in the northwest. Benzo(a)pyrene was recorded at concentrations of up to 62.8mg/kg.
  - Total petroleum hydrocarbons (TPH) and extractable petroleum hydrocarbons (EPH) were elevated predominantly at one location, with aliphatic and aromatic fractions recorded at concentrations of up to 3,740mg/kg.
  - Metals, principally lead (up to 762mg/kg) and arsenic (up to 68mg/kg), were elevated at several locations in the northwest.
  - Volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), including chlorinated solvents were detected at low concentrations across the site.
  - Asbestos was identified in six Made Ground samples at low quantities (<0.1%), comprising chrysotile and amosite loose fibres and one instance of amosite board.
  - Groundwater in two monitoring wells contained notable concentrations of TPH, PAH and benzene.
  - Ground gas monitoring recorded methane up to 17.5% v/v and carbon dioxide up to 3.7% v/v, with a calculated gas screening value (GSV) of 0.49 l/hr (CS2).
- A ground investigation of a small area in the southeast of the site by Lustre in November 2025 identified:
  - Made Ground was relatively thin (0.22 to 1.10m), overlying London Clay.
  - Mineral oil concentrations (C11–C20 and C21–C40) exceeded UKWIR potable water pipe suitability thresholds for drinking water pipes. Copper exceeded the phytotoxic threshold at three locations, with a maximum concentration of 320mg/kg.
  - Asbestos (chrysotile and crocidolite in asbestos cement) was identified in one Made Ground sample directly beneath the existing concrete slab.
  - Perched groundwater was present within the Made Ground. No chemical testing of groundwater samples was undertaken.
  - Ground gas monitoring recorded methane up to 4.5% v/v and carbon dioxide up to 5.8% v/v, with a peak flow rate of 4.3l/hr. Lustre adopted a precautionary classification of CS2.

Site History

- The site has been in active industrial and railway use since the 1870s, including the Kentish Town locomotive sheds (Sheds 2 and 3), a coal depot, an oil processing plant, bottling stores, vehicle-related uses and civil-engineering depot. Operational rail use

	ceased by the early 1980s, with the exception of the Tottenham North Curve tunnel. The site is currently occupied by depot, warehouse, and light industrial uses. • The Groundsure report identifies 86 historical potentially contaminative land uses onsite and 206 historical potentially contaminative land uses within approximately 250m of the site boundary. **Current Land Use** • A site reconnaissance survey identified the site was in active use including as a civil engineering depot, storage yard and several other uses within designated compounds onsite. The majority of the site was covered by hardstanding. Anecdotal evidence was collected that underground diesel storage tanks located to the east of Shed 3 had been decommissioned and an aboveground oil storage tank formerly located in the east of Shed 2 had been removed. The ramp connecting Area 1 (northwest) and Area 3 (southeast) was reportedly constructed using recovered material imported from a project in east London. **Offsite Context** • The area surrounding the site is predominantly comprised of residential dwellings and open spaces with more commercial uses closer to Kentish Town centre. The site is surrounded by low to mid-rise buildings between two and four storeys, with a mix of building heights reaching up to 23 storeys to the west of the site. Rail lines form the site boundaries along the northern, western and southern boundaries.
Designations & Sensitive Features	**Statutory Designations:** • The nearest nationally designated ecological receptor is Hampstead Heath Woods Site of Special Scientific Interest (SSSI), located approximately 1.6 km to the northwest of the site. The site lies within an SSSI Impact Risk Zone (IRZ). No other nationally designated ecological receptors are identified within 2 km of the site boundary, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR) or Ramsar sites. **Non-Statutory Designations:** • Several Local Nature Reserves (LNR) are present within 2 km of the site. The nearest is Belsize Wood over 800m to the southwest. Sheds 2 and 3 are locally listed heritage assets and are proposed to be retained. Two priority habitats (deciduous woodland) have been identified to the northwest of the site. Additional deciduous woodland, lowland heath and good quality semi-improved grassland are recorded within 250m of the site boundary. **Sensitive Receptors:** • Residential properties are present immediately adjacent to the site to the north and east. The Proposed Development will provide residential floorspace, public realm and open space along with industrial and community uses. There are no watercourses within 1km of the site. There is one active licensed potable groundwater abstraction within 1 km of the site, which is approximately 560m to the south and used for drinking, cooking, sanitary and washing purposes, as well as process water and laundry use. The site is not located within a Source Protection Zone (SPZ), there are no SPZs present within 1 km of the site boundary, and there are no private water supplies within the borough.
SECTION 3 - DISCUSSION FOR SCOPING OUT	
Overview of Potential Effects	• For the purposes of this scoping report, the potential effects that are initially considered in the absence of mitigation or appropriate environmental design are: – Effects on site workers, visitors and neighbours during the works due to excavation of contaminated soils or waters; – Effects on groundwater quality beneath the site and surface water quality at any nearby watercourses during the works; – Effects on water quality in any surface water receptors in the vicinity due to contaminated runoff during the works or residual contaminated soils remaining after development; – Effects on the ground conditions and controlled waters due to spillage of hydrocarbon fuels and oils during construction and operation; – Effects on the health of future users of the development arising from residual contamination; – Effects on controlled waters arising from residual contamination; – Effects arising from hazardous ground gases and vapours within or adjacent to the site; and – Effects arising from contamination on building materials, proposed services (such as potable water) or soft landscaping.

	• The significance and magnitude of the effects are often assessed in a qualitative manner based on a desk study and site reconnaissance. In some cases, effects may be quantitatively assessed using the results of ground investigation, where available. • The assessment of risks arising from potentially contaminated land is based on the identification of potential contaminant linkages (PCLs) between contaminant sources and sensitive receptors. The methodology adopted is the source–pathway–receptor model, which is presented within a conceptual site model (CSM). All three elements (source, pathway and receptor) must be present for a contaminant linkage to exist, and for a site (or part of a site) to be considered as potentially contaminated. • The potential for significant contamination at the site is high, particularly in the vicinity of the former coal depot and oil processing plant, and locally around the reported infilled diesel tanks and former oil tank. The proposed scheme is a residential-led mixed-use development which includes areas of public realm and open space. • The following sections set out why these potential effects are not likely to be significant.
Construction Phase	• There is the potential for ground contamination at the site predominantly due its history of industrial use, surrounding rail use and the likely presence of Made Ground. A range of potential sources of contamination have been identified at the site in the Arup Preliminary Risk Assessment (PRA). Adverse effects could occur during construction and operation of the development as there are expected to be excavation and foundation works within potentially contaminated soil and groundwater. **Potential Effects During Construction** • The Arup PRA has identified a number of potential effects related to ground conditions and contamination at the Site: – *Effects on construction workers and visitors through work with contaminated soil and groundwater during ground works and construction*. Good practice mitigation in the form of PPE for construction workers and general dust controls would be implemented, which would lead to effects being insignificant in most cases. However, if soil is found to be extensively contaminated or if they contain asbestos, effects may be significant (in the absence of any mitigation). Specific measures would only be required if soils are found to be extensively contaminated or if they contain asbestos (to be established by pre-construction ground investigation). – *Effects on site neighbours through generation of potentially contaminated dusts, vapours or asbestos fibres on the site and at site boundaries during the works.* Good practice mitigation in the form of general dust controls would be implemented, which would lead to effects being insignificant in most cases. However, if soils are found to be extensively contaminated or if they contain asbestos, effects may be significant. Specific measures would only be required if soils are found to be extensively contaminated or if they contain asbestos (to be established by pre-construction ground investigation). These would comprise enhanced dust suppression and boundary monitoring. – *Effects on deep groundwater through creation of preferential contamination migration pathways during piling.* Embedded and good practice measures in foundation design would ensure that piled foundations do not create preferential pathways for migration of contaminants, and as such the effect would be insignificant. – *Damage to building materials or services due to the presence of contamination.* Contamination present in the existing soils could pose a risk to proposed building materials and services. Materials for buildings and services would be appropriately specified for the ground conditions and clean material used in service trenches. Therefore, these effects would be insignificant. – *Discovery of UXO during the works*. Assessments for the likelihood of UXO to be present and the design of any mitigation measures required during works in the ground, would be completed prior to construction. As a result, the effect would be insignificant.
Operational Phase	**Future Site Users & Occupants** • *Effects on future site users through dermal contact, ingestion and inhalation of potentially contaminated soil, groundwater, dusts or asbestos fibres during operation.* Effects would be insignificant because a ground investigation and risk assessment would be completed prior to construction works starting. This would identify potential risks to receptors and ensure appropriate mitigation was implemented where required. This could include: – Removal or remediation of contaminated soils or groundwater. – Installation of a clean cover system within soft landscaped areas. – Installation of utilities in clean service trenches.

	• *Effects on future site users from ground gases and vapours.* Specific gas protection measures would only be required if risk assessment of ground investigation results confirmed they were required. If required gas and/or vapour protection measures would be incorporated into building designs. **Surrounding Community & Offsite Receptors** • *Effects on neighbours or the public through ingestion or inhalation of potentially contaminated migrating dusts, vapours or asbestos fibres.* Following development, all sources would have been removed or pathways for exposure would have been broken, which would lead to effects being insignificant. **Environmental Receptors** • *Damage to new planting due to the presence of contamination in shallow soils.* Contamination present in the existing soils onsite could pose a risk to proposed planting. Given the quality and composition of shallow soils on the site, imported topsoil is expected to be required. Imported soils would be required to be chemically suitable and, therefore, these effects would be insignificant. **Cumulative Effects** • No in-combination effects are anticipated. All developments in the vicinity would be required to have appropriate measures in place during the demolition and construction phases (such as remediation and dust control) and during operation to minimise potential risks to human health and the environment. As such there would be no significant cumulative effects with other developments with respect to ground conditions and contamination.
SECTION 4 - MITIGATION	
Mitigation Measures	**Embedded Mitigation (Design)** • Regulatory and environmental protection controls will be in place. The Proposed Development is therefore unlikely to give rise to significant environmental effects in relation to ground conditions. The following embedded measures will be in place as part of design of the scheme: – A desk-based preliminary risk assessment has been prepared which identifies potential contamination sources and receptors and presents a conceptual model. The report recommends ground investigation, during which soil and groundwater would be tested and assessed to confirm the status of the site. If required, remediation would be undertaken as a condition of planning permission. – A ground investigation will be undertaken. This will include geoenvironmental testing to understand the contamination status of the site and inform required mitigation measures. The results from the ground investigation will be used to prepare a risk assessment which will quantify the contaminated land risks associated with the construction of the proposed development and will inform the need for mitigation or remedial measures. The requirement for a quantitative risk assessment report (and remediation strategy if required) would be secured via a suitably worded planning condition. Any remediation measures required by the remediation strategy would be implemented and verified as required by the planning condition. – It is not unusual for Made Ground and fill materials to contain elevated levels of hydrocarbons or metals, or possibly occasional very low levels of asbestos. These can be managed via standard controls on health and safety, dust control, site management and spoil control. It is considered that these relatively common occurrences would not result in a significant effect assuming good practice is followed during construction. • Upon completion of the Proposed Development, it is considered that there would not be the potential for likely significant adverse effects on future users or groundwater **Construction Phase Mitigation** • Standard mitigation measures shall be adopted during the demolition and construction works to prevent adverse effects to ground conditions and groundwater, human health and the wider environment, including: – The appropriate use of Personal Protective Equipment (PPE) and implementation and adherence to appropriate health and safety protocols, licences, plans and procedures. – Good construction practices such as dust suppression measures. – All liquids and solids of a potentially hazardous nature (e.g. diesel fuel, oils and solvents) are to be stored in designated locations with specific measures to prevent leakage and release of their contents, include the siting of storage areas away from surface water drains, on an impermeable base with an impermeable bund that has no outflow and is of adequate capacity to contain 110% of the contents.

	– Effective environmental management of the site during the works will be ensured through the implementation of a Construction Environmental Management Plan (CEMP) which would include measures to minimise construction noise and dust and prevent pollution. – Construction works, including excavation, spoil handling and disposal will be undertaken in accordance with an approved Construction Environmental Management Plan (CEMP). A watching brief for contamination encountered during construction will form part of the CEMP. – Plant and machinery will have drip trays beneath oil tanks/ engines/ gearboxes/ hydraulics, which will be checked and emptied regularly. – Site provisions will be made to contain a serious spill or leak through the use of booms, bunding and absorbent material in accordance with an Emergency Response Plan (ERP). • If piling is required, a Foundation Works Risk Assessment (FWRA) will be undertaken to determine risk management procedures during piling, to avoid the creation of pollution pathways during substructure works (prior to the start of construction works). The FWRA will define the type and method of piling that will not pose any significant risks to the Chalk aquifer from piling activities. The requirement for an FWRA will be secured via a suitably worded planning condition. **Operational Phase Mitigation** • Mitigation measures required during the operational phase will be dependent on the findings of the ground investigation, risk assessment and remediation strategy (embedded mitigation) discussed above. These measures could include: – installation of a clean cover system within soft landscaping. – installation of utilities in clean service trenches. – gas and/or vapour protection measures incorporated into building designs. • The requirement for these measures would be secured via a suitably worded planning condition.
SECTION 5 - CONCLUSION	
Conclusion	**Basis for Scoping Out — Construction** • No likely significant effects related to ground conditions are anticipated during construction. While the site has a history of potentially contaminative land uses, some ground investigation has already been undertaken at the site to provide information on ground conditions to inform the works. All the potential effects will be mitigated by measures implemented during construction, as discussed in Section 3 and it is considered that should contamination be found to be present, any potential risks to human health and controlled waters from construction activities can be adequately mitigated. **Basis for Scoping Out — Operation** • No likely significant effects related to ground conditions are anticipated on completion and during operation because, as discussed in Section 3, all the potential effects will be mitigated by measures incorporated into the scheme. Further ground investigation, risk assessment and remediation (if required) would be implemented as required by planning conditions. Should contamination be found to be present, any risks to human health, controlled water or environmental receptors can be adequately mitigated via a remediation strategy resulting in site conditions that are suitable for the intended residential use. • On this basis, it is proposed that a full ground conditions impact assessment chapter is **Scoped Out** of the Environmental Statement. The Preliminary Risk Assessment is appended to this Scoping Report and provides the supporting evidence base.

EIA SCOPING REPORT - TOPIC SHEET
MATERIALS AND WASTE

Murphy's Yard | London Borough of Camden | August 2026

SCOPED OUT OF THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that no likely significant effects are anticipated and provides the basis for scoping out.

SECTION	Key Details & Requirements
SECTION 1 - OVERVIEW	
Project Role	**Trium** Environmental Consulting LLP has prepared this Topic Sheet, which concludes that there is no potential for likely significant effects associated with **Waste and Materials** arising from the Proposed Development and therefore provides the basis for scoping this topic out of the EIA.
Assessment Guidance	• IEMA (2020) IEMA guide to: Materials and Waste in Environmental Impact Assessment[1]; • National Planning Policy Framework (NPPF)[2]; • National Planning Policy for Waste (NPPW) 2014[3]; • Environmental Permitting (England and Wales) Regulations 2016[4]; • The London Plan 2021[5]; • North London Waste Plan 2022[6] • Camden Local Plan 2017[7]
SECTION 2 - BASELINE CONDITIONS	
Current Baseline Conditions	**Materials** • Materials consumption within the wider UK, specifically with regards to the construction stage of works, is responsible for 60% of material use and waste generation. In London, the built environment sector consumes 400 million tonnes of material each year[8]. • In accordance with IEMA's guide to Materials and Waste in Environmental Impact Assessment[9], materials are considered to be sensitive receptors and include *"physical resources that are used across the lifecycle of a development. Examples include concrete, aggregate, asphalt, bricks, ballast, mortar, glass and timber.* **Waste** • The London Borough of Camden is part of the North London Waste Plan. The aim of the plan is "to achieve net self-sufficiency" for waste, seek beneficial use of excavation waste, and support a greener London by providing a planning framework that contributes to an integrated approach to management of materials further up the waste hierarchy. • Identifying the challenges in being unable to become self-sufficient in waste, LBC has adopted the North London Waste Plan[10] (NLWP) in partnership with the North London Waste Authority (NLWA), which comprises the boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington, and Waltham Forest. • The seven boroughs within the NLWA plan to provide capacity for 1,740,929 tonnes per annum of Local Authority Collected Waste (LACW) and commercial and industrial waste by 2035. • Camden currently only has one waste site – the recycling and reuse centre at Regis Road – and will continue to safeguard it for waste use. The change of use or redevelopment of this site will only be permitted if a suitable compensatory waste site is provided that replaces facilities and services available at Regis Road.

[1] *IEMA (2020). IEMA guide to: Materials and Waste in Environmental Impact Assessment.*
[2] *Ministry of Housing, Communities and Local Government (December 2024). National Planning Policy Framework. London*
[3] *Department for Communities and Local Government (2014) National Planning Policy for Waste. London: HMSO.*
[4] *The Environmental Permitting (England and Wales) Regulations 2016.*
[5] *The London Plan 2021 (GLA) — Policies SI7, SI8 and SI9*
[6] *North London Waste Plan (2022) North London Waste Plan*
[7] *Camden (2017) Camden Local Plan*
[8] *Greater London Authority (2022). London Plan Guidance: Circular Economy Statements. London: Greater London Authority. March 2022*
[9] *IEMA (2020). IEMA guide to: Materials and Waste in Environmental Impact Assessment.*
[10] *West London Waste Authority, 2015, https://www.london.gov.uk/sites/default/files/osd49_west_london_waste_plan_adopted_plan_final_version_july_2015.pdf*

	• **Commercial and industrial waste**: through the London Environment Strategy, the Mayor is seeking to make London a zero-waste city with no biodegradable or recyclable waste sent to Landfill by 2026 and by aiming to achieve 65% recycling from London's 'municipal' waste by 2030. • **Municipal recycling targets**: 65% municipal waste recycling by 2030 as set out in the Mayor's Environment Strategy. The North London Boroughs, together with the NWLA, are beginning a renewed drive to increase recycling including looking at ways to standardise collection regimes. • **Construction, Demolition and Excavation Waste**: The London Plan includes a target of 95% reuse/recycling/recovery of construction and demolition waste and 95% beneficial use of excavation waste. • Within the LBC local plan[11], Policy CC5 will seek to make Camden a low waste borough by increasing recycling to meet 60% by 2031 and safeguard Camden's existing waste site at Regis Road.
SECTION 3 - DISCUSSION FOR SCOPING OUT	
Construction Phase	**Nature of Construction Activities** • The demolition and construction of the Proposed Development will comprise of the following key stages: – Site-wide establishment, demolition works; – The refurbishment of engine shed 2 and the reinvention of engine shed 3. – Substructure and Superstructure Construction; – Envelope and Cladding; – Fit Out & Commissioning; and – Landscaping and External Works. **Construction Materials** • **Construction Materials Demand** – The materials for construction of the Proposed Development will be sourced from 1) the site, in terms of any 'waste for recovery'; and/ or 2) within the LBC and London, as far as practicable. The implementation of mitigation measures and good site practices as set out within IEMA's *Guide to Materials and Waste in Environmental Impact Assessment* are sufficient to prevent any significant effects. Further details on the management of materials will be set out via the implementation of a Construction Environmental Management Plan (CEMP) (or equivalent) or Site Waste Management Plan (SWMP). Therefore, it is considered that significant adverse effects during the demolition and construction of the Proposed Development on materials would be unlikely. **Construction Waste** • **Construction Waste Generation** – According to the London Plan, the North London Waste Plan area (comprising the London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest) is required to have the capacity to manage a combined apportionment target of 1,389,000 tonnes per annum (tpa) of household and commercial and industrial waste by 2041. The North London Waste Plan (Adopted 2022) sets out how the north London sub-region will meet its apportionment targets, providing a robust basis for managing waste arisings across the seven boroughs. The plan pledges to safeguard existing sites and allocate sufficient capacity across the plan area. Furthermore, it prioritises increased recycling and recovery in line with circular economy principles, ensuring waste can be managed sustainably without reliance on landfill. Therefore, significant adverse effects on the local waste management infrastructure and landfill capacity, resulting from the waste expected to be generated during the demolition and construction of the Proposed Development, are considered unlikely.
Operational Phase	**Future Site Users & Occupants** • During the operation of the Proposed Development, it is anticipated that any waste for recovery or waste for disposal generated from the site would be directed to active and permitted waste management sites within the LBC or London • The key operational phase impact on future site users would be the generation of operational waste. However, it should be noted that an Operational Waste Management Strategy (OWMS) will be prepared as part of a Circular Economy Statement. The OWMS will take into account all of the waste streams generated as a result of the Proposed Development, including domestic and recycling wastes.

[11] *Camden (2017) Camden Local Plan. Policy CC5 Waste*

	• The Camden Local Plan has identified that one of the challenges for waste collection is within blocks of flats, particular where the buildings do not include sufficient storage / collection space for recycling or food waste recycling bins (with only residual waste being collected by waste collection vehicles)[12]. As such, the design of the Proposed Development will ensure that there is sufficient storage and equipment / provisions (in accordance with the LBC requirements) in place to manage and direct the operational waste, expected to be generated by the Proposed Development, to the relevant storage areas provided. The design of the Proposed Development will also ensure that there is sufficient space for the collection of waste to be relocated to the relevant active and permitted waste management sites. **Surrounding Community & Off-Site Receptors** • Given that an OWMS will be implemented and the design of the Proposed Development will be designed in line with the relevant policy and guidance as mentioned in Section 4, significant adverse effects on the surrounding receptors, resulting from operational waste of the Proposed Development, are considered unlikely. **Environmental Receptors** • The Proposed Development will be properly managed with the embedded design measures and implementation of waste management measures as set out during the planning stage. Therefore, materials and waste effects on environmental receptors during operation are unlikely to be significant. • Based on a review of the London Plan and the North London Waste Plan (adopted 2022), the North London sub-region (comprising the London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest) has sufficient capacity to manage its apportionment targets. The enforcement of and adherence to waste management mitigation measures, including the implementation of the OWMS pursuant to planning conditions, will ensure that any additional waste generated from the operational Proposed Development is unlikely to cause strain on the existing waste management facilities. Therefore, significant adverse effects on the local waste management infrastructure and landfill capacity, resulting from the waste expected to be generated during the operation of the Proposed Development, are considered unlikely.
SECTION 4 - MITIGATION	
Mitigation Measures	IEMA's guide to Materials and Waste in Environmental Impact Assessment refers to different types of mitigation measures to prevent or reduce adverse effects relating to materials and waste: • Primary mitigation measures: are *"an intrinsic part of the development, and do not require additional action to be taken"* [13]; for example, choosing to refurbish an existing building, rather than demolish it; • Secondary mitigation measures: are "*foreseeable actions brought out by the environmental assessment process, and that have not previously been achieved through primary and tertiary mechanisms*"[14]; for example, the implementation of a Procurements Strategy or Construction Environmental Management Plan (CEMP) or Operational Waste Management Strategy; and • Tertiary mitigation measures: are "*those that are in place with or without the iterative EIA process*" and include "*those that will be undertaken to meet existing legislative requirements, or those that are considered standard practices used to manage commonly occurring environmental effects*" [15]; for example, sending waste to active and permitted waste management sites, which have to adhere to the requirements of the Environmental Permitting Regulations[16], whereby carrying out certain types of activity (such as receiving waste for landfill) requires an active and permitted waste management site to hold an environmental permit to do so. **Materials** • Measures will be implemented to reduce the quantity of materials used during the construction of the Proposed Development. The key construction materials will be sourced locally as far as reasonably practicable and sourced in accordance with The Green Guide to Specification[17] where feasible, to reduce the environmental impact of

[12] *Camden (2017) Camden Local Plan, Page 274*
[13] *IEMA (2020). IEMA guide to: Materials and Waste in Environmental Impact Assessment (page 19).*
[14] *IEMA (2020). IEMA guide to: Materials and Waste in Environmental Impact Assessment (page 27).*
[15] *IEMA (2020). IEMA guide to: Materials and Waste in Environmental Impact Assessment (page 20).*
[16] *The Environmental Permitting (England and Wales) Regulations 2016.*
[17] *BRE (2009). The Green Guide to Specification, Fourth Edition.*

	the construction of the Proposed Development by an informed and responsible selection of construction materials and components (for example, for the floors, roofs, walls, windows, insulation and landscaping of the Proposed Development). • Managed via the implementation of a CEMP (or equivalent and to be conditioned should the planning application be granted), measures such as the above will be implemented pursuant to planning conditions; therefore, it is considered that significant adverse effects arising from the construction of the Proposed Development on materials would be unlikely. **Waste** **Construction Phase Mitigation** • An outline CEMP (or equivalent) will be prepared and implemented throughout the demolition, enabling and construction works pursuant to planning conditions. The CEMP may be supported by a Circular Economy Statement (CES) which would also be prepared and implemented throughout the demolition, enabling and construction works pursuant to planning conditions. Together, the measures defined within the CEMP, SWMP and CES will minimise waste arising from construction materials; example management measures include but are not limited to: – Avoiding the stockpiling of construction materials by use of 'just in time' material delivery systems; – Preventing the overordering of construction materials by carrying out upfront cost analysis works; and – Storing the construction materials in an appropriate location that will minimise damage to materials. **Operational Phase Mitigation** • The design of the Proposed Development will ensure there is sufficient storage and equipment/provisions (in accordance with the LBC requirements) in place to manage and direct the operational waste, expected to be generated by the Proposed Development, to the relevant storage areas provided. The design of the Proposed Development will also ensure there is sufficient space for the collection of waste to be relocated to the relevant active and permitted waste management sites.
SECTION 5 - CONCLUSION	
Conclusion	It is proposed that a Waste and Materials is **Scoped Out** of the ES as significant effects are unlikely. The ES will set out (in **ES Volume 1, Chapter 5: Demolition and Construction**): • The approximate type and quantities/ volumes of construction waste that are expected to be generated by the Proposed Development; • A percentage or volumetric target for re-use of construction waste (for recovery) on-site (if known); and • An outline of relevant waste measures to be included within the future CEMP and/ or SWMP (or equivalent). Regarding the operational stage of the Proposed Development, the ES will set out: • The approximate type and quantities/ volumes of operational waste that are expected to be generated by the operational Proposed Development within **ES Volume 1, Chapter 4: The Proposed Development**; and • Any mitigation measures relating to waste and materials will be summarised within an 'Environmental Management, Mitigation and Monitoring Schedule' ES chapter.

EIA SCOPING REPORT - TOPIC SHEET
PROJECT VULNERABILITY

Murphy's Yard | London Borough of Camden | August 2026

SCOPED OUT OF THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that likely significant effects from Project Vulnerability (Major Accidents and Disasters) are not anticipated and provides the basis for scoping out.

SECTION	KEY DETAILS AND REQUIREMENTS
SECTION 1 - OVERVIEW	
Overview	**Trium Environmental Consulting LLP** has considered the need for **Project Vulnerability** to be scoped out of the EIA and has prepared this Topic Sheet.
Regulatory Context	• With reference to Regulation 4(4) and Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations'), this topic sheet considers whether there are likely to be any significant effects on the environment or the project arising from the vulnerability of the Proposed Development to major accidents or disasters. • Paragraph 8 of Schedule 4 of the EIA Regulations provides a description of the information to be provided in the Environmental Statement (ES) in relation to these events. In line with this description, this information is of key importance for the assessment of major industrial and/or infrastructure schemes which could pose significant risks to society and the environment in the event of a major accident or natural disaster (e.g. nuclear/petrochemical installations, major transport infrastructure such as tunnels, bridges or airports). While the Proposed Development does not fall into these scheme categories, the project's vulnerability to a major accident or natural disaster has nevertheless been considered to ascertain the potential risks to future site users and surrounding human and environmental receptors.
SECTION 2 - DEFINITIONS AND SCREENING	
Definitions	• Available guidance (IEMA, 2020, *Major Accidents and Disasters in EIA: A Primer*) has clarified the definitions of major accidents and disasters as follows: – **Disaster** – "*may be a natural hazard (e.g. earthquake) or a man-made/external hazard (e.g. act of terrorism) with the potential to cause an event or situation that meets the definition of a major accident*" – **Major Accident** – "*events that threaten immediate or delayed serious environmental effects to human health, welfare and/or the environment and require the use of resources beyond those of the client or its appointed representatives to manage. Whilst malicious intent is not accidental, the outcome may be the same and therefore many mitigation measures will apply to both deliberate and accidental events*"
Screening Questions	• As noted in IEMA guidance, a development should first be screened to determine its potential to result in likely significant effects from major accidents and natural disasters. The following questions are posed to help determine a view on this: – *"Is the development a source of hazard itself that could result in a major accident and/or disaster occurring?"* – *"Does the development interact with any sources of external hazards that may make it vulnerable to a major accident and/or disaster?"* – *"If an external major accident and/or disaster occurred, would the existence of the development increase the risk of a significant effect to an environmental receptor occurring?"* • In line with the above questions, the Proposed Development is not a source of hazard itself, nor will it interact with any sources of external hazards which make it vulnerable to a major accident or disaster. Given the site location and the uses proposed, the Proposed Development would not increase the risk of a significant effect to an environmental receptor, should an external major accident and/or disaster occur. • The Proposed Development will provide a both residential and commercial uses in a built-up urban environment. As such, considering the above definitions and considerations, the vulnerability of the Proposed Development to major accidents and disasters is not considered further within the EIA.
SECTION 3 - DISCUSSION FOR SCOPING OUT	

Level of Risk	• IEMA guidance further states that not all potential events will fall into the scope of a Major Accidents and/or Disasters assessment. The level of risk therefore needs to be defined to inform what types of events are within scope. • The London Resilience Partnership (LRP) has prepared a London Risk Register[1] which identifies and assesses a range of natural hazards and man-made incidents across London, including Camden in which the site is located. The London Risk Register considers risks such as severe weather, flooding, transport incidents and infrastructure failure. The London Risk Register also outlines the control and response measures in place, including legislative controls, monitoring and inspection regimes, emergency planning, forecasting and early warning systems, and coordinated multi-agency response arrangements. The implementation of these measures is intended to ensure that risks are managed to a level that is as low as reasonably practicable, and no strategic risks are identified that would preclude development of the site. • The major accidents/ disasters relevant to the Proposed Development and their respective LRP Risk Rating are summarised below: **Natural Hazards** – Human Diseases / Human Health Incidents (*High to Very High*); – Flooding (*High to Very High*); – Severe Weather (*High*); – Structural Incidents (*Medium*); and – Severe Space Weather (*Very High*). **Man-made Major Accidents and Incidents** – Major Industrial Accidents (*Low to High*); – Major Transport Accidents (*Low to High*); – Disruptive Industrial Action (*Medium to High*); – Public and Crowd Events (*Medium*); and – Malicious Attacks *(High to Very High).*
Risk Register Findings	– Due to the nature and surroundings of the site and the Proposed Development, many of the events listed in the London Risk Register (e.g. infectious disease and mass crowding) are not considered relevant or likely to pose a risk to future site users or surrounding receptors. The remaining events in the Register will be managed, or altogether avoided, through the established regulatory framework and the control measures implemented at the local and/or national government level, with the support of specialist government agencies. – The major accidents and disasters relevant to the Proposed Development would involve the following and are described below: **<u>Natural Disasters</u>** • Flooding: Covering a range of scenarios including fluvial, surface water run-off and tidal flooding and combinations thereof • The application will be supported by a Flood Risk Assessment (FRA) and Sustainable Urban Drainage Strategy; these documents shall be summarised within the ES. • Any potential flood risks identified as part of the FRA and SuDS will be addressed by identifying suitable mitigation measures that will be embedded into the design of the Proposed Development. Similarly, a suitable foul and surface water drainage strategy will be prepared to ensure the drainage strategy complies with local and national guidance, incorporated into the design of the Proposed Development. **<u>Severe Weather: Including drought, severe storms, low temperatures / heavy snow and heatwaves</u>** • Water usage within the operational Proposed Development could contribute to the depletion of limited water resources in times of severe drought. This shall be addressed through the implementation of appropriate design and operational principles to ensure efficient use of water on site, in line with local planning policy. • The Proposed Development would result in new site users which could potentially be affected by prolonged periods of excessive hot or cold weather, should it arise. The Proposed Development will be built to the latest Building Regulations requirements.

[1] *London Resilience Partnership, January 2025. London Risk Register. Available: https://www. https://www.london.gov.uk/programmes-strategies/fire-and-resilience/london-resilience-partnership/london-risk-register*

	• With regards to severe storms involving high wind speeds, the effects of the Proposed Development on the local wind microclimate will be assessed in the EIA. While the assessment will only account for predominant local wind conditions, any adjustments to the scheme to mitigate effects on pedestrian safety and comfort criteria will contribute to reducing the vulnerability of the Proposed Development under more extreme wind conditions. • In the majority of these severe weather scenarios, it is considered the main risks to site users on the Proposed Development will be during the travel to and from the site. In such weather events it is assumed that employers will often respond to extreme weather forecasts and warnings by advising their employees not to travel to work. In any case, the Proposed Development will adhere to the latest Building and Health Safety Regulations to ensure site users are protected from external weather conditions. **Severe Space Weather: Relating to the effects of solar winds and its potential effects on power distribution networks, satellite services, aviation and other digital systems.** • Due to the nature and wide scale of effects which could result from severe space weather, there are limited measures which could be put in place to limit the vulnerability of the Proposed Development to such events. • The Proposed Development will nevertheless be largely subject to the effects of such weather events and therefore dependent on external forecasting and response measures to be implemented by other parties such as National Grid and the Met Office. • It is not considered however that the vulnerability of the Proposed Development to these events would in any way worsen effects for any other nearby receptors. **Man-made Major Accidents and Incidents** • Major Industrial Accidents: Covering a range of scenarios involving explosions, fires and the release of a range of hazardous and combustible materials from industrial processes. Other scenarios considered include structural collapse of a man-made structures and technical failures in industrial facilities. • Of the scenarios considered in the LRP Risk Register, the ones considered relevant include localised fires and building collapse. These will be managed outside of the EIA process through a combination of legislative and industry guidance which mitigates the risk of fire and/or structural collapse causing a major accident in new developments within the urban environment. Legislative requirements include the 'Construction (Design Management) Regulations 2015', which provide guidance on fire safety requirements for new buildings, while requirements under the Building Regulations and associated guidance relate to the structural safety and broader health and safety considerations for people in and around buildings. • Compliance will also be achieved by adopting structural and fire engineered solutions where the size and scale of the development necessitate bespoke measures to address these risks. **Major Transport Accidents: Considers a range of transport related accidents for different modes of transportation, including road, air, rail and sea** • The site has a PTAL which ranges between 2 - 5, indicating low to medium access to public transport. The site is located approximately 50m away from Gospel Oak Station, 150m away from Kentish Town Station and 550m away from Tufnell Park Station. These three stations provide Overground, Thameslink and Northern line links to the site. Several bus stops bound the site to the east along Highgate Road, providing services including but not limited to No.214, No. 134, No. C2 and No. N20. • Therefore, it is unlikely the Proposed Development would exacerbate effects on nearby receptors as the surrounding area already has a range of transportation options, in a variety of modes. • Tall building developments need to be assessed to determine if they pose a risk to air traffic. Due to the height of the Proposed Development relative to the surrounding buildings and its location relative to the safeguarding zones for London's airports, it is considered the scheme does not pose any risk to air travel and this assessment has been scoped out of the EIA. • A Framework Travel Plan or equivalent will be prepared and submitted as part of the planning application alongside a Framework Delivery and Servicing Plan or equivalent. An Outline Construction Logistics Plan or equivalent will also be prepared and submitted as part of the planning application. These documents will ensure the correct measures are in place so that transport and traffic associated with the Proposed Development are effectively managed, and impacts are mitigated as much as possible. • In the event of a major transport accident affecting the site, it is not considered the Proposed Development would exacerbate effects on nearby receptors.
Wider EIA and Planning Process	• As briefly mentioned above, this includes the requirement for a FRA and SuDS to be provided to accompany planning application, which will address any site-specific flood-related risks.

	• A Transport Assessment, Framework Travel Plan, Delivery and Servicing Plan, and Outline Construction Logistics Plan will be submitted to ensure mitigation measures are in place to manage any transport-related incidents. • Project Vulnerability, Major Accidents and Natural Disasters will be addressed throughout the ES as relevant, in particular with regard to the following topics: – Traffic and Movement — which will consider the potential for impacts on accidents and safety as a result of road traffic generated by the Proposed Development during both construction and once operational; and – Wind Microclimate – which will consider the effects of the Proposed Development on the local wind microclimate. While the assessment will only account for predominant local wind conditions, any adjustments to the scheme to mitigate effects on pedestrian safety and comfort criteria will contribute to reducing the vulnerability of the Proposed Development under more extreme wind conditions. • The Design Code and Design Specification Framework will provide a design framework to secure the quality of the detailed design which will be sought at the Reserved Matters Application (RMA) stage. This document will define a set of 'rules' that need to be applied to the detailed design of the Proposed Development.
Regulatory and Legislative Framework	• The Proposed Development is subject to regulatory and legislative frameworks to ensure the safety of its end users. • Risk of fire is managed outside of the EIA process and is subject to its own regulatory control. These are design and building control matters and sit outside of the EIA process. Any risk of fire and/or structural collapse shall be mitigated by adhering to the guidance on fire safety as stipulated in 'The Construction (Design Management) Regulations 2015' and Building Regulations on structural safety and broader health and safety considerations for people in and around buildings. • In addition, the planning application process presents an opportunity for local authorities and government agencies/bodies to comment on the proposals and address any vulnerabilities (e.g. consultation with the police on security matters).
SECTION 4 - CONCLUSION	
Conclusion	• Within the context of the events assessed in the London Risk Register, it is considered that the vulnerability of the Proposed Development to major accidents and natural disasters will be adequately managed throughout the lifetime of the project as mentioned in Section 3. As such, it is considered that the vulnerability of the Proposed Development to such events, is in itself, unlikely to result in any further significant effects on introduced site users and surrounding environmental and human receptors. The EIA for the Proposed Development will therefore not specifically consider the issue of major accidents and natural disasters any further and it will be Scoped Out of the ES.

EIA SCOPING REPORT — TOPIC SHEET
WATER RESOURCES

Murphy's Yard | London Borough Camden | August 2026

SCOPED OUT OF THE ENVIRONMENTAL STATEMENT | This topic sheet demonstrates that no likely significant effects are anticipated and provides the basis for scoping out.

Section	Key Details & Requirements
SECTION 1 - OVERVIEW	
Project Role	**Ove Arup & Partners** has authored the **Water Resources** scoping report topic sheet.
Supporting Documents	• The following documents are to be included in the planning submission: – Flood Risk Assessment and Drainage Strategy – Ove Arup & Partners.
SECTION 2 - BASELINE CONDITIONS	
Study Area	**Spatial Extent** • The baseline study area for Water Resources is not defined using a quantified regulatory distance, such as a radius or an offset from the site boundary. The baseline study area is taken to be the planning application boundary for the site. However, with respect to drainage, impact on the local public sewer network beyond the planning boundary is considered, and with respect to flood risk, the impact of the development on "the risk of flooding elsewhere" is considered in line with the National Planning Policy Framework (NPPF)[1]. **Site Description** • The site is located in the London Borough of Camden, between Gospel Oak and Kentish Town. The site is bounded by Gordon House Road to the north-west, Network Rail tracks to the north, west and south and by Highgate Road to east. The site has a postcode of NW5 1TN and Ordnance Survey National Grid Reference TQ 28597 85563.
Baseline Data Sources	**Data Sources** • The following data sources have been used to establish the existing baseline for this topic as follows: – Flood Map for Planning[2] – Level 1 Strategic Flood Risk Assessment (SFRA)[3] – GeoIndex (Onshore)[4] – Ground Investigation Report[5] **Outstanding Surveys/Data** • It is proposed that a CCTV drainage survey be undertaken to confirm the invert levels of the existing drainage outfalls from the site to the public sewer network to inform the drainage design.
Current Baseline Conditions	**Site and Local Conditions** • There are no main rivers within the London Borough of Camden (LBC). The River Fleet historically ran through Gospel Oak and Kentish Town before converging north of Camden Town. The river was culverted in the 19th Century and now forms part of the Thames Water (TWUL) public sewer network as the Fleet Trunk Sewer. • The Highgate Ponds (1, 2 & 3) are located approximately 1km north-west of the site within Hampstead Heath and connect to the Fleet Trunk Sewer Highgate branch which passes beneath the site. Highgate Pond 2 and 3 are classified as 'large raised reservoirs" under the Reservoirs Act 1975. Whilst the eastern lower portion of the site is shown to be at risk of reservoir flooding in the event of failure of the Highgate Ponds 2 and 3, the Environment

[1] *National Planning Policy Framework (2024), Ministry of Housing, Communities and Local Government. https://www.gov.uk/government/publications/national-planning-policy-framework--2*
[2] *Flood map for planning, Get flood risk information for planning in England (2026), Environment Agency. https://flood-map-for-planning.service.gov.uk/ , Accessed: June 2026*
[3] *Level 1 Strategic Flood Risk Assessment, London Borough of Camden (January 2024), Aecom.*
[4] *GeoIndex (onshore), British Geological Survey. https://www.bgs.ac.uk/map-viewers/geoindex-onshore/ , Accessed: June 2026*
[5] *Report on Ground Investigation, Murphy's Yard (June 2021), Ian Farmer Associates.*

	Agency (EA) do not require specific mitigation measures to be provided as part of an NPPF-compliant FRA due to the extremely low likelihood of occurrence. • EA Surface Water Flood Maps (Figures 1 to 3) indicate that the western portion of the site predominantly has a "very low" surface water flood risk, with an annual likelihood of flooding lower than 1 in 1000. The eastern portion of the site has a "low risk" of surface water flooding, with an annual likelihood of flooding between 1 in 100 and 1 in 1000. Small localised areas of the site have a medium to high risk of surface water flooding, although this is typically within the existing vehicular routes and on the periphery of the site extents. • The British Geological Society (BGS) geological mapping indicates that the site is underlain with the London Clay formation (Bedrock). No superficial deposits are present across the site. The bedrock geology at the site is classified by the EA as "Unproductive Strata", defined as "rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow". • The site is not located in an area of increased susceptibility to elevated groundwater flooding and there is no recorded history of flooding from groundwater flood incidents within the site boundary. • Whilst the site is located within a CDA the overall risk of flooding from groundwater, fluvial sources and artificial sources is considered low. Surface water flooding is deemed to be medium-low risk, though with suitable mitigation, as outlined in this topic sheet, the residual risk is considered to be low. • With respect to the potable water supply, London is located in an area which is reported to suffer from 'water stress', i.e. the availability of mains drinking water supply is limited. **Site History** • According to a Ground Investigation Report by Ian Farmer Associates (2019), the site was historically used for industrial activities such as railway cuttings, gas works and oil processing plants, and comprised of associated infrastructure such as railway sheds and coal sheds. A waste transfer facility was recorded around 1982, accepting commercial, construction and demolition wastes. There is also a record of potentially infilled land on the site and contaminated land under Part IIA EPA 1990 within 200m to the east with no records of soil remediation. • The LBC SFRA includes information about historic flood events in the Borough. There are no records of flooding on the site itself. The nearest surface water flood incidents occurred on a section of Highgate Road to the south-east of the site in 2021, in Lissenden Gardens and Glenhurst Avenue to the north of the Gordon House Road side of the site in 2002, and in the Gospel Oak area to the west, and Highgate Road to the east, in 1975. • There is no recorded history of internal or exterior sewer flooding within the site boundary or in the immediate environs. Reported incidents of sewer flooding affected Highgate Road in 2014 and 2016. According to TWUL records, between January 2013 and May 2023, there were between 6 and 20 incidents of sewer flooding in the "NW5 1" postcode area in which the site is located. As such it is not located in one of the postcode areas flagged in the SFRA as having the greatest risk of sewer flooding. **Current Land Use** • The site is currently brownfield with general industrial uses within classes E(g)(iii), B2 and B8 with ancillary office. The site is occupied by offices and warehouses owned by J.Murphy & Sons Limited. A portion of the site, located centrally within the planning boundary, is owned by Network Rail. Most of the site is hardstanding and it is assumed that only approximately 5% of the site is vegetated. **Offsite Context** • The site is located within a mixed-use inner-London context comprising residential neighbourhoods, significant industrial and railway land, and the strategic open space of Hampstead Heath to the north.
Designations & Sensitive Features	**Statutory Designations:** • According to the Environment Agency's (EA) Flood Map for Planning, the site is located within Flood Zone 1 (FZ1), defined as land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) – very low. • The site lies within a Critical Drainage Area (CDA) reference Group3_003, though it is outside of any Local Flood Risk Zones (LFRZs). Whilst the "Gospel Oak" LFRZ is located immediately west of the site it is separated by the existing railway lines along the western boundary. • The site does not lie within a groundwater Source Protection Zone (SPZ). A SPZ is a defined area around a groundwater abstraction used such as a borehole, well, or spring used for drinking water supply, designated to protect the source, and ergo the public water supply, from contamination. **Sensitive Receptors** • Receptors of relevance to this topic are as follows:

	– Public sewer network – Public water supply infrastructure; and – Properties on adjacent sites.
SECTION 3 - DISCUSSION FOR SCOPING OUT	
Overview of Potential Effects	• The potential Water Resources effects relate to flood risk, drainage and potable water supply. • The source-pathway-receptor model for the potential effect on surface water flood risk is the alteration of existing flow paths, due to the Proposed Development, potentially resulting in a change in the degree of surface water flooding to adjacent sites. • The source-pathway-receptor model for the potential effect on sewer flood risk and drainage infrastructure is foul and surface water discharges, either during construction or from the Proposed Development in operation, imposing load on the existing public drainage infrastructure, potentially leading to flooding of the sewer network. With respect to construction, consideration has also been given to the water quality of discharges to the public sewer. • The source-pathway-receptor model for the potential effect on the public water supply is the construction and operation of the Proposed Development imposing demand on the potable water infrastructure network, potentially contributing to water stress in the region. • The following sections set out why these potential effects are not likely to be significant.
Construction Phase	**Nature of Construction Activities** • The following construction activities are relevant to this topic: – Earthworks including dewatering of excavations; and – Use of plant and machinery. **Potential Effects During Construction** • There is the potential for contamination of surface water runoff by hydrocarbons from machinery on the construction site. However, it is considered that standard measures are sufficient to control pollution during construction. The Construction Environment Management Plan (CEMP) for the Proposed Development, to be secured by condition, will follow current EA guidance on pollution prevention to prevent any adverse effects on surface waters from construction operations. The aforementioned guidance includes the principles set out in the GOV.UK guidance "Pollution prevention for businesses"[6], alongside relevant EA environmental permitting guidance. This approach will ensure that the risk of fuel and oil contamination is minimised by reducing the risk of accidental spillage, as well as the severity of a spillage, should it occur. Measures include the use of appropriate containers, the construction of bunded areas within which fuels and oils are to be stored and vehicles refuelled, and the implementation of an incident response plan. • During construction there is potential for contamination arising from sediment and suspended solids in dewatered excavations, particularly as contamination is known to be present. It is considered though that standard practices are sufficient to control this source of pollution. Groundwater removed from excavations is typically not discharged into the surface water drainage system. This is due to the potential for the groundwater to be polluted with sediment, contaminants leached from made ground, and oils/fuels from on-site materials/machinery. Standard construction practice is for groundwater to be discharged to the public foul water drainage system. In this case, it is worth noting that the public sewer in the vicinity is already a combined network, such that surface water and foul discharges are ultimately combined after leaving the site. • Temporary alteration of surface water drainage routes during the construction phase is a potential effect. It is considered that standard practice is sufficient to control this pollution. A temporary surface water management strategy will be implemented by the contractor during the construction works phase. This should, where possible, utilise a staged Sustainable Drainage Systems (SuDS) implementation regime whereby the final drainage strategy is brought online incrementally. • The foul water discharges from the site will be low during the demolition and construction stage. Therefore, the impact on the foul water network will be negligible. • During demolition and construction, the potable water demands will be low. Water-efficient construction practices will be implemented, including minimising water use through efficient plant and processes, monitoring and metering consumption, prompt repair of leaks, and reuse of water where practicable. Therefore, the effect on the local network will be negligible.

[6] *Pollution prevention for businesses (2026), Department for Environment, Food & Rural Affairs and Environment Agency*

	• As the above potential effects are considered to be sufficiently managed through the implementation of standard measures that form industry best practice, no significant effects are anticipated during the construction of the Proposed Development. • Note that pollution effects relating to land contamination are covered by the Ground Conditions topic sheet.
Operational Phase	**Future Site Users & Occupants** • The potential effect for surface water and sewer flood risk to the site users is considered to be controlled through a suitable levels strategy and provision of appropriate drainage infrastructure on the development. • As the site covers an area larger than 1ha (within Flood Zone 1) it is necessary to submit a site-specific FRA in support of the planning application. The FRA will be prepared in accordance with the requirements of the NPPF. The FRA will include a surface water management strategy, which will seek to maximise the implementation of SuDs to control volume of runoff and water quality. It will also include access and egress arrangements during extreme rainfall events. The inclusion of SuDS techniques will ensure that run-off from the Proposed Development once operational will be controlled and stored on site, prior to discharge at a controlled and agreed rate with the LLFA. A detailed surface water drainage strategy will be included within the FRA to ensure that surface water runoff is discharged appropriately and is compliant with target discharge rates. • The FRA and Drainage Strategy will be informed by consultation with the key stakeholders including the LLFA and TWUL and be accompanied by a completed LBC SuDS Proforma to demonstrate compliance with Local Policy. A meeting was held with the LBC planning officers on 18th June 2026, covering flood risk and drainage. Consultation with LBC regarding the proposed surface water discharge rate is ongoing. A pre-planning enquiry regarding sewer capacity will be submitted to TWUL prior to preparation of the FRA and Drainage Strategy document. • Through a well informed and considered design process with regard to flood risk and surface water drainage considerations, coupled with appropriate measures to manage the residual flood risk at the site following redevelopment, no likely significant effects associated with flooding and surface water drainage are anticipated. • With respect to water demand, whilst it is the remit of TWUL to ensure sufficient water supply is provided for new developments, sustainable design measures would need to be adopted to minimise the water demand of the Proposed Development. The inclusion of water efficiency measures to reduce water usage, in addition to the implementation by TWUL of their Draft Water Resources Management Plan (2019), it is considered that sufficient measures will be in place for water demand to be met and so no likely significant effects are anticipated. **Surrounding Community & Off-Site Receptors** • The risk of flooding to adjacent sites will also be managed through the proposed levels strategy and drainage strategy for the Proposed Development. The design of the Proposed Development will ensure that surface water runoff for events up to and including the 1 in 100 year rainfall even (with allowance for climate change) is retained within the site. Furthermore, foul and surface water discharge to the local public sewer network will be managed through consultation with TWUL. • With respect to impact on the local community relating to water demands, it is acknowledged that water demand due to the Proposed Development will increase; however, this is not considered to have a significant effect because of the implementation of water efficiency measures and consultation with TWUL to ensure that the local network has sufficient capacity to meet the demands from the development in tandem with those of existing and planned development. **Environmental Receptors** • It is considered that there are no potential effects on environmental receptors as the site does not discharge directly to a watercourse or surface water body; furthermore, surface water runoff to the public sewer will be appropriately managed through a drainage strategy included in the planning application. **Cumulative Effects** • No in-combination effects are anticipated as the planning process allows for consultation between the LPA and TWUL to ensure that cumulative schemes and the development plan for a Borough and London as a while are considered with respect to provision of sewerage and potable water.
SECTION 4 - MITIGATION	
Mitigation Measures	**Embedded Mitigation (Design)**

	• The embedded mitigation measures are as follows: – The proposed levels strategy for the development will manage flood risk to the site occupants and the wider local community by ensuring that flow paths do not increase flood risk elsewhere. – The proposed drainage strategy will seek to maximise SuDS to provide sufficient drainage capacity to ensure that surface water runoff from the site is appropriately managed. Storage will be provided for events up to and including the 1 in 100 year rainfall event (plus 40% climate change) – The proposed drainage strategy will be designed to achieve foul and surface water discharge rates as agreed with TWUL and the LLFA. **Construction Phase Mitigation** • Management of the temporary drainage strategy and flood risk will be managed through standard practices included in a robust CEMP. These will include use of bunds and designated refuelling areas to manage risk of pollution events, as well as a predefined pollution response strategy. Dewatering of excavations would be managed through standard solutions such as sediment tanks and appropriate discharge to the public sewer in agreement with TWUL. **Operational Phase Mitigation** • To ensure that embedded mitigation measures are effective in rendering potential effects negligible, the Drainage Strategy will include a high-level recommended operation and maintenance regime for the various elements of the drainage system, including SuDS features. Prior to occupation of the development, it is anticipated that an Operation and Maintenance Manual will be developed that incorporates inspection and maintenance schedules and repair instructions specific to the drainage-related products and systems installed onsite. This is considered to be standard practice.
SECTION 5 - CONCLUSION	
Conclusion	**Basis for Scoping Out — Construction** • Potential effects on the local sewerage and water supply infrastructure are considered negligible during construction, such that they can be managed through an appropriate drainage strategy and water conservation measures as per good site practice. • Pollution of surface water runoff from construction activity is also considered to be sufficiently low risk to be managed through a robust CEMP, as is standard practice. • It is anticipated that appropriately worded planning conditions will be attached to any planning permission to secure the above measures. **Basis for Scoping Out — Operation** • The residual flood risk to the site itself and the surrounding area is assessed as being low with mitigation measures. A site-specific FRA and outline drainage strategy is a formal requirement for planning and will present appropriate flood mitigation measures for operation. TWUL will be consulted to confirm that the public sewer and potable water networks have sufficient capacity to meet the demands of the Proposed Development; therefore, it is considered that there are already statutory mechanisms in place to manage the impact on drainage and potable water infrastructure such no likely significant effects are anticipated. • Potable water demand to the Proposed Development shall be discussed with TWUL; no likely significant effects are anticipated as a result of TWUL statutory duty to manage the provision of water supply to London at a strategic level. • On this basis, it is proposed that a full Water Resources impact assessment chapter is **Scoped Out** of the Environmental Statement. The Flood Risk Assessment and Drainage Strategy will be submitted as a standalone report to accompany the planning application.

Figure 1 Extent of Surface Water Flooding in 2061 to 2125 epoch (1 in 1000 Annual Likelihood of Occurrence - Low Risk)

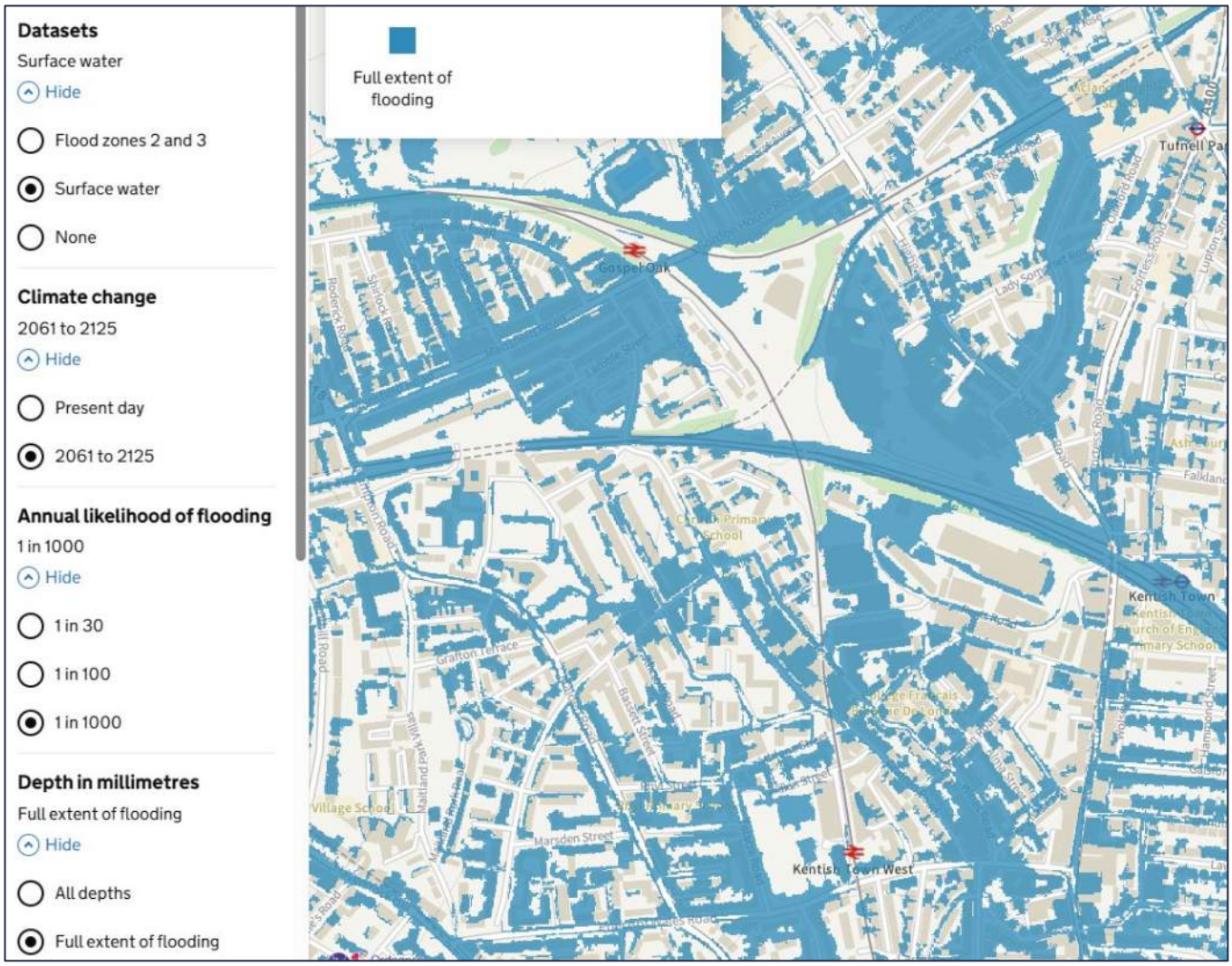


Figure 2 Extent of Surface Water Flooding in 2061 to 2125 Epoch (1 in 100 Annual Likelihood of Occurrence – Medium Risk)

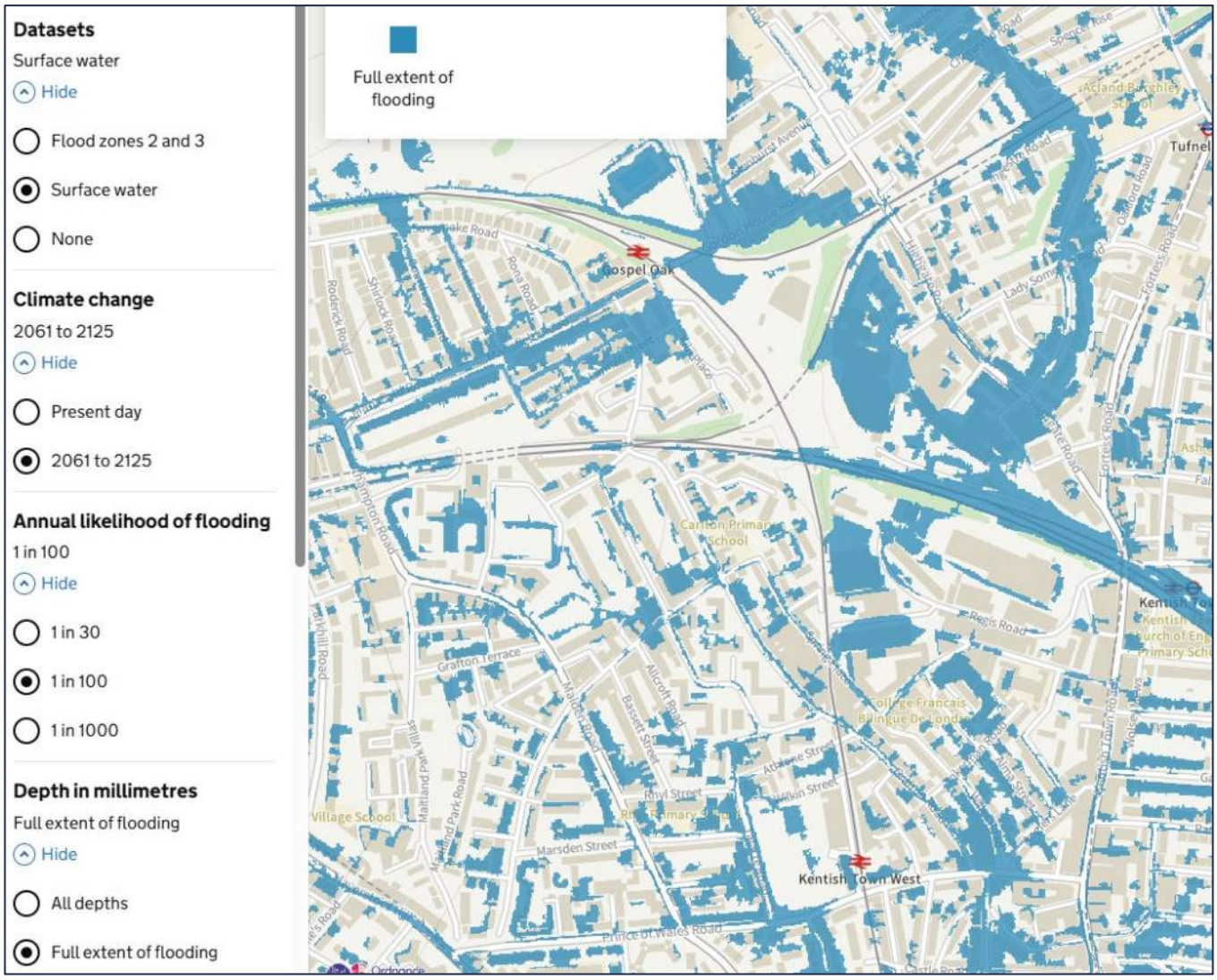


Figure 3 Extent of Surface Water Flooding in 2061 to 2125 Epoch (1 in 100 Annual Likelihood of Occurrence – High Risk)



ANNEX E: CUMULATIVE SCHEMES

Table 3 Tier 1 Cumulative Schemes

Ref	Name / Address	Planning number	Scheme Description	Status
1	Camden Collection, St Martin's Walk (Bacton Estate), Haverstock Road, Wellesley Road, Vicars Road, London, NW5 4PT	2012/6338/P	Redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings (99 Class C3 residential units Nos. 121-219 Bacton Low Rise; Class B1 offices at 115 Wellesley Road; Class B1 workshops at 2-16 Vicar's Road), to provide within buildings ranging from 2-8 storeys in height a total of 290 Class C3 residential units, comprising 176 market, 10 intermediate and 104 social rent units, 3 employment units (Class B1), new and altered public realm, landscaping, vehicular and pedestrian links/accesses, vehicular and cycle parking, bin storage and associated works.	Decision: Approved Decision Issued: 25/04/2013 Status: **Phase 1 completed during Q2 2017. Design consultation was ongoing for Phase 2 as of September 2025.**
		2014/3633/P	Variation of conditions 9 (cycle storage) and 58 (approved plans) to provide 4 additional Class C3 residential units (1 market and 3 social rent units), alter the housing mix, various external alterations and reconfigurations (all within Phase 1 (Vicar's Road part of site)), a 2 year temporary heating unit to the west of Block A, alter the timing and amount of cycle storage and associated works.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 09/03/2016
		2015/1189/P	Variation of conditions 58 (approved plans) to provide within buildings ranging from 2-8 storeys in height a total of 290 Class C3 residential units, comprising 176 market, 10 intermediate and 104 social rent units, 3 employment units (Class B1), new and altered public realm, landscaping, vehicular and pedestrian links/accesses, vehicular and cycle parking, bin storage and associated works) namely removal of 4 x London Plane trees on Vicars Road.	Decision: Approved Decision Issued: 27/03/2015
		2016/5358/P	Variation of conditions: 3 (detailed drawings), 6 (overlooking), 7 (refuse & recycling), 9 (cycle storage), 10 (car parking), 11 (Electric vehicle charging points), 12 (car club bay), 13 (motorcycle parking), 23 (Wheelchair units), 25 (contaminated land measures), 26 (biodiverse roofs), 27 (bird and bat details), 28 (lighting strategy), 29 (landscaping details), 32 (building foundations), 34 (drainage details), 36 (CCTV strategy), 37 (car club parking), 40 (re-appraisal of financial viability), 43 (energy efficiency), 44 (code for sustainable homes), 45 (car free), 47 (construction management plan) and 58 and 59 (approved plans) as well as adding a condition 61 (levels plans), namely to; provide 20 additional Class C3 residential units (19 market and 1 intermediate units), alter the housing mix, reconfigure the employment floorspace, deliver the outstanding parts of the development as a single phase, various external alterations and reconfigurations, revise the on-site car parking provision and the amount of cycle storage, and associated works	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 06/02/2018
		2020/1019/P	Amendment to planning permission 2012/6338/P dated 25/04/2013 (as amended by planning permissions 2014/3633/P, 2015/1189/P and 2016/5358/P) for 'redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings, to provide a total of 294 residential units and associated works'; namely to alter the description to omit the number of commercial units and number and tenure type of residential	Decision: Approved Decision Issued: 31/03/2020

Ref	Name / Address	Planning number	Scheme Description	Status
			units and to insert a planning condition to secure 294 residential units comprising 196 market, 11 intermediate and 107 social rent units and 259 sqm of B1 floorspace.	
		2024/5383/P	Request for scoping opinion under Paragraph 4, Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving delivering up to 460 homes on the former Bacton Low Rise Estate.	Decision: EIA Required Decision Issued: 30/05/2025
2	Agar Grove Estate	2013/8088/P	Demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House (extending from 18 to 20 storeys in total) to provide a total of 493 Class C3 residential units, comprising 240 market, 37 intermediate and 216 social rent units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works.	Decision: Approved Decision Issued: 04/08/2014 Status: **Under Construction. Site has now been cleared.**
		2014/5730/P	Changes to the footprints, heights, window positions and cores of blocks A, F, G & H, door recesses to blocks F, G & H, building fold line and brickwork on block A, and various other associated works	Decision: Approved Decision Issued: 30/01/2015
		2015/3396/P	Amendments to the levels, footprint, height, window positions, lowering of top canopy, fixing of previously movable screens and various other associated works	Decision: Approved Decision Issued: 15/12/2015
		2018/0548/P	Amendments to the size of dormer (width and height increased), communal entrance, roof height, gutter / balcony detail, roof access, replacement of hit and miss brickwork with decorative grill, reduction in glazing areas to achieve Passivhaus, change to brick bond at ground floor, modifications to balcony design to achieve Passivhaus and various other associated works to Block F, G and H, to 'demolition and erection of new buildings and refurbishment and extension of Lulworth House to provide 493 residential units, a community facility, 2 flexible retail or restaurant units, business space, 2 flexible retail, business or non-residential institution units and associated work	Decision: Approved Decision Issued: 14/03/2018
		2019/4280/P	Variation of condition 60 (approved plans), 61 (Number and mix of residential units) and 6 (lifetime homes) of planning permission 2013/8088/P dated 04/08/2014 (as amended by 2020/0468/P dated 16/02/2020) (for Demolition of all existing buildings except Lulworth House and Agar Children's Centre, and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House to provide Class C3 residential units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units), namely to allow adjustments to footprint, height, massing and external appearance of Block I and Block JKL, including revised balcony design; revised flat layouts; changes to unit type and mix; 14 additional Class C3 residential units; and associated landscaping.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 13/10/2020

Ref	Name / Address	Planning number	Scheme Description	Status
		2020/0468/P	Non-material amendment to planning permission 2013/8088/P dated 04/08/2014 (as amended by 2015/3443/P dated 11/08/2015; 2015/5160/P dated 11/11/2015; and 2015/6240/P dated 10/12/2015) for 'Demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House (extending from 18 to 20 storeys in total) to provide a total of 493 Class C3 residential units, comprising 240 market, 37 intermediate and 216 social rent units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works. ' approved; namely: to alter the description to omit the number and mix of units and to insert a planning condition to secure 493 residential units comprising 240 market, 37 intermediate and 216 social rent units.	Decision: Approved Decision Issued: 16/02/2020
		2021/2862/P	Details of MVHR inlets, lighting strategy, bird and bat boxes, water infrastructure study, 'approval in principle' document of development, as required by conditions 14 c), 23 c), 25 c), 30 c) and 50 of planning permission 2013/8088/P dated 04/08/2014 (as amended by 2020/0468/P dated 16/02/2020 and 2019/4280/P dated 13/10/2020) (for Demolition of all existing buildings except Lulworth House and Agar Children's Centre, and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House to provide Class C3 residential units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units), namely to allow adjustments to footprint, height, massing and external appearance of Block I and Block JKL, including revised balcony design; revised flat layouts; changes to unit type and mix; 14 additional Class C3 residential units; and associated landscaping.	Decision: Approved Decision Issued: 28/11/2022
		2022/1944/P	Non-Material Amendment to planning permission 2013/8088/P dated 04/08/2014 (as amended by 2015/3443/P dated 11/08/2015; 2015/5160/P dated 11/11/2015; and 2015/6240/P dated 10/12/2015) for 'Demolition of all existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House (extending from 18 to 20 storeys in total) to provide a total of 493 Class C3 residential units, comprising 240 market, 37 intermediate and 216 social rent units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works. ' approved; namely to allow changes blocks JKL and I in relation to window and door openings positions and elevations, refuse strategy, substation openings, rewording of development phases as required by condition 54.	Decision: Approved Decision Issued: 17/10/2022
		2022/2359/P	Variation of condition 63 (approved plans), 61 (housing mix), of planning permission ref: 2013/8088/P dated 04/08/2014 (as amended by 2020/0468/P dated 16/02/2020) 2019/4280/P (as amended) (for demolition of existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House to provide Class C3 residential units; a community facility (Class D1); 2 flexible	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 20/12/2022

Ref	Name / Address	Planning number	Scheme Description	Status
			retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units), namely to allow adjustments to Block B, including addition of second stair cores and evacuation lifts; revised unit mix; reduction in 11 units; additional cycle storage; and changes to external appearance.	
		2023/4959/P	Details to discharge Condition 28 (Tree Protection Measures) of planning permission 2022/2359/P dated 20/12/22. (for: Variation of condition 63 (approved plans), 61 (housing mix), of planning permission ref: 2013/8088/P dated 04/08/2014 (as amended by 2020/0468/P dated 16/02/2020) 2019/4280/P (as amended) (for demolition of existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House to provide Class C3 residential units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units), namely to allow adjustments to Block B, including addition of second stair cores and evacuation lifts; revised unit mix; reduction in 11 units; additional cycle storage; and changes to external appearance	Decision: Approved Decision Issued: 11/03/2024
		2024/0620/P	Non-Material Amendment to planning reference 2023/0362/P dated 12/02/2024 for variation of condition no. 61 (Approved drawings and documents (II/V)) of planning permission reference 2019/4280/P dated 13/10/2020 (which amended 2013/8088/P dated 04/08/2014 in relation to blocks JKL and I, and was amended under 2022/2359/P dated 20/12/2022 in relation to block B) and was amended by NMA 2022/1944/P which further amended blocks JKL and I. NAMELY: changes to Block I (Design of Courtyard and Railings and Bin Store); Block H (Cycle Store) and Block JKL (Bin Store, Cycle Storage & Substation Elevation).	Decision: Approved Decision Issued: 18/04/2024
		2024/2272/P	Non-Material Amendment to Condition 66 of planning permission ref. 2023/0362/P (originally conditon 61 of planning permission ref 2013/8088/P dated 04.08.14 12.02.24) to amend the total number of residential units and Condition 64 to amend the approved documents.	Decision: Approved Decision Issued: 28/06/2024
		2024/5129/P	Non-Material Amendment to planning reference 2023/0362/P dated 12/02/24 which varied planning permission ref: 2019/4280/P dated 13/10/2020 (which amended 2013/8088/P dated 04/08/2014 in relation to blocks JKL and I, and was amended under 2022/2359/P dated 20/12/2022 in relation to block B) and was amended by NMA 2022/1944/P which further amended blocks JKL and I (demolition of existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House to provide Class C3 residential units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units); namely to increase size of proposed ASHP enclosures on Blocks JKL and I. NAMELY: Various internal and external alterations.	Decision: Approved Decision Issued: 05/12/2024

Ref	Name / Address	Planning number	Scheme Description	Status
3	Morrisons Superstore, (New Camden Goods Yard)	2017/3847/P	Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace to accommodate a petrol filling station (Sui Generis use), flexible retail/food & drink floorspace (Class A1, A3, A4 uses) , Class B1 floorspace and a winter garden; with cycle parking, public green space, public toilets and other associated works and highways works; all following demolition of existing building petrol filling station. Use of part ground/1st floors as a foodstore (Class A1 use) with associated car parking for a temporary period of up to thirty months. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) of up to 14 storeys accommodating up to 573 homes (389 market and 184 affordable in up to 60,568 sq m GEA of residential floorspace) together with up to 28,345 sq m GEA non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 18/07/2018 Status: **Consented. No works started.**
		2019/0153/P	Changes to timing of triggers for submission of details for conditions 47 (Drainage strategy), 48 (Water supply infrastructure) and 49 (HS2) approved under planning permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site.	Decision: Approved Decision Issued: 06/02/2019
		2019/2962/P	Amendments to planning conditions 29 (tree protection), 50 (archaeology) and 60 (lighting) approved under planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/0153/P dated 06/02/19) for redevelopment of the petrol filling station site and main supermarket site.	Decision: Approved Decision Issued: 04/07/2019
		2019/6301/P	Variation of description of temporary supermarket in description of development of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/0153/P dated 6th Feb 2019 and 2019/2962/P dated 4th July 2019) for redevelopment of the petrol filling station site and main supermarket site.	Decision: Approved Decision Issued: 24/12/2019
		2020/0034/P	Variation of Condition 4 (approved drawings) of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/2019 and 2019/2962/P dated 04/07/2019) for redevelopment of the petrol filling station site and main supermarket site; namely for a single storey temporary food store on the Petrol Filling Station site with associated parking, servicing, access and landscaping	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 05/05/2020
		2020/3116/P	Variation of Conditions 3 (approved drawings) and 73 (number and mix of residential units) of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2020/2786/P dated 09/07/2020, 2020/0034/P dated 05/05/20, 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/2019 and 2019/2962/P dated 04/07/2019) for redevelopment of the petrol filling station site and main supermarket site; namely for: additional storeys across buildings A, B, C and F creating 71 additional residential units (52 market, 19 affordable) (Class C3) and associated elevational changes; relocation of concierge to Block A; and alterations to basement and landscaping. This application is accompanied by an addendum to the original Environmental Statement.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 07/12/2020
		2022/0673/P	Amendment to planning permission ref. 2017/3847/P dated 15/06/2018 (as later amended by 2020/3116/P dated 07/12/2020 and 2020/0034/P dated 5/5/2020) for redevelopment of the petrol	Decision: Approved Decision Issued: 23/02/2022

Ref	Name / Address	Planning number	Scheme Description	Status
			filling station site and main supermarket site, namely to omit the reprovision of the petrol filling station from the development description	
		2022/4273/P	Amendments to planning permission ref. 2020/3116/P dated 03/12/2020 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site), involving amendments to facades and fenestration of blocks A, B and C; relocation of substation from block C to block B and replacement of Block C substation with retail (Class E); alterations to roof plant enclosure and parapet of block A; installation of 2nd lift for Urban Farm, alterations to cycle parking and internal plant, alterations to roof and south terrace balustrade of block B.	Decision: Approved Decision Issued: 20/12/2022
		2022/3646/P	Variation of Conditions 4, 5, 6 (approved drawings) and 36 (PFS retail) of planning permission 2017/3847/P dated 15/6/18 (as amended by 2020/0034/P dated 05/05/2020, 2020/3116/P dated 03/12/2020 and 2022/0673/P dated 23 February 2022) for the 'redevelopment of petrol filling station (PFS) site to include the erection of a new building to accommodate flexible retail/food & drink floorspace (Class A1, A3 uses), Class B1 floorspace and a winter garden; with cycle parking, public space, public toilets and other associated works and highways works; all following demolition of existing petrol filling station. Use for a foodstore (Class A1 use) with associated car parking for a temporary period. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) for new homes (Class C3 market and affordable) together with non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore.' Amendments to include to PFS site only: Replacement of petrol filling station with electric vehicle charging station; increase in height and footprint to create additional Office floorspace (Class E) and remove access road; reconfiguration of plant and cycle parking. Updates to conditions 28 (trees) and 73 (non-residential floorspace). This application is accompanied by an addendum to the original Enviro	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 29/03/2023
		2022/5571/P	Amendments to planning permission ref. 2022/3646/P dated 29/03/2023 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site), involving amendments to affordable workspace building footprint and fenestration alongside change of use from office (E) to affordable workspace (E) and relocation of internal cycle parking.	Decision: Approved Decision Issued: 30/03/2023
		2023/1560/P	Amendments to planning permission ref. 2022/3646/P dated 29/03/2023 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site), involving amendments to Block B roof level including greenhouse roof form and footprint and urban farm layout. Alterations to balcony design Block B.	Decision: Approved Decision Issued: 26/04/2023
		2024/4241/P	Amendments to planning permission ref. 2022/3646/P dated 29/03/2023 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site), namely changes to wording of development description and amendments to fenestration and layouts at ground floor Block A	Decision: Approved Decision Issued: 07/11/2024

Ref	Name / Address	Planning number	Scheme Description	Status
		2025/3048/P	Amendments to planning permission ref. 2022/3646/P dated 29/03/2023 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site) Namely; changes to the south and west elevations and cycle provision for Block B	Decision: Approved Decision Issued: 18/08/2025
		2025/0939/P	Variation of Conditions 3, 4, 5, 6 (approved drawings and documents) and 73 (number and mix of residential units) of planning permission 2017/3847/P dated 15/6/18 (as amended by permission refs. 2020/0034/P, 2020/3116/P and 2022/3646/P) to secure amendments including: a reduction in the number of homes; a reduction in the percentage of affordable housing; alterations to the mix of homes provided; an increase to the building footprint of Block E1; reductions to the heights of Blocks C, E1, E2 & F; an increase in the height of Block D to accommodate a lift overrun; provision of additional staircases to Blocks C, E1 and F; and relocation of escape stairs for the supermarket. This application is accompanied by an addendum to the original Environmental Statement.	Decision: Refused, Appeal Lodged on 19/08/2025 Decision Issued: 15/07/2025
4	2-6 St. Pancras Way	2017/5497/P	Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of 54,522sqm business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), 87 bed hotel (C1), 1,601sqm gym (D2), 5,858sqm flexible retail (A1 - A4) and 6,011sqm storage space (B8) development with associated landscaping work.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 17/03/2020
		2021/1006/P	Approval of details for Condition 22 a) (SUDS) of planning permission 2017/5497/P for 'Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work' with amendments to PLOT A ONLY to include alterations to external paving, enlargement of roof terrace, additional secondary entrance, setting back of the north facade, enlargement of plant enclosure, alterations to the fenestration, lowering of the balustrades and increase of the parapet height. This Approval of Detail application relates solely to Plot A.	Decision: Approved Decision Issued: 07/09/2021
		2021/1239/P	Variation of condition 2 (approved plans) of planning permission 2017/5497/P for 'Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work' with amendments to PLOT A ONLY to include alterations to external paving, enlargement of roof terrace, additional secondary entrance, setting back of the north facade, enlargement of plant enclosure, alterations to the fenestration, lowering of the balustrades and increase of the parapet height.	Decision: Approved subject to Section 106 Legal Agreement and Warning of Enforcement Action Decision Issued: 07/11/2022
		2021/2671/P	Demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) with two basement levels, for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavilion (Plot C4) for Class E and Drinking Establishment (Sui Generis), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 07/11/2022

Ref	Name / Address	Planning number	Scheme Description	Status
		2024/2436/P	Details required by condition 24 (SUDS compliance) relating to Plot A of planning permission 2021/1239/P dated 10/11/2022 (Variation of condition 2 (approved plans) of planning permission 2017/5497/P for 'Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work' with amendments to PLOT A ONLY to include alterations to external paving, enlargement of roof terrace, additional secondary entrance, setting back of the north facade, enlargement of plant enclosure, alterations to the fenestration, lowering of the balustrades and increase of the parapet height.)	Decision: Approved Decision Issued: 16/10/2024
5	100 Avenue Road (Theatre Square), NW3 SHF	2014/1617/P	Demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.	Decision: Refused, Appeal Lodged on 30/01/2015 Decision Issued: 03/10/2014 Appeal Decision: Allowed on 19/02/2016
		2017/6884/P	The demolition of part of the existing building as shown on Demolition Works Plan Number: LL443-275-0015, in accordance with section 56(4) of the Town and Country Planning Act 1990 constituting a material operation for commencement of planning permission 2014/1617/P (allowed under appeal ref: APP/X5210/W/14/3001616 dated 18/02/2016) in accordance with condition 1.	Decision: Approved Decision Issued: 08/02/2018
		2018/4239/P	Alterations including the relocation of ground floor entrance openings (including affordable entrance); internal layout changes to floorplans; basement changes to footprint, levels and layout to car parking spaces, cycle parking and refuse; relocation of access doors to communal terrace; external ground level; relocation and amendment of rooftop plant, services and lift overrun including removal of building maintenance units; modular, louvre and soffit changes to elevation treatment; glazing detail changes including window openings, doors and mullions; amendments to glazed Juliet balconies, balcony dividers and handrails	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 04/08/2020
		2019/1405/P	Amendment of condition 18 (facing materials, external frames, balconies and roof terraces) to require details prior to above ground works (other than demolition) and for a 1:1 mock-up of a typical elevation bay and other technical drawings, of planning permission granted under reference 2014/1617/P (allowed by appeal under APP/X5210/W/14/3001616 dated 18/02/2016) for: demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.	Decision: Approved Decision Issued: 07/05/2019
		2022/1609/P	Alterations including (in summary) reconfiguration of residential units and access corridors and hallways; removal of back-of-house goods lifts and reconfiguration of service spaces; alterations to services on roof of lower block; alterations to residential amenity area at 23rd floor level; relocation of openable windows; rearrangement of amenity space at first floor level of main tower;	Decision: Approved Decision Issued: 29/12/2022

Ref	Name / Address	Planning number	Scheme Description	Status
			relocation of access doors at ground floor level; reconfiguration of landscaping at base of main tower; reconfiguration of bin stores and substation accesses; reconfiguration of retail and community space to planning permission granted under reference 2014/1617/P (allowed by appeal under APP/X5210/W/14/3001616 dated 18/02/2016 and as varied by 2016/2048/P dated 10/05/2016, 2018/4239/P dated 04/08/2020 and 2019/1405/P dated 07/05/2019) for: demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.	
		2026/0312/P	Non-material amendment to planning permission ref. 2025/0852/P (granted as a variation of conditions to planning permission 2014/1617/P for demolition of building and provision of a mixed-use residential-led development, as allowed at appeal ref. APP/X5210/W/14/3001616 on 18/2/2016 (dated22/10/2025)) namely to amend the description of development to secure alterations to the external appearance; internal residential and commercial space layouts; omission of community floorspace and increased affordable housing provision; cycle and car parking; hard and soft landscaping, and other associated amendments.	Decision: Pending
6	Central Somers Town / Brill Place (Edith Neville Primary School)	2015/2704/P	Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to including demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; Plot 4: Replacement school (Use Class D1) ; Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m); Plot 6: 14no. residential units; and Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping. Namely, to include amendments to architectural design, building footprint, internal layouts, quantum of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town.	Decision: Approved Decision Issued: 14/10/2016
		2017/2148/P	Plot 1 Amendments: Community Play and Housing - Minor increase in height of building - 20mm - Minor amendment to fenestration detail and gate configuration and signage Plot 4 Amendments: Edith Neville School - Changes to fenestration detail - Changes to cladding and elevational openings/voids - Amendments to railing heights and balustrading - Minor changes to roofscape - Addition of retractable canopy on 1st floor roof terrace As an amendment of the approved scheme under planning permission 2015/2704/P granted on 14/10/2016 for the redevelopment of Central Somers Town.	Decision: Approved Decision Issued: 30/05/2017

Ref	Name / Address	Planning number	Scheme Description	Status
		2019/5882/P	Variation of conditions 2 (approved drawings), 3 (approved documents), 15 (quantum of housing, plot 7) and 80 (cycle parking, plot 7) of planning permission reference 2015/2704/P dated 14/10/2016 for Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to including demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; Plot 4: Replacement school (Use Class D1) ; Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m); Plot 6: 14no. residential units; and Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping. Namely, to include amendments to architectural design, building footprint, internal layouts, quantum of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town.	Decision: Approved Decision Issued: 30/06/2020
		2020/4631/P	Minor Material Amendment (Section 73) to facilitate change of wording to Condition 137 granted under planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 for: Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to including demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; Plot 4: Replacement school (Use Class D1) ; Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m); Plot 6: 14no. residential units; and Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping. Namely, to include amendments to architectural design, building footprint, internal layouts, quantum of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 23/04/2021

Ref	Name / Address	Planning number	Scheme Description	Status
		2022/0286/P	Amendment to planning permission reference 2020/4631/P dated 23/04/21 of planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 to alter the development description to remove reference to approximate floorspace figures for the community facilities within Plot 5 and overall floorspace of the community facilities. Description to now read: Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to including demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; Plot 4: Replacement school (Use Class D1) ; Plot 5: 20no. residential units over a replacement community hall (Use Class D1); Plot 6: 14no. residential units; and Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping. Namely, to include amendments to architectural design, building footprint, internal layouts, quantum o	Decision: Approved Decision Issued: 04/07/2022
		2022/2855/P	Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 24/11/2022
7	Kings Cross Central	2012/4741/P 2016/1877/P 2018/4813/P	P1: 2012/4741/P - 255 units. R8: 2016/1877/P - 151 units. S5: 2018/4813/P - 158 units.	Decision: Approved
8	Lethaby Building, Former Cochrane Theatre, 12- 42 Southampton Row & 1-4 Red Lion Square London WC1B	2020/2470/P	Redevelopment of the site including refurbishment of the Lethaby Building, partial demolition, external alterations, basement excavations and extensions to the existing buildings to form a hotel (Use Class C1), with flexible ground floor and basement uses including retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2/C1). Bar/restaurant spaces (Use Class A3/A4) at first, and upper floor levels with associated roof terrace. Erection of standalone block comprising a cultural use (Use Class D1) at ground and first floor level with affordable residential housing (Use Class C3) above with provision of balconies, terraces and a roof terrace. Re-instatement of former Orange Street, together with highway improvements, public realm, landscaping, cycling parking, waste storage and other associated works.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 30/10/2020

Ref	Name / Address	Planning number	Scheme Description	Status
9	369-377 Kentish Town Road (Car Wash Site)	2019/0910/P	Redevelopment including change of use from car wash (Sui Generis) and erection of part six and part seven storey building plus basement to provide 14 flats (10 x 2-bed units and 4 x 1-bed) (Class C3) at 1st floor and above (with terraces at 5th floor rear and 6th floor level (north elevation); and retail (Class A1) or restaurant (Class A3) use at ground and basement level incorporating widened pavement to Kentish Town Road.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 12/03/20 20
10	Royal National Throat, Nose and Ear Hospital	2020/5593/P	Redevelopment of the former Royal National Throat, Nose and Ear Hospital site, comprising: Retention of 330 Gray's Inn Road and a two storey extension above for use as hotel (5 above ground storeys in total), demolition of all other buildings, the erection of a part 13 part 9 storey building plus upper and lower ground floors (maximum height of 15 storeys) for use as a hotel (including a cafe and restaurant); covered courtyard; external terraces; erection of a 7 storey building plus upper and lower ground floors (maximum height of 9 storeys) for use as office together with terraces; erection of a 10 storey building plus upper and lower ground floors (maximum height of 12 storeys) for use as residential on Wicklow Street and office space at lower ground and basement floors; erection of a 5 storey building plus upper and lower ground floors (maximum height of 7 storeys) for use as residential on Swinton Street and associated residential amenity space; together with a gymnasium; new basement; rooftop and basement plant; servicing; cycle storage and facilities; refuse storage; landscaping and other ancillary and associated works.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 20/07/2022
		2024/0311/P	Non-material amendments to planning permission (ref.2023/2246/P) dated 29 November 2023 for; Variation of condition 2 (approved drawings) of planning permission 2020/4825/P dated 05/08/22 (for the Partial redevelopment of the site, involving the demolition of seven existing buildings (Ash House, Bloomsbury Day Hospital, the Camley Centre, Jules Thorn Day Hospital, Kitchen and the Post Room & Former Mortuary) and construction of a part seven, part ten storey (plus roof plant) purpose-built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity. New building to comprise a mixture of clinical, research and education purposes, including eye care accident and emergency department, outpatients, operating theatres, research areas, education space, cafe and retail areas, admin space and plant space. Associated site relandscaping works including formation of patient drop off area to St Pancras way, new public realm and routes through the site, cycle parking and servicing ramp and cross over to Granary street) namely to include further basement depth and floorspace area, additional firefighting and escape stairs; consolidation of the wet systems; removal of oil storage tank and internal and external alterations to facilitate firefighting access. No changes to the building envelope above ground level are proposed. CHANGES INCLUDE; Removal of timber fins to ground floor and to be replaced with an aluminium finish; alterations to alignment of fins; relocate a number of external timber seats; amendments to the louvres across the elevations; extend the roof top plant room; omit the gantry system and extend louvre screen; increase lift overrun level; Amendments to the level 6 Terrace and to provide a continued PPC aluminium soffit detail and amendments to the floorplan schedule included within condition 5.	Decision: Approved Decision Issued: 11/06/2024

Ref	Name / Address	Planning number	Scheme Description	Status
11	The O2 Masterplan Site Fichley Road London NW3 6LU	2022/0528/P	Detailed planning permission for Development Plots N3-E, N4, and N5 including demolition of existing above ground structures and associated works, and for residential development (Class C3) and commercial, business and service (Class E) uses in Development Plot N3-E, residential development (Class C3) and local community (Class F2) and commercial, business and service (Class E) uses in Development Plot N4, and residential development (Use Class C3) and commercial, business and service uses (Class E) uses in Development Plot N5 together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots. Outline planning permission for Development Plots N1, N2, N3, N6, N7 ,S1 and S8 including the demolition of all existing structures and redevelopment to include residential development (Class C3) commercial, business and service uses (Class E), sui generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 20/12/2023
		2025/0484/P	Re-consultation with revised application description January 2026: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Conditions I4 (Severability Condition), AD1 (Approved Drawings - Masterplan), AD2 (Approved Drawings - Reserved Matters), AD3 (Approved Drawings - Phase 1), RM1 (Parameter Plans and Development Specification), RM6 (Phasing Plan), RM11 (Reserved Matters - Access Statement), RM21 (Reserved Matters - Total floorspace), D20 (Photo-voltaic Cells), D21 (Phase 1 Long Stay Cycle Parking), D22 (Phase 2 Short Stay Cycle Parking), D24 (Phase 1 Disabled Car Parking), D26 (Phase 1 Fire Safety Implementation of Approved Measures), and M28 (Phase-Wide Lighting Strategy) and the removal of Conditions M6 (Enabling Works) and M7 (Major Utilities Infrastructure) of planning permission ref. 2022/0528/P dated 20 December 2023 for 'Detailed planning permission for Development Plots N3-E, N4, and N5 and Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8, including demolition of all existing structures and associated works, and redevelopment to include residential development (Class C3), commercial, business and service uses (Class E), local community uses (Class F2), and Sui Generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots, in accordance with the Development Specification.?For the avoidance of doubt, the Detailed and Outline planning permission are separate and severable for each of the Plots shown on plan P011 and the description of development on any decision notice issued pursuant to the application would reflect that', to allow for amendments to the Detailed Element (Plots N3-E, N4 and N5) including additional height, alterations to the design, massing and footprint of the buildings; the replacement of Block N4D.	Decision: Pending
12	The Charlie Ratchford Centre Belmont Street London NW1 8HF	2020/5063/P	Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height to provide self-contained residential flats (Class C3) and associated works.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 05/11/2021

Ref	Name / Address	Planning number	Scheme Description	Status
		2022/4524/P	Non-material Amendment to planning permission 2020/5063/P dated 05/11/21 for 'Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height to provide self-contained residential flats' changes include introduction of gas kiosk, amendments to cycle and refuse stores, amendments to external stairs and entrance soffits, amendments to windows, doors and balconies, introduction of concierge, alteration of soldier course, removal of green roof, stair over run, flank windows and lift, reduction in parapet height and new man-safe system, adjustment of ground floor level, introduction of bulkheads and external alterations including new rainwater outlets, masonry divides, columns, vents, louvres, risers and soffits.	Decision: Approved Decision Issued: 02/08/2023
13	Land to the North of the British Library 96 Euston Road London NW1 2DB	2022/1041/P	Demolition of the British Library Centre for Conservation, alterations to the British Library and erection of a new building of 12 above-ground storeys and two basement levels for use as library, galleries, learning, business and events spaces (Class F1) and retail and commercial spaces (Class E); provision of internal and external public spaces, landscaping and a community garden; improvement works adjacent to Dangoor Walk; provision of cycle and car parking and servicing facilities including new crossovers; provision of Crossrail 2 infrastructure; means of access; and associated works.	Decision: Approved subject to Section 106 Legal Agreement Decision Issued: 17/07/2024
14	Selkirk House, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London WC1A 1JR	2023/2510/P	Redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street following the substantial demolition of the existing NCP car park and former Travelodge Hotel to provide a mixed-use scheme, providing office, residential, and town centre uses at ground floor level. Works of part-demolition and refurbishment to 10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street to provide further town centre ground floor uses and residential floorspace, including affordable housing provision. Provision of new public realm including a new pedestrian route through the site to link West Central Street with High Holborn. Relocation of cycle hire docking stations on High Holborn.	Decision: Approved Decision Issued: 07/03/2024
15	Former Holloway Prison, Parkhurst Road, London, N7 0NU	2021/3273/FUL	Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra car home (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connections, publicly accessible park; car (blue badge) and cycle parking; and other associated works.	Decision: Approved Decision Issued: 05/08/2022
16	Land at Regis Road London NW5 3EW	2025/4861/P	Demolition of existing structures (including part of the listed police station building) and phased redevelopment [of up to 24 storeys (residential equivalent) with basement levels] to include residential development (Class C3), commercial, business and service uses (Class E), film production uses (Sui Generis), education uses (Class F1), visitor accommodation (Class C1), reprovided recycling facility (Sui Generis), local community uses (Class F2), cinema (Sui Generis), drinking establishment (Sui Generis), and studio experience / museum (Sui Generis) together with supporting infrastructure including new and upgraded routes; landscaping, public realm and highway works; energy centre and plant installation; cycle parking and disabled car parking. NOTE: Reconsultation due to the submission of revised drawings and documents relating to design	Decision: Approved subject to s106 agreement

Ref	Name / Address	Planning number	Scheme Description	Status
			changes throughout; notably to the north-west corner of the site and involving the energy centre and Heathgate residential buildings. Reconsultation period will run for 14 days.	

Table 4 Tier 2 Cumulative Schemes

Ref	Name / Address	Planning number	Scheme Description	Status
17	West Kentish Town Estate Land bounded by Queens Crescent, Grafton Road, Althone Street, Rhyl Street, Weedington Road, City Road, Warden Road, Bassett Street and Allcroft Road London NW5	2025/2667/P	Hybrid Planning Application for Part Full and Part Outline Planning Permission comprising: Detailed planning permission for Development Plots A1 and D1 including demolition of any above ground structures, and erection of new buildings for use as residential dwellings (Class C3) and flexible commercial, business and service space (Class E), together with landscaping, public realm, cycle parking, highway works, infrastructure and other works associated with those Development Plots; Detailed planning permission for a scheme of temporary hard and soft landscaping adjacent to Development Plots A1 and D1 and associated works; and, Outline planning permission for a phased, development with all matters reserved for Development Plots A2, A3, B1, C1, D2, D3, E1, E2, F1, F2 and G1 including demolition of all existing above ground structures within those Plots and erection of new buildings to provide residential dwellings (Class C3) and flexible commercial, business and service space (Class E) together with new pathways, play space, cycle and disabled parking, hard and soft landscaping, highway works, infrastructure, and other works associated with those Development Plots in accordance with the Development Specification. (re-consultation due to publication of Environmental Statement addendum).	Decision: Pending

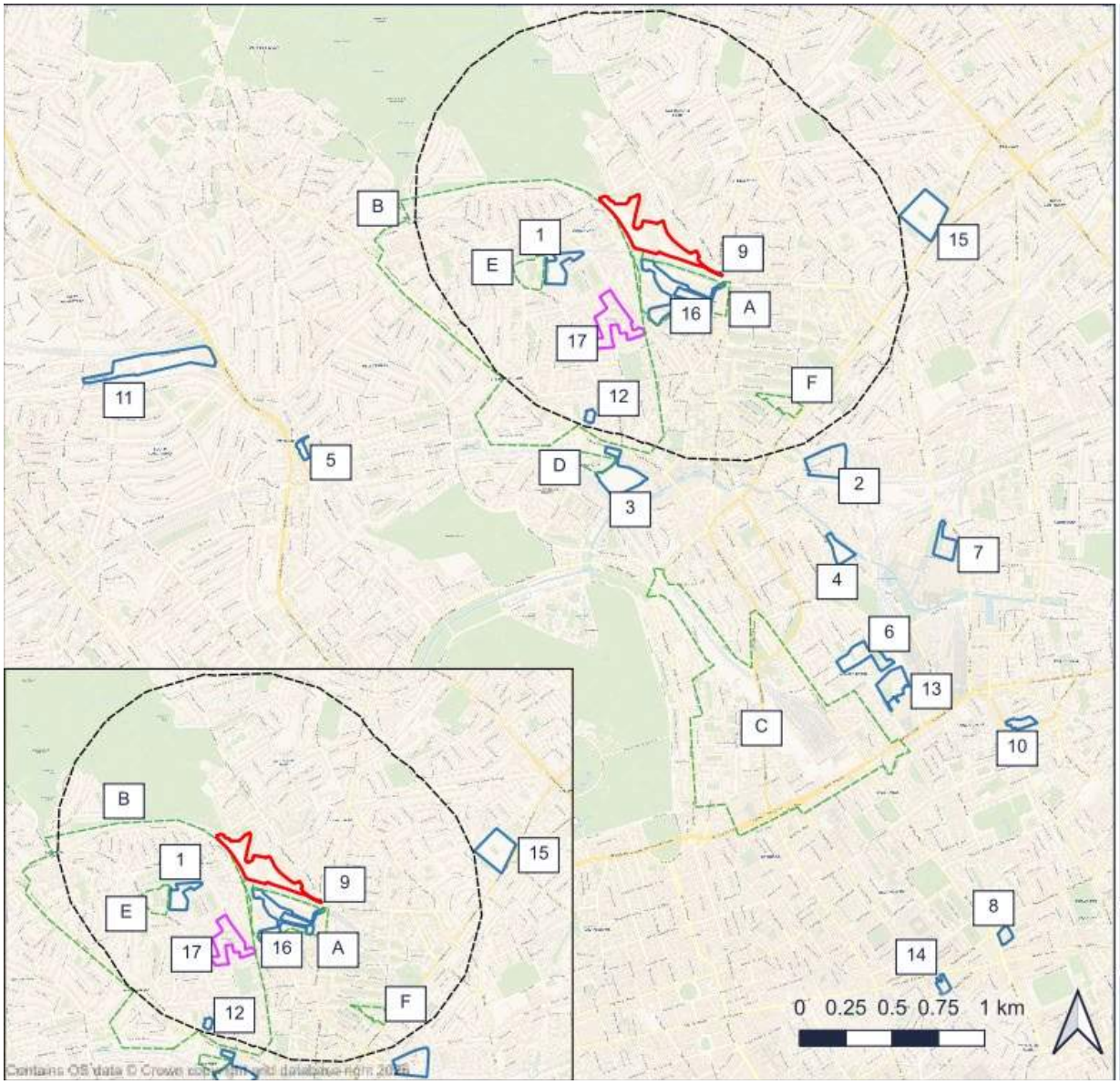
Table 5 Tier 3 Cumulative Schemes

Ref	Name / Address	Description	Status
A	Regis Road Growth Area	7.4ha site with Draft Site Allocation for Industry / employment re-provision; indicative housing capacity of 1,000 additional homes; community uses; and open space.	Regis Road Supplementary Planning Document (SPD) was adopted by the LBC on Monday 10 March 2025 as an addendum to the Kentish Town Planning Framework[26].

[26] *https://www.camden.gov.uk/regis-road-area-guidance-supplementary-planning*

Ref	Name / Address	Description	Status
B	Gospel Oak and Haverstock Community Vision	A predominantly residential area comprised of six Council-owned estates. Gospel Oak has been identified as an investment priority area due to high levels of relative deprivation and significant housing challenges. The Community Vision targets over 2,000 new homes and the creation of a more sustainable, safe and healthy place, where new development can positively contribute to housing needs.	The LBC adopted the Gospel Oak and Haverstock Community Vision as an SPD on 4 November 2022[27].
C	Euston Area Plan	The Euston Area Plan was jointly developed by Camden Council, the Greater London Authority and Transport for London. Camden Council adopted the Plan in January 2015 as a Local Plan. The Mayor of London also adopted the Plan as supplementary planning guidance to the London Plan in January 2015. In January 2020 a draft planning brief to provide guidance for development above and around Euston station and the tracks was published, building on the vision set out in the Euston Area Plan. The vision – rejuvenation as a local hub of activity and gateway to London through new high quality comprehensive and transformational development above and around a world class transport interchange at Euston Station. New homes, businesses, shops, community facilities, schools, new and improved public realm and open space will transform the area. Euston's role as a medical research, knowledge, innovation and creative industry base will be enhanced and thrive around the cluster of world class education and research institutions in the area, helping to achieve Camden Council's Knowledge Quarter aspiration for the area which could include medical uses as promoted in the Mayor's "Med City" vision for the Euston Road corridor.	The LBC has published the Euston Area Plan Update - Proposed Submission Draft for consultation, consultation closed on 3 March 2026[28].
F	Network Rail Site at Juniper Cresent	The site is currently safeguarded until 2033 for High Speed 2 construction support. The site is part of the broader Camden Goods Yard Planning Framework, which seeks to create new residential-led neighbourhoods. The site is identified for potential long-term development after its use by HS2 concludes. The allocated site has received a successful ballot process (residents supporting the proposals across the allocated site).	Regulation 19 (April 2025) Site Allocation Policy C10 (Juniper Crescent)
G	Wendling Estate and St Stephens Close	In July 2021, the LBC undertook a resident ballot and 75% of residents voted 'Yes' to full redevelopment of the estate. The LBC il is in the process of developing a proposal to deliver the redevelopment with a private development partner, which is anticipated to be presented to Camden's Cabinet in early 2026.	Regulation 19 (April 2025) Site Allocation Policy C15 (Wendling Estate and St Stephens Close).
H	UCL Camden Campus, 109 Camden Road	Site allocated for up to 180 additional student units.	Regulation 19 (April 2025) Site Allocation Policy C18 (UCL Campus, 109 Camden Road)

[27] *https://www.camden.gov.uk/gospel-oak-and-haverstock-community-vision*
[28] *https://consultations.wearecamden.org/supporting-communities/eap-update/*



Key

Site Boundary

1km Radius

Level One Cumulative Schemes
1) Camden Collection, St Martin's Walk (Bacton Estate)
2) Agar Grove Estate
3) Morrisons Superstore (New Camden Goods Yard)
4) 2-6 St. Pancras Way
5) 100 Avenue Road (Theatre Sqaure), NW3 3HF
6) Central Somers Town/ Brill Place (Edith Neville Primary School)
7) Kings Cross Central
8) Lethaby Building, Former Cochrane Theatre
9) 369-377 Kentish Town Road
10) Royal National Throat, Nose and Ear Hospital
11) The O2 Masterplan Site Finchley Road London NW3 6LU
12) The Charlie Ratchford Centre Belmont Street London NW1 8HF
13) Land to the North of the British Library
14) Selkirk House, WC1A 1JR
15) Former Holloway Prison
16) Land at Regis Road London NW5 3EW

Level Two Cumulative Schemes
17) West Kentish Town Estate Land

Level Three Cumulative Schemes
A) Regis Road Growth Area
B) Gospel Oak and Haverstock Community Vision
C) Euston Area Plan
D) Network Rail Site at Juniper Cresent
E) Wendling Estate and St Stephens Close
F) UCL Camden Campus, 109 Camden Road

Murphy's Yard
Map Version: 4

Author: EH
Date: 30/06/2026

TRIUM

ANNEX F: PRELIMINARY ECOLOGICAL APPRAISAL

Murphy's Yard

Preliminary Ecological Appraisal

Prepared for:

Folgate Estates Ltd

Date:

August 2026

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CONTENTS

INTRODUCTION 1
Purpose 2
Scope 2
Declaration of Conformity 3
Period of Validity 3
LEGISLATIVE AND POLICY CONTEXT 3
Legislation 3
Planning Policy 4
Ecological Initiatives 4
METHODOLOGY 5
British Standard 42020: Biodiversity – Code of Practice for Planning and Development 5
Zone of Influence 5
Desk Study 6
Field Survey 6
Assessment Methodology 8
Biodiversity Net Gain Assessment 9
Limitations 11
BASELINE 11
Desk Study 11
Field Survey 20
Baseline Ecological Value 34
ECOLOGICAL IMPACTS AND MITIGATION 35
Design Implications and Damaging Activities 37
Further Surveys 39
Mitigation 39
SUMMARY AND CONCLUSION 43
Baseline 43
Impacts and Mitigation 43
APPENDIX A – Legislative and Policy Context 44
APPENDIX B – Delivering the Principles of Biodiversity Net Gain 53
APPENDIX C – Site Photographs 55

APPENDICES

APPENDIX A – Legislative and Policy Context 44
APPENDIX B – Delivering the Principles of Biodiversity Net Gain 53
APPENDIX C – Site Photographs 55

INTRODUCTION

1 Folgate Estates Ltd (hereinafter referred to as the 'Applicant') is seeking outline planning permission for the proposed redevelopment of an area of land bounded by Railway lines, Hampstead Heath and Gordon House Road to the north, Highgate Road to the east, rail lines and the industrial estate around Regis Road to the south, and rail lines and residential uses to the west ("the Site"). The Site covers a total area of 6.3 hectares (ha) and falls within the administrative boundary of the London Borough of Camden (LBC).

2 Currently the Site comprises industrial land with the number of buildings including storage units, offices, warehouses and locally listed locomotive sheds. The Site predominantly includes areas of hardstanding, with carparking space and some surrounding vegetation such as trees and woodland located around the Site perimeter.

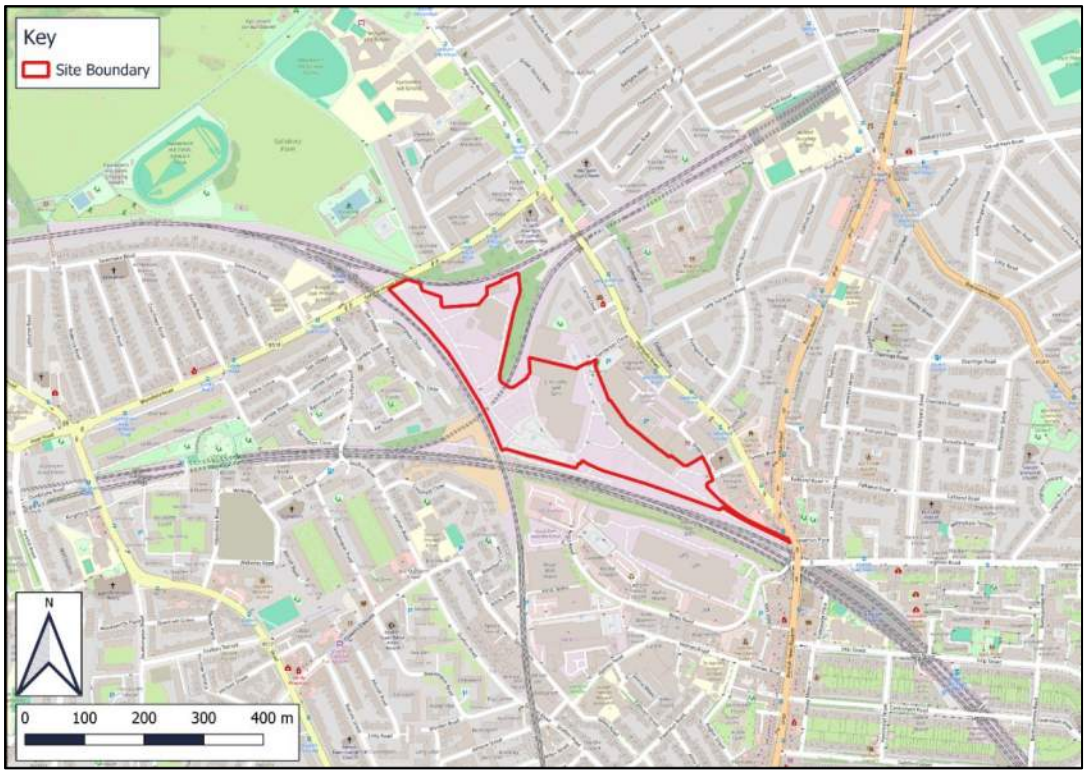
3 It is anticipated that the Proposed Development will provide approximately:

- Partial demolition, alteration and redevelopment of the two locally listed locomotive sheds present on the site and demolition of all other structures on-site.
- The construction of up to 17 buildings, with a maximum height of ground plus 15 storeys;
  - Up to 171,000m^2 (GEA) of residential floorspace to provide up to 1,750 residential units (Use Class C3);
  - Up to 20,000m^2 (GEA) of industrial floorspace (Use Class B2/B8 and E(g)(iii));
  - Up to 1,000m^2 (GEA) of community floorspace (Use Class B2/B8/E/E(g)(iii)/F1/F2/Sui Generis);
  - Up to 7,500m^2 (GEA) of commercial floorspace (Use Class E/Sui Generis);
- In addition to the above, the following use classes are also proposed but are not anticipated to be built out to their full parameter limits:
  - Up to 8,000m^2 (GEA) of hotel floorspace (Use Class C1); and/or
  - Up to 11,000m^2 (GEA) Large-Scale Purpose-Built Shared Living (LSPBSL) ('Co-living') space (Use Class Sui Generis); and/or
  - Up to 11,000m^2 Purpose Built Student Accommodation (PBSA) ('Student Accommodation') (Use Class Sui Generis).
- Enhancement of site permeability through improvements to existing access points and the provision of three new access points at Carkers Lane, High Walk and Regis Road Bridge; and
- Provision of new biodiverse links across and around the site.

4 It should be noted that the total achievable GEA across the site is less than the combined sum of the maximum floorspaces listed above for each use class. This will be tested appropriately throughout the EIA.

5 Figure 1 identifies the Site location and redline planning application boundary.

Figure 1 **Site Location** (contains map data from OpenStreetMap)



Purpose

6 This Ecological Appraisal seeks to establish the effects of the Proposed Development upon valued biodiversity receptors, identify appropriate mitigation measures to ensure the protection of valued and legally protected features and establish enhancement opportunities within the design and through recommendations that deliver an enhancement for biodiversity. The report also provides the reporting requirements for biodiversity net gain at the planning application stage, setting out the baseline value and outlining the proposed strategy for delivering a policy and legally compliant net gain.

7 Initial versions of the Ecological Appraisal, issued as a Preliminary Ecological Appraisal, will serve to communicate the ecological constraints and opportunities to the design team for consideration in the development of proposals, and will be updated through the evolution of the design to reflect changes in the proposals and accompany the planning application for the development.

Scope

8 The Ecological Appraisal seeks to achieve its purpose through the following Scope of Works:

- Identify the presence of biodiversity features, including designated sites, notable habitats and legally protected and/or ecologically significant species, through a desk study of reliable web-based resources and data purchased from the local biodiversity centre;
- Map the habitats present within the site and immediately adjacent environs, following the UK Habitat Classification methodology, to establish the baseline environment, consider their importance and assess the potential supporting value for legally protected and/or ecologically significant species;
- Identify the requirement for and scope of further targeted surveys required to accompany a planning application;

- Appraise the effects of the Proposed Development upon valued biodiversity resources and identify mitigation measures required to negate or minimise adverse effects; and
- Outline measures proposed to enhance the biodiversity value of the Proposed Development and strategy for compliance with the mandatory and policy requirements for biodiversity net gain.

Declaration of Conformity

9 The ecological appraisal has been led and carried out by Toby Ord BSc MSc, and reviewed by Tom Hall MEnvSci CEnv MCIEEM, who holds over 20 years' professional consultancy experience. Tom holds an undergraduate master's degree in Environmental Science, full membership of the Chartered Institute of Ecology and Environmental Management (CIEEM) and Chartered Environmentalist status.

10 I can confirm that the information and assessment provided in this Ecological Appraisal is an accurate and realistic assessment of the Site conditions and potential supporting value, and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. Consideration has been given to best practice guidance in the completion of the appraisal, including British Standard 42020 and appropriate assessment guidance.



Tom Hall MEnvSci CEnv MCIEEM.

Period of Validity

11 In line with CIEEM guidelines[1], the reporting is considered to be valid for a period of 18 months from the completion of the survey on 17th March 2026, although the licence associated with the desk study data identifies a period of 12 months for use of the associated data. Following on from this, any reliance on the information may need to be subject to an update, including survey to assess the findings and data search to consider any new species information available.

LEGISLATIVE AND POLICY CONTEXT

Legislation

12 Legislative protection for biodiversity, afforded to a range of sites, habitats and species, is principally derived from the following statute and regulations:

- Schedule 7A of the Town and Country Planning Act 1990 (as amended)[2];
- Conservation of Habitats and Species Regulations 2017 (as amended)[3];
- Wildlife and Countryside Act 1981 (as amended)[4];
- Countryside and Rights of Way (CRoW) Act 2000[5]; and
- Natural Environment and Rural Communities (NERC) Act 2006[6].

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1 *CIEEM (2019) Advice Note: On the lifespan of ecological reports and surveys. Chartered Institute of Ecology and Environmental Management, Winchester.*
2 *The Town and Country Planning Act 1990 (as amended). His Majesty's Stationary Office (HMSO).*
3 *The Conservation of Habitats and Species Regulations 2017 (as amended). His Majesty's Stationary Office (HMSO).*
4 *The Wildlife and Countryside Act 1981 (as amended). His Majesty's Stationary Office (HMSO).*
5 *The Countryside and Rights of Way (CRoW) Act 2000. His Majesty's Stationary Office (HMSO).*
6 *The Natural Environment and Rural Communities (NERC) Act 2006. His Majesty's Stationary Office (HMSO).*

13 Further details on the legislative protection afforded by these is provided in Appendix A, with the level of protection afforded to designated sites, habitats and/or species varying according to the sensitivity, rarity and scale at which they are considered valuable.

Planning Policy

14 National and local government provides guidance on the standards and expectations for development through adopted planning policy, with national policy and guidance typically cascading down to inform the shape of local planning policy. Planning policy will generally cover a wide variety of topics, including economic, social and environmental aspects, against which the merits of a development proposal can be considered. As a result, there are a number of planning policy documents that are relevant to the development proposal, which are identified below with key aspects of these in relation to biodiversity summarised in Appendix A:

- National Planning Policy Framework (NPPF) [7];
- Planning Practice Guidance[8];
- London Plan[9];
- Camden Local Plan[10]; and
- Kentish Town Planning Framework[11].

Ecological Initiatives

15 There are a number of ecological initiatives potentially relevant to the Site and surrounding area, these are discussed in full in Appendix A and comprise:

- UK Biodiversity Framework and Environmental Improvement Plan 2023[12];
- London Biodiversity Action Plan[13];
- London Local Nature Recovery Strategy[14];
- Camden Biodiversity Action Plan[15];
- Camden Biodiversity Strategy[16]; and
- London's Living Landscape Initiative[17].

[7] *Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework. December 2024.*
[8] *Ministry of Housing, Communities and Local Government (2016) Planning Practice Guidance. Last updated February 2024.*
[9] *Greater London Authority (2021) The London Plan. The Spatial Development Strategy for Greater London, March 2021.*
[10] *Camden council (2017) Camden Local Plan 2017. July 2017.*
[11] *Camden Council (2020) Kentish Town Planning Framework. Camden Council, London.*
[12] *Department for Environment, Food and Rural Affairs (2023) Environmental Improvement Plan 2023. First Revision of the 25 Year Environment Plan.*
[13] *London Biodiversity Partnership (2007) London Biodiversity Action Plan. Access through www.gigl.org.uk*
[14] *GLA (2026) London Local Nature Recovery Strategy. Statement of Biodiversity Priorities. March 2026.*
[15] *Camden Council (2022) Biodiversity Action Plan. Camden Council, London.*
[16] *Camden Council (2022) Biodiversity Strategy: Creating Space for Nature in Camden. Camden Council, London.*
[17] *London Wildlife Trust (2014) London's Living Landscapes. A recovery plan for nature. London Wildlife Trust, London*

METHODOLOGY

British Standard 42020: Biodiversity – Code of Practice for Planning and Development

16 British Standard (BS) 42020[18] on biodiversity provides an industry standard for biodiversity assessment, reporting and decision making, ensuring high-quality ecological information is available to enable effective decision-making, legal and policy compliance, successful implementation of mitigation and enhancement measures and the achievement of desired outcomes. To achieve this, BS 42020 sets out a framework that seeks to: promote transparency and consistency in the quality and appropriateness of information; provide greater confidence to planning authorities and other regulatory bodies in the information they receive with which to make decisions; and, encourage proportionality in requirements and promote a good environmental legacy through development.

17 Key aspects in the delivery of biodiversity consultancy include the following:

- Collaborative approach between ecologists and landscape architects as part of an interdisciplinary team;
- Proportionality, ensuring provision of adequate information appropriate to the environmental risk of the development and its location;
- Objective professional judgement, clearly justified through documented reasoning;
- Application of the mitigation hierarchy as a fundamental approach to decision making.

Zone of Influence

18 The Zone of Influence is defined by CIEEM guidance as *'the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities'*. As a result, the Zone of Influence will vary between projects and biodiversity features, and in most circumstances will extend beyond the Site boundary.

19 In order to capture potentially relevant biodiversity features within the assessment, an appropriate geographical scale has been set across which the desk study and field survey will be completed, comprising the study area and survey area respectively.

20 The study area comprises the area over which the presence of biodiversity information is gathered to identify potential constraints to and opportunities for the development and establish an ecological context for the Site. As some designated sites, and their associated qualifying features, potentially hold greater sensitivity to impacts from development, the study area is considered across a varying geographic scale. All biodiversity features across a 2 km radius from the site are identified through the desk study, extending to 5 km for nationally designated sites and 10 km for internationally designated sites.

21 The survey area comprises the Site, identified by the red line boundary for planning, along with accessible land adjacent to the Site where applicable. This area is subject to a walkover survey to map habitats present and identify the presence of biodiversity features potentially impacted by the development proposals.

[18] *British Standards Institute (2013) British Standard 42020: Biodiversity – Code of Practice for Planning and Development. BSI, London.*

Desk Study

22 The ecological context of the Site, based on the presence of ecological designations and local biodiversity records, has been established through an online search of information sources and geospatial data and a data request to the local biological records centre – Greenspace Information for Greater London (GiGL).

23 Information requested from the local biological records centre included statutory and non-statutory designated sites, notable habitats and legally protected and ecologically significant species. This has been supplemented by interrogation of the following publicly available data sources:

- Aerial imagery from Google Earth;
- Designated site and notable habitat geospatial information, published by Natural England;
- Biodiversity Hotspots for Planning geospatial information, published by GiGL; and
- London Tree Map geospatial information, published by the Greater London Authority.

24 Due to the mobile nature of species, presence and distribution information will vary over time, and as a result information obtained through the desk study for species has been restricted to records from 2006 and onwards to ensure records are up-to-date and remain relevant. Any species without a record in the last 20 years are unlikely to remain present within the study area.

Field Survey

Habitat Survey

25 Habitats present within the survey area, comprising the Site and immediately adjacent habitats, have been classified and mapped following the UK Habitat Classification methodology[19], a new comprehensive habitat classification system that was developed to provide greater consistency between applications and, through the combination of primary habitats and secondary codes enable clearer identification of habitat mosaics, management, origins and other environmental and species features associated with primary habitat types.

26 The methodology is suited to application through both remote-sensing observation and walkover survey mapping, or a combination of both, and is well suited to urban environments as the secondary codes allow for green infrastructure features to be identified and reflect their contribution to biodiversity potential.

27 The UK Habitat Classification system is hierarchical with the professional edition applied for the assessment requiring habitats to be identified to Level 4 where possible. Considering the scale of the development proposals and urban context of the site, where habitats are often present at limited extent and in contrast to often dominant artificial surfaces, the fine-scale Minimum Mapping Unit (MMU) has been applied, comprising habitats > 25 m^2 and 5 m length for linear features.

28 An initial appraisal of the Site, using existing Site drawings, aerial photography and Site images, has been undertaken to establish the habitats present on the Site in as much detail as possible. As the Site is principally urban in nature, many of the habitats are relatively common and principally fall within the u- urban and u1-built-up areas and gardens categories. Whilst some habitats can only be identified at a high level following this approach and require a walkover survey to accurately identify to Level 4, within the urban categories the distinction between Level 4 habitats, and for developed land Level 5 habitats, is straightforward and achievable.

[19] *UKHab Ltd (2023) UK Habitat Classification Version 2.0 (at https://www.ukhab.org)*

29 The initial remote sensing appraisal has been followed up with a walkover survey to ensure the accuracy of the mapping, identify all habitats to Level 4, establish floral species lists for the habitats present and assess the potential for the habitats and any notable features present to support legally protected or ecologically significant species. All habitats have also been attributed relevant secondary codes, based on the findings of the walkover survey, to provide additional information on the presence of features and management activities.

30 In addition to the habitat mapping, habitat condition assessments for those identified in Defra's Statutory Biodiversity Metric are requiring one have also been carried out in the walkover survey. For each habitat requiring a condition assessment, the criteria identified within the methodology[20] have been considered in turn with appropriate information recorded to confirm the status of each habitat parcel.

31 The walkover survey was carried out on 26th March 2026 by Toby Ord MSc BSc and Harriet Miles BSc, on a clear and sunny day. Vegetation present was identified in accordance with Rose & O'Reilly (2006)[21].

Daytime Bat Walkover

32 The potential for the Site to support bats has been considered in the Preliminary Ecological Appraisal through the completion of a Daytime Bat Walkover in line with the latest best practice guidance[22]. The assessment considers the suitability of the Site to support bats, with structures and features assessed for their potential to support roosting bats and habitats assessed for their potential to provide commuting or foraging habitat. Habitat suitability is considered in line with the descriptions provided in Table 1.

Table 1 Guidelines for Assessing the Potential Suitability of the Site for Bats

Potential Suitability	Description for Roosting Habitats in Structures	Description for Potential Flight-Paths and Foraging Habitats
None	No habitat features on-site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on-site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on-site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on-site likely to be used as flight-paths or by foraging bats, however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.

[20] *Department for Environment, Food & Rural Affairs (2024) The Statutory Biodiversity Metric. Technical Annex 1: Condition Assessment Sheets and Methodology.*

[21] *Rose, F., & O'Reilly, C. (2006). The wild flower key: How to identify wild flowers, trees and shrubs in Britain and Ireland (Rev. & expanded ed.). Frederick Warne Books.*

[22] *Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.*

Potential Suitability	Description for Roosting Habitats in Structures	Description for Potential Flight-Paths and Foraging Habitats
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

33 As trees do not fit into the categorisation above, the BCT Guidance provides the following suitability categories to be applied to them:

- None – either no Potential Roost Features (PRFs) in the tree or highly unlikely to be any;
- FAR – Further Assessment Required to establish if PRFs are present in the tree; and
- PRF – A tree with at least one PRF present.

Assessment Methodology

34 An important aspect of ecological appraisal is establishing which ecological features are important and warrant consideration, with CIEEM guidance on both Preliminary Ecological Appraisal[23] and Ecological Impact Assessment (EcIA)[24] requiring the establishment of the likely importance of receptors present.

35 In determining importance, it is important to distinguish between the *biodiversity value* of a receptor and its *legal status*. Features of high biodiversity value many not necessarily attract legal protection and vice versa, for example a viable area of ancient woodland is likely to be considered of high biodiversity value even if it does not receive any formal statutory designation affording legislative protection.

36 In accordance with CIEEM's EcIA guidance, each biodiversity feature has been assessed as important, or potentially important, within the following geographical frame of reference:

- International – e.g. existing or warranting designation as a Special Protection Area (SPA) and/or of significant conservation status for Europe;
- National – e.g. existing or warranting designation as a Site of Special Scientific Interest (SSSI) and/or of significant conservation status for England;
- Metropolitan – e.g. existing or warranting designation as a Site of Metropolitan Importance for Nature Conservation (SMINC) and/or of significant conservation status for Greater London;
- Borough – e.g. existing or warranting designation as a Site of Borough Importance for Nature Conservation (SBINC) and/or of significant conservation status for the Borough of Camden;
- Local – e.g. existing or warranting designation as a Site of Local Importance for Nature Conservation (SLINC) and/or of significant conservation status within a local context (e.g. within 1 km of the Site);
- Within the immediate survey area only – e.g. habitats or species populations of significant conservation status within the Site and immediate surrounding lands; and

[23] *CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.*

[24] *CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester.*

- Negligible – e.g. habitats or species whose presence does not contribute to the local biodiversity resource or has negative effects on local biodiversity (e.g. invasive species).

Biodiversity Net Gain Assessment

Principles of Biodiversity Net Gain

37 The application of the Mitigation Hierarchy is a fundamental element of delivering BNG, ensuring development proposals consider the baseline environment and opportunities to retain habitats where possible and not use the process to justify losses. This requirement is set out in British Standard (BS) 8683[25], which states that development should:

- '*First avoid impacts on biodiversity, by identifying all possible avoidance measures especially to avoid impacts on irreplaceable and vulnerable habitats, statutory and non-statutory designated sites and biodiversity of high conservation value'*;
- '*Then be applied to minimise impacts, before restoring damaged habitats and other ecological features*'; and
- '*Then, as a last resort, offsetting any residual impacts*'.

38 BS 8683 also establishes the 'like-for-like or better' principle as a fundamental element of BNG, whereby a net gain is achieved by 'restoring affected biodiversity or offsetting residual biodiversity loss with the same type of biodiversity (like-for-like) or with a type that is of higher conservation value'. This principle prevents replacement of high value habitat with a greater extent of habitat of lower conservation value.

39 The Construction Industry Research and Information Association (CIRIA), in partnership with the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Institute of Environmental Management and Assessment (IEMA), have produced guidance on biodiversity net gain[26], setting out good practice principles for the delivery of BNG through development. These principles and how they have been addressed through the assessment are identified in Appendix B.

Exemption

40 The Proposed Development does not meet any of the exemption criteria set out within the Biodiversity Gain Requirements (Exemptions) Regulations 2024, and therefore it is expected that the mandatory BNG requirements will be required as a condition of planning permission.

Ecological Significance

41 Local Nature Recovery Strategies (LNRSs) provide a new system of spatial biodiversity strategies for England, targeting actions in locations where they are most needed and where they provide the best environmental outcomes and linking national efforts to reverse the decline in biodiversity.

42 The LNRS for London[27], published by the Greater London Authority (GLA) in March 2026, sets out the priorities for biodiversity recovery or enhancement and proposals for potential measures. The LNRS sets out 6 principles, 30 biodiversity priorities with 22 primary measures and 37 species-specific measures. The biodiversity priorities relating to the urban environment include the unmapped measure to 'restore, expand, create and connect spaces for nature in more urban environments. This particularly includes nature-positive features in/on buildings, and well-designed, nature friendly lighting' and in

[25] *BSI (2021) British Standard 8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification. British Standards Institute, London.*
[26] *CIRIA (2019) Biodiversity net gain. Good practice principles for development. A practical guide. CIRIA Report C776a. Construction Industry Research and Information Association, London.*
[27] *GLA (2026) London Local Nature Recovery Strategy. Statement of Biodiversity Priorities. March 2026*

relation to trees and hedgerows to 'expand hedgerow and tree cover outside of woodlands, especially on streets in areas of low canopy cover and habitat connectivity, and improve resilience of existing tree populations and hedgerows'.

43 A review of the LNRS mapping identifies the Site to form part of an Area of Particular Importance for Biodiversity (APIB731), an Area that Could Become of Particular Importance (ACB1404), and three Potential Measure Locations.

Approach

44 The BNG assessment follows Defra's Statutory Biodiversity Metric, an auditing and accounting tool for biodiversity which comprises the assessment methodology required to demonstrate compliance with the mandatory BNG requirement through the Environment Act 2021. The BNG assessment has been completed using the Statutory Biodiversity Metric calculator[28], in line with the accompanying User Guide[29] and associated information within the Technical Annex[30].

45 In line with the PPG on Biodiversity Net Gain, outlined in Appendix A, as the mandatory requirement for BNG is a condition to planning the information required at the planning application stage is principally associated with the establishment of the baseline. However, in line with Paragraphs 013 and 014 of the PPG, additional information is provided to demonstrate how the proposals will deliver a policy and legally compliant net gain for biodiversity. As a result, the BNG assessment is split into two parts.

Pre-Development

46 The ecological value of the baseline habitats has been established from the findings of the walkover survey and habitat mapping, with the extent of habitat identified using GIS and, where required, the associated condition score identified in the walkover survey for each habitat or habitat parcel. The only exception for this is the extent of urban trees, for which the tree helper tool within the metric has been used to establish the associated habitat area. This is based on the size classification of the tree, using its Diameter at Breast Height (DBH).

47 Each habitat/habitat parcel has been assigned a 'Strategic Significance', in line with the requirements identified in the User Guide and outlined in Table 2.

Table 2 Strategic Significance Criteria Considerations

Category	Criteria where LNRS is Published
High Strategic Significance	This category can be applied when: • The location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • The intervention is consistent with the potential measure proposed for that location. If the project delivers the mapped measure set out in the LNRS the assessment should: • Record the strategic significance as low in the baseline; • Record the strategic significance as high in post-intervention sheets; and • Record that you have applied the published LNRS.
Medium Strategic Significance	This category cannot be applied.
Low Strategic Significance	Where the definitions for high strategic significance are not met. Even if the project is in an area mapped with a potential measure, if it does not deliver the specific actions outlined for your location you should record strategic significance as low.

[28] *Department for Environment, Food & Rural Affairs (2025) The Statutory Biodiversity Metric v1.0.4. July 2025.*
[29] *Department for Environment, Food & Rural Affairs (2025) The Statutory Biodiversity Metric. User Guide. July 2025.*
[30] *Department for Environment, Food & Rural Affairs (2025) The Statutory Biodiversity Metric. Technical Annex 1: Condition Assessment Sheets and Methodology v1.0.2. July 2025.*

48 Three separate potential measure locations sit within the north-western portion of the Site, and are:

- Camden Nature Corridor from Hampstead Heath to Talacre Town Green (PM 996);
- Murphy's Yard Woodland Corridor (PM 3432); and
- Murphy's Yard Scrub Corridor (PM 3224).

49 The priority of measures PM 996 and PM 3224 are associated with the aim to restore, expand, create and connect scrub habitat, meaning that scrub habitat created within these PM areas will be given a high strategic significance. The priority for PM3432 applies for any measures focusing on tree and woodland management, and the planting of new trees. As a result, the trees present along the western boundary that sit within this measure area are also given a high strategic significance.

Limitations

50 The Preliminary Ecological Appraisal draws on a number of sources and methods on which the biodiversity value/ potential of the Site is derived, following best practice guidance and utilising up-to-date information, and thus is not considered to give rise to any significant limitations as a result.

51 The south-eastern most section of the Site was not possible to access at the time of the Site walkover, due to this land being controlled by Network Rail, with direct access to active railway lines. This land has been able to be viewed from adjacent areas, and from aerial images, and has been determined to comprise hardstanding. As a result, it has been possible to accurately classify this habitat and it does not, therefore, pose a significant limitation on the findings of this report.

52 Ecological surveys inherently provide a snapshot in time, and conditions will change over time that will alter the conditions associated with the features/potential features present or introduce new features. The assessment has been completed at an appropriate time and within suitable timescales, and whilst some aspects may be missed, for example as a result of flowering periods, the information gathered is sufficient to assess the value and associated risks. The mitigation also takes into account the potential for the site to change, with recommendations made to address this potential and reference given to CIEEM guidance in relation to the period of validity for surveys.

BASELINE

Desk Study

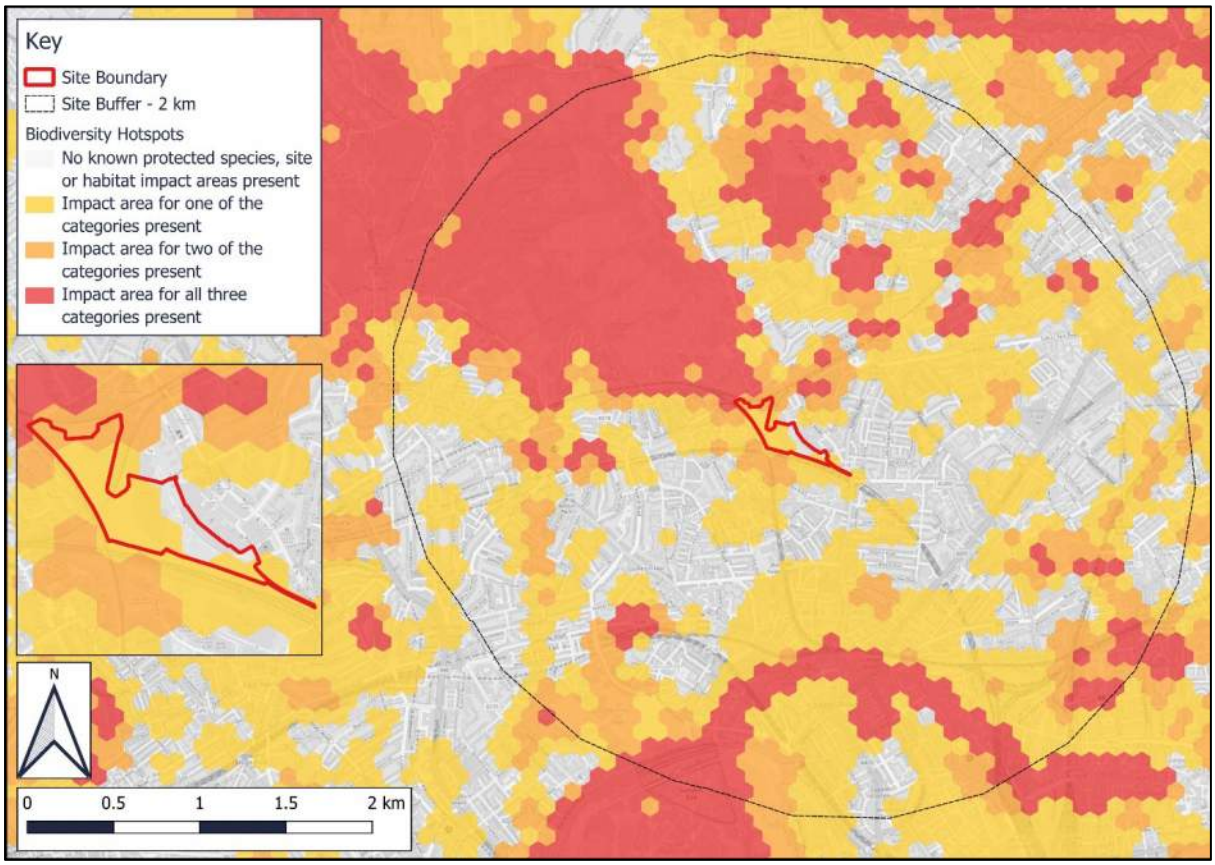
Biodiversity Hotspots

53 The Biodiversity Hotspots for Planning dataset[31], created by Greenspace Information for Greater London (GiGL), identifies areas, where data is available, that have potential for impacts on biodiversity and are likely to be relevant to local planning decisions. Hotspot areas indicate a detected presence of sensitive biodiversity that could potentially be affected by development.

54 The majority of the Site falls within an area identified as having a score of 1, shown in Figure 2, indicating that one of the impact categories of protected sites, species or habitats are present within the area. The northern corner of the Site falls within a category 2 area and partially a category 3 area. This indicates that 2-3 of the impact categories are present within the area. Elements of the Site also fall within an area identified with no known impact areas present. Whilst this does not confirm the presence or absence of biodiversity within the Site or parts of the Site, it provides context as to its biodiversity potential.

[31] *Greenspace Information for Greater London (2019) Biodiversity Hotspots for Planning. November 2019.*

Figure 2 **Biodiversity Hotspots for Planning around the Application Site** (Map displays GiGL data (November 2019) and contains map data from OpenStreetMap)



Designated Sites

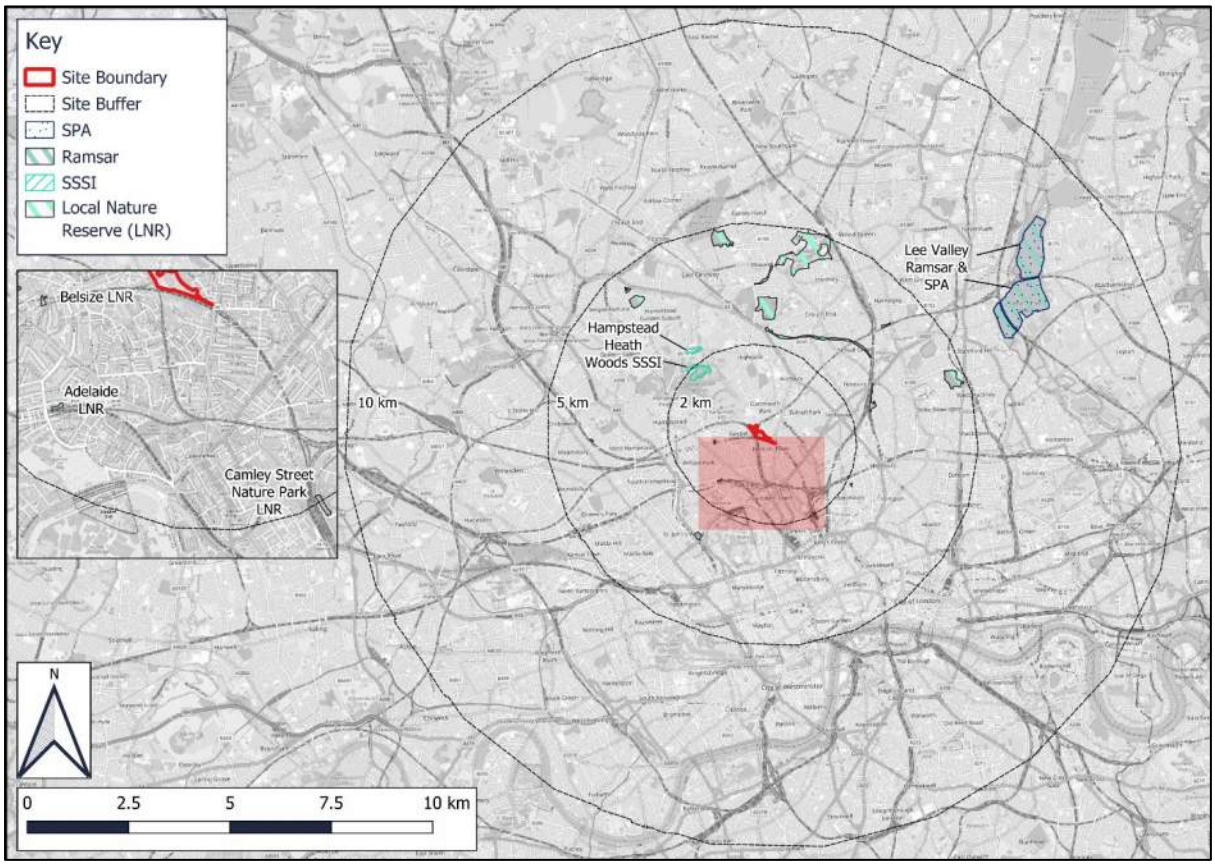
55 The study area includes 6 statutory designated sites and 38 non-statutory designated sites, with those present, and their proximity to the Proposed Development, identified in Table 3 with the location of the statutory designated sites identified in Figure 3. Those sites present in Figure 3 but not labelled do not fall within the relevant study area for that site.

Table 3 **Designated Sites in the Study Area**

Site	Area (ha)	Proximity to Site
Special Protection Area		
Lee Valley	451.29	6.3 km north-east
Ramsar		
Lee Valley	447.87	6.3 km north-east
Site of Special Scientific Interest		
Hampstead Heath Woods	16.17	1.6 km north-west
Local Nature Reserve		
Belsize Wood	0.27	920 m west
Adelaide	0.28	1.3 km south-west
Camley Street Nature Park	0.84	1.9 km south
Site of Metropolitan Importance for Nature Conservation		
Hampstead Heath	316.91	40 m north
Highgate Cemetery	14.86	840 m north

Site	Area (ha)	Proximity to Site
London's Canals	187.50	990 m south
Regent's Park	132.06	1.6 km south
Camley Street Natural Park	0.90	1.9 km south
Site of Borough Importance for Nature Conservation		
Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve	6.57	Adjacent to Site
Junction Road Cutting	0.50	620 m north-east
Dartmouth Park Hill Reservoir	3.15	710 m north-east
Belsize Wood Local Nature Reserve & Russell Nurseries Woodland Walk	0.70	850 m west
Waterlow Park	10.19	1.2 km north
Chalk Farm Embankment and Adelaide Local Nature Reserve	0.92	1.2 km north-west
Caledonian Park	4.10	1.2 km south-east
Upper Holloway Railway Cutting	4.73	1.3 km north-east
Whittington Park	3.92	1.3 km north-east
North London Line at York Way	1.08	1.3 km south-east
Market Road Garden	1.11	1.4 km south-east
St Joseph's Social Centre	0.49	1.4 km north
Fitzroy Park Allotments	1.42	1.5 km north
Holloway Road to Caledonian Road Railsides	2.13	1.5 km east
Primrose Hill	25.26	1.5 km south-west
Archway Road Cutting	0.73	1.5 km north-east
Copenhagen Junction	1.39	1.5 km south-east
London Zoo	15.36	1.7 km south
North London Line - west	1.03	1.8 km south-east
St Pancras Gardens	2.17	1.8 km south
Site of Local Importance for Nature Conservation		
Rochester Terrace Gardens	0.44	630 m south
Tufnell Park Primary School Gardens	0.22	780 m north-east
Holly Lodge Gardens	1.40	1.1 km north
Foxham Gardens	0.61	1.1 km north-east
Hampstead Green	0.24	1.2 km west
St Martin's Gardens	0.69	1.3 km south
Archway Park	0.84	1.5 km north-east
351 Caledonian Road	1.56	1.6 km south-east
Royal Northern Hospital	0.48	1.7 km north-east
Harrington Site	1.32	1.7 km north
Hatchard Road	0.05	1.8 km north-east
Bingfield Park	1.21	1.8 km south-east
Bemerton Estate – Garden	0.15	1.9 km south-east

Figure 3 **Statutory Designated Sites within the Study Area** (Contains public sector information licensed under the Open Government Licence v3.0 and map data from OpenStreetMap)



56 The Lee Valley 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 as an SPA due to the presence of internationally important numbers of wintering bittern (*Botaurus stellaris*), shoveler (*Anas clypeata*), and gadwall (*Anas strepera*). While not qualifying features, it is of note that the site also supports nationally important numbers of cormorant (*Phalacrocorax carbo*), great crested grebe (*Podiceps cristatus*), tufted duck (*Aythya fuligula*), pochard (*Aythya ferina*), and grey heron (*Ardea cinerea*).

57 The Lee Valley also qualifies as a Ramsar site as the site supports the nationally scarce plant species whorled watermilfoil (*Myriophyllum verticillatum*), the rare or vulnerable invertebrate *Micronecta minutissima* (a waterboatman), and internationally important populations of overwintering gadwall and shoveler.

58 Hamstead Heath Woods SSSI is designated as the woods provide an example of long-established high forest woodlands with an exceptional structure comprising an abundance of old and over-mature trees providing dead wood habitat for a range of invertebrate species. The site also includes an adjacent small valley containing an acidic flush with developing bog-moss communities.

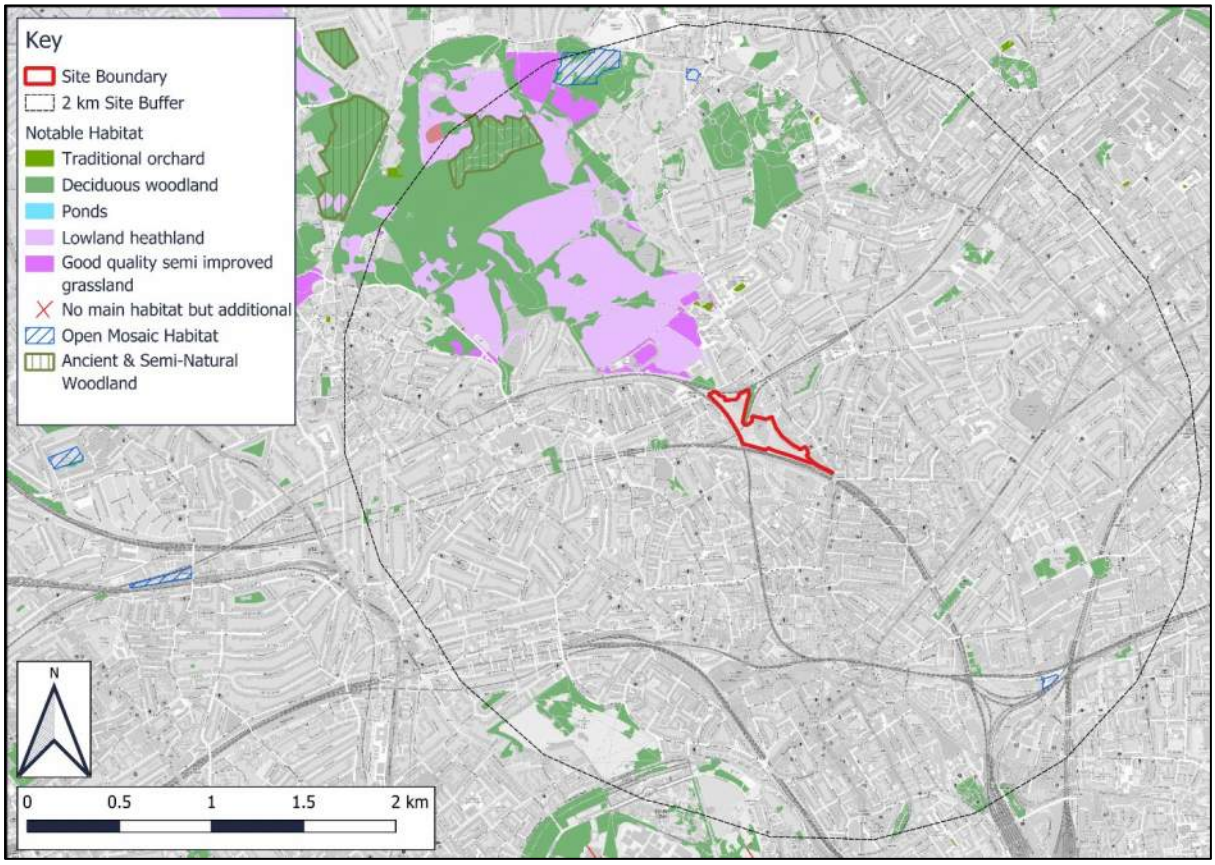
59 The Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve Site of Borough Importance for Nature Conservation (Borough SINC) comprises railside habitat that provides a variety of habitats including blocks of secondary woodland dominated by sycamore (*Acer pseudoplatanus*) with ash (*Fraxinus excelsior*) and silver birch (*Betula pendula*), which are interspersed with areas of scrub, grassland and tall herbs. Mark Fitzpatrick Nature Reserve, managed by volunteers, is predominantly woodland dominated by sycamore with an understorey of a variety of native tree species and diverse herb layer, with a nectar garden and small pond that provide important biodiversity and education resources. Kentish Town City Farm supports a range of trees and scrub along with a pond that supports a good population of common frog and grassland and grazed areas with tall herbs and ruderal species. The SINC sits adjacent to the Site boundary to the north and south.

60 The Hamstead Heath Site of Metropolitan Importance for Nature Conservation (Metropolitan SINC) comprises of ancient woodlands, heathland, acid grassland and a number of lakes, ponds and streams. The ancient woodlands provide habitat for notable insects including the two-spot wood-borer (*Agrilus biguttatus*). The heathland habitat is being restored in places across the site and important invertebrates including the purse-web spider (*Atypus* affinis) inhabit these areas. Very rare plants and moses in London are present in the ponds, watercourses and bogs including the creeping willow (*Salix repens*), and lemon-scented (*Agonis flexuosa)*, hard ferns (*Blechnum*) and water horsetail (*Equisetum fluviatile*). This SINC is located, at its closest, approximately 40m north of the Site.

Notable Habitats

61 The study area includes areas of ancient woodland, and 6 UK BAP Priority habitats, which are deciduous woodland, good quality semi-improved grassland, lowland heathland, traditional orchard, ponds and open mosaic habitats present as identified in Figure 4.

Figure 4 **Notable Habitats present within Study Area** (Contains public sector information licensed under the Open Government Licence v3.0 and map data from OpenStreetMap)



62 Deciduous woodland and lowland heathland comprise the majority of BAP habitat identified in the study area. Lowland heathland habitat is principally located to the north-west of the Site, with large areas of Hampstead Heath being designated as lowland heathland and the closest area being approximately 120 m north-west of the Site in Parliament Hill Fields. Hampstead Heath also contains notable areas of ancient woodland, good quality semi-improved grassland and deciduous woodland, with patches of the latter also being found throughout the study area and adjacent to the west of the Site. The closest areas of good quality semi-improved grassland and ancient woodland are located approximately 130 m and 1.7 km north-west respectively of the Site.

63 Small patches of traditional orchard, pond and open mosaic habitat are also found within the study area. Traditional orchard located approximately 450 m north of the Site at its closest, with pond habitat approximately 1.3 km to the north-east and open mosaic habitat approximately 1.5km south of the Site.

64 A review of map information up to 500 m from the Site boundary identified four waterbodies, which are summarised in Table 4. Three of the waterbodies are swimming pools and are surrounded by significant artificial surfaces that will limit all but avian dispersal. The other pond is a netted pond within the playground of Kentish Town CofE Primary School. The waterbody is also separated from the Site by the busy A400 road, railway and other urban development, thereby limiting all but avian dispersal.

Table 4 Waterbodies within 500m of the Proposed Development

Location	Type	Proximity to Site
Parliament Hill Lidio	Artificial Pool	140 m north-west
Parliament Hill Lidio	Artificial Pool	160 m north-west
Parliament Hill Lidio	Artificial Pool	180 m north-west
Kentish Town CofE Primary School	Netted Pond	200 m south-east

Legally Protected and Ecologically Significant Species

65 The desk study information returned by GiGL identified the presence of a number of ecologically significant and legally protected species within the study area. However, as the study area includes a wide variety of habitat types, including parks and gardens, heathland, woodland and cemeteries and graveyards alongside densely urbanised areas, the information has been reviewed to identify the species that have potential to be present within the development site and surrounding area to help focus the background context to the site.

66 The information identified a total of 91 species of bird that are identified as specially protected or ecologically significant, either as being of conservation concern (Red or Amber listed), local species of conservation concern or identified as a BAP priority species. The species of potential note for the Proposed Development, based on proximity to the Site, most recent record and typical habitat requirements, are identified in Table 5.

Table 5 Bird Species Identified in the Study Area Potentially Relevant to the Site

Species		Most Recent Record	Closest Record
Tawny owl	*Strix aluco*	2023	Within Site boundary
Swift	*Apus apus*	2025	30 m north-west
Herring gull	*Larus argentatus*	2025	60 m south-west
Lesser black-backed gull	*Larus fuscus*	2024	60 m south-west
Grey wagtail	*Motacilla cinerea*	2023	60 m south-west
House sparrow	*Passer domesticus*	2023	60 m south-west
Dunnock	*Prunella modularis*	2023	60 m south-west
Starling	*Sturnus vulgaris*	2025	60 m south-west
Redwing	*Turdus iliacus*	2025	170 m north
Skylark	*Alauda arvensis*	2023	220 m north-east
Greenfinch	*Chloris chloris*	2025	220 m north-east
Lesser whitethroat	*Curruca curruca*	2023	240 m north-west
Pied flycatcher	*Ficedula hypoleuca*	2024	280 m south-east
Red kite	*Milvus milvus*	2023	290 west
Fieldfare	*Turdus pilaris*	2023	300 m north-west
Mistle thrush	*Turdus viscivorus*	2023	300 m north-west
Common redpoll	*Acanthis cabaret*	2023	370 m south-east
House martin	*Delichon urbicum*	2024	380 m south-east
Linnet	*Linaria cannabina*	2023	380 m south-east
Song thrush	*Turdus philomelos*	2025	380 m south-east
Ring ouzel	*Turdus torquatus*	2023	500 m north-west

Species		Most Recent Record	Closest Record
Whinchat	*Saxicola rubetra*	2023	690 m north-west
Brambling	*Fringilla montifringilla*	2023	830 m east
Crossbill	*Loxia curvirostra*	2023	830 m east
Spotted flycatcher	*Muscicapa striata*	2023	830 m east
Black redstart	*Phoenicurus ochruros*	2017	1.1 km south-west
Peregrine	*Falco peregrinus*	2025	Within 2 km

67 The information identified a total of 13 species of mammal that are identified as specially protected or ecologically significant, however as some of these are associated with freshwater environments that are not relevant to the Proposed Development. The species of potential note for the Proposed Development, based on proximity to the Site, most recent record and typical habitat requirements, are identified in Table 6.

Table 6 Mammal Species Identified in the Study Area Potentially Relevant to the Site

Species		Most Recent Record	Closest Record
Hedgehog	*Erinaceus europaeus*	2025	40 m west
Noctule	*Nyctalus noctule*	2024	125 m east
Common pipistrelle	*Pipistrellus pipistrellus*	2024	125 m east
Leisler's bat	*Nyctalus leisleri*	2017	195 m north
Soprano pipistrelle	*Pipistrellus pygmaeus*	2025	195 m north
Brown long-eared Bat	*Plecotus auritus*	2022	195 m west
Daubenton's bat	*Myotis daubentoniid*	2020	750 m north-west
Harvest mouse	*Micromys minutus*	2017	1.0 km north-east
Natterer's bat	*Myotis nattereri*	2017	1.2 km north-west
Nathusius's pipistrelle	*Pipistrellus nathusii*	2017	1.2 km south-east
Serotine	*Eptesicus serotinus*	2017	1.4 km north
Whiskered/Brandt's bat	*Myotis mystacinus/brandtii*	2017	1.8 km north-west
Badger	*Meles meles*	2020	Within 2 km

68 The desk study data also identified the presence of 2 species of amphibian, 2 species of reptile, 57 species of higher plant, and 107 species of invertebrate. The species of potential note for the Proposed Development, based on proximity to the Site, most recent record and typical habitat requirements, are identified in Table 7.

Table 7 Other Species Identified in the Study Area Potentially Relevant to the Site

Species		Most Recent Record	Closest Record
Common frog	*Rana temporaria*	2025	70 m north
Medlar	*Mespilus germanica*	2024	70 m west
Stag beetle	*Lucanus cervus*	2023	80 m north-west
Bluebell	*Hyacinthoides non-scripta*	2021	90 m north-west
Common toad	*Bufo bufo*	2025	200 m north
Large-leaved lime	*Tilia platyphyllos*	2024	230 m south-east
Butcher's-broom	*Ruscus aculeatus*	2025	230 m north

Species		Most Recent Record	Closest Record
Large skipper	*Ochlodes sylvanus*	2025	230 m south-east
Jersey tiger	*Euplagia quadripunctaria*	2025	240 m south-west
White admiral	*Limenitis camilla*	2021	300 m north-west
Knot grass	*Acronicta rumicis*	2025	480 m north-west
Sallow	*Cirrhia icteritia*	2024	480 m north-west
Mullein wave	*Scopula marginepunctata*	2010	480 m north-west
White ermine	*Spilosoma lubricipeda*	2010	480 m north-west
Buff ermine	*Spilosoma lutea*	2024	480 m north-west
Blood-vein	*Timandra comae*	2010	480 m north-west
Cinnabar	*Tyria jacobaeae*	2025	480 m north-west
Brown hairstreak	*Thecla betulae*	2025	485 m north-west
Purple emperor	*Apatura iris*	2021	570 m north
Essex skipper	*Thymelicus lineola*	2025	610 m north-west
White-letter hairstreak	*Satyrium w-album*	2025	630 m north-west
Small copper	*Lycaena phlaeas*	2025	650 m north-west
Small skipper	*Thymelicus sylvestris*	2025	660 m north-west
Grass snake	*Natrix helvetica*	2024	930 m north-west
Slow-worm	*Anguis fragilis*	2013	1.4 km north-west

69 In addition to the legally protected and ecologically significant species identified in the GiGL data, the desk study identifies the presence of a number of species identified as invasive through national legislation or locally by the London Invasive Species Initiative (LISI). A total of 56 invasive species were identified, with those of potential relevance to the site identified in Table 8.

Table 8 Invasive Species Identified in the Study Area Potentially Relevant to the Site

Species		Most Recent Record	LISI Category[32]
Monk parakeet	*Myiopsitta monachus*	2019	2
Ring-necked parakeet	*Psittacula krameri*	2025	4
Oak processionary	*Thaumetopoea processionea*	2019	2
Asian hornet	*Vespa velutina*	2023	1
Aesculapian snake	*Zamenis longissimus*	2021	5
Tree-of-heaven	*Ailanthus altissima*	2025	3
Three-cornered garlic	*Allium triquetrum*	2025	4
Butterfly-bush	*Buddleja davidii*	2025	3
Franchet's cotoneaster	*Cotoneaster franchetii*	2020	2
Tree cotoneaster	*Cotoneaster frigidus*	2023	2
Wall cotoneaster	*Cotoneaster horizontalis*	2025	2

[32] *LISI 2 - species of high impact or concern present at specific sites; LISI 3 - species of high impact or concern which are widespread in London, LISI 4 - Species which are widespread and eradication is not feasible; LISI 5 - species with insufficient data or evidence; LISI 6 - Species that were not currently considered to pose a threat or have the potential to cause problems in London.*

Species		Most Recent Record	LISI Category[32]
Entire-leaved cotoneaster	*Cotoneaster integrifolius*	2019	2
Pale galingale	*Cyperus eragrostis*	2025	2
Goat's-rue	*Galega officinalis*	2025	4
Shaggy soldier	*Galinsoga quadriradiata*	2025	3
Giant hogweed	*Heracleum mantegazzianum*	2021	3
Spanish bluebell	*Hyacinthoides hispanica*	2017	4
Bluebell	*Hyacinthoides massartiana*	2012	4
Orange balsam	*Impatiens capensis*	2012	2
Himalayan balsam	*Impatiens glandulifera*	2017	3
Small balsam	*Impatiens parviflora*	2025	2
A Flowering Plant	*Lamiastrum galeobdolon subsp. argentatum*	2025	4
Cherry laurel	*Prunus laurocerasus*	2025	3
Turkey oak	*Quercus cerris*	2025	5
Evergreen oak	*Quercus ilex*	2025	5
Japanese knotweed	*Reynoutria japonica*	2025	3
A Flowering Plant	*Rhododendron ponticum*	2017	2
False-acacia	*Robinia pseudoacacia*	2025	4
Snowberry	*Symphoricarpos albus*	2017	2

Field Survey

Habitats

70 The following sections describe the habitat conditions that were identified in the field survey area according to the primary habitat type present in line with the UK habitat Classification definitions and following CIEEM best practice guidance. The habitat descriptions should be read in conjunction with the UK Habitat Classification survey map, see Figure 5, and site photographs, see Appendix C.

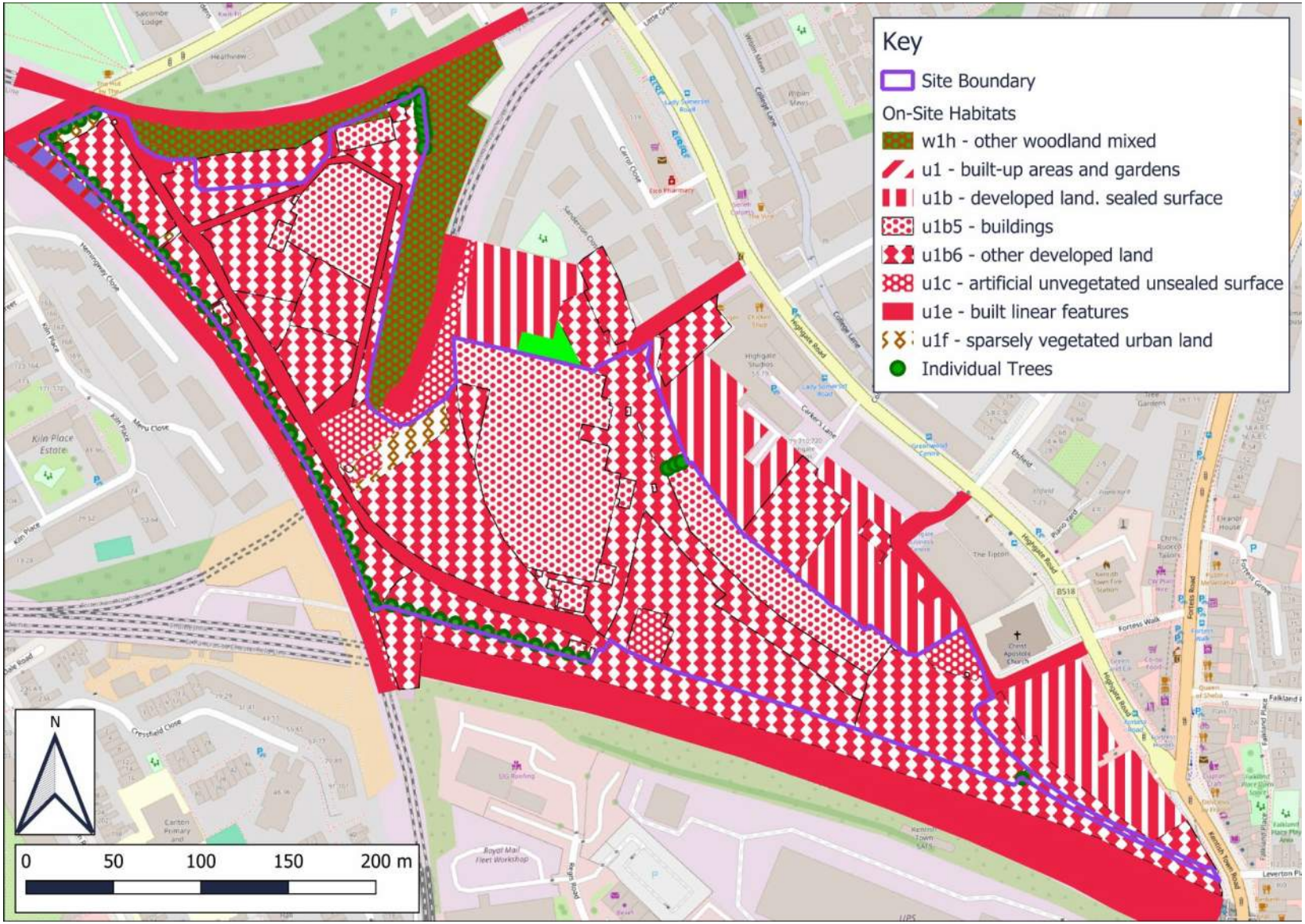
U1 built-up Areas and Gardens

71 A number of habitats around the Site are best identified as introduced shrub or raised planters, however as these comprise secondary habitats within the UK Habitat Classification they have been attributed to the primary habitat of U1 built up area and gardens as best representing their nature.

72 An area of ornamental planting, comprising introduced shrub (Secondary Code 847), is present along the Sanderson Close access road to provide amenity value to the public realm and car parking area. The planting is dominated by ornamental species but with the occasional native, with species including Japanese fatsia (*Fatsia japonica*), bear's breeches (*Acanthus mollis*), Italian arum (*Arum italicum*), greater periwinkle (*Vinca major*), dwarf iris (*Iris pumila*) and Mexican feather grass (*Stipa tenuissima*).

73 A number of ground-level planters (Secondary Code 845) were also present along the Sanderson Close access road, with ornamental species dominating the habitat as per the introduced shrub. The raised planters contained many of the same species included within the introduced shrub habitat, including bear's breeches, Italian arum, dwarf iris and lavender (*Lavandula angustifolia*).

Figure 5 **UK Habitat Classification Map** (contains map data from OpenStreetMap)



74 Another area of ornamental planting, comprising introduced shrub (Secondary Code 847), is present within a sunken garden adjacent to building B10, with species present including hawthorn (*Crataegus monogyna*), Indian clusterberry (*Lonicera ligustrina*) and honeysuckle (*Lonicera sp.*).

75 Introduced shrub and ground level planter habitats do not require a condition assessment for the baseline BNG establishment. Although introduced shrub and ground level planters provide some foraging potential for invertebrates, the majority of species it contains are non-native and hold limited intrinsic biodiversity value. Introduced shrub and ground level planters are not uncommon in the local area, and as a result is considered to be of biodiversity value **within the immediate survey area only**.

U1b5 Buildings

76 The Site includes a number of buildings of different varieties, ranging from large warehouses to small pre-fabricated buildings acting as security posts. The buildings on-site also serve a number of purposes, including industrial, commercial, storage, office and security related buildings. For ease of reporting, each building has been numbered, with these numbers being shown as labels in Figure 6.

77 Building B1 is located along the northern entrance to the Site, and comprises a small flat roof security hut of a metal panel construction with UPVC windows in a good condition. The building was free of any damage or gaps within the façade.

78 Building B2 is located within a courtyard along the western boundary of the Site, and comprises a temporary two-storey office building with a metal panel façade and flat roof. All windows are securely covered by metal shutters, with no access possible from the outside.

79 Buildings B3, B4 and B5 form a block within the centre of the Thames Water compound, and act as storage and warehouse spaces. B3 is a single-storey disused storage building and comprises a brick and rendered façade, with UPVC windows in a good condition and a sloped corrugated metal roof. Large holes were present within the brick façade, with these holes likely previously housing ventilation equipment. These holes provide access to the roof void of the building from the outside. Building B4 comprises a small welfare unit of a metal panel construction with UPVC windows in a good condition and flat roof. The building was free of any damage or gaps within the façade. B5 is a large warehouse featuring several different façade materials including corrugated metal, brickwork and concrete blocks. UPVC glazing in a good condition is present within the central brick element of the building. Roller shutters are present along the southern and eastern aspects and prevent access to the warehouse from the outside.

80 Building B7 is located to the south of the Thames Water compound and comprises a circular capped structure believed to be covering a well or defunct ventilation shaft. The brickwork construction was in a good condition and had a metal cap preventing access from above.

81 Buildings B8 and B9 are both temporary single-storey office buildings acting as an IT training centre, and comprise a metal panel façade with grated UPVC glazing in a good condition and flat metal panel roof. Several grated ventilation panels are present on the buildings, but do not provide access for wildlife.

82 Building B10 is a two-storey derelict office building, with a single storey extension to the west. It is located within the centre of the Site and comprises a brick façade with wooden and UPVC framed glazing in a good condition. A roller shutter is present along eastern aspect of the building, and appeared in a good condition, preventing access to the building. The two-storey section has a metal panel sloped roof, while the single storey section roof comprises a waterproof fabric with large metal parapets.

83 Building B11 is a small single-storey derelict outhouse of brick construction, with wooden framed glazing in a poor condition and a sloped corrugated metal roof. At the time of surveying, windows and doors were open, providing easy access to the building from the outside.

84 Building B12 is a large complex comprising two large warehouses and several extensions of varying heights and levels. The majority of the complex is between one and three storeys in height and largely comprises a brick façade with a mixture of PVC, metal and wooden framed glazing largely in a good condition. The roofs of the complex were largely sloped and comprised a mixture of corrugated metal and bitumen roofing panels with brick and concrete parapets. Skylights were also present within the roofs of two-storey extension sections on the north-east, and south-west aspects of the building. The southern warehouse was disused at the time of surveying, while the northern warehouse was occupied and well used for the purposes of constructing lighting stages. The rest of the building complex served as offices and workshops.

85 Building B13 comprises a single-storey extension connected to the B12 complex, and is of a brick façade with UPVC framed glazing. The roof largely comprised a sloped tile roof with a stone parapet, while the northernmost part of the roof was flat with a bitumen surface. The building was empty at the time of surveying.

86 Building B14 comprises a single-storey building acting as a washing station for cars and equipment. It comprises a brick façade with some stone facings and parapets, with large wooden doors on the southern aspect and a steel roller shutter on the northern aspect providing entry and exit for vehicles. Three large metal framed windows were present on the eastern aspect, though two of these were poorly fitted with large gaps between the windows and structure providing access from the outside. On the roof of the building is a large metal structure, that likely previously functioned as a water tank, though from a review of aerial imagery is believed to be open to the outside.

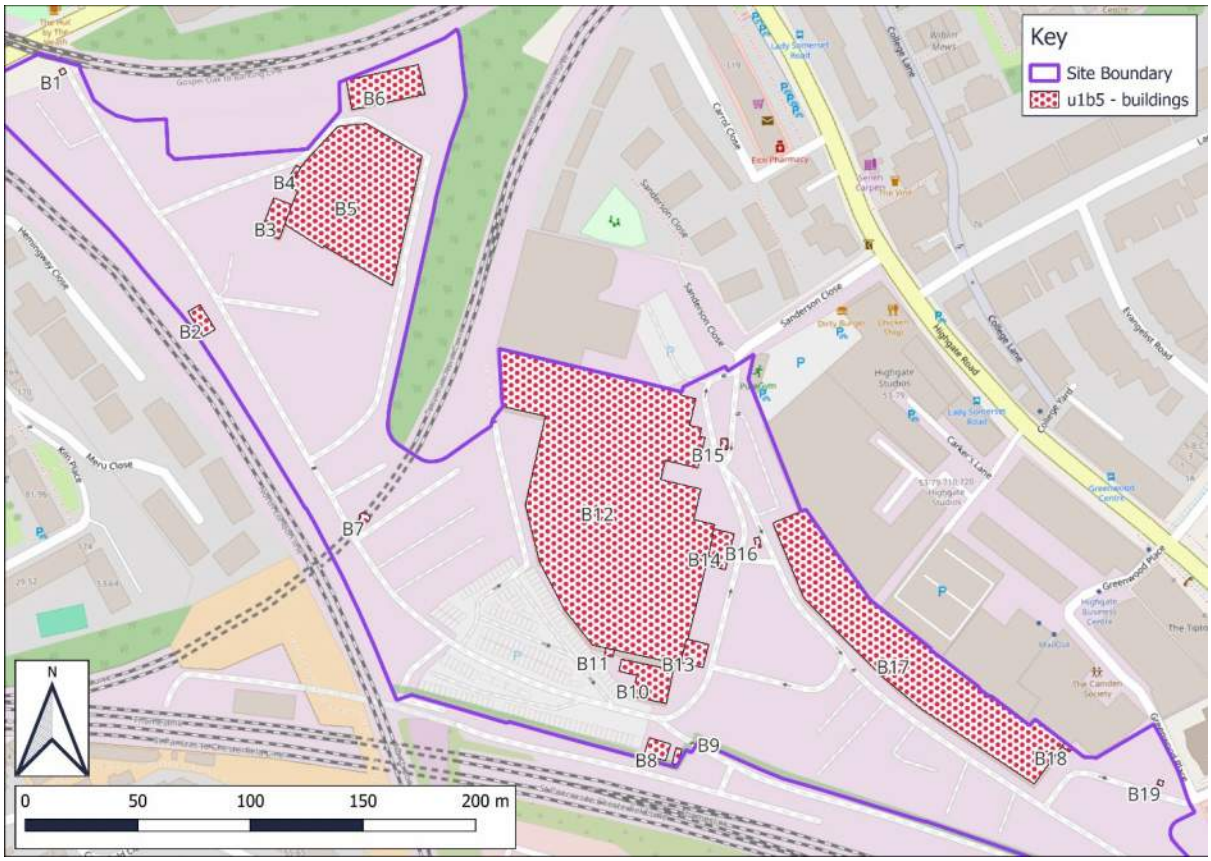
87 Building B17 comprises a series of commercial units of a corrugated metal façade and roof, with UPVC framed glazing in a good condition. A number of roller shutters provided access to each unit. Some of the units appeared to be untenanted at the time of surveying.

88 Buildings B15, B16, and B19 all comprised small single storey pre-fabricated buildings of metal or plastic façade with PVC glazing in a good condition.

89 Building B18 comprised a small substation of metal panel construction.

90 Buildings are a common habitat type in the urban environment and offer relatively limited biodiversity opportunities and, as a result, are generally considered to be of **negligible** biodiversity value. However, the buildings could provide potential supporting value for species that utilise building fabric, including potential for bats and birds, which is discussed further below.

Figure 6 **Building Locations Map** (contains map data from OpenStreetMap)



U1b6 Other Developed Land

91 Other developed land, largely comprising different types of hardstanding, is extensively present across the Site and wider area to provide car parking, access or storage areas for materials. These areas primarily include a number of courtyards found across the Site, and a large car parking area within the centre of the Site. These areas are generally of tarmac or concrete slab construction, or a combination of the two.

92 The habitats are largely kept clear of vegetation, with the exception of some establishing species around the periphery of areas and in cracks between paving slabs or concrete slabs or at the edge of the habitat where it is in lower use, for example along the fence line of several courtyards within the Thames Water compound within the north-western section of the Site.

93 In addition to the establishing plants, nine urban trees were present within the other developed land habitat on the Thames Water car park in the northern-most part of the Site, which are discussed further below.

94 Other developed land habitat does not typically provide supporting potential for faunal species and is common both locally and nationally and therefore is considered to be of **negligible** biodiversity value.

U1c Artificial Unvegetated Unsealed Surface

95 Artificial unvegetated unsealed surface is present in several areas across the Site, primarily in unsealed or disused courtyard areas, with gravel or dirt surfaces present.

96 The northernmost area of artificial unvegetated unsealed surface is a small section of an access road leading into the off-site gas works, comprising gravel that is free of all vegetation. The centremost section of artificial unvegetated unsealed surface is an unsealed section of the large central courtyard, and also comprises loose gravel that was free of all vegetation.

97 Areas of artificial unvegetated unsealed surface to the west of building B12 and within the easternmost corner of the Site both comprise fenced courtyards comprising loose gravel and other substrate material, and have vegetation establishing along the fencelines and borders of the habitats. Species present include Oxford ragwort (*Senecio squalidus*), hawkweed oxtongue (*Picris hieracioides*), butterfly bush (*Buddleja davidii*), tall fleabane (*Conyza sumatrensis*), ribwort plantain (*Plantago lanceolata*), herb robert (*Geranium robertianum*), catchweed bedstraw (*Galium aparine*), spear thistle (*Cirsium vulgare*), common cat's ear (*Hypochaeris radicata*), common mallow (*Malva sylvestris*), petty spurge (*Euphorbia peplus*), colt's foot (*Tussilago farfara*), traveller's joy (*Clematis vitalba*), bramble (*Rubus fruticosus*), round leaf geranium (*Geranium rotundifolium*), red deadnettle (*Lamium purpureum*) and black medic (*Medicago lupulina*).

98 A small area of artificial unvegetated unsealed surface is also present along the northern edge of building B17, and comprised stone and gravel bounded by brick edging. The habitat was free of vegetation with the exception of three small magnolia (*Magnolia sp.*) trees, which are considered further below.

99 A stretch of artificial unvegetated unsealed surface is present along the western boundary of the Site, and includes a large number of individual trees, which are considered further below. This area comprises primarily bare soil with individual trees rooted within.

100 Artificial unvegetated unsealed surface habitat does not typically provide supporting potential for faunal species and is common both locally and nationally and therefore is considered to be of biodiversity value **within the immediate survey area only**.

U1e Built Linear Features

101 Built linear features are present both within and alongside the Site, principally associated with an access road that provides access to the Site and the Thames Water compound. Additionally, the railway lines in the wider environment also comprise built linear habitat.

102 The built linear environment within the Site solely comprises a tarmac surface functioning as a road and walkway. The habitat is largely maintained to be free of vegetation commensurate with its purpose, although some species have established in peripheral areas and along fences adjacent to built linear features and included butterfly bush, Oxford ragwort, dandelion (*Taraxacum officinale*) and ribwort plantain.

103 Built linear feature habitat does not provide supporting potential for biodiversity and is heavily trafficked, and as a result is considered to be of **negligible** biodiversity value.

U1f Sparsely Vegetated Urban Land

104 Several areas within the northern portion of the Site are best categorised within the UK Habitat Classification as sparsely vegetated urban land, with vegetation present at between 10% and 50% cover.

105 A portion of the most northern courtyard along the western border of the Site is best described within the UK Habitat Classification as sparsely vegetated urban land, and comprises a mixture of bare ground, moss, and ruderal/ephemeral species. Plant species established within this area include common nettle (*Urtica dioica*), butterfly bush, Oxford ragwort, annual mercury (*Mercurialis annua*), herb robert, bramble, common ivy (*Hedera helix*), dandelion, perennial rye grass (*Lolium perenne*), common groundsel (*Senecio vulgaris*), wood avens (*Geum urbanum*), annual meadow grass (*Poa annua*), hoary mustard (*Hirschfeldia incana*), ivy-leaved toadflax (*Cymbalaria muralis*), bitter lettuce (*Lactuca virosa*), petty spurge (*Euphorbia peplus*), catchweed bedstraw (*Galium aparine*), spear thistle, broad-leaved dock (*Rumex obtusifolius*), round leaf geranium, ribwort plantain, rosebay willowherb (*Epilobium angustifolium*), hawkweed oxtongue, bristly oxtongue (*Helminthotheca echioides*) and hedge mustard (*Sisymbrium officinale*).

106 Another area of land adjacent to the large car parks within the centre of the Site is also best descried within the UK Habitat Classification as sparsely vegetated urban land, and comprised a mixture of bare ground and ruderal/ephemeral species, including catchweed bedstraw, petty spurge, spear thistle, wall speedwell (*Veronica arvensis*), Oxford ragwort, herb robert, common toadflax (*Linaria vulgaris*), roundleaf geranium, scarlet pimpernel (*Anagallis arvensis*), traveller's joy, creeping thistle (*Cirsium arvense*), butterfly bush, common sow-thistle (*Sonchus oleraceus*), colt's foot (*Tussilago farfara*), dandelion, ribwort plantain, common whitlowgrass (*Erophila verna*), Persian speedwell (*Veronica persica*), bristly oxtongue, sticky mouse ear (*Cerastium glomeratum*), chickweed (*Stellaria media*), hawkweed oxtongue, common mugwort (*Artemisia vulgaris*), annual mercury, nipplewort (*Lapsana communis*), black medic (*Medicago lupulina*), bramble and ash (*Fraxinus excelsior*).

107 A condition assessment for this habitat is required as part of the Biodiversity Net Gain assessment, the results of which are summarised in Table 9.

Table 9 Sparsely Vegetated Urban Land Condition Assessment

Criteria		SV1	SV2	SV3	Comment
		TQ2834985 652	TQ2839685 597	TQ2853685 452	
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area	No	No	Yes	Parcels SV1 and SV2 mainly consisted of low growing species with a consistent height and structure throughout. SV3 had vegetation of varying height and overall, a more varied structure of the habitat
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year	No	No	Yes	While all parcels contained beneficial flowering species, these were sparse throughout the habitats and not considered to be a defining feature. SV3 appeared to contain a denser cluster of these species and is therefore considered to pass this criteria.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	Yes	No	No	Invasive species such as butterfly bush were common within SV1, but absent from SV2 and SV3.
	Condition	**Poor**	**Poor**	**Moderate**	

108 Sparsely vegetated urban land, whilst not necessarily common locally and nationally, holds relatively limited biodiversity potential with limited contribution to foraging opportunities as a result of continued disturbance and management. As a result, the habitat is considered to be of biodiversity value **within the immediate survey area only**.

W1h Other Woodland – Mixed

109 A single small section of mixed woodland is present along the northern edge of the Site, situated adjacent to the railway and within the Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve SINC. The woodland habitats cover approximately 98 m^2.

110 The woodland habitats contain four tree species, comprising Lawson cypress (*Chamaecyparis lawsoniana*), hybrid black poplar (*Populus x canadensis*), Norway maple (*Acer platanoides*) and wild cherry (*Prunus avium*) specimens. The pocket of woodland also contained a single standing dead tree. Many of the trees were covered in ivy.

111 The understorey vegetation within the woodland (W1) was suppressed by extensive cover of ivy and bramble. The species assemblage of ground flora was not indicative of woodland priority habitat. Toward the edges of the wood, where bramble and ivy were less dense, species such as common nettle was present. Willow (*Salix sp.*) was recorded within the shrub layer, though coverage of the shrub layer was restricted.

112 The woodland canopy was largely continuous throughout, covering over 50% of the underlying habitat, with only small openings toward the edges. Trees within the woodland appeared in good overall condition, displaying no obvious signs of adverse human impacts affecting their health or canopy structure.

113 A condition assessment, in line with the Defra condition criteria set out in the BNG assessment, was undertaken during the survey and is summarised in Table 10 with the full condition assessment to be appended to further iterations of this report. The parcel was determined to be of moderate condition.

Table 10 Woodland Habitat Condition Assessment

Indicator	Category Achieved	Woodland Score
Age distribution of trees	One age-class present.	1
Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	3
Invasive plant species	Rhododendron or cherry laurel present, or other invasive species >10% cover.	3
Number of native tree species	Two or less native tree or shrub species across woodland parcel.	1
Cover of native tree and shrub species	<50% of canopy trees and <50% of understory shrubs are native.	1
Open space within woodland	10-20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0-20% temporary open space is permitted.	3
Woodland regeneration	One or two classes only present in woodland.	2
Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	3
Vegetation and ground flora	No recognisable woodland NVC plant community at ground layer present.	1
Woodland vertical structure	Two storeys across all survey plots.	2
Veteran trees	No veteran trees present in woodland.	1
Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and/or stems, branch stubs and stumps or an abundance of small cavities.	3

Indicator	Category Achieved	Woodland Score
Woodland disturbance	No nutrient enrichment or damaged ground evident.	3

114 The woodland habitat does not meet the requirements for the BAP Priority habitat deciduous woodland, classified as lowland mixed deciduous woodland in the UK Habitat Classification, with the non-native species (including the coniferous Lawson cypress) making up a large proportion of the habitat present and more closely aligning with w1h other mixed woodland as a result. However, the habitat does provide a notable habitat locally, as woodland habitat is not particularly common in the urban environment, and as a result is considered to be of biodiversity value at the **Local** scale. The habitat has potential supporting value for breeding birds.

Individual Trees (Secondary Code 200)

115 A total of 213 trees were present across the Site, ranging from immature trees planted next to the Site entrance to mature trees along the boundary of the Site. Those present included a range of native species including ash, beech (*Fagus sylvatica*), silver birch, hazel (*Corylus avellana*) and whitebeam (*Sorbus aria*). Non-native species present include Lawson cypress, sycamore, hybrid black poplar, Norway maple, weeping willow (*Salix x chrysocoma*), and magnolia (*Magnolia* sp).

116 Where species were unable to be identified, a precautionary approach has been taken in regard to the condition assessment, with these trees having been assumed to be native. These species, and therefore their conditions, are subject to change following receipt of additional information.

117 The majority of species on-site were associated within boundary habitats, with many appearing to be relatively mature and established, with some having ecological niches present. As a result of the variation in tree type and setting, the trees present are identified to be of between poor and good condition in line with the BNG condition criteria, as identified in Table 11.

Table 11 Tree Habitat Condition Assessment for Individual Trees

Group	Ref	Species	Size	Habitat Condition Criteria						
				A - Native	B – Canopy	C – Mature	D – No Adverse Impact	E – Natural Niches	F – Oversailing Vegetation	Condition
G1	1-11	Lawson cypress (*Chamaecyparis lawsoniana*)	Medium	N	Y	Y	Y	Y	Y	Good x11
	12		Large	N	Y	Y	Y	Y	Y	Good
	13-14		Small	N	Y	N	Y	Y	Y	Good x2
	16-21		Medium	N	Y	Y	Y	Y	Y	Good x 6
	22		Small	N	Y	N	Y	Y	Y	Moderate
	24-26		Large	N	Y	Y	Y	Y	Y	Good x3
G2	29	Lawson cypress (*Chamaecyparis lawsoniana*)	Large	N	Y	Y	Y	Y	Y	Good
	30		Small	N	Y	N	Y	Y	Y	Moderate
	31		Medium	N	Y	N	Y	Y	Y	Moderate
	32-33		Small	N	Y	N	Y	Y	Y	Moderate x2
G5	40	Lawson cypress (*Chamaecyparis lawsoniana*)	Medium	N	Y	Y	Y	Y	Y	Good
	42-44		Medium	N	Y	Y	Y	Y	Y	Good x3
	46-47		Medium	N	Y	N	Y	Y	Y	Moderate x2

Group	Ref	Species	Size	Habitat Condition Criteria						
				A - Native	B – Canopy	C – Mature	D – No Adverse Impact	E – Natural Niches	F – Oversailing Vegetation	Condition
G6	56	Lawson cypress (*Chamaecyparis lawsoniana*)	Medium	N	Y	Y	Y	Y	N	Moderate
G7	59-60	Lawson cypress (*Chamaecyparis lawsoniana*)	Large	N	Y	Y	Y	Y	N	Moderate x2
	62		Small	N	Y	N	Y	Y	N	Moderate
	63-64		Large	N	Y	Y	Y	Y	N	Moderate x2
	68		Large	N	Y	Y	Y	Y	N	Moderate
	69		Medium	N	Y	Y	Y	Y	N	Moderate
	71-72		Large	N	Y	Y	Y	Y	N	Moderate x2
	75		Medium	N	Y	Y	Y	Y	N	Moderate
	76		Medium	N	Y	Y	Y	Y	N	Moderate
	77-78		Medium	N	Y	Y	Y	Y	N	Moderate x2
	81-84		Medium	N	Y	Y	Y	Y	N	Moderate x4
T5	86	Lawson cypress (*Chamaecyparis lawsoniana*)	Small	N	Y	N	Y	N	N	Poor
T6	87		Medium	N	Y	Y	Y	Y	N	Moderate
G12	88		Medium	N	Y	Y	Y	Y	N	Moderate
	90-91		Medium	N	Y	Y	Y	Y	N	Moderate x2
	93-94		Medium	N	Y	Y	Y	Y	N	Moderate x2
	98-99		Medium	N	Y	Y	Y	Y	N	Moderate x2
G13	101-102	Lawson cypress (*Chamaecyparis lawsoniana*)	Medium	N	Y	Y	Y	Y	N	Moderate x2
	104-105		Medium	N	Y	Y	Y	Y	N	Moderate x2
	107-108		Medium	N	Y	Y	Y	Y	N	Moderate x2
	110-111		Medium	N	Y	Y	Y	Y	N	Moderate x2
	113-115		Medium	N	Y	Y	Y	Y	N	Moderate x2
	117-118		Medium	N	Y	Y	Y	Y	N	Moderate x2
	120		Medium	N	Y	Y	Y	Y	N	Moderate
	123		Medium	N	Y	Y	Y	Y	N	Moderate
	126		Medium	N	Y	Y	Y	Y	N	Moderate
	129		Medium	N	Y	Y	Y	Y	N	Moderate
G15	132-134	Lawson cypress (*Chamaecyparis lawsoniana*)	Medium	N	Y	Y	Y	Y	N	Moderate x3
	138		Medium	N	Y	Y	Y	Y	N	Moderate
	142		Medium	N	Y	Y	Y	Y	N	Moderate
	146		Medium	N	Y	Y	Y	Y	Y	Good
	148-149		Medium	N	Y	Y	Y	Y	Y	Good x2

Group	Ref	Species	Size	Habitat Condition Criteria						
				A - Native	B – Canopy	C – Mature	D – No Adverse Impact	E – Natural Niches	F – Oversailing Vegetation	Condition
G16	150	Lawson cypress (*Chamaecyparis lawsoniana*)	Medium	N	Y	Y	Y	Y	Y	Good
	155		Medium	N	Y	Y	Y	Y	Y	Good
	159		Medium	N	Y	Y	Y	Y	Y	Good
	164		Medium	N	Y	Y	Y	Y	Y	Good
	166-168		Medium	N	Y	Y	Y	Y	N	Moderate x3
	170		Medium	N	Y	Y	Y	Y	N	Moderate
	174		Medium	N	Y	Y	Y	Y	N	Moderate x4
	180-181		Medium	N	Y	Y	Y	Y	N	Moderate x4
G17	185	Lawson cypress (*Chamaecyparis lawsoniana*)	Medium	N	Y	Y	Y	Y	N	Moderate
	189		Medium	N	Y	Y	N	Y	N	Moderate
	192		Medium	N	Y	Y	N	N	N	Poor
G21	193-197	Lawson cypress (*Chamaecyparis lawsoniana*)	Medium	N	Y	Y	Y	Y	N	Moderate x4
	197-201		Small	N	Y	N	N	Y	N	Poor x2
T11	202		Medium	N	Y	Y	N	Y	N	Moderate
G9	207		Medium	N	Y	Y	Y	Y	N	Moderate
T9	210		Medium	N	Y	Y	N	Y	N	Moderate
G1	15	Ash (*Fraxinus excelsior*)	Medium	Y	Y	N	N	N	Y	Poor
	23		Small	Y	Y	N	N	Y	Y	Moderate
G16	154		Small	Y	Y	N	Y	N	Y	Moderate
	158		Small	Y	Y	N	Y	Y	Y	Good
G2	27	Whitebeam (*Sorbus aria*)	Small	Y	Y	N	Y	Y	Y	Good
G2	28	Sycamore (*Acer pseudoplatanus*)	Medium	N	Y	N	Y	Y	Y	Moderate
G6	50		Small	N	Y	N	Y	N	Y	Moderate
	52-53		Small	N	Y	N	Y	Y	Y	Moderate x2
G7	66		Medium	N	Y	N	Y	Y	N	Moderate
	70		Small	N	Y	N	Y	N	N	Poor
G16	165		Small	N	Y	N	Y	N	Y	Moderate
G2	34-36	Unknown Deciduous Tree	Medium	Y	Y	N	Y	Y	Y	Good x3
G5	37		Small	Y	Y	N	Y	Y	Y	Good
	38		Medium	Y	Y	N	Y	Y	Y	Good
	39		Medium	Y	Y	Y	Y	Y	Y	Good
G6	55	Unknown Deciduous Tree	Small	Y	Y	N	Y	N	Y	Moderate
	57		Small	Y	Y	N	Y	Y	N	Moderate
G7	61	Unknown Deciduous Tree	Medium	Y	Y	N	Y	N	N	Moderate
	65		Medium	Y	Y	N	Y	Y	N	Moderate
	73		Small	Y	Y	N	Y	Y	N	Moderate
	80		Medium	Y	Y	N	Y	N	N	Moderate

Group	Ref	Species	Size	Habitat Condition Criteria						
				A - Native	B – Canopy	C – Mature	D – No Adverse Impact	E – Natural Niches	F – Oversailing Vegetation	Condition
G12	89	Unknown Deciduous Tree	Small	Y	Y	N	Y	Y	N	Moderate
	92		Small	Y	Y	N	Y	Y	N	Moderate
	95-97		Small	Y	Y	N	Y	Y	N	Moderate x2
G13	100	Unknown Deciduous Tree	Small	Y	Y	N	Y	N	N	Moderate
	103		Small	Y	Y	N	Y	N	N	Moderate
	106		Small	Y	Y	N	Y	Y	N	Moderate
	109		Small	Y	Y	N	Y	N	N	Moderate
	112		Small	Y	Y	N	Y	Y	N	Moderate
	116		Small	Y	Y	N	Y	Y	N	Moderate
	119		Small	Y	Y	N	Y	Y	N	Moderate
	122		Small	Y	Y	N	Y	N	N	Moderate
	125		Small	Y	Y	N	Y	Y	N	Moderate
	127		Medium	Y	Y	Y	Y	Y	N	Good
	130		Medium	Y	Y	Y	Y	Y	N	Good
G15	131	Unknown Deciduous Tree	Small	Y	Y	N	Y	Y	N	Moderate
	135-137		Small	Y	Y	N	Y	Y	N	Moderate x3
	139-141		Small	Y	Y	N	Y	Y	N	Moderate x3
	143		Medium	Y	Y	Y	Y	Y	N	Good
	144-145		Small	Y	Y	N	Y	N	N	Moderate
	147		Medium	Y	Y	Y	Y	Y	Y	Good
G16	151-153	Unknown Deciduous Tree	Medium	Y	Y	Y	Y	Y	Y	Good x3
	156		Medium	Y	Y	Y	Y	Y	Y	Good
	160		Medium	Y	Y	Y	Y	Y	Y	Good
	161		Small	Y	Y	Y	Y	Y	Y	Good
	162-163		Small	Y	Y	Y	Y	N	Y	Good
	169		Small	Y	Y	N	Y	Y	N	Moderate
	171		Medium	Y	Y	Y	Y	Y	N	Good
	172		Small	Y	Y	N	Y	Y	N	Moderate
	173		Small	Y	Y	N	Y	Y	N	Moderate
	175		Small	Y	Y	N	Y	N	N	Moderate
	177		Medium	Y	Y	Y	Y	Y	N	Good
	178		Medium	Y	Y	Y	Y	N	N	Moderate
	179		Small	Y	Y	N	N	N	N	Poor
G17	182	Unknown Deciduous Tree	Medium	Y	Y	Y	Y	Y	N	Good
	186		Larege	Y	Y	Y	Y	Y	N	Good
	187-188		Small	Y	Y	N	N	N	N	Poor x2
	190-191		Small	Y	Y	N	N	N	N	Poor x2

Group	Ref	Species	Size	Habitat Condition Criteria						
				A - Native	B – Canopy	C – Mature	D – No Adverse Impact	E – Natural Niches	F – Oversailing Vegetation	Condition
G9	203	Unknown Deciduous Tree	Medium	Y	Y	Y	Y	Y	N	Moderate
	204		Small	Y	Y	N	N	Y	N	Moderate
	205		Small	Y	Y	N	Y	N	N	Moderate
	206		Small	Y	Y	N	Y	N	N	Moderate
	208		Small	Y	Y	N	Y	Y	N	Moderate
G5	41	Beech (*Fagus sylvatica*)	Large	Y	Y	N	Y	Y	Y	Good
G16	157		Small	Y	Y	N	Y	Y	Y	Good
G17	183		Small	Y	Y	N	Y	N	N	Moderate
G5	45	Hybrid Black Poplar (*Populus x canadensis*)	Large	N	Y	Y	Y	Y	Y	Good
T12	184		Small	N	Y	N	Y	N	N	Poor
G5	48-49	Silver birch (*Betula pendula*)	Small	Y	Y	N	Y	Y	Y	Good x 2
G6	51		Medium	Y	Y	N	Y	Y	Y	Good
	54		Medium	Y	Y	N	Y	Y	Y	Good
	58		Small	Y	Y	N	Y	Y	N	Moderate
G7	67		Small	Y	Y	N	Y	Y	N	Moderate
	74		Medium	N	Y	Y	Y	Y	N	Moderate
	79		Small	Y	Y	N	Y	Y	N	Moderate
G13	128		Small	Y	Y	N	Y	Y	N	Moderate
G16	176		Small	Y	Y	N	Y	Y	N	Moderate
T4	85	Norway maple (*Acer platanoides*)	Small	N	Y	N	Y	Y	N	Moderate
G13	121	Hazel (*Corylus avellana*)	Medium	Y	Y	Y	Y	Y	N	Good
	124		Medium	Y	Y	Y	Y	Y	N	Good
T10	209	Weeping Willow (*Salix x chrysocoma*)	Small	N	Y	Y	Y	Y	N	Moderate
T13	211	*Magnolia* sp.	Small	N	Y	N	N	Y	N	Poor
T14	212		Small	N	Y	N	N	Y	N	Poor
T15	213		Small	N	Y	N	N	Y	N	Poor

Notes:

For consistency this table follows the grouping system used in the Tree Survey Report, however we have used our own references

T48 was recorded as Buddleja within the Tree Survey Report, which for the purposes of BNG is more suitably categorised as a shrub and therefore is not considered in this table for tree conditions.

Trees in the tree survey report T1-3, T7-8, T16-47 were outside the survey boundary provided at the time of the survey and therefore no condition assessment of these has been completed.

Trees in groups G3, G8, G10, G11, G14, G22 were outside the survey boundary provided at the time of the survey and therefore no condition assessment of these has been completed.

118 The individual trees on Site provide a potentially important feature for biodiversity, providing a potentially important feature for biodiversity, providing supporting habitat for invertebrates and bird species that are common within the urban environment. The trees also provide a notable value in respect to ecosystem services. As a result, the individual trees are considered to be important up to **Local** biodiversity value.

Species

Flora

119 The presence of floral species on the Site is influenced by its urban context, with the presence limited to species common in the urban environment along with non-native species within ornamental planting. As a result, the Site does not support any plant species identified on Schedule 8 (protected plant species) of the Wildlife and Countryside Act 1981 (as amended) nor any notable plant species returned in the data search.

120 Japanese knotweed was not found on the Site at the time of surveying. However, it is known to have been present within the wider area associated with the grounds of the Christ Apostolic Church to the east, on the Greenwood Place side of the building, based on previous survey experience (T. Hall pers comm).

121 Butterfly bush was present on the Site and is identified by LISI as invasive species of high impact or concern which are widespread in London and requires concerted coordinated and extensive action to control/eradicate.

122 As a result, the floral species present are considered to be relatively common within their habitat types and are of biodiversity value **within the immediate survey area only**. However, the presence of invasive species could comprise a legal constraint to the development that requires mitigation.

Birds

123 The woody vegetation on-site provides some opportunities for nesting birds, with many of the larger trees around the site being suitable for nesting birds, and flat roof areas with low disturbance and some internal areas that are accessible and contain ledges also have potential to provide nesting opportunities for more common urban species. Extensive evidence of nesting feral pigeon (*Columba livia domestica*) was found in the large southern warehouse, with several pigeon remains found, indicating predation by fox. The woody vegetation also provides some foraging opportunities for breeding birds.

124 No evidence of peregrine falcon (*Falco peregrinus*) presence was identified on-site or in the surrounding area, with the buildings on or surrounding the Site not offering the height favoured by the species. The buildings on-site are also unlikely to be favoured by black redstart (*Phoenicurus ochruros*) for nesting, lacking the complexity of ledges at the roof level for cover.

125 Feral pigeon, blue tit (*Cyanistes caerulus*), robin (*Erithacus rubecula*), blackbird (*Turdus merula*), great tit (*Parus major*), coal tit (*Periparus ater*), wren (*Troglodytes troglodytes*), goldcrest (*Regulus regulus*), woodpigeon (*Columbus palumbus*), jay (*Garrulus glandarius*), magpie (*Pica pica*), and crow (*Corvus corone*) were all recorded on-site during the survey. Jackdaw (*Corvus monedula*) and herring gull (*Larus argentatus*) were also recorded flying over the Site.

126 The bird species likely to be present are most likely to be relatively common species and of biodiversity value **within the immediate survey area only**. However, the presence of nesting birds will comprise a legal constraint to the development that requires mitigation.

Bats

127 The Site has limited potential to support bats, with semi-natural habitats present on the Site highly managed, subject to high levels of lighting and relatively isolated from the wider environment by significant urban infrastructure. The Site does, however, directly abut woodland along the railway land that acts as a green corridor through Camden and towards Hampstead Heath. The trees and small areas of woodland within the Site will also contribute to this green corridor and provide some suitable foraging and commuting habitat for bats. As a result of this, the Site is considered to be of *low* suitability for commuting and foraging bats.

128 The Site supports four buildings of low suitability for roosting bats, with building B5 containing loose and broken roof tiles on the southern and western elevations, building B12 containing narrow crevices along the top edge of the brick wall beneath the guttering and weathered masonry and uneven sections potentially containing hidden crevices. Buildings B13 and B14 were also identified to hold low suitability to support roosting bats due to a number of features present. All remaining buildings were of negligible suitability.

129 While the majority of trees on the Site held negligible suitability for bats, eight individual trees along the western and northern boundaries could not be ruled out as holding potential for roosting bats due to the presence of dense ivy that may obscure PRFs from view. Therefore, these trees will require further assessment should they be impacted by the development.

130 The potential presence of roosting bats could comprise a constraint to the development and further assessment is required. If bats are found to be roosting at the Site, it is likely to be common species utilising the Site only as a day or summer roost, due to the type of structures and age of the trees on Site and considering the urban context of the Site. Therefore, the Site is only likely to provide a biodiversity value to bats at no more than the **Local** scale.

Other Species

131 Considering the context of the Site and limited habitat present, no other protected species are considered likely to be present and represent a constraint to the redevelopment of the Site. Whilst hedgehog (*Erinaceus europaeus*) is present in the desk study, their presence on the Site is considered unlikely considering the habitats present and limited connectivity to suitable habitats in the wider environment.

132 As the habitats on Site are largely amenity, heavily disturbed, or recently established, the invertebrate fauna is unlikely to be particularly diverse and no suitable habitat is present for stag beetle (*Lucanus cervus*).

Baseline Ecological Value

133 The urban trees, sparsely vegetated urban land and woodland present in the baseline require condition assessments as part of the BNG assessment, which is discussed in the habitat descriptions. The strategic significance for the baseline is discussed in Paragraph 47, with the artificial habitats and amenity landscaping being classified as of low strategic significance, with the exception of the individual trees within areas of relevant Potential Measure Locations identified by the London LNRS, with these being classified as of high strategic significance.

134 The Proposed Development is assessed as having a baseline biodiversity value of 28.48 habitat units, as identified in Table 12. With an absence of hedgerow and watercourse units within the Site and zone of influence, these are excluded from the assessment. The full detail is provided in the Statutory Biodiversity Metric calculation which accompanies the planning application.

Table 12 Summary of Baseline Habitat Value

Habitat	Area (ha)	Distinctiveness	Condition	Strategic Significance	Required Action	Baseline Unit Value
Developed land; sealed surface	5.36	Very Low	N/A	Low	Compensation Not Required	0.00
Artificial unvegetated, unsealed surface	0.2789					0.00
Built linear features	0.4943					0.00
Ground level planters	0.0024	Low			Same distinctiveness or better habitat required ≥	0.00
Introduced shrub	0.0069					0.01
Sparsely vegetated land; Ruderal/Ephemeral	0.0392		Poor			0.08
Sparsely vegetated land; Ruderal/Ephemeral	0.0862		Moderate			0.34
Urban tree	0.0896	Medium	Poor		Same broad habitat or a higher distinctiveness habitat required (≥)	0.36
Urban tree	0.57		Moderate			4.56
Urban tree	1.0708		Good			12.85
Urban tree	0.0081		Poor	High		0.04
Urban tree	1.0057		Moderate			9.25
Urban tree	0.0651		Good			0.90
Other woodland; mixed	0.0098		Moderate	Low		0.08

ECOLOGICAL IMPACTS AND MITIGATION

135 The following provides a summary of the Ecological Features present within the zone of influence of the Proposed Development, an assessment of their importance, or potential importance, based on the findings described above and their requirement for further consideration of impacts and mitigation.

Table 13 Summary of Ecological Features Present

Feature	Likely Biodiversity Importance	Discussion
Designated Sites		
Lee Valley SPA and Ramsar	International	The Proposed Development will not result in any direct impacts upon the Site, and indirect impacts are unlikely over the distance involved and given the dense urban environment associated with the site and surrounding area. Recreational impacts are not considered likely, recreational is not identified as a reason for adverse condition of SSSI units and access to many of the areas is either restricted by permit or controlled by the Wildlife Trust. Furthermore, the Site is located beyond the zone in which recreational impacts may be considered to occur[33], and there are a significant number of greenspaces present in between the site and the SPA/Ramsar. Therefore, further consideration of these receptors is not required.

[33] *A zone of influence for recreational impacts upon Epping Forest Special Area of Conservation (SAC) has been established at 6.2km, and whilst this is specific to the SAC based on visitor surveys as the SAC provides a greater recreational draw for residents, it is reasonable to assume that a zone of influence for recreational impacts upon the Lee Valley SPA and Ramsar would not be greater than for Epping Forest. Therefore, the site is located beyond the zone of influence in which recreational impacts could occur.*

Feature	Likely Biodiversity Importance	Discussion
Hampstead Heath Woods SSSI	National	The Proposed Development will not result in any direct impacts on the SSSI. There is limited ecological connectivity between the Site and the SSSI, and over the distance involved and in the context of the urban environment indirect impacts from construction activities on the Site are unlikely. The Site is outside of the area of influence of dust impacts. The development is not of a type identified in the SSSI Impact Risk Zone for the development location as likely to affect a terrestrial SSSI. Whilst recreation and protection of nature can be a balance, the Hampstead Heath Management Strategy 2018-2028 sets out how recreation will be managed alongside protection of the heaths. As a result, recreational impacts from the scheme are unlikely to be significant. Therefore, further consideration of this receptor is not required.
Belsize Wood LNR	Borough	The Proposed Development will not result in any direct impacts on the LNRs. Indirect impacts are also considered unlikely, with limited direct ecological connectivity between the Site and the LNRs and given the distances involved between the Site and the LNRs. The LNRs are outside of the area of influence of dust impacts. Therefore, further consideration of these receptors is not required.
Adelaide LNR		
Camley Street Nature Park LNR		
Hamstead Heath Metropolitan SINC	Metropolitan	The Proposed Development will not result in any direct impacts upon the SINC. Indirect impacts could, however, occur as a result of the construction of the Proposed Development, with the Site falling within the zone of influence for impacts associated with dust generation (Site activities and trackout), noise impacts, surface water and potential encroachment of construction activities. As a result, further consideration is given to the impacts and mitigation required.
Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve Borough SINC	Borough	
Metropolitan SINCs	Metropolitan	The remaining Sites of Importance for Nature Conservation, at various scales, are not considered likely to be adversely affected by the Proposed Development. There is limited ecological connectivity between the development site and the SINCs, and over the distances involved and in the context of the dense urban environment associated with the Proposed Development site impacts are unlikely. Therefore, further consideration of these receptors is not required.
Borough SINCs	Borough	
Local SINCs	Local	
Habitats		
Deciduous Woodland Priority Habitat	Local	A stretch of deciduous woodland UK BAP priority habitat lies adjacent to the Site boundary, and so indirect impacts could occur as a result of the construction of the Proposed Development, with the Site falling within the zone of influence for impacts associated with dust generation (Site activities and trackout), noise impacts, surface water and potential encroachment of construction activities. As a result, further consideration is given to the impacts and mitigation required.
UK BAP Priority Habitats	Up to Borough	The remaining UK BAP priority habitats are all distanced from the Proposed Development, with limited ecological connectivity across the urban environment and given the urban context of the surrounding environment, limited potential for indirect impacts. As a result, the features are not within the zone of influence of the project, and further consideration is not required.
Waterbodies	Up to Local	The waterbodies identified are isolated from the Proposed Development, and whilst some may provide some supporting potential for species that could be present on-site these would be limited to avian species with no terrestrial connectivity. However, impacts from the Proposed Development are unlikely, with the features not within the zone of influence of the project and further consideration not required.
Urban Trees	Local	Redevelopment of the Site will result in the loss of a number of trees from the baseline, and those suitable for retention may be impacted as a result of construction activities encroaching upon the habitat. As a result, the development has potential for impact upon the habitat, which will have policy implications and will require further consideration.

Feature	Likely Biodiversity Importance	Discussion
Species		
Flora	Within the Immediate Survey Area	Whilst the Site included habitats with floral species present, these are largely highly disturbed or managed environments with limited diversity and dominated by common or introduced species that are not notably or specially protected.
Breeding Birds	Within the Immediate Survey Area	The Site offers some foraging opportunities for the range of bird species identified within the study area. Nesting opportunities are present across the Site, associated with woody vegetation, with some trees supporting old nests, and common species associated with the building fabric such as feral pigeon or herring gull which were both present. However, no evidence indicating the presence of peregrine falcon was identified and the habitat was not considered suitable for black redstart. Further consideration in respect to mitigation will be required.
Bats	Up to Local	The habitats within the Site, including type and their connection with habitats in the wider area, are considered to potentially provide suitable habitat opportunities for commuting/foraging bats. A number of trees and several of the buildings on-site were identified to hold potential for roosting bats, and as a result, further survey of the buildings and trees with potential for roosting bats is required to determine presence or likely absence and further consideration in respect to mitigation will be required.
Hedgehog	Likely Absence	The desk study identified the presence of hedgehog within the study area although at a significant distance from the Site and with notable barriers to dispersion in between. The habitats within the Site hold limited suitability to support the species, with the Site being dominated by artificial surfaces. Semi-natural habitats present are subject to high levels of maintenance limiting sheltering opportunities. The railway surrounding the Site and other barriers such as roads limit dispersion of the species between the Site and surrounding habitats, significantly reducing potential for the species on-site. As a result, further consideration of this receptor is not required.
Invertebrates	Within the Immediate Survey Area	Although the desk study identifies the presence of a number of notable and protected invertebrate species, the habitats present within the Site provide limited opportunities. The high levels of maintenance limit the foraging resources present within the Site. Suitable habitat is not present for stag beetle. As a result, further consideration of this receptor is not required.
Invasive Species	Negligible	No species identified as invasive on the Wildlife and Countryside Act 1981 (as amended) were identified as present, however a single species considered to be invasive locally was identified, comprising butterfly bush. Removal of these species is recommended, however it does not need to follow a particular process or disposal requirements, and therefore further consideration is not required.

Design Implications and Damaging Activities

Design

136 Due to the dominance of low value urban habitats within the Site, the design of the Proposed Development has relatively limited potential implications to the Site's existing biodiversity value. Redevelopment of the Site will likely require the loss of some individual trees, which will require compensation, and consideration should be given to retaining as many existing trees where feasible.

137 The Proposed Development will result in the loss of lower value habitats, including sparsely vegetated urban land, raised planters, and introduced shrub across the Site, however retention of these habitats is not warranted, although consideration of compensation in respect to BNG will be required in the Landscape Strategy. Retention of higher value habitats, namely woodland, should be prioritised.

138 Consideration in the design phase should be given to the lighting design, avoiding significant illumination of landscaping areas and offsite areas that hold potential to support nocturnal species as a result of foraging or commuting opportunities. This is particularly important for the northern and western boundaries with the railway lines and woodland, the importance of which is reflected in their non-statutory designation. Appropriate measures, in line with best practice guidance provided by the Institute of Lighting Professionals (ILP)[34], should be considered to minimise light spill from the development whilst ensuring a safe and accessible environment.

139 The greatest implication for the design is the inclusion of urban green infrastructure within the building fabric with the potential to maximise biodiversity enhancement on the Site. The proposed design should consider the inclusion of landscape planting that can deliver meaningful biodiversity enhancement that also delivers an improvement on the amenity spaces within and surrounding the Site. As discussed, the LNRS and Kentish Town Planning Framework identify that the Site can positively contribute to the creation of a green corridor running through Camden and towards Hampstead Heath by enhancing green spaces and including provision for additional tree planting, with a focus given to creating connectivity with the Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve Borough SINC.

Construction

140 The construction phase generally holds the greatest potential for adverse impacts on biodiversity features within a project, particularly as a result of the demolition of existing structures and the throughout the construction phase. The demolition of the existing buildings has potential for adverse impacts on breeding birds that may utilise the building fabric for nesting as well as adverse impacts upon the adjacent trees and the breeding birds potentially associated with these. However, with the adoption of appropriate measures the impacts can be mitigated.

141 Construction activities, including demolition, earthworks, construction and associated machinery and vehicular movements have the potential to generate indirect effects associated with noise and dust. The Institute of Air Quality Management (IAQM) guidelines identify an area of influence of dust effects on ecological receptors as 50 m from the generation source, and for 500 m from the Site for trackout activities. The Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve Borough SINC and Hampstead Heath Metropolitan SINC are the only designated sites present within this zone of influence, associated with both on-site construction activities and trackout activities. However, the habitats present are not considered to be particularly sensitive to dust deposition and impacts are not considered likely to be significant. Furthermore, given the urban nature of the sites, mitigation measures proposed to protect local receptors and human health, with residential and high sensitivity receptors such as schools present, will deliver mitigation that reduces the impact of air quality on the SINCs. The faunal species associated with the sites and surrounding area are not considered to be vulnerable to dust deposition and therefore impacts are unlikely to be significant.

142 Although the Borough SINC sits adjacent to the Site, given the urban context impacts associated with the generation of noise is not considered likely to give rise to adverse effects, with faunal species present likely to be habituated to a certain level of noise and impacts will be temporary. Impacts associated with surface water from the site and potential encroachment of activities are also unlikely to be significant as these can be controlled through the adoption of mitigation measures and secured through a Construction Environmental Management Plan (CEMP).

[34] *ILP (2023) Bats and Artificial Lighting at Night. Guidance Note 08/23. Institute of Lighting Professionals, Rugby.*

Operation

143 Given the urban nature of the Site and level of activity in the surrounding area, adverse impacts on biodiversity during the operation of the Site are considered unlikely. Enhancements delivered through the development will be appropriate to the nature of the scheme, with appropriate management of the enhancements provided through a long-term management plan which will ensure they continue to provide a biodiversity benefit in the long-term.

Further Surveys

144 Considering the findings of the survey and assessment set out above, the following targeted surveys and assessments are recommended to inform the planning application for the Site:

- Due to the potential for several of the buildings on-site to support roosting bats, it is recommended that that a Preliminary Roost Assessment (PRA) of this structure is undertaken in line with current best practice guidelines. The survey will be carried out by a licenced bat ecologist, with the results of the PRA determining the potential and, if required, define the scope of any required nocturnal emergence surveys and mitigation requirements.

145 Whilst some suitable habitat for bat foraging/commuting is present, protection and enhancement of boundary features along with mitigation to avoid illumination of key features will avoid impacts. As a result, further survey of bat activity is not required.

146 Mitigation requirements associated with these further surveys and assessments will be reported either through an update to the report or through individual species reporting.

Mitigation

147 The application of mitigation measures is required to minimise or negate adverse effects on biodiversity features discussed above and/or deliver enhancement measures, complying with legislative and policy requirements.

148 The consideration of mitigation measures required has also taken into account the potential for the biodiversity value of the Site to alter between the survey on which the identification of features is based and the commencement of construction activities, ensuring any change in circumstance is appropriately addressed.

Habitats

149 Trees within and alongside the Site that are confirmed by an arboriculturist as being suitable for retention should be protected through the construction phase in line with British Standard 5837 – 'Trees in relation to design, demolition and construction' and as instructed by an arboriculturist. The measures implemented should include the establishment of an appropriate Root Protection Area (RPA) for each tree, ensuring the roots are protected from irreversible damage as a result of sustained machinery movements. BS5837 recommends an appropriate RPA is based on the stem diameter of each individual tree, although local conditions may need to be considered based on the urban nature of the Site and subsequent influences on root spread. The establishment of protection of the RPA will afford some protection to the main trunk and canopy, although in some cases it may be appropriate to extend this to the edge of the canopy to provide full protection to the tree.

150 If the development requires incursion into a RPA, the effects of such incursion should be considered by an arboriculturist to ensure the trees are not significantly affected. Similarly, any damage to trees during the construction phase should be reviewed by an arboriculturist and any remedial actions recommended should be carried out as instructed.

151 To avoid potential impacts associated with retained habitats, such as encroachment of construction activities, a boundary should be established around the site or retained habitats. The boundary around retained habitats should take the form of Herras fencing and should be fixed in place in a similar manner to that required for tree protection measures above to prevent them being moved during construction.

Breeding Birds

152 Depending on the construction programme, the potential for the Site to support breeding birds, either within the urban trees or building fabric itself, could comprise a constraint. The development programme should give due consideration to the nesting season (typically March to August inclusive), avoiding the sensitive period for the removal of trees and commencement of demolition if possible. Otherwise, a search of the building external areas, dense shrub and trees should be carried out prior to the commencement of works on site by a suitably qualified ecologist to ensure that no active nests are present.

153 In the event that an active nest is discovered during a search of the building prior to commencement or during the completion of construction works, the structure surrounding and supporting the nest should be retained without alteration until the young have fledged the nest. It may be appropriate to establish a buffer from the nest, with no plant or personnel entering this area until the young have fledged, and the nest should be monitored. In the event the nesting birds are agitated by the works, it may be appropriate to extend the buffer zone. By following this approach, the Proposed Development will not have a detrimental impact on nesting birds on the Site and the contractor/developer will remain compliant with wildlife legislation.

Bats

154 Mitigation specific to the potential presence of roosting bats will be updated following completion of the recommended survey, however in the event that the surveys confirm the presence of an active roost(s), a European Protected Species Mitigation (EPSM) Licence would likely be required to allow development works to proceed lawfully.

155 Notwithstanding the results of the above, a sensitive lighting scheme should be adopted, following best practice measures provided by the ILP[35], during both the construction and operation phases, including:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used; LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component;
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
- Internal luminaires can be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill; Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges;
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards;

[35] *ILP (2023) Bats and Artificial Lighting at Night. Guidance Note 08/23. Institute of Lighting Professionals, Rugby.*

- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered; Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt;
- Where appropriate, external security lighting should be set on motion sensors and set to as short as possible a timer as the risk assessment will allow; Use of a Central Management System (CMS) with additional web-enabled devices to light on demand; and
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues; and

156 Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

157 Due to the transient nature of the use of potential roost features and as the presence and/or suitability of such features can alter over time, it is recommended that a walkover survey is carried out prior to commencement of construction activities to ensure any significant changes are identified and addressed. The check should ensure the condition remains as described in this appraisal, with any new features associated with the Site or immediately adjacent buildings/trees are picked up. The check should be carried out at an appropriate time, in line with best practice guidelines and with sufficient time for mitigation (e.g. a European Protected Species Development Licence Application) to be incorporated prior to commencement should it be required.

158 The Biodiversity Champion, see below, should ensure they are familiar with bat field signs, giving consideration to the possibility of their presence during site walkovers. Field signs include grease and urine staining on walls, discarded wings of insects, audible squeaking at dusk or in warm weather, droppings (similar in size and shape to that of a mouse, but crumble easily to dust when rubbed between fingers) and bats themselves.

Best Practice Measures

159 Best environment practice measures incorporated into the construction phase, such as those controlling the emission of dust or noise and subsequent effects on sensitive receptors, will ensure potential adverse effects on biodiversity features are reduced.

Staff Awareness

160 The principal contractor should appoint a 'Biodiversity Champion', or similar, with responsibility for ensuring mitigation requirements are fully adopted, monitored and to raise awareness of ecological issues on the Site. The Biodiversity Champion role should:

- Be familiar with the biodiversity features present on the Site and with potential to establish on the site during construction, including their legal protection and mitigation requirements;
- Have sufficient authority to change site practices and take the required action necessary to avoid harm to species present/establishing during construction, and may include the need to temporarily halt works whilst further ecological advice is sought and remedial action taken to avoid harm and/or a legal offence;

- Undertake regular inspection of the construction site, including consideration of mitigation measure implementation to ensure they are effective and appropriate, and give considering to the potential for species (e.g. breeding birds) to establish on the Site during construction;
- Raise awareness of ecological issues associated with the Site and the mitigation requirements through targeted staff training, allowing site personnel to understand the ecological sensitivities of the Site (or potentially on the Site) and associated mitigation measures required. This will allow site personnel to comply with the legal requirements for protecting plants and animals, and could be delivered through the site induction and topic specific toolbox talks as required;
- Input into the design programme, to ensure ecological enhancement measures are implemented at an appropriate time of year and an appropriate time in the construction programme, to ensure they do not become a constraint to further works;
- Oversee the installation of ecological enhancement measures in line with manufacturer recommendations and landscape/ecological guidelines, and maintenance of the features (habitats or artificial species boxes) following installation and up to handover; and
- Keep a log of all actions taken for biodiversity, including inspection findings, remedial measures and training undertaken.

SUMMARY AND CONCLUSION

Baseline

- The Site is not subject to any statutory or non-statutory designation, although it is adjacent to the Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve Borough SINC, on the northern and western boundaries. The Site is also in close proximity, approximately 40 m, to the Hampstead Heath Metropolitan SINC;
- The Site is characteristic of its urban context, being dominated by artificial habitats associated with buildings and hardstanding;
- Semi-natural habitats are principally associated with amenity habitats subject to high levels of management, comprising introduced shrub, ground-level planters, mixed woodland, and individual trees across the Site. Additionally, areas of sparsely vegetated urban land are present as a result of a lack of maintenance of hardstanding and artificial habitats;
- The Site is of low suitability for foraging/commuting bats, however protection and enhancement of boundary features along with mitigation to avoid illumination of key features will avoid impacts and therefore further survey is not required;
- The Site provides some potential value for roosting bats, with four buildings on the Site identified to be of low potential suitability and requiring further survey to establish presence/likely absence; and
- The Site provides potential supporting value for breeding birds, with the buildings and vegetation providing nesting opportunities. No protected floral species were present, however a single locally invasive species (butterfly bush) was present within the survey area.

Impacts and Mitigation

- The Proposed Development has relatively limited potential for adverse effects on local biodiversity as a result of the dominance of artificial habitats within the survey area;
- The development design should retain, where possible, existing trees, which should be protected through the inclusion of mitigation in line with British Standard 5837;
- Consideration should be given to sensitive timings for breeding birds in the programme, otherwise works should be preceded by a check by a suitably qualified ecologist;
- The Proposed Development has the potential to impact roosting bats, with further surveys recommended to determine the presence of bats and the value of the site for roosting bats and provide further recommendation as to mitigation requirements depending on the results of the further survey; and
- Best practice measures are recommended for the design and construction, including minimising light spill through the design, and pollution control measures and identification of a responsible person through construction.

APPENDIX A – Legislative and Policy Context

Legislation

Statutory Designated Sites

Statutory designation of sites for nature conservation derives from a number of international conventions, European Directives and national legislation, establishing the following framework of designations:

- Special Area of Conservation (SAC) – designated under the European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, transposed by the Conservation of Habitats and Species Regulations 2017 (as amended), for the conservation of particular habitats (listed on Annex I) and/or species (listed on Annex II) that are identified as being of European Importance;
- Special Protection Area (SPA) – designated under the European Council Directive on the Conservation of Wild Birds, transposed by the Conservation of Habitats and Species Regulations 2017 (as amended), for the protection of wild birds and their habitats (including particularly rare and vulnerable species listed in Annex I of the Directive and migratory species);
- Ramsar – listed under the Convention on Wetlands or International Importance for the protection of internationally important wetland habitat, especially as waterfowl habitat. Whilst the sites are not directly legislated, the NPPF expects these to be given the same level of protection as SACs and SPAs;
- Site of Special Scientific Interest (SSSI) – designated under the Wildlife and Countryside Act 1981 (as amended) or the National Parks and Access to the Countryside Act 1949, on account of the sites being of special nature conservation interest for its plant/animal communities, habitats, geology or landform features;
- National Nature Reserve (NNR) – designated under the Wildlife and Countryside Act 1981 (as amended) as nationally important on account of its habitat, flora or fauna interest;
- Local Nature Reserve (LNR) – established under Section 24 of the National Parks and Access to the Countryside Act 1949 as locally important on account of its habitat, flora or fauna interest.

European Protected Species

The Conservation of Habitats and Species Regulations 2017 (as amended) affords protection to all European Protected Species (EPS) in England and Wales. Under this legislation it is an offence to deliberately capture, injure or kill individuals of any native EPS, a strict liability offence to damage or destroy sites or places which EPS use as a breeding site or resting place and an offence to deliberately disturb an EPS whereby the disturbance is likely to:

a) impair its ability;
    i. to survive, breed or reproduce, or to rear or nurture their young; or,
    ii. in the case of animals of a hibernating or migratory species to hibernate or migrate; or,
b) to affect significantly the local distribution or abundance of the species to which they belong.

Development licences are available from Natural England, under certain circumstances, that would allow activities that would otherwise be an offence under these Regulations. However, compliance with the licence methodology and conditions is important, with it being an offence to breach any condition imposed by any such licence.

EPS also receive partial protection through Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), through which it is an offence to intentionally or recklessly disturb an EPS whilst it is using a place of rest or shelter.

Flora

Section 13 of the Wildlife and Countryside Act 1981 (as amended) provides protection for all wild plants, which establishes an offence to uproot a plant without the permission from the land owner or occupier. Uprooting is defined in the Act as to '*dig up or otherwise remove the plant from the land on which it is growing*'.

Section 13 also establishes an offence to intentionally pick, uproot, destroy or trade in the higher and low plants plant species listed in Schedule 8 of the Act.

Section 14 of the Wildlife and Countryside Act 1981 (as amended) makes it an offence to plant or otherwise cause to grow in the wild the species identified in Schedule 9 of the Act. The protection was strengthened through Section 23 of the Infrastructure Act 2015, which enables environmental authorities to require works to be undertaken to remove or prevent their establishment.

The Environmental Protection Act 1990 establishes the requirement for licensed disposal of material containing Japanese knotweed (*Fallopia japonica*) and giant hogweed (*Heracleum mantegazzianum*), identifying such material as 'controlled waste' and requiring appropriate disposal.

Birds

Part 1 of the Wildlife and Countryside Act 1981 (as amended) provides legislative protection to all wild birds in England and Wales, making it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs. The Act also provides additional protection to those species listed in Schedule 1 from disturbance whilst it is building a nest, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Section 10, Part 1 of the Conservation of Habitats and Species Regulations 2017 (as amended) places a requirement on local planning authorities in the exercising of their functions to have regard to '*the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the UK*'. As a result, it is important to consider any habitat loss as a result of development and opportunities for the provision of habitats.

Biodiversity Net Gain

The statutory requirement for biodiversity net gain comes from Schedule 7A of the Town and Country Planning Act 1990 (as amended), inserted by Schedule 14 of the Environment Act 2021 and enacted by The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024. Through this, unless exempt through the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all developments are required to deliver a minimum 10 % net gain for biodiversity as a condition of planning approval.

Planning Policy

National

Planning policy at the national level is provided by the National Planning Policy Framework (NPPF)[36], which sets out the Government's economic, environmental and social planning policies for England and articulates the Government's vision for sustainable development.

Protection and enhancement of the natural environment is a key component of the environmental objective of the NPPF, including improving biodiversity, with planning policy relating to biodiversity contained within Chapter 15 on conserving and enhancing the natural environment. Paragraph 187 states that "*planning policies and decisions should contribute to and enhance the natural and local environment by:*

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- minimizing impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehog".

Paragraph 193 of the NPPF relates specifically to biodiversity principles local planning authorities should apply when determining planning applications, which comprise:

- "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweighs both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate".

[36] *Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework. December 2024.*

The NPPF is supported by Planning Practice Guidance[37], provided by the Department for Levelling Up, Housing and Communities, which provides further guidance on biodiversity, green infrastructure and biodiversity net gain. Of particular note, Paragraph 018 (Reference ID: 8-018-20240214) identifies that biodiversity information should inform all stages of development, with applications informed by an ecological survey where the type or location of development could have a significant impact on biodiversity. Additionally, Paragraph 018 identifies that detailed species surveys should only be required by local planning authorities where clearly justified, with assessments proportionate to the nature and scale of development proposals and their impact on biodiversity.

Within the Biodiversity Net Gain information, Paragraph 011 (Reference ID 74-011-20240214) identifies the minimum information required to be submitted as part of a planning application where the biodiversity net gain condition is likely to apply to the development.

Regional

The London Plan[38] provides strategic planning policy for Greater London, setting out an integrated economic, environmental, transport and social framework for the development of London over 20 – 25 years.

The principal policy for biodiversity is provided by Policy G6, Biodiversity and Access to Nature, which requires the protection of Sites of Importance for Nature Conservation (SINCs) or, where this is unavoidable and the benefits of the development clearly outweigh the impacts on biodiversity, minimise impacts through the application of the mitigation hierarchy (avoid, minimise and mitigate, compensate). The policy also requires development proposals to manage impacts on biodiversity and secure net biodiversity gain, informed by the best available ecological information and addressed from the start of the development process, with those reducing deficiencies in access to nature considered positively.

Additional policies of potential relevance include:

- Policy D7, Public Realm, encourages the creation of new public realm and incorporation of green infrastructure such as street trees and other vegetation that supports rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity;
- Policy G1, Green Infrastructure, requires the protection of London's network of green and open spaces and green features in the built environment, with development proposals expected to incorporate appropriate elements of green infrastructure that integrate into London's wider green infrastructure network;
- Policy G5, Urban Greening, establishes the requirement for major development proposals to contribute to the greening of London through the adoption of measures as a fundamental element of design and demonstrated through an Urban Greening Factor appraisal; and,
- Policy G7, Trees and Woodland, requires development proposals to ensure, wherever possible, existing trees of value are retained and, where removal is necessary, adequate replacement is made.

[37] *Ministry of Housing, Communities and Local Government (2016) Planning Practice Guidance. Last updated February 2024.*
[38] *Greater London Authority (2021) The London Plan. The Spatial Development Strategy for Greater London, March 2021.*

Local

Local planning policy is currently derived from the Camden Council Local Plan[39], adopted in July 2017, which sets out the Council's planning policies and strategic objectives that inform the council's planning decisions and objectives. The key policy in relation to biodiversity is Policy A3 '*Biodiversity*' which seeks to '*Protect and enhance sites of nature conservation and biodiversity*'. In order to achieve this goal, the policy lays out a number of steps the council will take:

- designate and protect nature conservation sites and safeguard protected and priority habitats and species;
- grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;
- seek the protection of other features with nature conservation value, including gardens, wherever possible;
- assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;
- secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;
- seek to improve opportunities to experience nature, in particular where such opportunities are lacking;
- require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;
- secure management plans, where appropriate, to ensure that nature conservation objectives are met; and
- work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.

The policy also outlines a number of steps that should be taken to '*Protect, and seek to secure additional, trees and vegetation*' which are outlined below:

- resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;
- require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;
- expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;
- expect developments to incorporate additional trees and vegetation wherever possible.

Work is currently underway on a new Local Plan[40] that will replace the existing Local Plan. Whilst this plan has not yet been formally adopted, and is undergoing consultation and review, it is a material consideration in planning applications. The key policies within the Local Plan are Policy NE1 The Natural Environment, Policy NE2 Biodiversity, and Policy NE3 Tree Planting and Protection.

[39] *Camden council (2017) Camden Local Plan 2017. July 2017.*
[40] *Camden council (2025) Camden Local Plan (Proposed Submission Draft April 2025). April 2025*

The aim of Policy NE1 is '*to conserve and enhance Camden's natural environment*' through the following measures:

- Protecting and enhancing open and green spaces, with a particular focus placed on designated sites and features of biodiversity value such as green corridors.
- Expect developments to protect and enhance biodiversity and protect trees while seeking to secure additional trees in accordance with Policy NE2 and NE3.
- Require multi-functional Sustainable Drainage Systems (SuDS) to be provided to reduce surface water run off as far as possible.

The aim of Policy NE2 is 'to ensure that development protects and enhances nature conservation and biodiversity in the borough' through the following measures:

- Mitigation measures for developments should be carried out on-site.
- Developments should realise benefits for biodiversity through their layouts, designs and use of materials, with measures such as green roofs, swift bricks, bat/bird boxes, bee bricks and permeable fencing being integrated where suitable.
- Require a biodiversity net gain of at least 10%.
- Recognise the biodiversity value offered by gardens and soft landscaping in contributing to wildlife corridors between designated nature conservation sites.

The aim of Policy NE3 is 'to protect existing trees and secure additional tree planting in the borough' through the following measures:

- Resist the loss of a tree, group of trees, area of woodland, and/or vegetation of significant amenity, historic, cultural, and/or ecological value on, or adjacent to, a development site.
- Ensure that where trees and vegetation are to be retained, they are positively integrated into the scheme and layout, as well as protected during and following the demolition and construction phase of development, in line with BS5837 'Trees in relation to Design, Demolition and Construction', to minimise any adverse impacts on existing trees and vegetation.
- Require replacement trees and/or vegetation to be provided where the loss of, or harm to, the well-being of significant trees and/or vegetation has been justified in the context of the proposed development. New tree planting should be guided by a benchmark of planting two new trees for each one lost.
- Require developments to incorporate additional trees and vegetation wherever possible, and especially in areas of low tree cover, as part of a detailed landscaping scheme for the site.

The Kentish Town Planning Framework[41] Supplementary Planning Document highlights the importance of the area in establishing a green corridor leading from Kentish town to Hampstead heath, providing connectivity between a number of green spaces and SINCs in the local area.

[41] *Camden Council (2020) Kentish Town Planning Framework. Camden Council, London.*

Local Ecological Initiatives

Biodiversity Frameworks and Action Plans

National

The UK Biodiversity Framework[42], which supersedes the Post-2010 Biodiversity Framework[43], establishes four key objectives for cross-UK work relating to biodiversity policy and supporting evidence. As with the Post-2010 Biodiversity Framework, it is assumed that the priority habitats and species, reported under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, remain conservation priorities for the UK.

Each component country in the UK is responsible under the Biodiversity Framework for developing their own policy towards meeting international biodiversity commitments, with those for England communicated through the Environmental Improvement Plan 2023[44]. The overarching aim of this plan in relation to biodiversity is to 'achieve a growing and resilient network of land, water and sea that is richer in plants and wildlife' with the targets to halt the decline and increase species abundance, restore or create wildlife rich-habitat and increase tree canopy and woodland cover.

Regional

The London BAP[45], prepared by the London Biodiversity Partnership, aimed protect and enhance London's biodiversity, ensuring rare species are maintained and common species remain common thereby contributing to the maintenance of national and global biodiversity. Whilst the partnership has disbanded, the aims of the plan remain relevant with the priority habitats and species continuing to be considered conservation priorities for London. The habitats and species of potential relevant to the site include:

- Habitats: parks and urban greenspaces; tidal Thames; built structures.
- Species: bats; house sparrow (*Passer domesticus*); black redstart (*Phoenicurus ochruros*); dunnock (*Prunella modularis*), peregrine (*Falco peregrinus*), song thrush (*Turdus philomelos*), spotted flycatcher (*Muscicapa striata*), starling (*Sturnus vulgaris*) and hedgehog (*Erinaceus europeaus*).

Local

The Camden Biodiversity Strategy and accompanying BAP[46] provides a strategy to defend and extend biodiversity in the borough, and lays a foundation for helping nature in Camden, and increasing people's access for the benefit of their health and wellbeing.

- Habitats: Native broadleaved woodland, meadows and pastures, standing water, acid grassland, reedbeds, heathland, rivers and streams, orchards
- Species: House sparrow, Common toad, Hedgehog, Dunnock, Peregrine, Black redstart, Song thrush, and Bat species.

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[42] *JNCC on behalf of the Four Countries' Biodiversity Group (4CBG) (2024) UK Biodiversity Framework. JNCC, Peterborough.*

[43] *JNCC and Defra (on behalf of the Four Countries' Biodiversity Group) (2012) UK Post-2010 Biodiversity Framework. July 2012.*

[44] *Department for Environment, Food and Rural Affairs (2023) Environmental Improvement Plan 2023. First Revision of the 25 Year Environment Plan.*

[45] *London Biodiversity Partnership (2007) London Biodiversity Action Plan. Access through www.gigl.org.uk*

[46] *Camden council (2024) Biodiversity Action Plan Review November 2024. November 2024. Access through https://www.camden.gov.uk/wildlife-areas#lgnl*

Local Nature Recovery Strategy

Local Nature Recovery Strategies (LNRSs) provide a new system of spatial biodiversity strategies for England, targeting actions in locations where they are most needed and where they provide the best environmental outcomes and linking national efforts to reverse the decline in biodiversity.

The LNRS for London, published by the Greater London Authority (GLA) in March 2026, sets out the priorities for biodiversity recovery or enhancement and proposals for potential measures. The LNRS sets out 6 principles, 30 biodiversity priorities with 22 primary measures and 37 species-specific measures. The biodiversity priorities relating to the urban environment include the unmapped measure to 'restore, expand, create and connect spaces for nature in more urban environments. This particularly includes nature-positive features in/on buildings, and well-designed, nature friendly lighting' and in relation to trees and hedgerows to 'expand hedgerow and tree cover outside of woodlands, especially on streets in areas of low canopy cover and habitat connectivity, and improve resilience of existing tree populations and hedgerows'.

A review of the LNRS mapping identifies the Site to form part of an Area of Particular Importance for Biodiversity (APIB731), an Area that Could Become of Particular Importance (ACB1404), and three Potential Measure Locations.

All London Green Grid Strategy

The ALGG Supplementary Planning Guidance (SPG)[47] sets out the vision for the ALGG, which is to '*create a well-designed green infrastructure network of interlinked, multi-purpose open and green spaces with good connections to the places where people live and work, public transport, the Green Belt and the Blue Ribbon Network*'. The SPG sets out the establishment of the eleven Green Grid Area (GGA) frameworks and identifies that they should 'identify objectives and projects, taking into account cross boundary integration and promoting opportunities for improving the provision, quality, functions, linkages, accessibility, design, planning and management of the green infrastructure network'.

The Site falls within the Central London Green Grid (Green Grid Area (GGA) 12), which covers the central boroughs of the CoL, City of Westminster and the boroughs of Kensington & Chelsea, Camden and Hammersmith & Fulham along with parts of the boroughs of Islington, Hackney, Tower Hamlets, Southwark, Lambeth and Wandsworth. The framework recognises that, despite the presence of the Royal Parks, city squares and a significantly improved River Thames, the green space network of central London does not meet the requirements of a 21st century city. The framework looks to support implementation of green infrastructure that is strategically planned and delivers high quality spaces and environmental features.

The Central London Area Framework promotes maximising urban greening through development, notably the inclusion of green roofs and walls, stormwater attenuation and biodiversity enhancement.

Local Strategies

London's Living Landscape

London's Living Landscape initiative[48] has been set up by the London Wildlife Trust as a '*recovery plan for nature*' that seeks to protect, conserve and enhance London's wildlife and draws on five key principles:

- Protect and conserve biodiversity, and where possible deliver net wildlife gain;
- Connect Londoners to their local natural greenspace;

[47] *Greater London Authority (2012) Green Infrastructure and Open Environments: The All London Green Grid. March 2012. Greater London Authority, London.*

[48] *London Wildlife Trust (2014) London's Living Landscapes. A recovery plan for nature. London Wildlife Trust, London.*

- Connect local greenspaces to the wider landscape of London;
- Connect nature conservation and greenspaces to the wider sustainability agenda;
- Work in partnership to deliver these objectives.

Securing the protection of existing ecological assets is a key aim for the initiative, however establishing green links across London's fragmented landscape is a particular challenge for nature conservation. The initiative looks to establish strong connectivity between greenspaces, which will enhance the delivery of ecosystem services such as improved air quality, temperature amelioration and enhancement of wildlife populations.

APPENDIX B – Delivering the Principles of Biodiversity Net Gain

Principle	Application in Practice	How to Address through the Project
Apply the mitigation hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort compensate for losses that cannot be avoided and, where not possible, offset biodiversity losses by gains elsewhere.	An ecological appraisal has been undertaken early in the project to understand potential biodiversity constraints associated with the development site and review the development layout to consider opportunities to retain significant habitats.
Avoid losing biodiversity that cannot be offset elsewhere	Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve net gain.	The ecological appraisal undertaken has confirmed that there are no habitats or features considered to be irreplaceable within the Site.
Be inclusive and equitable	Engage stakeholders[49] early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain.	Collaboration between various interested parties in the design, in particular the landscape architect and ecologist but also extending to additional consultants in relation to sustainable drainage and health, has been important in ensuring opportunities for combined benefits can be realised through the proposals. The requirements of external stakeholders are well communicated through various strategies and policies, which have been referenced in the ecological assessment.
Address risk	Mitigate difficulty, uncertainty and other risks to achieve net gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any residual risk, as well as compensate for the time between the losses occurring and the gains being fully realised.	The BNG assessment has been based on Defra's Statutory Biodiversity Metric, which addresses risk through a series of multipliers. The difficulty of creation/enhancement multiplier addresses the uncertainty in the effectiveness of techniques to create/enhance habitats whilst the time to target condition addresses the time between creation/ enhancement and achievement of the target condition. In addition to this, as the development programme includes a delay between site clearance and the commencement of landscaping this has been included in the assessment.
Make a measurable net gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.	Assessment of the net gain through Defra's Statutory Biodiversity Metric has quantified the biodiversity value of the final development site and net gain over the baseline. Enhancements proposed have considered local policies for nature conservation priority, such as those communicated in Biodiversity Action Plans or Nature Recovery Strategies.

[49] *Stakeholders are defined in the guidance as 'individuals and organisations who are actively involved in the project, or whose interests may be positively or negatively affected as a result of project execution or successful project completion'.*

Principle	Application in Practice	How to Address through the Project
Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using credible evidence and local knowledge to make clearly justified choices when: • Delivering compensation that is ecologically equivalent in type, amount and condition and that accounts for the location and timing of biodiversity losses; • Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation; • Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels; • Enhancing existing or creating new habitat; • Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity.	Defra's Statutory Biodiversity Metric, on which the assessment is based, addresses the 'like-for-like or better' principle through the application of Trading Rules, which highlights where appropriate compensatory planting is not achieved for particular habitat types. The location of enhancement/compensation measures is considered through the Statutory Metric, adding weight to on-site and local measures compared to off-site measures. As a result, it is advantageous for the project to maximise opportunities for biodiversity on-site where possible. Where habitats on-site or within the ownership boundary can be retained and protected, opportunities to enhance the condition can provide 'easy-wins' in delivering a net gain for biodiversity, particularly where this can be established early in the development programme or, better still, prior to habitat losses. Consideration has been given in the Ecological Appraisal regarding the context of the site and its potential to enhance the site's contribution to wider ecological connectivity, particularly given its urban location.
Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations, i.e. do not deliver something that would occur anyway.	Habitat creation and enhancement proposals are based on actions that are undertaken to deliver new habitats or enhance habitat condition. Seeking to exceed on the minimum 10 % net gain mandated through the Environment Act 2021 and providing additional species measures demonstrates additionality.
Create a net gain legacy	Ensure net gain generates long-term benefits by: • Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity; • Planning for adaptive management and securing dedicated funding for long-term management; • Designing net gain for biodiversity to be resilient to external factors, especially climate change; • Mitigating risks from other land uses; • Avoiding displacing harmful activities from one location to another; • Supporting local-level management of net gain activities.	Consideration has been given through the development of proposals to ensure solutions are practical for their location/use and resilient to external factors, such as climate change. This has been achieved through collaboration in the design team to balance competing requirements for space within the development, ensuring proposals for habitat creation are appropriate for their intended purpose/location and through consideration of the species proposed for planting to balance native species with those being resilient to warmer and more arid environments. Management forms a significant aspect of BNG, with the Environment Act 2021 requiring habitats created or enhanced to be managed for a minimum period of 30 years. A condition requiring a Landscape and Ecological Management Plan can be proposed to address adaptive management that secures long-term enhancement. Redevelopment of the Site will not cause displacement of harmful activities.
Optimise sustainability	Prioritise BNG and, where possible, optimise the wider environmental benefits for a sustainable society and economy.	As above, collaboration in the design team has helped realise mutual benefits through habitat creation, for example as a result of access to nature for tenants, occupiers or the public, improved air quality, provision of shading or as a sustainable drainage feature.
Be transparent	Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.	The BNG assessment has been communicated in a clear manner, following the precautionary principle where appropriate and clearly demonstrating how the proposals will deliver on planning policy and legislative requirements to deliver a net gain for biodiversity.

APPENDIX C – Site Photographs



Photo 1: Courtyard within the northwestern corner of the Site



Photo 2: Railway bridge sitting off site to the north of the Site boundary



Photo 3: Building B2 and associated hardstanding



Photo 4: Area of bare ground within the northern section of the Site



Photo 5: Building B3 with B4 in the background



Photo 6: Internal area of Building B3



Photo 7: Dumped rubbish to the north of building B3



Photo 8: Covered storage area adjacent to building B3



Photo 9: Southern aspect of building B4



Photo 10: Courtyard to the south of building B4



Photo 11: Courtyard to the south of building B4



Photo 12: Courtyard to the south of building B4



Photo 13: Storage space to the east of building B6



Photo 14: Southern aspect of building B6



Photo 15: Northern aspect of building B5



Photo 16: Railway access area to the east of building B6



Photo 17: Sparsely vegetated land within the centre of the Site



Photo 18: Building B7



Photo 19: Courtyard within the centre of the Site



Photo 20: Road and car park to the west of building B12



Photo 21: Hardstanding area acting as access to the railway west of building B12



Photo 22: Western flat roof section of building B12



Photo 23: Western section of building B12



Photo 24: Southern aspect of building B10

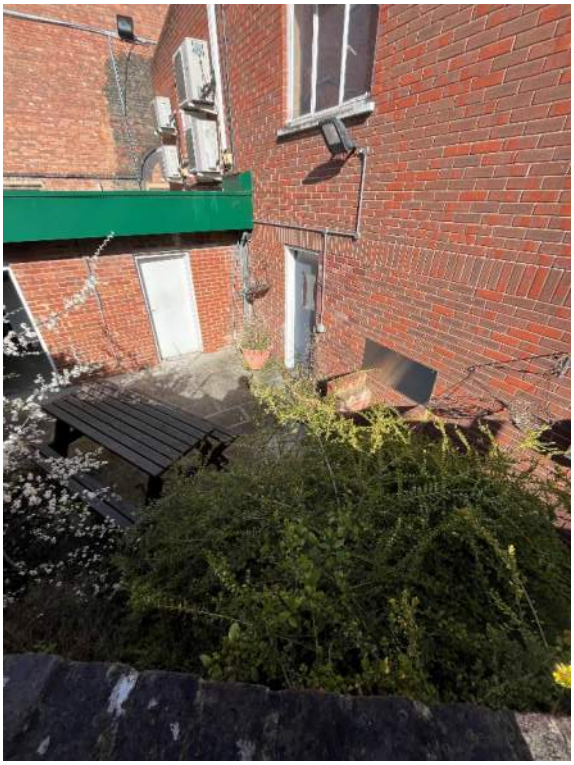


Photo 25: introduced shrub to the north of building B10



Photo 26: Outhouse comprising building B11



Photo 27: Building B8



Photo 28: internal space within the southern section of building B12



Photo 29: Photo 28: internal space within the southern section of building B12



Photo 30: connecting section between buildings B12 and B14



Photo 31: internal area of building B14



Photo 32: eastern aspect of building B14



Photo 33: Wooden eave of building B12

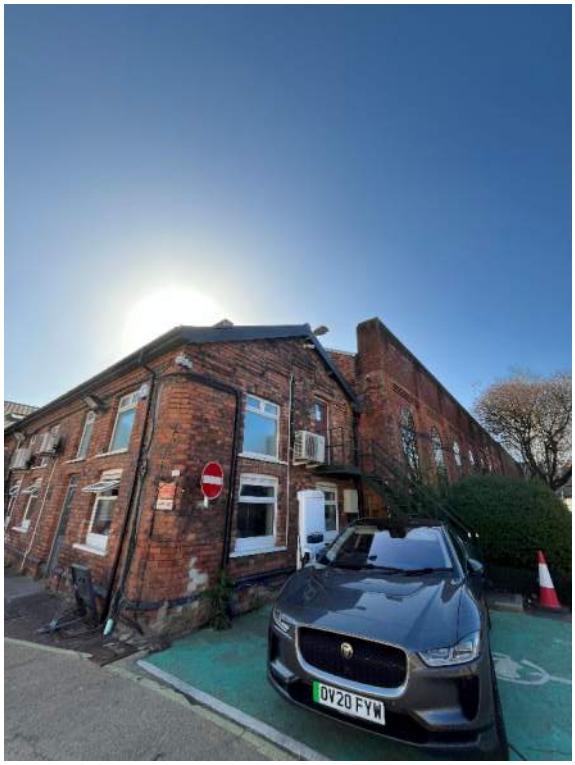


Photo 34: northern building comprising part of B12



Photo 35: Wooden eave of building B12



Photo 36: off-site trees abutting railway land



Photo 37: off-site trees abutting railway land



Photo 38: Buildings B10, B12 & B13



Photo 39:Building B17



Photo 40: Building B15



Photo 41: Introduced shrub by the Sanderson close Site entrance



Photo 42: Car park by the Sanderson close Site entrance



Photo 43: Introduced shrub by the Sanderson close Site entrance

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ANNEX G: ARCHAEOLOGICAL DESK BASED ASSESSMENT

Murphy’s Yard, Highgate Road, Kentish Town

ARCHAEOLOGICAL DESK BASED ASSESSMENT

July 2026

TCMS Heritage Ltd | 585A Fulham Road | London | SW6 5UA

Summary

Folgate Estates Ltd has commissioned TCMS Heritage LTD to prepare an Archaeological Desk Based Assessment for the Site known as Murphy's Yard, Highgate Road, Kentish Town. The assessment considers the archaeological potential of the Site and aims to establish any potential archaeological constraints in advance of development.

In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the Site or in its immediate vicinity.

In terms of local designations, the Tier 2 Archaeological Priority Area, *2.3 Kentish Town*, encroaches the south-eastern end of the Site.

Based on available information, and prior to an assessment of post development impact, the Site is anticipated to have a theoretical moderate potential for former tributaries of the River Fleet and associated deposits, which could contain palaeonvironmental remains. A theoretical low to moderate potential is considered for out of settlement archaeological remains such as Medieval to Post Medieval plough soil, former field boundaries, ditches and localised activity. A moderate to high potential is assumed for former Modern, industrial buildings' footings and buried surfaces/features, including the southern section of late 19th century Kentish Town Sheds. A low potential is anticipated for all other periods of human activity.

Geotechnical Site Investigations (SI) carried out at the Site in 2019 have revealed that multiple phases of development and demolition at the Site, from the late 19th century onwards, are likely to have truncated any earlier archaeology within its footprint down to the top of the London Clay. On this basis, the Site is considered to have a general low potential for all periods of human activity, although localised survival of modern industrial footings and deposits/features can be anticipated. If encountered at the Site, these would likely be considered of low (local) significance.

Given the size of the Site and the limited number of archaeological investigations carried out to date within the study area, the Local Planning Authority may require further archaeological work prior to development. Since none of the potential remains at the Site are likely to be significant enough to prevent or constrain development, any additional archaeological work could follow the granting of planning consent, secured by an appropriately worded archaeological condition.

This accords with the archaeological advice provided by the Greater London Archaeological Advisory Service (GLAAS) on January 2022 in relation to a previous planning application for the Site (planning ref. 2021/3225/P).

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Contents

Summary i
1. Introduction 1
2. Legislative and Planning Policy Framework 3
3. Archaeological and Historical Background 5
4. Assessment of Potential and Significance 10
5. Proposed Development and Review of Potential Development Impacts 11
6. Conclusions 12
7. Sources Consulted 13

Figures

Figure 1: Site Location
Figure 2: Greater London Historic Environment Record (HER), Monuments & Events
Figure 3: Wyld's 1845 Map of London
Figure 4: 1879-82 Tithe Map
Figure 5: 1894 Ordnance Survey Map
Figure 6: 1920 Ordnance Survey Map
Figure 7: 1951 Ordnance Survey Map
Figure 8: 1973-74 Ordnance Survey Map
Figure 9: 2002 Google Satellite Imagery
Figure 10: 2025 Google Satellite Imagery

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Quality Management

Version	Status	Authored by	Reviewed by	Review date
01	Draft issue	Serena Ranieri – Associate Director TCMS Heritage	Thomas Copp Director TCMS Heritage	06.07.2026
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1. Introduction

Scope of Report

1.1. This Archaeological Desk Based Assessment has been prepared by TCMS Heritage Ltd, on behalf of Folgate Estates Ltd, as part of a planning application on Murphy's Yard, Highgate Road, Kentish Town (hereafter 'the Site'; Figure 1). This report considers the Site's archaeological potential and aims to establish any archaeological constraints that may be present in advance of development.

1.2. The Site is centred at National Grid Reference TQ 28698 85399, within the administrative area of the London Borough of Camden.

1.3. Development proposals include residential, commercial and industrial development with associated access, parking, landscaping and associated infrastructure.

1.4. The Site was the subject of a previous planning application in 2021 (planning ref. 2021/3225/P). The Greater London Archaeological Advisory Service (GLAAS) advised the Local Planning Authority (LPA) that an archaeological condition should be attached to any planning permission that may be granted.

1.5. The Archaeological Desk Based Assessment comprises an examination of evidence from the Greater London Historic Environment Record (GLHER) within a 500m radius of the Site, and other sources, including the results of a comprehensive map regression exercise. The methodology employed during this assessment is based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (revised October 2020).

Geology, Topography and Site Description

1.6. The Site lies across an irregular plot of land and measures *circa* 6.22ha. It is located in Kentish Town, approximately 50m east of Gospel Oak London Overground Station and 150m north-west of Kentish Town London Underground Station. It currently comprises industrial land with several buildings including storage units, offices, warehouses and locomotive sheds. It also includes areas of hard standing, with carparking spaces and surrounding vegetation around the Site's perimeter.

1.7. Ground levels at the Site slope from north to south, from 43m-46m AOD at its north/ north-western end to 38-33m AOD (above Ordnance Datum) at its south/south-eastern end.

1.8. There are currently no natural watercourses in proximity of the Site. However, historic maps from the mid-19th century show that two tributaries of the River Fleet, now canalised, once crossed parts of the Site (Figure 3).

1.9. The British Geological Survey (BGS Online 2026) shows the underlying bedrock geology as part of the London Clay Formation - Clay, Silt and Sand. This is a sedimentary bedrock that formed during the Palaeogene period, between 56 and 47.8 million years ago. Superficial deposits are not recorded at the Site, although Head deposits have been observed to overlie the London Clay to the north-east, and it cannot be excluded that these deposits might extend into the Site.

Geotechnical Investigation 2019 (Ian Farmer Associates 2019)

1.10. A programme of **Geothecinal Site Investigations** was undertaken at the Site in April 2019 (Ian Farmer Associates 2019; Appendix 1). It comprised seven cable percussion boreholes (BH1 to BH6A) to a depth of *circa* 20.45m below ground level (bgl), and fifteen percussive window sample boreholes to depths between 0.50m and 6.45m bgl (WS1 to WS21). Borehole 6 was repositioned to another location due to concrete obstruction.

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1.11. The sequence and indicative thickness of the deposits observed in the **south/south-eastern part** of the Site is provided in the table below (BH1, BH2, WS1, WS2, WS5 and WS6):

Strata Encountered	Depth Encountered (m below ground level)	Strata Thickness (m)
Made Ground	from 0.0 bgl to 0.80 – 1.30 bgl	0.80m to 1.30m
London Clay Formation	from 0.80m -1.30m bgl to 20.45m bgl	up to 19.65m

1.12. The sequence and indicative thickness of the below ground deposits observed in the **central, north and north-western part** of the Site (BH3 to BH6, and BH6A, WS10 to WS13, and WS15 to WS21) are presented in this second table, below. BH6, WS10, WS11, WS13 and WS15 were terminated at depths of between 0.50m and 1.23m bgl due to heavy contamination, concrete obstructions and, in some cases, underground services.

Strata Encountered	Depth Encountered (m below ground level)	Strata Thickness (m)
Made Ground	from 0.0 bgl to 3.50m-9.00m bgl	from 3.50m to 9.00m
Superficial Deposits (BH4 & WS19)	from 4.50m - 7.40m bgl to 4.60m -8.00m bgl	0.10m to 0.60
London Clay Formation	rom 3.50m - 9.00m up to 20.45m	up to 13.45m

1.13. The SI report concluded that **Made Ground** predominantly comprised loose black, dark grey and brown, ashy clay sand and gravel, mixed with clinker, brick, concrete with medium cobbles and occasional pockets of very soft orange-brown clay. Further anthropogenic inclusions observed in the Made Ground included asphalt, slag, mudstone, sandstone, chalk, metal, tile, wood, fabric, polystyrene, roots and rootlets.

1.14. TPH and PAH contamination was also detected in almost all Made Ground samples, and hydrocarbon odours were noted at varying depths across the Site.

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2. Legislative and Planning Policy Framework

National Planning Policy

2.1. The NPPF recognises that heritage assets are an irreplaceable resource, and that effective conservation delivers wider social, cultural, economic and environmental benefits. Section 16 of the NPPF, entitled '*Conserving and enhancing the historic environment'*, was last revised in December 2024, and sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process (paragraphs 202-221).

2.2. The NPPF is supported by the National Planning Practice Guidance (NPPG), with the guidance on *Conserving and Enhancing the Historic Environment* last updated July 2019. (https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment). It sets out the government's planning policies for England and how these are expected to be applied. Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Section 2 'Achieving sustainable development').

2.3. The NPPF and NPPG are additionally supported by three relevant 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 *GPA 3: The Setting of Heritage Assets* was published in December 2017.

Local Planning Policy

London Plan 2021

2.4. The proposed development has been assessed against relevant policies in the London Plan (The Spatial Development Strategy for London) adopted in March 2021. This document sets out a strategic vision for the London for the next 20-25 years.

2.5. Chapter 7 'Heritage and Culture' contains relevant policies. Of relevance to archaeological sites within Greater London is policy HC1 as follows:

Policy HC1 Heritage conservation and 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*

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4. *delivering positive benefits that conserve 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 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 should set out strategies for their repair and re-use.*

Camden Local Plan 2017

2.6. The relevant Development Plan framework is provided by the Camden Local Plan 2017. The Local Plan covers the period from 2016-2031 and contains the following policy in relation to the Historic Environment: **Policy D2 Heritage**.

2.7. This Archaeological Desk Based Assessment has been prepared in accordance with government guidelines and current best practice standards at an early stage in the planning application process to inform all parties of any archaeological constraints that may affect the development of the Site.

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3. Archaeological and Historical Background

3.1. This section comprises a review of the known archaeological assets within a 500m radius of the Site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), as shown on Figures 2. This also considers any previous archaeological work at the Site and surrounding areas, together with a historic map regression exercise charting the development of the study area from the nineteenth century onwards until the present day (Figures 3 to 10).

3.2. In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the Site or in its immediate vicinity.

3.3. In terms of local designations, the Tier 2 Archaeological Priority Area, 2.3 Kentish Town, encroaches the south-eastern end of the Site. This area encompasses the historic, rural Medieval to Post Medieval settlement of Kentish Town, which was part of the Parish of St Pancras until 1965. The hamlet was first recorded in 1208 and was located immediately north of Camden, along what is now Kentish Town Road. As a result, this area is considered to have the potential to contain a range of archaeological remains and deposits associated with the origin and development of this historic settlement.

3.6. The HER contains two entries in relation to the Site:

- one associated with a previous Archaeological Desk Based Assessment produced by CgMs Heritage in 2019 (revised in 2021; 155236; Figure 2);
- the other entry relates to the surviving remains of the late 19th century Locomotive Sheds for the Midland Railway. This is a rare example of railway infrastructure from this period in the borough, and despite some alterations, one of the sheds still exist on Site today (239162; Figure 2).

Previous Archaeological Work

3.7. There are no records of previous archaeological fieldwork having taken place on the Site itself, except for a programme of Geotechnical Investigations undertaken in 2019 (Ian Farmer Associates 2019; Appendix 1). The results of this work revealed widespread truncation across the Site down to the London Clay. However, it cannot be excluded that the footings of 19th –20th century former industrial buildings, along with associated deposits and features, may still survive in localised areas of the Site (see paragraph 1.7 to 1.11).

3.8. The HER for the study area contains **two entries** documenting archaeological investigations conducted near the Site in recent years. These are:

- An archaeological Evaluation at Greenwood Place, immediately to the north/north-east of the Site (153689; Figure 2). In 2017, MOLA excavated two evaluation trenches to the top of the London Clay, at approximately 35m OD. Modern truncation was observed across the entirety of the site, extending to a depth of 1m–1.5m below ground level. No archaeological features or deposits were identified, and there was no evidence of former tributaries of the River Fleet.
- An Archaeological Watching brief was carried out by PCA in 2008-2009 at the junction between Gordon House Road and Lissenden Gardens, *circa* 100m to the north of the Site (169067; 110987; Figure 2). A dump layer dating to the late 19th to early 20th century was uncovered, along with a cast-iron pipe of the same date. These were overlain by modern made ground, and extensive areas of the site had been truncated by modern services. No earlier archaeological features or deposits were identified during these works. London Clay was observed at approximately 40m AOD.

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3.9. Other works in the study area include: an Archaeological Evaluation at Crown Place Mews, Kentish Town Road, *circa* 300m to the south-east of the Site (165378; Figure 2); an Archaeological Watching brief at Wolsey Mews Garages, *circa* 220m to the south-east of the Site (165725; Figure 2) and an Archaeological Watching brief at 210 Kentish Town Road, *circa* 300m to the south-east of the Site (166159, Figure 2). None of these works revealed archaeological remains/deposits pre-dating the 19th century.

3.10. The remaining event records contained in the HER for the study area are linked to Archaeological Desk Based Assessments (152979; 154328; 154454; 155149; 156063; 158202; 160282; 235987; 163456; 164773; 165437; 166929; 170227; 170418; 171132; 152979).

Early Prehistory (Palaeolithic and Mesolithic)

3.11. During the Palaeolithic (900,000 to 12,000 BC), known for its climate instability, archaeological remains are typically found within Pleistocene geological deposits and usually comprise stone tools, faunal remains and paleoenvironmental data. When finds are encountered, they are often residual and *in situ* sites of tool manufacture and/or butchery are consequently very important, but rare (Wymer 1968). The HER contains no archaeological remains of this period from the study area.

3.12. As for the Mesolithic (12,000 BC to 4,000 BC), with climatic improvement at the end of the last glaciation (*circa* 18,000 BC), mobile hunter-gatherer communities developed new exploitation strategies and thus different tools, including axes and tiny projectile points or microliths. Evidence of human activity is largely characterised by finds of flint tools, waste and possibly faunal remains. Evidence of settlement occupation of this period in the Borough of Camden is located in the area of West Heath, on Hamstead Heath, *circa* 900m to the north of the Site (outside the study area). Here, a Mesolithic campsite was found situated upon a natural sandy/silty platform underlain by natural deposits of Bagshot Sand. Over a period of 10 years, this area yielded more than 60,000 worked flints and extensive burnt stone. Possible post and stake holes were also identified, which may indicate presence of wooden structures such as windbreaks, as well as evidence of meat processing and flint-knapping (Place Services 2018). No evidence of this period is, however, contained in the HER for the study area.

3.13. Based on the above information, the Site is anticipated to have a low potential for archaeological remains of the Early Prehistoric periods.

Late Prehistoric (Neolithic, Bronze Age and Iron Age)

3.14. The Late Prehistoric (4,000 BC to 43 AD) sees a steady increase of permanent settlement, woodland clearance and agricultural exploitation, especially from the Bronze Age onwards.

3.15. Some evidence of Later Prehistoric activity in Camden appears to be concentrated in the northern part of the Borough, outside the study area, between Hampstead Ponds and Highgate Ponds. On the spur of the hill, approximately 1.2 km north of the Site, the HER identifies a Bronze Age bell barrow. This asset, now a Scheduled Monument (List Entry 1002059), is known as *Bell Barrow or Boadicea's Grave, 650m west of Millfield Cottage*. The barrow was partially excavated by Charles Read in 1894 but only pieces of charcoal were recovered. It was concluded that the burial may have completely decomposed given the acidity of the soil (Dyer 2001).

3.16. Iron Age remains within the Borough are sparse. A possible occupation site, identified by the recovery of pottery fragments and tools, has provisionally been located in the Vale of Heath, north of Hampstead. Additionally, isolated findspots of this period have been recovered from across the Heath. Overall, no evidence of archaeological remains from the Late Prehistoric periods is recorded in the HER for the 500m study area.

3.19. The Site, as well as its surrounding areas, would likely have been wooded throughout the Late Prehistoric periods. The woods of Hampstead, part of the Great Forest of Middlesex are known

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to have extended from St John's Wood to the west, all the way to the western edge of the settlement at Kentish Town until at least the reign of Edward VI, in the mid-16th century. On this basis, the Site is anticipated to have a low potential for archaeological evidence of the Late Prehistoric periods, although the historic presence of tributaries of the River Fleet crossing parts of the Site would suggest a theoretical moderate potential for evidence of these waterways and any associated deposits. Such deposits, if encountered, could contain palaeoenvironmental remains, which may be useful for reconstructing past landscapes.

Roman (43 to 410 AD)

3.20. During the Roman period, the Site lay outside the Roman settlement of *Londinium*, within its north-western periphery. The Roman road of Watling Street, which followed a course similar to today's Edgware Road and Kilburn High Street, ran *circa* 3.5km to the west/south-west of the Site.

3.21. Evidence of Roman funerary activity, much of which is found along the main roadways radiating from the Roman city of London, outside its city walls, has been observed in the southern areas of the Borough of Camden, between High Holborn and Oxford Street. This was known at the time as the *Via Trinobantina* (modern-day Oxford Street) and lay *circa* 4km to the south of the Site.

3.22. In relation to the 500m study area, however, including from nearby archaeological investigations, the HER contains no entries from this period. The Site, like its surrounding areas, would have been wooded throughout the Roman period, with tributaries of the River Fleet likely crossing parts of the Site. On this basis, the Site is considered to have a low potential for any archaeological remains of the Roman period, but a theoretical moderate potential is considered for evidence of these waterways and any associated deposits. Such deposits, if encountered, could contain palaeoenvironmental remains, which may be useful for reconstructing past landscapes.

Early Medieval/Saxon and Medieval (410 – 1485 AD)

3.23. The HER contains no entries from the Early Medieval/Saxon period in relation to the study area. The settlement of Kentish Town was first recorded in 1208 as '*Kentisston*'. During the 11th century, as mentioned in the 1086 Domesday Book, it was part of the estate of the Manor of Cantelows known, also as '*Kentelowes*', which belonged to the Canons of St Pauls. In 1251, historic records report the presence of thirty houses in the parish of Pancras, four manor houses, two moated houses, a vicarage and a rectory. It is likely that some of these buildings might have extended as far north as Kentish Town, especially as the parish of St Pancras (*Ossulstone)* was described as a large settlement, as early as 1086 (Domesday Survey Online).

3.24. The Medieval manor house of *Cantelows* or *Kentisston* likely lay to the east side of the High Street, *circa* 300m to the south-south-west of the Site, and it was partly surrounded by a moat. This is recorded on the HER as "*Wolsey Terrace*", where a moated farmhouse with a drawbridge has been discovered (108847; 138255; 118616; Figure 2). This is believed to have been built on the remains of an earlier Medieval manorial site (108847; Figure 2). The farmhouse was subsequently owned in 1717 by a Sir Thomas Hewett who refers to the farmhouse as being Jacobean, *circa* 1600. A toll house and the animal pound at Kentish Town were also excavated at Wolsey Mews and, though undated, it is likely that this area comprised the centre of the original Medieval settlement (143276; Figure 2; Place Services 2018).

3.25. Another possible Medieval Manor house, known as Cantelow Manor, is recorded *circa* 100m to the east of the Site (97857; Figure 2). The first known reference to the house dates to 1554, but its origins likely predate this as it belonged to the Canons of St Paul's Cathedral. This was part of the estate of the Prebendary Manor of Cantelows (or '*Kentelowes*'), which owned this area since before the Norman conquest.

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3.26. By the fourteenth century, flooding of the Medieval settlement of St Pancras influenced the establishment of the Late Medieval settlement to the north, at Kentish Town, as the population moved up stream. This created an elongated parish that was around four miles in length. Kentish Town took the form of a linear settlement with two ends, each at a road junction. Affluent Londoners began visiting this area more frequently, and it grew from a sparsely distributed settlement into a neighbourhood with several residential and wealthy buildings.

3.27. The HER contains a series of entries in relation to this period from the 500m study area. These are associated with: the establishment of the Medieval settlement on Highgate Hill (137106; Figure 2), former roads, paths and lane (Highgate Hill 139467; Millfield Lane 126548; Fortess Road 118126; 110448 Highgate Road; Figure 2) and the old village green (101369; Figure 2). Their presence and location are mostly known from historic maps and archive records. No archaeological remains from this period have been observed during recent archaeological investigations conducted near the Site. This is likely due to post-depositional impacts caused by modern development and activities.

3.28. During the Medieval period, the Site would have lain outside the historic settlement of Kentish Town, within a mixture of woodland and open fields. Tributaries of the River Fleet would have likely crossed the Site as shown on later historic maps (Figure 3). Therefore, the Site is considered to have a low potential for evidence of settlement occupation, but a low to moderate potential is considered for archaeological remains associated with Medieval plough soil, possible former field boundaries, ditches and localised activity, including evidence of these former tributaries. A low potential is anticipated at the Site for archaeological evidence of the Saxon period.

Post Medieval and Modern

3.29. During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.

3.30. The 1845 Wyld's Map of London (Figure 3) can be regarded as a good indicator of settlement distribution in the area for the Early to Late Post Medieval periods. This shows the Site across open fields to the west of a row of buildings lining Highgate Road, at the junction with Fortess Road. The Site was crossed by two tributaries of the River Fleet, a footpath run east to west to its north and the Christ Apostolic Church, built on the site of the former 18th century Baptist Chapel of St John, lay immediately the east. The latter was separated from the Site by Greenwood Place (Figures 3 to 10).

3.31. The Midland Railway's passenger engine depot opened on Site in 1867-68. This was Midland's only London depot until the late 19th century. Labelled as "Kentish Town Sheds", these can be seen on 1879-82 and 1894 OS maps (Figures 4 and 5), at the centre of the Site, located next to the railway line. It has been reported that before 1914 these locomotive sheds were 'servicing, storing and repairing as many as 140 steam locomotives, as well as goods and passenger rolling stock', with many employees living locally (Denford 2005). By the end of the 19th century, the northern extent of the Site is shown in use as a coal depot and by the beginning of the 20th century, the railway was extended, with the southern building forming the Kentish Town Sheds demolished.

3.32. The 1920 Ordnance Survey (OS) map (Figure 6) shows new buildings to the north of the existing Kentish Town Shed. Together, these are labelled as the "Locomotive Sheds", surrounded by a set of new railway tracks. A smaller shed is visible at the Site's south-eastern corner, also surrounded by railway tracks and two more warehouses can be noted in the Site's northern portion. The dominant character of the area is industrial, with residential terraces surrounding it. No major changes are visible on the 1951 OS Map (Figure 7), although most of the buildings suffered some bomb damage during the Secon World War (not represented), which led

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to alterations/repairs, including the installation of new roofs. The Murphy family, owners of the Murphy Group civil engineering firm, bought the Site in 1964.

3.33. The 1973-74 Ordnance Survey Map (Figure 8) shows that a large number of the railway tracks had been cleared, whilst the Locomotive Sheds, now labelled as "Depot" display no visible alterations. In the northern extent of the Site, the former oil processing plant has been replaced by another "Depot", with various new buildings established to the south. The introduction of diesel traction rendered most of the earlier industrial infrastructure redundant.

3.34. By the end of the 20th century the last remaining railway tracks within the Site had been completely removed. There has been little further development in the northern extent of the Site. The Transport Maintenance Shed, which was connected to the sheds, was cleared between 1974 and 1979. The area was subsequently redeveloped with housing and the construction of Sanderson Close, to the north of the Site. Aerial Photographs from 2003 to 2025 (Figures 9 to 10) show some minor alterations to the on-site buildings. No major changes have taken place since the start of the 21st century.

3.35. The map regression indicates that the Site has undergone significant changes since the latter part of the 19th century, when the first two industrial buildings - the Kentish Town Sheds - were constructed. Multiple phases of demolition and construction have occurred since then, including the creation, expansion, and dismantling of the railway tracks across large parts of the Site by the early 1970s. These activities will have had a widespread and severe impact on any potential earlier underlying archaeology.

3.36. On this basis, the Site is considered to have a high potential for Modern demolition, levelling and ground raising deposits; and evidence of footings associated with former industrial buildings, including the demolished remains of the late 19th-century Kentish Town Sheds (239162; Figure 2). A low potential is expected for evidence of Post Medieval plough soil, possible former field boundaries, ditches and localised activity. These conclusions align with the findings of recent Geotechnical Site Investigations (SI) conducted at the Site in 2019 (Appendix 1). These exposed Made Ground deposits, likely to be of modern origin, cutting directly through the underlying London Clay (Ian Farmer Associates 2019; Appendix 1; see paragraphs 1.7 to 1.11).

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4. Assessment of Potential and Significance

4.1. 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.

4.2. Based on available information, and prior to an assessment of post development impact, the Site is anticipated to have a theoretical moderate potential for former tributaries of the River Fleet and associated deposits, which could contain palaeonvironmental remains. A theoretical low to moderate potential is considered for out of settlement archaeological remains such as Medieval to Post Medieval plough soil, former field boundaries, ditches and localised activity. A moderate to high potential is assumed for former Modern, industrial buildings' footings and buried surfaces/features, including the southern section of late 19th century Kentish Town Sheds. A low potential is anticipated for all other periods of human activity.

4.3. Geotechnical Site Investigations (SI), carried out at the Site in 2019, have revealed that multiple phases of development and demolition at the Site, from the late 19th century onwards, are likely to have truncated any earlier archaeology within its footprint down to the top of the London Clay. On this basis, the Site is considered to have a general low potential for all periods of human activity, although localised survival of modern industrial footings and deposits/features can be anticipated. If encountered at the Site, these would likely be considered of low (local) significance.

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5. Proposed Development and Review of Potential Development Impacts

Site Conditions and Review of Potential Development Impacts

5.1. The Site lies across an irregular plot of land and measures *circa* 6.22ha. This is currently occupied by a vast area of hardstanding and modern, industrial warehouses.

5.2. The map regression indicates that the Site has undergone significant development since the late 19th century (Figure 4 to 10). This period began with the opening of the first engine depot, known as the "Locomotive Sheds" for the Midland Railway. Since then, multiple phases of demolition, levelling and construction have occurred throughout the 20th century, including the erection and dismantling of railway tracks, which once extended across almost the entirety of the Site.

5.3. The Geotechnical Investigations undertaken at the Site in 2019 (Appendix 1) have shown that such activities are likely to have severely truncated any earlier archaeological deposits down to the top of the London Clay. On this basis, the Site is considered to have a general low potential for all periods of human activity, except for localised Modern industrial footings, features and deposits. If encountered at the Site, these would be considered of low (local) significance.

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6. Conclusions

6.1. Based on available information, and prior to an assessment of post development impact, the Site is anticipated to have a theoretical moderate potential for former tributaries of the River Fleet and associated deposits, which could contain palaeonvironmental remains. A theoretical low to moderate potential is considered for out of settlement archaeological remains such as Medieval to Post Medieval plough soil, former field boundaries, ditches and localised activity. A moderate to high potential is assumed for former Modern, industrial buildings' footings and buried surfaces/features, including the southern section of late 19th century Kentish Town Sheds. A low potential is anticipated for all other periods of human activity.

6.2. Geotechnical Site Investigations (SI), carried out at the Site in 2019, have revealed that multiple phases of development and demolition at the Site, from the late 19th century onwards, are likely to have truncated any earlier archaeology within its footprint down to the top of the London Clay. On this basis, the Site is considered to have a general low potential for all periods of human activity, although localised survival of modern industrial footings and deposits/features can be anticipated. If encountered at the Site, these would likely be considered of low (local) significance.

6.3. Given the size of the Site and the limited number of archaeological investigations carried out to date within the study area, the Local Planning Authority may require further archaeological work prior to development. Since none of the potential remains at the Site are likely to be significant enough to prevent or constrain development, any additional archaeological work could follow the granting of planning consent, secured by an appropriately worded archaeological condition.

6.4. This accords with the archaeological advice provided by the Greater London Archaeological Advisory Service (GLAAS) on January 2022 in relation to a previous planning application for the Site (planning ref. 2021/3225/P).

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7. Sources Consulted

Greater London Historic Environment Record (GLHER)

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Cartographic

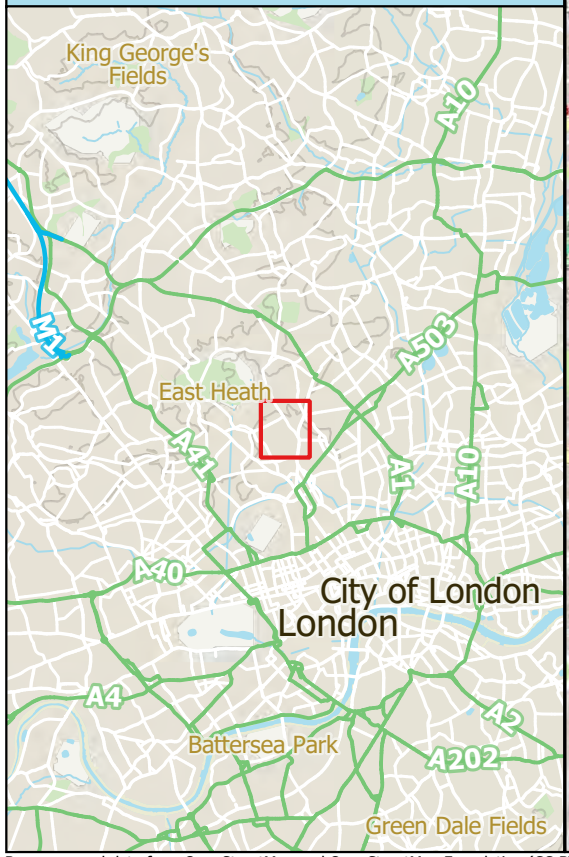
Wyld's 1845 Map of London
1879-82 Tithe Map
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1920 Ordnance Survey Map
1951 Ordnance Survey Map
1973-74 Ordnance Survey Map
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2025 Google Satellite Imagery

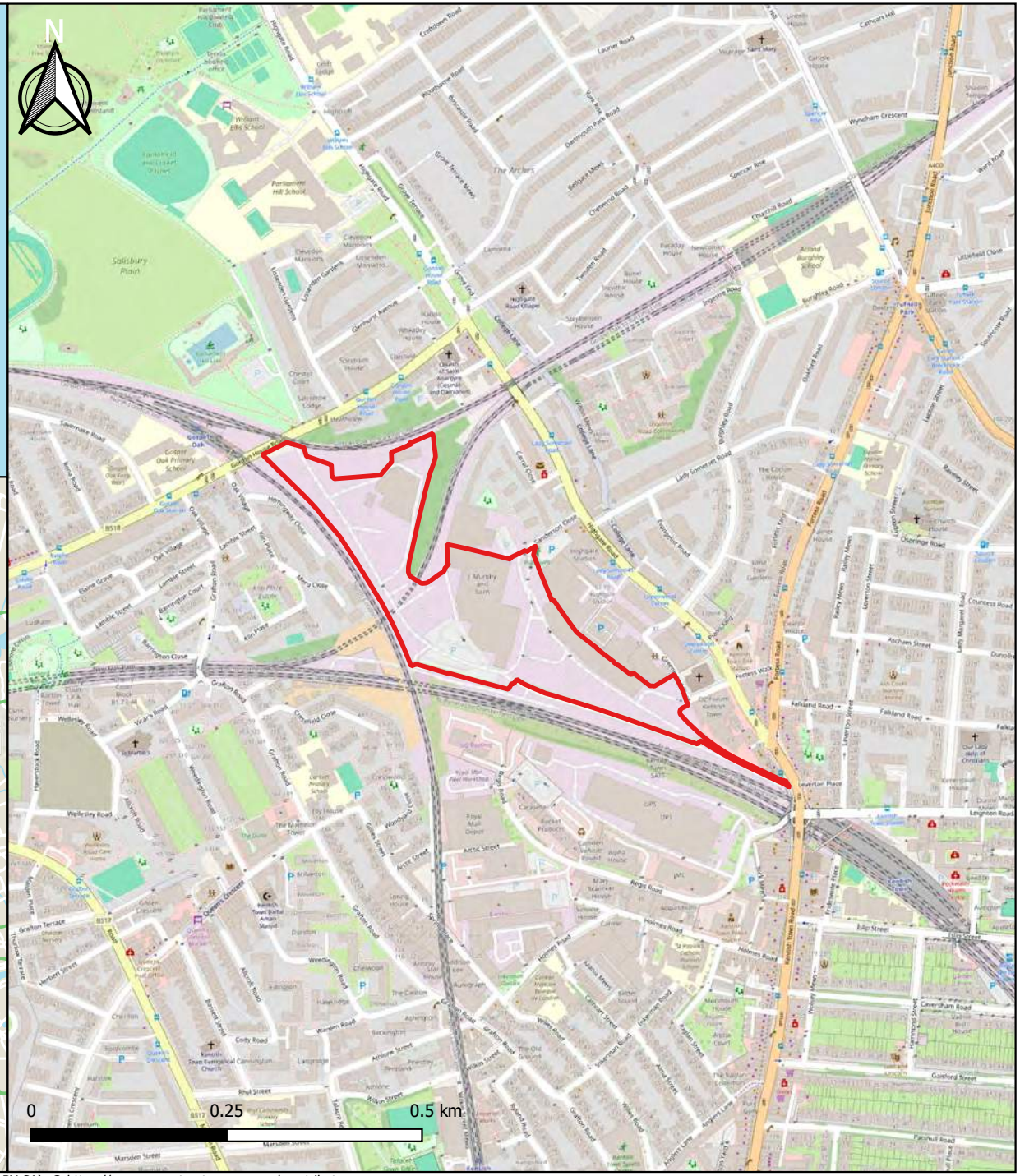
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FIGURES

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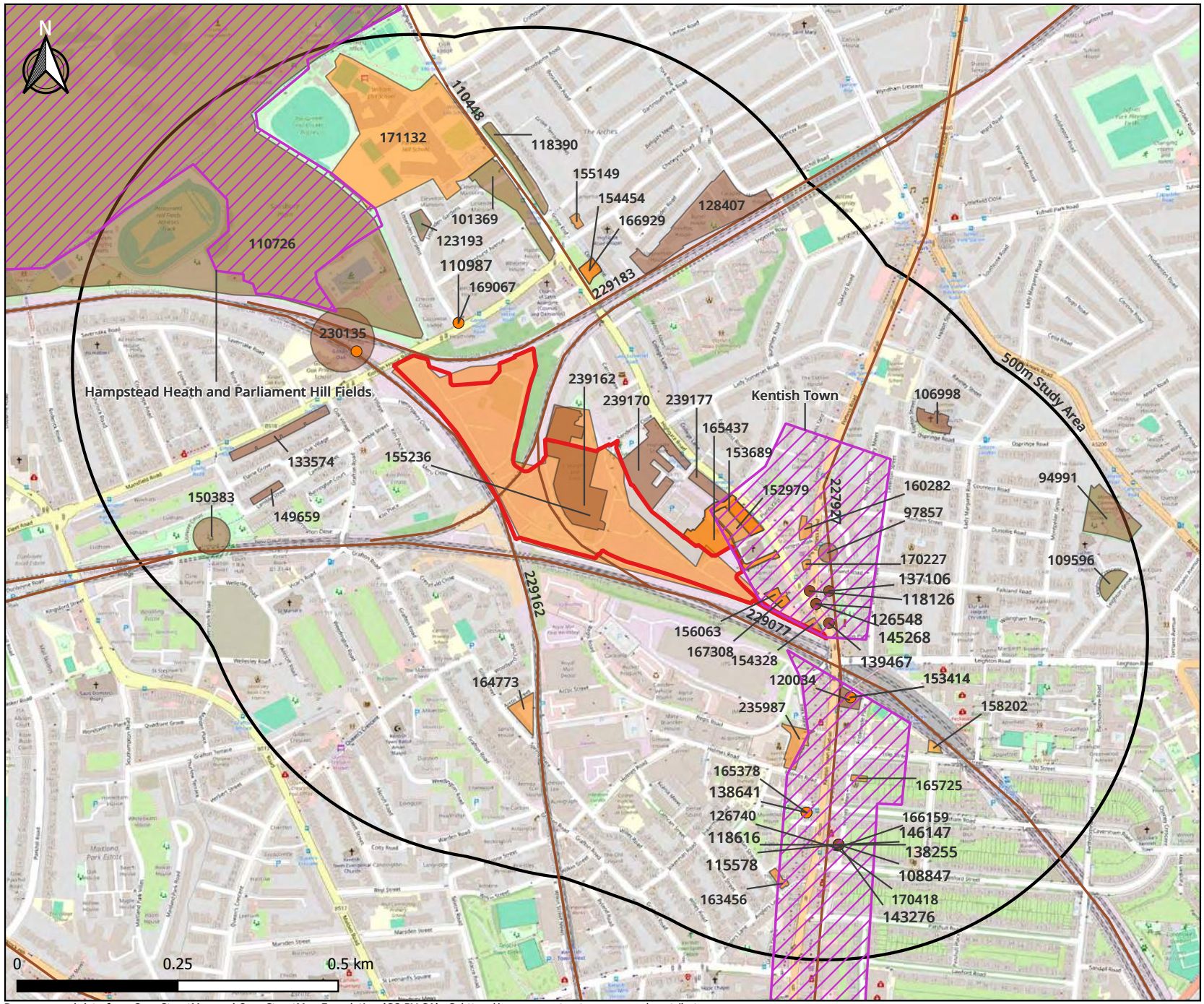


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Figure 1
Site Location

Version	1
Date	15.06.2026
Job	3062

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- Archaeological Priority Areas
- Monument Polygons
- Monument Points
- Monument Lines
- Activity Polygons
- Activity Points

Figure 2
HER Data

Version	2
Date	29.06.2026
Job	3062

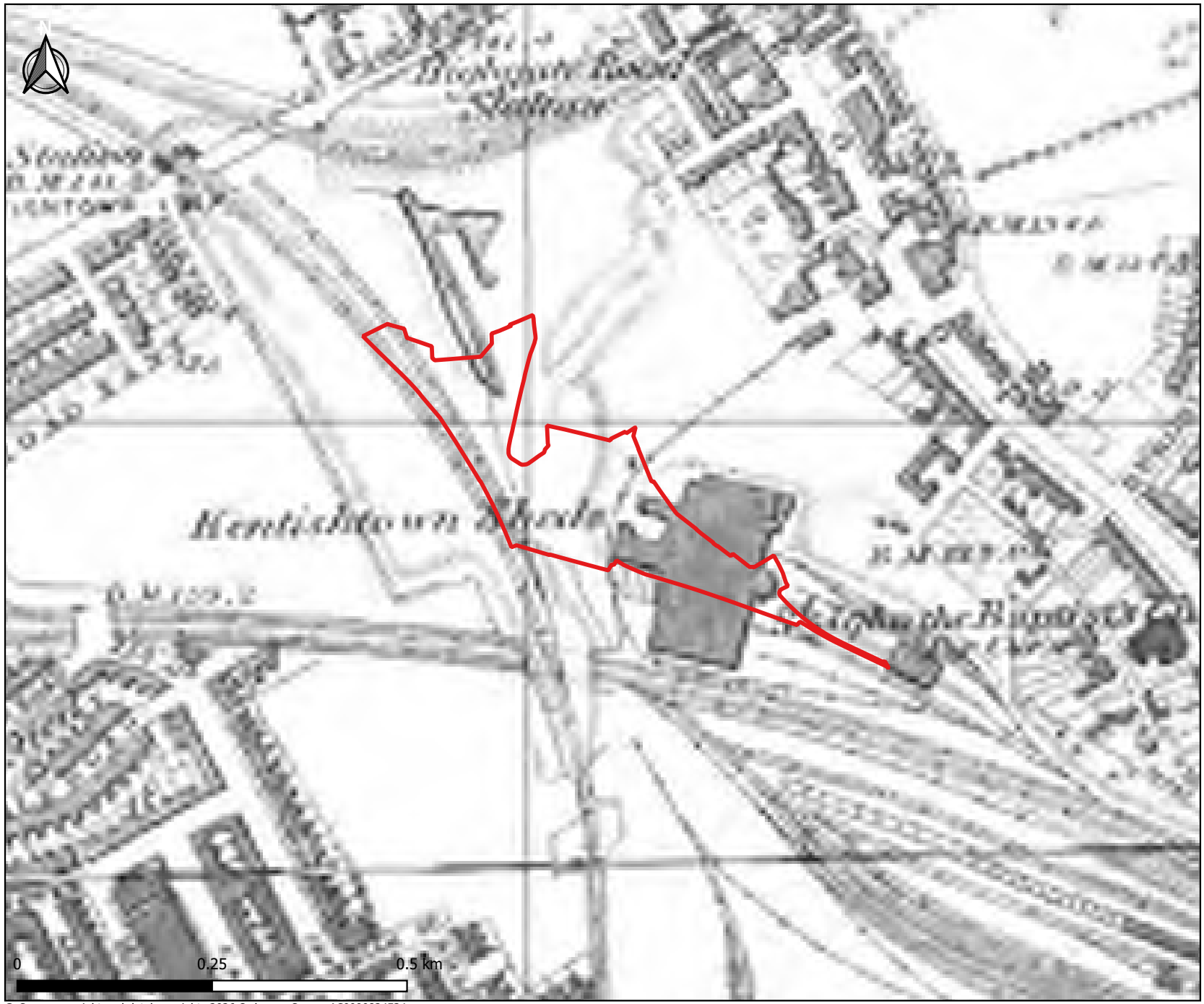


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Approximate Site Location

Figure 3
Wyld's 1845 Map of London

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Figure 4
1879-82 OS Map

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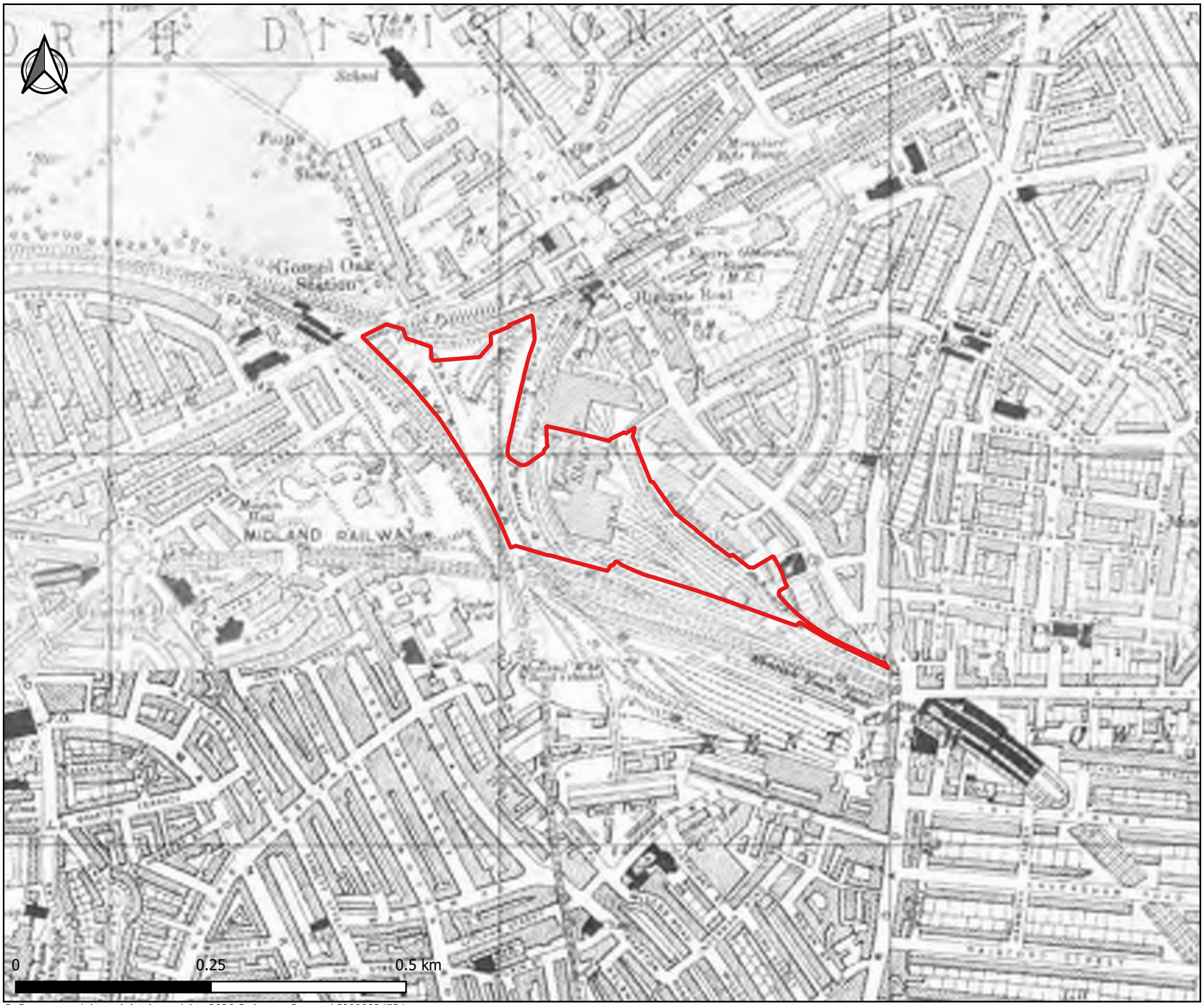


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Figure 5
1894 OS Map

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Figure 6
1920 OS Map

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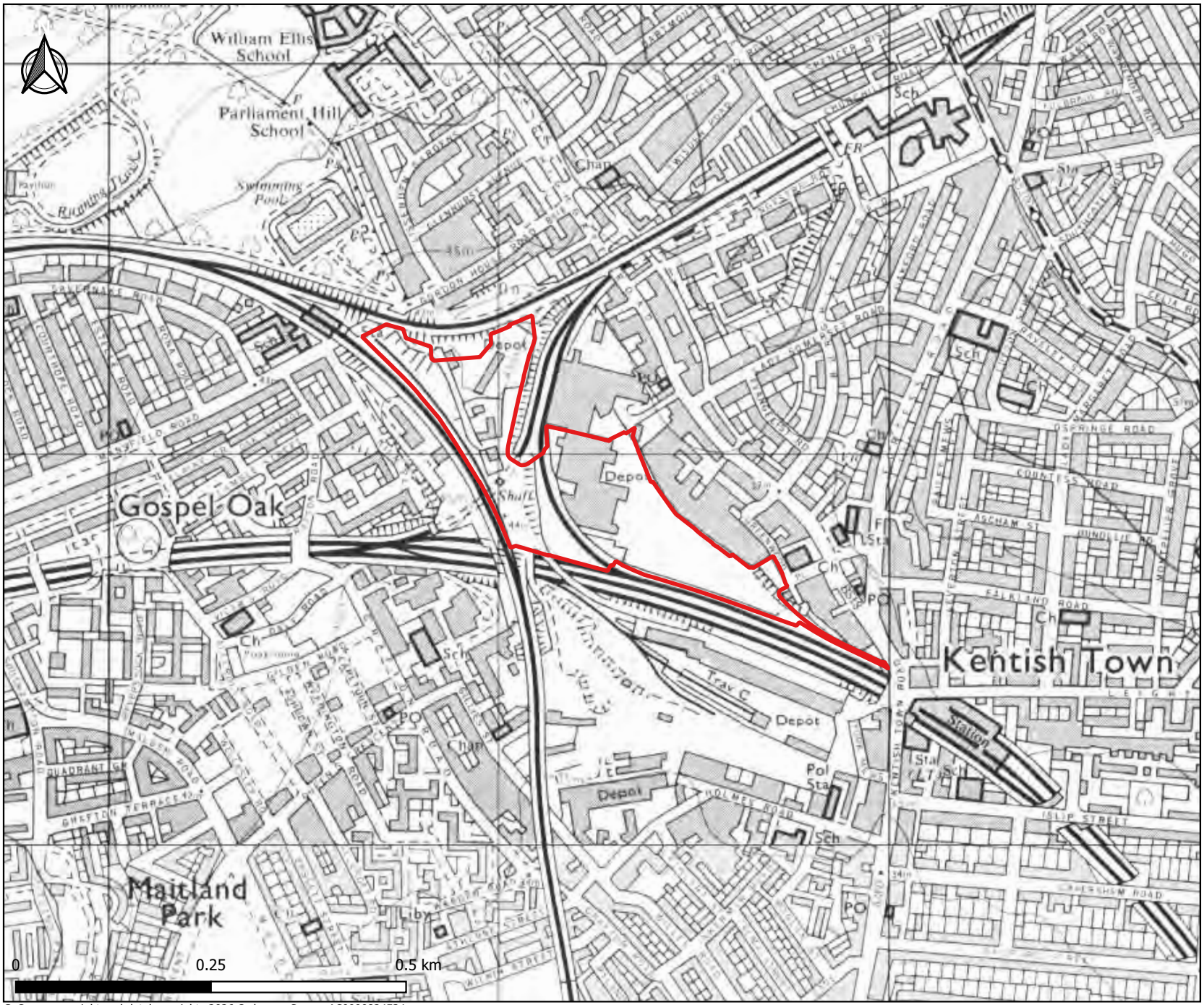


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Figure 7
1951 OS Map

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Figure 8
1973-4 OS Map

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Map Data: Google, Infoterra Ltd & Bluesky

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Figure 9
2002 Google Satellite Imagery

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Date	15.06.2026
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Map Data: Google, Airbus

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Figure 10
2025 Google Satellite Imagery

Version	1
Date	15.06.2026
Job	3062

APPENDIX 1

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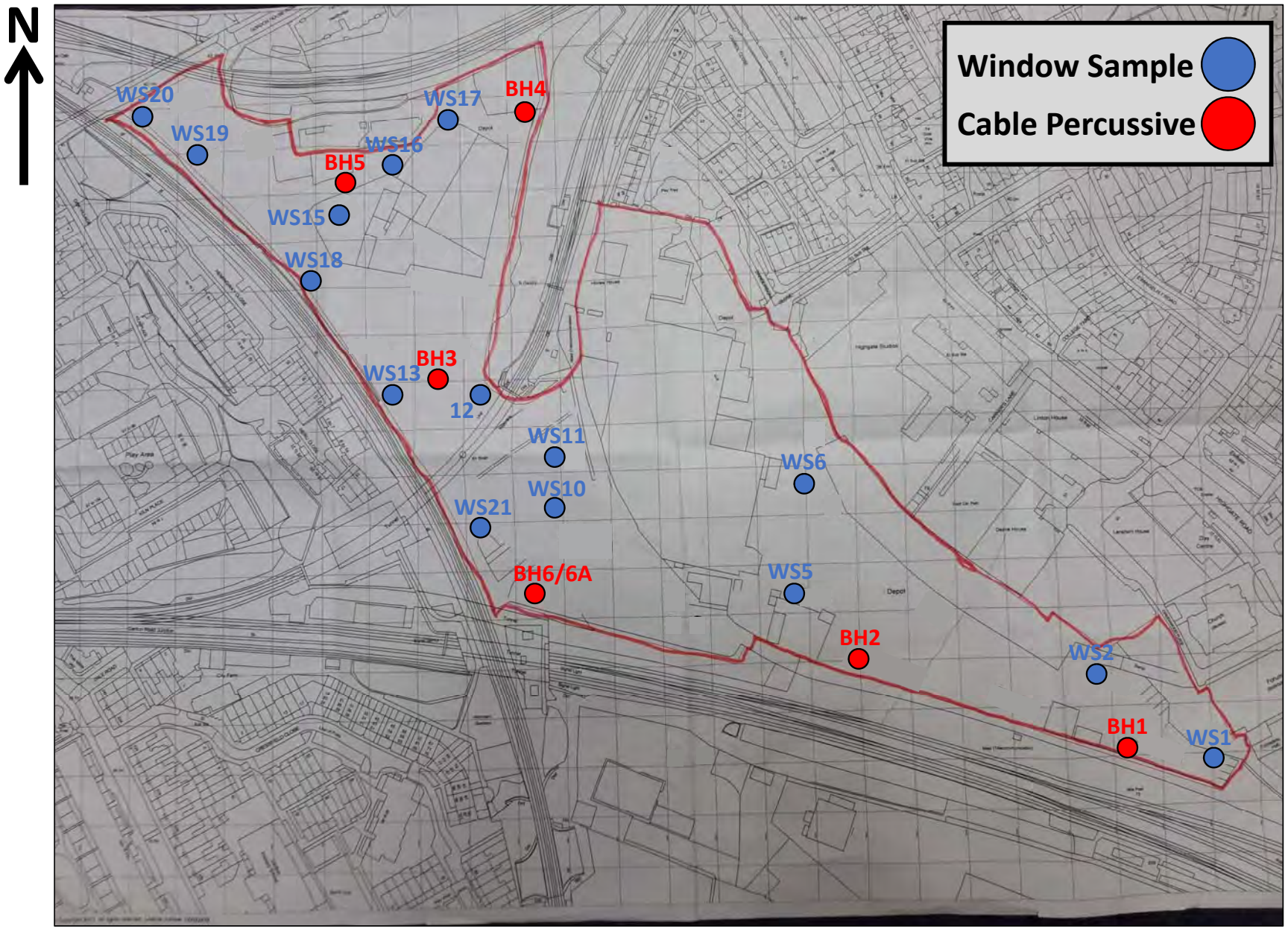

N
Window Sample
Cable Percussive
WS20
WS19
WS17
BH4
WS16
BH5
WS15
WS18
BH3
WS13
12
WS11
WS10
WS21
WS6
BH6/6A
WS5
BH2
WS2
BH1
WS1

Figure A1.3

IAN FARMER ASSOCIATES

Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited			Borehole ID: BH1
Contract Number: 52816A	Date Started: 08/04/2019	Logged By: EM	Checked By: EM	Status: FINAL	Sheet 1 of 3
Cable Percussion Borehole Log	Easting: 528840.0	Northing: 185305.0	Ground Level:	Plant Used: Dando 3000	Print Date: 06/06/2019	Scale: 1:50
Weather: Variable	Termination: Target Depth Achieved		SPT Hammer: 1 Energy Ratio: 1%		

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
				0.20		*Reinforced CONCRETE. (MGR)		
0.30 - 0.40	ES1			0.30		*MADE GROUND comprising type one SUB-BASE. (MGR)		
0.50 - 0.60	D2							
0.50 - 1.00	B3			(0.70)		MADE GROUND comprising black slightly gravelly slightly silty slightly clayey ASH and fine to coarse GRAVEL of clinker with rare pockets of very soft orange brown clay and brick fragments. Gravel is angular to subrounded fine to coarse of flint (MGR)		
0.80 - 0.90	ES4			1.00				
1.20 - 1.65	U5	45 blows 100% recovery				Firm becoming very stiff orange brown occasionally brown CLAY with rare to occasional occasional pockets and lenses of orange brown sand and silt, rare to occasional blue grey mottling and rare selenite crystals. (LC)		
1.50 - 1.60	D6							
1.50 - 2.00	B7							
2.00 - 2.45	D8	SPT(S) 2.00m, N=15 (2,3/3,4,4,4)				*From 2.00m; Becomes thinly laminated brown and orange brown. No blue grey mottling.*		
2.50 - 2.60	D9					*From 2.50m; Not laminated.*		
3.00 - 3.45	U10	58 blows 89% recovery						
3.50 - 3.60	D11							
4.00 - 4.45	D12	SPT(S) 4.00m, N=18 (3,3/4,4,5,5)						
4.50 - 4.60	D13			(6.80)		*From 4.50m; Becomes brown occasionally orange brown.*		
5.00 - 5.45	U14	65 blows 100% recovery						
5.50 - 6.00	B15					*From 5.50m; Becomes brown.*		
6.00 - 6.10	D16							
6.50 - 6.95	D17	SPT(S) 6.50m, N=21 (3,4/4,5,6,6)				*From 6.50m; With occasional selenite crystals.*		
7.50 - 7.60	D18							
				7.80		Very stiff, occasionally thinly laminated, dark grey CLAY with rare fine fossil fragments. (LC)		
8.00 - 8.45	U19	80 blows 89% recovery						
8.50 - 9.00	B20							
9.00 - 9.10	D21							
9.50 - 9.95	D22	SPT(S) 9.50m, N=34 (4,5/6,7,9,12)				*From 9.50m to 9.95m; With occasional angular and subangular fine to coarse claystone fragments.*		
						Continued next sheet		

Start & End of Shift Observations					Borehole Diameter		Casing Diameter	
Date	Time	Depth (m)	Casing (m)	Water (m)	Depth (m)	Dia (mm)	Depth (m)	Dia (mm)
08-04-2019	08:45	0.00			20.45	150	1.00	150
08-04-2019	18:00	20.45	1.00					

Remarks:

Groundwater not observed. 3hrs standing waiting for JCB to break out location, and breaking out location. 1hr hand digging service pit. *Drillers description

Chiselling			
From (m)	To (m)	Duration	Remarks

Installation			
Top (m)	Base (m)	Type	Dia (mm)
0.00	0.50	Plain	50
0.50	7.50	Slotted	50

Water Strikes					
Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH1
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	08/04/2019	EM	EM	FINAL
				Sheet 2 of 3
Cable Percussion Borehole Log	Easting: 528840.0	Northing: 185305.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Variable | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
10.50 - 10.60	D23					From 10.50m; With rare pockets and lenses of grey fine sand and silt.		
11.00 - 11.45	U24	91 blows 100% recovery						
12.00 - 12.10	D25							
12.50 - 12.95	D26	SPT(S) 12.50m, N=28 (4,6/6,7,7,8)						
13.50 - 13.60	D27							
14.00 - 14.45	U28	97 blows 100% recovery						
15.00 - 15.10	D29			(12.65)				
15.50 - 15.60	D30	SPT(C) 15.50m, N=50 (25 for 100mm/19,13,9,9)				At 15.50m; CLAYSTONE recovered as angular and subangular medium gravel and cobble.		
16.50 - 16.60	D31					From 16.50m to 17.00m; Occasionally extremely closely fissured.		
16.50 - 17.00	B32							
17.00 - 17.45	U33	100 blows 100% recovery						
18.00 - 18.10	D34							
18.50 - 18.95	D35	SPT(S) 18.50m, N=30 (5,6/6,7,8,9)						
19.50 - 19.60	D36							
		100 blows				Continued next sheet		

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
08-04-2019	08:45	0.00		
08-04-2019	18:00	20.45	1.00	

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
1.00	150

Remarks:

Groundwater not observed. 3hrs standing waiting for JCB to break out location, and breaking out location. 1hr hand digging service pit. *Drillers description

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	0.50	Plain	50
0.50	7.50	Slotted	50

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH1
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	08/04/2019	EM	EM	FINAL
				Sheet 3 of 3
Cable Percussion Borehole Log	Easting: 528840.0	Northing: 185305.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Variable | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
20.00 - 20.45	U37	100% recovery		20.45		End of Borehole at 20.450m		

Start & End of Shift Observations					Borehole Diameter		Casing Diameter	
Date	Time	Depth (m)	Casing (m)	Water (m)	Depth (m)	Dia (mm)	Depth (m)	Dia (mm)
08-04-2019	08:45	0.00			20.45	150	1.00	150
08-04-2019	18:00	20.45	1.00					

Remarks:
Groundwater not observed. 3hrs standing waiting for JCB to break out location, and breaking out location. 1hr hand digging service pit. *Drillers description

Chiselling				Installation			
From (m)	To (m)	Duration	Remarks	Top (m)	Base (m)	Type	Dia (mm)
				0.00	0.50	Plain	50
				0.50	7.50	Slotted	50

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:	Client:	Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN	Folgate Estates Limited	BH2

Contract Number:	Date Started:	Logged By:	Checked By:	Status:	Sheet 1 of 3
52816A	05/04/2019	EM	EM	FINAL	

Cable Percussion Borehole Log	Easting:	Northing:	Ground Level:	Plant Used:	Print Date:	Scale:
	528696.0	185349.0		Dando 3000	06/06/2019	1:50

Weather: Fine+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
0.30 - 0.40	ES1			0.20		Reinforced CONCRETE. (MGR)		
0.50 - 0.60	D2			(0.60)		MADE GROUND comprising dark brown slightly silty fine and medium SAND and angular to rounded fine to coarse GRAVEL of flint with low cobble content, frequent ash, clinker, brick and concrete fragments. Cobbles are of concrete. Slight hydrocarbon odour (MGR)		
0.50 - 1.00	B3			0.80				
1.00 - 1.10	ES4							
1.20 - 1.65	D5	SPT(S) 1.20m, N=10 (1,2/2,2,3,3)				Firm becoming stiff to very stiff, occasionally thinly laminated, brown, orange brown CLAY with occasional pockets and lenses of orange brown sand and silt, blue grey mottling and rare selenite crystals. (LC)		
1.50 - 1.60	D6							
1.50 - 2.00	B7							
2.00 - 2.45	U8	45 blows 89% recovery						
2.50 - 2.60	D9					*From 2.50m; Becomes very stiff.*		
3.00 - 3.45	D10	SPT(S) 3.00m, N=16 (2,3/3,4,4,5)				*From 3.00m; No pockets or lenses of sand.*		
3.50 - 3.60	D11					*From 3.50m; Occasionally extremely closely fissured. No blue grey mottling.*		
4.00 - 4.45	U12	73 blows 100% recovery		(5.70)				
4.50 - 4.60	D13					*From 4.50m; Becomes brown.*		
5.00 - 5.45	D14	SPT(S) 5.00m, N=19 (2,3/4,4,5,6)						
6.00 - 6.10	D15							
6.50 - 6.95	U16	84 blows 78% recovery		6.50		Very stiff, occasionally thinly laminated, dark grey CLAY with rare fine fossil fragments. (LC)		
7.00 - 7.50	B17							
7.50 - 7.60	D18							
8.00 - 8.45	D19	SPT(S) 8.00m, N=24 (4,4/5,6,6,7)						
9.00 - 9.10	D20					*From 9.00m; With rare pockets and lenses of grey fine sand and silt.*		
9.50 - 9.95	U21	96 blows 78% recovery						
						Continued next sheet		

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
05-04-2019	08:30	0.00		
05-04-2019	17:00	20.45	1.00	

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
1.00	150

Remarks:

Groundwater not observed. 1hr standing waiting for JCB to break out location, and breaking out location. 1hr hand digging service pit. *Drillers description

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	0.50	Plain	
0.50	6.50	Slotted	

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:	Client:	Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN	Folgate Estates Limited	BH2

Contract Number:	Date Started:	Logged By:	Checked By:	Status:	Sheet 2 of 3
52816A	05/04/2019	EM	EM	FINAL	

Cable Percussion Borehole Log	Easting:	Northing:	Ground Level:	Plant Used:	Print Date:	Scale:
	528696.0	185349.0		Dando 3000	06/06/2019	1:50

Weather: Fine+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
10.50 - 10.60	D22							
11.00 - 11.45	D23	SPT(S) 11.00m, N=27 (4,5/6,6,7,8)						
12.00 - 12.10	D24					From 12.00m; Becomes occasionally extremely closely fissured.		
12.00 - 12.50	B25							
12.50 - 12.95	U26	97 blows 100% recovery						
13.50 - 13.60	D27							
14.00 - 14.45	D28	SPT(S) 14.00m, N=27 (4,5/6,6,7,8)						
15.00 - 15.10	D29			(13.95)		At 15.00m; With rare iron pyrite nodules.		
15.50 - 15.95	U30	100 blows 78% recovery						
16.50 - 16.60	D31							
17.00 - 17.45	D32	SPT(S) 17.00m, N=30 (4,6/6,7,8,9)						
18.00 - 18.10	D33							
18.50 - 18.95	U34	100 blows 89% recovery						
19.50 - 19.60	D35							
19.50 - 20.00	B36							

Continued next sheet

Start & End of Shift Observations					Borehole Diameter		Casing Diameter	
Date	Time	Depth (m)	Casing (m)	Water (m)	Depth (m)	Dia (mm)	Depth (m)	Dia (mm)
05-04-2019	08:30	0.00			20.45	150	1.00	150
05-04-2019	17:00	20.45	1.00					

Remarks:
Groundwater not observed. 1hr standing waiting for JCB to break out location, and breaking out location. 1hr hand digging service pit. *Drillers description

Chiselling				Installation			
From (m)	To (m)	Duration	Remarks	Top (m)	Base (m)	Type	Dia (mm)
				0.00	0.50	Plain	
				0.50	6.50	Slotted	

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:	Client:	Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN	Folgate Estates Limited	BH2

Contract Number:	Date Started:	Logged By:	Checked By:	Status:	Sheet 3 of 3
52816A	05/04/2019	EM	EM	FINAL	

Cable Percussion Borehole Log	Easting:	Northing:	Ground Level:	Plant Used:	Print Date:	Scale:
	528696.0	185349.0		Dando 3000	06/06/2019	1:50

Weather: Fine+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
20.00 - 20.45	D37	SPT(S) 20.00m, N=33 (5,6/7,8,9,9)		20.45		End of Borehole at 20.450m		

Start & End of Shift Observations					Borehole Diameter		Casing Diameter	
Date	Time	Depth (m)	Casing (m)	Water (m)	Depth (m)	Dia (mm)	Depth (m)	Dia (mm)
05-04-2019	08:30	0.00			20.45	150	1.00	150
05-04-2019	17:00	20.45	1.00					

Remarks:
Groundwater not observed. 1hr standing waiting for JCB to break out location, and breaking out location. 1hr hand digging service pit. *Drillers description

Chiselling				Installation			
From (m)	To (m)	Duration	Remarks	Top (m)	Base (m)	Type	Dia (mm)
				0.00	0.50	Plain	
				0.50	6.50	Slotted	

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH3
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	02/04/2019	SAG	EM	FINAL
				Sheet 1 of 3
Cable Percussion Borehole Log	Easting: 528480.0	Northing: 185516.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Showers+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
0.30 - 0.40	ES1			(0.50)		*MADE GROUND comprising gravelly ASH, ASPHALT, BRICK and CONCRETE. Gravel is flint. (MGR)		
0.50 - 0.60	D2			0.50		MADE GROUND comprising loose black slightly silty slightly clayey ASH and fine to coarse GRAVEL of clinker with occasional brick and concrete fragments and rare angular to rounded fine and medium flint gravel. (MGR)		
0.50 - 1.00	B3					*From 1.20m: With occasional pockets of very soft to soft orange brown clay.*		
0.80 - 0.90	ES4			(1.00)				
1.20 - 1.30	D5	SPT(C) 1.20m, N=5 (1,1/2,1,1,1)						
1.50 - 1.60	D6			1.50		MADE GROUND comprising soft to firm brown occasionally dark grey CLAY with frequent black slightly silty slightly clayey ash and fine to coarse gravel of clinker, occasional brick, concrete and chalk fragments, and rare angular to rounded fine and medium flint gravel. (MGR)		
2.00 - 2.45	B8	30 blows		(0.90)		*From 2.00m: Becomes soft.*		
2.00 - 2.45	U7	No recovery						
2.50 - 2.60	D9	SPT(C) 2.50m, N=9 (1,2/2,2,2,3)		2.40		MADE GROUND comprising loose, becoming medium dense dark grey/dark brown and orange brown silty very clayey fine to coarse SAND and fine to coarse GRAVEL of clinker with frequent brick fragments, occasional angular to rounded fine to coarse flint and chalk fragments. Slight hydrocarbon odour (MGR)		
3.00 - 3.10	D10	SPT(C) 3.00m, N=11 (2,2/2,3,3,3)		(1.10)				
3.50 - 3.60	D11			3.50		MADE GROUND comprising very soft brown occasionally dark grey/grey CLAY with rare clinker and brick fragments, and rare angular to subrounded fine and medium, occasionally coarse flint gravel. (MGR)		
3.50 - 4.00	B12					*From 4.00m: Becomes orange brown occasionally dark brown with rare fine and medium flint gravel. No clinker or brick fragments.*		
4.00 - 4.45	D13	SPT(S) 4.00m, N=7 (1,1/2,2,1,2)				*From 4.50m; Becomes very soft to soft with rare clinker fragments.*		
4.50 - 4.60	D14							
5.00 - 5.45	D15	SPT(S) 5.00m, N=9 (1,2/2,2,2,3)		(3.50)				
6.00 - 6.10	D16							
6.50 - 6.95	D17	SPT(S) 6.50m, N=8 (1,2/1,2,2,3)						
7.00 - 7.50	B18			7.00		MADE GROUND comprising soft brown occasionally grey CLAY with frequent friable black/dark brown peaty topsoil and rare brick fragments. (MGR)		
7.50 - 7.60	D19			(0.40)				
8.00 - 8.45	D20	SPT(S) 8.00m, N=12 (2,2/2,3,3,4)		7.40		MADE GROUND comprising soft dark grey, dark brown and occasionally brown slightly organic CLAY with rare clinker and brick fragments, and rare angular and subangular fine and medium flint gravel. (MGR)		
8.50 - 9.00	B21			(1.60)		*From 8.00m; Becomes firm and slightly sandy.* *From 8.40m; Becomes very soft to soft. No clinker or brick fragments. Not sandy.*		
9.00 - 9.10	D22			9.00		Firm to stiff orange brown CLAY with occasional blue grey mottling, calcareous inclusions and rare decomposing rootlets. (LC)		
9.00 - 9.50	B23							
9.50 - 9.95	U24	75 blows 100% recovery						
						Continued next sheet		

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
02-04-2019	10:45	0.00		
02-04-2019	17:10	20.45	4.50	
03-04-2019	08:00	20.45	4.50	
03-04-2019	09:20			

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
4.50	150

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	0.50	Plain	50
0.50	4.00	Slotted	50

Remarks:
2hrs standing waiting to gain location to borehole. 1hr hand digging a service pit. *Drillers description

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks
3.00	1.50	3.60	20	2.10	Slow

HBSI CP Template Issue Number: 3 Issue Date: 27/04/16

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH3
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	02/04/2019	SAG	EM	FINAL
				Sheet 2 of 3
Cable Percussion Borehole Log	Easting: 528480.0	Northing: 185516.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Showers+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
10.50 - 10.60	D25					*From 10.50m: Becomes very stiff, occasionally thinly laminated, with frequent selenite crystals and occasional decomposing rootlets.*		
11.00 - 11.45	D26	SPT(S) 11.00m, N=19 (2,3/4,4,5,6)				*From 11.00m; Becomes brown, orange brown with occasional pockets and lenses of orange brown silt. No decomposing rootlets.*		
12.00 - 12.10	D27							
12.50 - 12.95	U28	80 blows 100% recovery		(6.00)				
13.00 - 13.50	B29					*From 13.00m; Becomes brown with rare selenite crystals. No blue grey mottling.*		
13.50 - 13.60	D30							
14.00 - 14.45	D31	SPT(S) 14.00m, N=23 (2,3/4,6,6,7)						
15.00 - 15.10	D32			15.00		Very stiff dark grey CLAY with rare fine fossil fragments. (LC)		
15.00 - 15.50	B33							
15.50 - 15.95	U34	90 blows 89% recovery						
16.50 - 16.60	D35							
17.00 - 17.45	D36	SPT(S) 17.00m, N=28 (4,5/6,7,7,8)		(5.45)				
18.00 - 18.10	D37							
18.50 - 18.95	U38	100 blows 89% recovery						
19.50 - 19.60	D39							
						Continued next sheet		

11 12 13 14 15 16 17 18 19 20

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
02-04-2019	10:45	0.00		
02-04-2019	17:10	20.45	4.50	
03-04-2019	08:00	20.45	4.50	
03-04-2019	09:20			

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
4.50	150

Remarks:

2hrs standing waiting to gain location to borehole. 1hr hand digging a service pit. *Drillers description

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	0.50	Plain	50
0.50	4.00	Slotted	50

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks
3.00	1.50	3.60	20	2.10	Slow

HBSI CP Template Issue Number: 3 Issue Date: 27/04/16

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH3
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	02/04/2019	SAG	EM	FINAL
				Sheet 3 of 3
Cable Percussion Borehole Log	Easting: 528480.0	Northing: 185516.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Showers+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
20.00 - 20.45	D40	SPT(S) 20.00m, N=30 (5,6/6,7,8,9)		20.45		End of Borehole at 20.450m		

21 22 23 24 25 26 27 28 29 30

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
02-04-2019	10:45	0.00		
02-04-2019	17:10	20.45	4.50	
03-04-2019	08:00	20.45	4.50	
03-04-2019	09:20			

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
4.50	150

Remarks:

2hrs standing waiting to gain location to borehole. 1hr hand digging a service pit. *Drillers description

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	0.50	Plain	50
0.50	4.00	Slotted	50

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks
3.00	1.50	3.60	20	2.10	Slow

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:	Client:	Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN	Folgate Estates Limited	BH4

Contract Number:	Date Started:	Logged By:	Checked By:	Status:	Sheet 1 of 3
52816A	01/04/2019	SAG	EM	FINAL	

Cable Percussion Borehole Log	Easting:	Northing:	Ground Level:	Plant Used:	Print Date:	Scale:
	528532.0	185642.0		Dando 3000	06/06/2019	1:50

Weather: Sunny+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
				0.10		*MADE GROUND comprising ASPHALT. (MGR)		
0.30 - 0.40	ES1					MADE GROUND comprising dark brown slightly silty fine coarse SAND and angular to rounded fine to coarse GRAVEL of flint and clinker with high cobble content, frequent brick and concrete fragments, occasional wood fragments, rare to occasional asphalt fragments and rare metal fragments. Cobbles are of brick and concrete. (MGR)		
0.50 - 0.60	D2			(1.10)				
0.80 - 0.90	ES3							
0.80 - 1.20	B4							
1.20 - 1.65	D5	SPT(S) 1.20m, N=6 (1,1/1,1,2,2)		1.20				
1.50 - 1.60	D7					MADE GROUND comprising firm orange brown occasionally dark greenish grey/dark grey CLAY with occasional angular to rounded fine to coarse flint gravel, and rare clinker fragments. (MGR)		
1.50 - 1.60	ES6							
1.50 - 2.00	B8							
2.00 - 2.45	U9	25 blows 89% recovery				*From 1.50m: Becomes orange brown occasionally dark grey and dark brown with rare brick fragments.*		
2.50 - 2.60	D10							
3.00 - 3.45	D11	SPT(S) 3.00m, N=5 (1,1/1,1,1,2)				*From 3.00m: With rare fine and medium flint gravel.*		
3.50 - 3.60	D12					*From 3.50m; Becomes soft to firm.*		
4.00 - 4.45	U13	30 blows 78% recovery		(5.80)				
4.50 - 4.60	D15							
4.50 - 5.00	B14							
5.00 - 5.45	D16	SPT(S) 5.00m, N=6 (1,1/1,1,2,2)				*From 5.00m; No clinker fragments.*		
6.00 - 6.10	D17							
6.50 - 6.95	U18	35 blows 67% recovery						
7.00 - 7.40	B19			7.00				
				(0.40)		MADE GROUND comprising firm orange brown CLAY and firm friable black/dark brown slightly gravelly peaty organic CLAY with rare rootlets and brick fragments. Gravel is angular and subangular fine and medium of flint. (MGR)		
7.50 - 7.60	D20			7.40				
7.50 - 8.00	B21			(0.60)		Stiff dark greenish grey and brown slightly organic CLAY. (SUPD)		
8.00 - 8.45	D22	SPT(S) 8.00m, N=13 (1,2/3,3,3,4)		8.00		Stiff becoming very stiff, occasionally extremely closely fissured and thinly laminated, brown, orange brown CLAY with occasional selenite crystals, rare to occasional blue grey mottling and rare decomposing rootlets. (LC)		
8.50 - 9.00	B23							
9.00 - 9.10	D24					*From 9.00m; No decomposing rootlets.*		
9.50 - 9.95	U25	50 blows 89% recovery						
						Continued next sheet		

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
01-04-2019	08:30	0.00		
01-04-2019	18:00	20.45	1.20	
02-04-2019	08:00	20.45	1.20	
02-04-2019	08:45			

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
1.20	150

Remarks:

Groundwater not observed. 0.5hr standing waiting for location to be scanned. 2.5hrs standing waiting for clients breaker, and breaking out. 1hr hand digging service pit. *Drillers description

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	1.50	Plain	50
1.50	8.00	Slotted	50

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:			Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited			BH4
Contract Number:	Date Started:	Logged By:	Checked By:	Status:	Sheet 2 of 3
52816A	01/04/2019	SAG	EM	FINAL	
Cable Percussion Borehole Log	Easting: 528532.0	Northing: 185642.0	Ground Level:	Plant Used: Dando 3000	Print Date: 06/06/2019	Scale: 1:50

Weather: Sunny+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
10.50 - 10.60	D26							
11.00 - 11.45	D27	SPT(S) 11.00m, N=15 (2,2/3,3,4,5)						
12.00 - 12.10	D28							
12.50 - 12.95	U29	75 blows 100% recovery		(7.50)				
13.00 - 13.50	B30					*From 13.00m; With occasional pockets and lenses of orange brown sand and silt.*		
13.50 - 13.60	D31							
14.00 - 14.45	D32	SPT(S) 14.00m, N=22 (2,4/4,5,6,7)						
15.00 - 15.10	D33							
15.50 - 15.95	U34	91 blows 100% recovery		15.50		Very stiff, occasionally thinly laminated, dark grey CLAY with rare fine fossil and claystone fragments. (LC)		
16.00 - 16.50	B35							
16.50 - 16.60	D36							
17.00 - 17.10	D37	SPT(C) 17.00m, N=28 (9,12/9,5,6,8)				*From 16.90m to 17.25m; CLAYSTONE recovered as angular and subangular fine to coarse of gravel.*		
18.00 - 18.10	D38			(4.95)		*From 18.00m; With frequent claystone fragments.*		
18.50 - 18.95	U39	100 blows 89% recovery						
19.50 - 19.60	D40							
						Continued next sheet		

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
01-04-2019	08:30	0.00		
01-04-2019	18:00	20.45	1.20	
02-04-2019	08:00	20.45	1.20	
02-04-2019	08:45			

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
1.20	150

Remarks:

Groundwater not observed. 0.5hr standing waiting for location to be scanned. 2.5hrs standing waiting for clients breaker, and breaking out. 1hr hand digging service pit. *Drillers description

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	1.50	Plain	50
1.50	8.00	Slotted	50

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

HBSI CP Template Issue Number: 3 Issue Date: 27/04/16

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited			Borehole ID: BH4
Contract Number: 52816A	Date Started: 01/04/2019	Logged By: SAG	Checked By: EM	Status: FINAL	Sheet 3 of 3
Cable Percussion Borehole Log	Easting: 528532.0	Northing: 185642.0	Ground Level:	Plant Used: Dando 3000	Print Date: 06/06/2019	Scale: 1:50
Weather: Sunny+Fine	Termination: Target Depth Achieved			SPT Hammer: 1 Energy Ratio: 1%	

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
20.00 - 20.45	D41	SPT(S) 20.00m, N=30 (4,6,6,7,8,9)		20.45		End of Borehole at 20.450m		

21 22 23 24 25 26 27 28 29 30

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
01-04-2019	08:30	0.00		
01-04-2019	18:00	20.45	1.20	
02-04-2019	08:00	20.45	1.20	
02-04-2019	08:45			

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
1.20	150

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	1.50	Plain	50
1.50	8.00	Slotted	50

Remarks:

Groundwater not observed. 0.5hr standing waiting for location to be scanned. 2.5hrs standing waiting for clients breaker, and breaking out. 1hr hand digging service pit. *Drillers description

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH5
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	03/04/2019	SAG	EM	FINAL
				Sheet 1 of 3
Cable Percussion Borehole Log	Easting: 528441.0	Northing: 185607.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Variable+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
				(0.30)		*MADE GROUND comprising ASPHALT hardcore. (MGR)		
				0.30				
0.40 - 0.50	ES1					*Reinforced CONCRETE. (MGR)		
0.50 - 0.60	D2			(0.50)				
0.50 - 1.00	B3							
				0.80				
1.00 - 1.10	ES4					MADE GROUND comprising loose dark grey slightly gravelly slightly silty slightly clayey fine to coarse SAND, ASH and fine to coarse GRAVEL of clinker, brick and concrete with medium cobble content, occasional pieces of wood and rare tile fragments Cobbles are of concrete. Gravel is angular to rounded fine and medium of flint. Hydrocarbon odour (MGR)		
1.20 - 1.30	D5	SPT(C) 1.20m, N=5				*From 1.20m; Becomes black and slightly clayey. Strong hydrocarbon odour and oily black staining. No cobble content.*		
1.20 - 1.65	B6	(2,1/1,1,1,2)						
1.50 - 1.60	D7							
1.60 - 1.70	ES8							
2.00 - 2.10	D9	SPT(C) 2.00m, N=6 (1,1/1,1,2,2)		(2.70)				
2.50 - 2.60	D10							
3.00 - 3.10	D11	SPT(C) 3.00m, N=6 (1,2/2,1,1,2)				*From 3.00m; Slight hydrocarbon odour.*		
				3.50				
3.50 - 3.60	D12					MADE GROUND comprising soft to firm brown, orange brown occasionally dark grey slightly organic CLAY with rare angular to rounded fine and medium flint gravel. Slight hydrocarbon odour. (MGR)		
3.50 - 4.00	B13							
4.00 - 4.45	D14	SPT(S) 4.00m, N=9 (1,2/2,2,2,3)		(1.20)		*From 4.00m; Becomes orange brown occasionally dark grey and dark brown. Not organic and no hydrocarbon odour.*		
4.50 - 4.60	D15							
				4.70				
5.00 - 5.45	U16	20 blows 56% recovery		(0.50)		MADE GROUND comprising soft dark grey and brown peaty organic CLAY. (MGR)		
				5.20				
6.00 - 6.10	D17					MADE GROUND comprising firm dark brown, dark grey, brown and orange brown slightly gravelly to gravelly slightly organic CLAY with rare brick fragments and selenite crystals. Gravel is angular to rounded fine to coarse of flint. (MGR)		
				(2.30)				
6.50 - 6.95	D18	SPT(S) 6.50m, N=15				*From 6.50m; Becomes firm*		
6.50 - 7.00	B19	(2,3/3,3,4,5)						
				7.50				
7.50 - 7.60	D20					Stiff to very stiff, occasionally thinly laminated, brown, orange brown CLAY with rare blue grey mottling, selenite crystals and decomposing rootlets. (LC)		
7.50 - 8.00	B21							
8.00 - 8.45	U22	70 blows 89% recovery						
9.00 - 9.10	D23							
9.50 - 9.95	D24	SPT(S) 9.50m, N=19 (2,3/4,4,5,6)						

Continued next sheet

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
03-04-2019	09:30	0.00		
03-04-2019	17:00	20.45	4.50	
04-04-2019	08:00	20.45	4.50	
04-04-2019	09:00			

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
4.50	150

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	0.50	Plain	50
0.50	3.50	Slotted	50

Remarks:

Groundwater not observed. 0.5hr moving rig to location. 1hr standing waiting for JCB to break out concrete, and breaking out concrete. 1hr hand digging service pit. *Drillers description.

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

HBSI CP Template Issue Number: 3 Issue Date: 27/04/16

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH5
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	03/04/2019	SAG	EM	FINAL
				Sheet 2 of 3
Cable Percussion Borehole Log	Easting: 528441.0	Northing: 185607.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Variable+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
10.50 - 10.60	D25					*From 10.50m; No decomposing rootlets.*		
11.00 - 11.45	U26	85 blows 78% recovery		(5.50)				
12.00 - 12.10	D27							
12.50 - 12.95	D28	SPT(S) 12.50m, N=24 (4,5/5,6,6,7)						
13.00 - 13.50	B29			13.00		Very stiff dark grey CLAY with rare fine fossil fragments. (LC)		
13.50 - 13.60	D30							
14.00 - 14.50	U31	90 blows 70% recovery						
15.00 - 15.10	D32							
15.50 - 15.95	D33	SPT(S) 15.50m, N=29 (4,6/6,7,8,8)						
16.50 - 16.60	D34			(7.45)				
17.00 - 17.45	U35	100 blows 89% recovery						
18.00 - 18.10	D36							
18.00 - 18.50	B37							
18.50 - 18.95	D38	SPT(S) 18.50m, N=32 (5,6/7,8,8,9)						
19.50 - 19.60	D39							
		100 blows				Continued next sheet		

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
03-04-2019	09:30	0.00		
03-04-2019	17:00	20.45	4.50	
04-04-2019	08:00	20.45	4.50	
04-04-2019	09:00			

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
4.50	150

Remarks:

Groundwater not observed. 0.5hr moving rig to location. 1hr standing waiting for JCB to break out concrete, and breaking out concrete. 1hr hand digging service pit. *Drillers description.

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	0.50	Plain	50
0.50	3.50	Slotted	50

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:			Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited			BH5
Contract Number:	Date Started:	Logged By:	Checked By:	Status:	Sheet 3 of 3
52816A	03/04/2019	SAG	EM	FINAL	
Cable Percussion Borehole Log	Easting: 528441.0	Northing: 185607.0	Ground Level:	Plant Used: Dando 3000	Print Date: 06/06/2019	Scale: 1:50

Weather: Variable+Fine | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
20.00 - 20.45	U40	78% recovery		20.45		End of Borehole at 20.450m		

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
03-04-2019	09:30	0.00		
03-04-2019	17:00	20.45	4.50	
04-04-2019	08:00	20.45	4.50	
04-04-2019	09:00			

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
4.50	150

Remarks:

Groundwater not observed. 0.5hr moving rig to location. 1hr standing waiting for JCB to break out concrete, and breaking out concrete. 1hr hand digging service pit. *Drillers description.

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)
0.00	0.50	Plain	50
0.50	3.50	Slotted	50

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH6
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	04/04/2019	EM	EM	FINAL
				Sheet 1 of 1
Cable Percussion Borehole Log	Easting: 528545.0	Northing: 185389.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Fine

Termination: Borehole terminated at 1.23m due to encountering concrete, borehole relocated

SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
0.30 - 0.40	ES1			0.10		*MADE GROUND comprising ASPHALT. (MGR)		
0.50 - 0.60	D2			(1.00)		MADE GROUND comprising dark brown, brown slightly silty fine to coarse SAND and fine to coarse GRAVEL of brick with medium cobble content, occasional to frequent clinker and concrete fragments, and occasional angular and subangular fine and medium flint gravel. Cobbles are of brick. (MGR)		
0.50 - 1.00	B3							
1.00 - 1.10	ES4			1.10				
1.20 - 1.23	D5	SPT(C) 1.20m, N=50 (25 for 10mm/50 for 15mm)		1.23		*CONCRETE recovered as medium and coarse gravel. (MGR)		
						End of Borehole at 1.230m		

Start & End of Shift Observations					Borehole Diameter		Casing Diameter	
Date	Time	Depth (m)	Casing (m)	Water (m)	Depth (m)	Dia (mm)	Depth (m)	Dia (mm)
04-04-2019	09:00	0.00						
04-04-2019	13:00	1.23						

Chiselling				Installation			
From (m)	To (m)	Duration	Remarks	Top (m)	Base (m)	Type	Dia (mm)
1.10	1.20	01:00	Concrete				

Remarks:

Groundwater not observed. 1hr moving rig to location and mobilising. 1.5hrs breaking out and hand digging service pit. *Drillers description

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

HBSI CP Template Issue Number: 3 Issue Date: 27/04/16

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH6A
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	04/04/2019	SAG	EM	FINAL
				Sheet 1 of 3
Cable Percussion Borehole Log	Easting: 528545.0	Northing: 185389.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Variable+Sunny | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
				0.10		MADE GROUND comprising ASPHALT. (MGR)		
0.30 - 0.40	ES1					MADE GROUND comprising dark brown slightly gravelly slightly silty fine to coarse SAND and fine to coarse GRAVEL of brick and concrete with medium cobble content, occasional clay pockets, asphalt, clinker and wood fragments, rare metal, fabric and polystyrene fragments and possible asbestos material. Cobbles are of clinker, brick and concrete. Gravel is angular to rounded fine to coarse of flint. Slight hydrocarbon odour. (MGR)		
0.50 - 0.60	D2							
0.50 - 1.00	B3			(1.20)				
1.00 - 1.10	ES4							
1.20 - 1.30	D5	SPT(C) 1.20m, N=13 (4,3/5,3,3,2)		1.30				
1.50 - 1.60	D7							
1.50 - 1.60	ES6							
1.50 - 2.00	B8							
2.00 - 2.10	D9	SPT(C) 2.00m, N=14 (2,3/5,3,3,3)				MADE GROUND comprising soft to firm brown occasionally dark brown/dark grey slightly gravelly CLAY with occasional to frequent brick, occasional clinker and concrete fragments, occasional decomposing roots, rare chalk fragments and rootlets. Slight hydrocarbon odour. (MGR)		
2.50 - 2.60	D10			(2.70)				
3.00 - 3.45	U11	58 blows 89% recovery						
3.50 - 3.60	D12					*From 3.50m: Becomes firm slightly gravelly to gravelly and slightly sandy with frequent clinker fragments. No decomposing roots.*		
3.50 - 4.00	B13							
4.00 - 4.45	D14	SPT(S) 4.00m, N=9 (1,1/2,2,2,3)		4.00		MADE GROUND comprising very soft to firm orange brown and light grey CLAY with frequent wood fragments, occasional brick fragments, rare angular to rounded fine to coarse flint gravel and concrete fragments. Slight hydrocarbon odour. (MGR)		
4.50 - 4.60	D15							
4.50 - 5.00	B16							
5.00 - 5.45	U17	25 blows 33% recovery						
				(3.00)				
6.00 - 6.10	D18							
6.50 - 6.95	D19	SPT(S) 6.50m, N=7 (1,1/2,1,2,2)						
7.00 - 7.50	B20			7.00		Firm to stiff orange brown CLAY with occasional blue grey mottling. (LC)		
7.50 - 7.60	D21							
8.00 - 8.45	U22	55 blows 89% recovery						
9.00 - 9.10	D23							
9.50 - 9.95	D24	SPT(S) 9.50m, N=16 (2,3/3,4,4,5)						
						Continued next sheet		

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
04-04-2019	13:00			
04-04-2019	19:00	20.45	1.20	
05-04-2019	08:00	20.45	1.20	
05-04-2019	08:30	0.00		

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
1.20	150

Remarks:

Groundwater not observed. 1hr moving rig to location and mobilising. 1.5hrs breaking out and hand digging service pit. *Drillers description

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES	Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN	Client: Folgate Estates Limited			Borehole ID: BH6A
	Contract Number: 52816A	Date Started: 04/04/2019	Logged By: SAG	Checked By: EM	Status: FINAL
Cable Percussion Borehole Log	Easting: 528545.0	Northing: 185389.0	Ground Level:	Plant Used: Dando 3000	Print Date: 06/06/2019
					Scale: 1:50
Weather: Variable+Sunny	Termination: Target Depth Achieved		SPT Hammer: 1 Energy Ratio: 1%		Sheet 2 of 3

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
10.50 - 10.60	D25					*From 10.50m: With occasional selenite crystals.*		
11.00 - 11.45	U26	75 blows 89% recovery						
				(6.50)				
12.00 - 12.10	D27					*From 12.00m; Becomes brown, orange brown.*		
12.50 - 12.95	D28	SPT(S) 12.50m, N=21 (3,3/4,5,6,6)						
13.00 - 13.50	B29					*From 13.00m; Becomes very stiff with rare blue grey mottling and selenite crystals.*		
13.50 - 13.60	D30			13.50		Stiff becoming very stiff dark grey CLAY with rare fine fossil fragments. (LC)		
13.50 - 14.00	B31							
14.00 - 14.45	U32	86 blows 89% recovery						
15.00 - 15.10	D33							
15.50 - 15.95	D34	SPT(S) 15.50m, N=26 (3,5/6,6,7,7)						
16.50 - 16.60	D35							
				(6.95)				
17.00 - 17.45	U36	100 blows 100% recovery						
18.00 - 18.10	D37							
18.50 - 18.95	D38	SPT(S) 18.50m, N=30 (4,6/6,7,8,9)						
19.50 - 19.60	D39							
19.50 - 20.00	B40	100 blows						

Continued next sheet

Start & End of Shift Observations					Borehole Diameter		Casing Diameter	
Date	Time	Depth (m)	Casing (m)	Water (m)	Depth (m)	Dia (mm)	Depth (m)	Dia (mm)
04-04-2019	13:00				20.45	150	1.20	150
04-04-2019	19:00	20.45	1.20					
05-04-2019	08:00	20.45	1.20					
05-04-2019	08:30	0.00						

Remarks:
Groundwater not observed. 1hr moving rig to location and mobilising. 1.5hrs breaking out and hand digging service pit. *Drillers description

Chiselling			
From (m)	To (m)	Duration	Remarks

Installation			
Top (m)	Base (m)	Type	Dia (mm)

Water Strikes					
Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited		BH6A
Contract Number:	Date Started:	Logged By:	Checked By:	Status:
52816A	04/04/2019	SAG	EM	FINAL
				Sheet 3 of 3
Cable Percussion Borehole Log	Easting: 528545.0	Northing: 185389.0	Ground Level:	Plant Used: Dando 3000
				Print Date: 06/06/2019
				Scale: 1:50

Weather: Variable+Sunny | Termination: Target Depth Achieved | SPT Hammer: 1 Energy Ratio: 1%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
20.00 - 20.45	U41	100% recovery		20.45		End of Borehole at 20.450m		

21 22 23 24 25 26 27 28 29 30

Start & End of Shift Observations

Date	Time	Depth (m)	Casing (m)	Water (m)
04-04-2019	13:00			
04-04-2019	19:00	20.45	1.20	
05-04-2019	08:00	20.45	1.20	
05-04-2019	08:30	0.00		

Borehole Diameter

Depth (m)	Dia (mm)
20.45	150

Casing Diameter

Depth (m)	Dia (mm)
1.20	150

Remarks:

Groundwater not observed. 1hr moving rig to location and mobilising. 1.5hrs breaking out and hand digging service pit. *Drillers description

Chiselling

From (m)	To (m)	Duration	Remarks

Installation

Top (m)	Base (m)	Type	Dia (mm)

Water Strikes

Strike (m)	Casing (m)	Sealed (m)	Time (mins)	Rose to (m)	Remarks

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited			Borehole ID: WS1
Contract Number: 52816A	Date Started: 09/04/2019	Logged By: AM	Checked By: EM	Status: FINAL	Sheet 1 of 1
Dynamic Sample Borehole Log	Easting: 528880.0	Northing: 185295.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:50
Weather:	Termination: Borehole terminated due to heavy contamination				

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
				0.20		Reinforced CONCRETE. (MGR)		
0.50	D2			(0.80)		MADE GROUND comprising grey brown ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete with medium cobble content. Cobbles are subangular and subrounded of brick and concrete. (MGR)		
0.50	ES1					*From 0.50m: Strong hydrocarbon.*		
0.70	ES3			1.00		Firm to stiff brown slightly gravelly CLAY. Gravel is angular and subangular fine and medium of mudstone. (LC)		
1.20	D4							
2.00	D5							
2.00 - 3.00	B6			(2.45)				
3.00	D7							
				3.45		End of Borehole at 3.45m		

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks
0.50			0	0.00	

Remarks:

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited			Borehole ID: WS2
Contract Number: 52816A	Date Started: 10/04/2019	Logged By: AM	Checked By: EM	Status: FINAL	Sheet 1 of 1
Dynamic Sample Borehole Log	Easting: 528831.0	Northing: 185335.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:50
Weather:	Termination: Target Depth Achieved				

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
				0.20		Reinforced CONCRETE. (MGR)		
0.40	B2			(0.40)		MADE GROUND comprising black grey ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete with medium cobble content. Cobbles are subangular and subrounded of brick and concrete. Slight hydrocarbon odour (MGR)		
0.40	ES1			0.60				
0.70	D4							
0.70	ES3			(0.70)				
1.20	D5			1.30		MADE GROUND comprising soft to firm grey brown slightly gravelly sandy CLAY with frequent ash, clinker and brick fragments. Gravel is angular to subrounded fine to coarse of flint. Strong hydrocarbon odour. (MGR)		
1.60	D7							
1.60	ES6							
2.00	D8					Stiff brown slightly gravelly CLAY. Gravel is angular and subangular fine and medium of mudstone. (LC)		
2.00 - 3.00	B9							
3.00	D10			(4.15)				
3.50	D11							
4.00	D12							
4.50	D13							
5.00	D14							
				5.45		End of Borehole at 5.45m		

1 2 3 4 5 6 7 8 9 10

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks
0.60			0	0.00	

Remarks:

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited			Borehole ID: WS5
Contract Number: 52816A	Date Started: 09/04/2019	Logged By: AM	Checked By: EM	Status: FINAL	Sheet 1 of 1
Dynamic Sample Borehole Log	Easting: 528669.0	Northing: 185384.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:40
Weather:	Termination: Target Depth Achieved				

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
				(0.30)		Reinforced CONCRETE. (MGR)		
				0.30				
0.40	D2					MADE GROUND comprising grey brown ASH. fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete with medium cobble content. Cobbles are subangular and subrounded of brick and concrete. (MGR)		
0.40	ES1			(0.50)				
				0.80				
0.90	D4					Stiff brown mottled grey slightly gravelly CLAY. Gravel is angular to subrounded fine and medium of mudstone. (LC)		
0.90	ES3							
1.20	D5							
1.20 - 2.00	B6							
2.00	D7							
3.00	D8					*From 3.0m: Becomes brown and slightly silty.*		
3.00 - 4.00	B9			(4.65)				
4.00	D10							
5.00	D11							
				5.45		End of Borehole at 5.45m		

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks

Remarks:
Groundwater not observed.

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited			Borehole ID: WS6
Contract Number: 52816A	Date Started: 09/04/2019	Logged By: AM	Checked By: EM	Status: FINAL	Sheet 1 of 1
Dynamic Sample Borehole Log	Easting: 528671.0	Northing: 185439.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:40
Weather:	Termination: Borehole terminated due to heavy contamination.				

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
				0.25		Reinforced CONCRETE. (MGR)		
0.30	B2					MADE GROUND comprising grey brown ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete with medium cobble content. Cobbles are subangular and subrounded of brick and concrete. (MGR)		
0.30	ES1			(0.65)				
0.80	D3							
0.80	ES4			0.90		*From 0.70m: Strong hydrocarbon odour.*		
						End of Borehole at 0.90m		

1 2 3 4 5 6 7 8

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks
0.70			0	0.00	

Remarks:

Oily groundwater was observed at 0.70m.

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:			Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN			Folgate Estates Limited		WS10
Contract Number:	Date Started:	Logged By:	Checked By:	Status:	Sheet 1 of 1
52816A	09/04/2019	AM	EM	FINAL	
Dynamic Sample Borehole Log	Easting: 528534.0	Northing: 185435.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:40

Weather:

Termination: Borehole terminated at 1.10m due to encountering a possible service

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
0.30 0.30 0.70 0.70	D2 ES1 B4 D3			(1.10)		MADE GROUND comprising grey brown ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete with medium cobble content. Cobbles are subangular and subrounded of brick and concrete. (MGR)		
				1.10		End of Borehole at 1.10m		

1 2 3 4 5 6 7 8

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type
		0.00	0.10	50	Plain
		0.10	1.00	50	Slotted

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks

Remarks:

Groundwater not observed.

Figure A2.1

IAN FARMER ASSOCIATES

	Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited		Borehole ID: WS11
	Contract Number: 52816A	Date Started: 09/04/2019	Logged By: AM	Checked By: EM	Status: FINAL
Dynamic Sample Borehole Log	Easting: 528551.0	Northing: 185463.0	Ground Level:	Plant Used:	Print Date: 06/06/2019
					Sheet 1 of 1
					Scale: 1:40
Weather:	Termination: Borehole terminated at 0.50m due to encountering a concrete obstruction				

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
0.50 0.50	D2 ES1			(0.50) 0.50		MADE GROUND comprising grey brown ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete with high cobble content. Cobbles are subangular and subrounded of brick and concrete. (MGR) End of Borehole at 0.50m		

1 2 3 4 5 6 7 8

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks

Remarks:
Groundwater not observed.

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:		Client:			Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN		Folgate Estates Limited			WS12
Contract Number:	Date Started:	Logged By:	Checked By:	Status:	Sheet 1 of 1
52816A	05/04/2019	AM	EM	FINAL	
Dynamic Sample Borehole Log	Easting: 528506.0	Northing: 185494.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:40

Weather: | Termination: Target Depth Achieved | SPT Hammer: N/R, Energy Ratio: 84.58%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
0.20	D1			(0.80)		MADE GROUND comprising grey brown ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker brick and concrete. Slight hydrocarbon odour (MGR)		
0.50	D2							
0.50	ES1							
				0.80				
0.90	ES2			(0.40)		MADE GROUND comprising ASPHALT. (MGR)		
1.20	D3			1.20				
1.20		SPT(S) N=11 (1,1/2,2,3,4)				MADE GROUND comprising firm black grey slightly gravelly slightly sandy CLAY with occasional ash, clinker, brick and concrete fragments. Gravel is angular to subrounded fine and medium of flint. Slight hydrocarbon odour (MGR)		
1.60	D4			(0.80)				
1.60	ES3							
2.00	D5			2.00				
2.00 - 3.00	B1					MADE GROUND comprising firm, greenish brown slightly gravelly slightly sandy CLAY with occasional brick fragments. Gravel is subangular and subrounded fine and medium of flint and mudstone. Slight hydrocarbon odour (MGR)		
2.00		SPT(S) N=6 (1,1/1,1,2,2)						
3.00	D6					*From 3.00m: Becomes soft.*		
3.00		SPT(S) N=6 (1,0/1,1,2,2)						
3.60	ES4			(3.45)				
4.00	D7							
4.00		SPT(S) N=8 (1,0/1,1,2,4)						
4.50	D8							
5.00	D9							
5.00		SPT(S) N=6 (1,1/1,1,2,2)						
				5.45		End of Borehole at 5.45m		

1 2 3 4 5 6 7 8

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks

Remarks:
Groundwater not observed.

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited			Borehole ID: WS13
Contract Number: 52816A	Date Started: 10/04/2019	Logged By: AM	Checked By: EM	Status: FINAL	Sheet 1 of 1
Dynamic Sample Borehole Log	Easting: 528457.0	Northing: 185503.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:40
Weather:	Termination: Borehole terminated at 0.70m due to encountering a concrete obstruction				

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
0.50 0.50	D2 ES1			0.20 (0.50) 0.70		MADE GROUND comprising ASPHALT. (MGR) MADE GROUND comprising grey brown ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete with high cobble content and frequent roots. Cobbles are subangular and subrounded of brick and concrete. (MGR) End of Borehole at 0.70m		

1 2 3 4 5 6 7 8

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks

Remarks:
Groundwater not observed.

IFA DS Template Issue Number: 3 Issue Date: 30-01-16

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited			Borehole ID: WS15
Contract Number: 52816A	Date Started: 04/04/2019	Logged By: AM	Checked By: EM	Status: FINAL	Sheet 1 of 1
Dynamic Sample Borehole Log	Easting: 528437.0	Northing: 185592.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:40
Weather:	Termination: Borehole terminated at 1.00m due to encountering a possible service				

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
				0.20		MADE GROUND comprising ASPHALT. (MGR)		
0.50 0.50	D2 ES1			(0.80)		MADE GROUND comprising grey brown ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete with medium cobble content. Cobbles are subangular and subrounded of brick and concrete. (MGR)	▼	
				1.00		End of Borehole at 1.00m		

1 2 3 4 5 6 7 8

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks
0.60			0	0.00	

Remarks:

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name: Murphy's Depot, Highgate Road, London, NW5 1TN		Client: Folgate Estates Limited			Borehole ID: WS16
Contract Number: 52816A	Date Started: 04/04/2019	Logged By: AM	Checked By: EM	Status: FINAL	Sheet 1 of 1
Dynamic Sample Borehole Log	Easting: 528466.0	Northing: 185612.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:40
Weather:	Termination: Target Depth Achieved		SPT Hammer: N/R, Energy Ratio: 84.58%		

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
0.30	D1			(0.40)		MADE GROUND comprising grey brown ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete. (MGR)		
0.30	ES1			0.40				
0.60	B1					MADE GROUND comprising black grey ASH, fine to coarse SAND and angular to subrounded fine and medium GRAVEL of flint, clinker, slag, brick and sandstone. (MGR)		
0.60	ES2			(0.80)				
1.00	D2							
1.20	D3			1.20		MADE GROUND comprising soft grey brown slightly gravelly slightly sandy CLAY with frequent ash, clinker, slag, brick and concrete fragments. Gravel is angular to subrounded fine and medium of flint. (MGR)		
1.20		SPT(S) N=2 (1,0/1,0,1,0)		(0.80)				
2.00	D4			2.00		MADE GROUND comprising soft greenish grey slightly gravelly slightly sandy CLAY with occasional ash, clinker and brick fragments. Gravel is angular to subrounded fine and medium of flint. (MGR)		
2.00		SPT(S) N=2 (1,0/1,0,1,0)						
2.50	D5			(1.50)		*From 2.90m: Hydrocarbon odour.*	▼	
3.00	D6					*From 3.00m: Becomes sandy.*		
3.00	ES3							
3.00		SPT(S) N=4 (1,0/1,0,1,2)						
3.50	D7			3.50		End of Borehole at 3.50m		

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks
2.90			0	0.00	

Remarks:

Figure A2.1

IAN FARMER ASSOCIATES

Contract Name:			Client:		Borehole ID:
Murphy's Depot, Highgate Road, London, NW5 1TN			Folgate Estates Limited		WS17
Contract Number:	Date Started:	Logged By:	Checked By:	Status:	Sheet 1 of 1
52816A	05/04/2019	AM	EM	FINAL	
Dynamic Sample Borehole Log	Easting: 528493.0	Northing: 185636.0	Ground Level:	Plant Used:	Print Date: 06/06/2019	Scale: 1:40

Weather: | Termination: Target Depth Achieved | SPT Hammer: N/R, Energy Ratio: 84.58%

Samples & In Situ Testing			Strata Details				Groundwater	
Depth	Sample ID	Test Result	Level (mAOD)	Depth (m) (Thickness)	Legend	Strata Description	Water Strike	Backfill/ Installation
0.30	B1			(0.60)		MADE GROUND comprising grey brown ASH, fine to coarse SAND and angular to subrounded fine to coarse GRAVEL of flint, clinker, brick and concrete. (MGR)		
0.30	ES1							
				0.60				
0.70	D1			(0.30)		MADE GROUND comprising black ASH, fine to coarse SAND and angular to subrounded fine and medium GRAVEL of clinker and brick fragments. Strong hydrocarbon odour. (MGR)		
0.70	ES2			0.90				
1.00	ES3			(0.30)				
1.20	D2			1.20		MADE GROUND comprising black sandy ASH and angular and subangular fine and medium GRAVEL of clinker. Strong hydrocarbon odour. (MGR)		
1.20		SPT(S) N=3 (1,1/1,0,1,1)						
1.50	D3							
1.50		SPT(S) N=5 (1,0/1,2,1,1)		(0.80)		MADE GROUND comprising soft, black grey slightly gravelly slightly sandy CLAY with occasional brick fragments. Gravel is subangular and subrounded fine and medium of flint. Strong hydrocarbon odour. (MGR)		
2.00	D4			2.00				
2.00	ES4					MADE GROUND comprising soft to firm greenish brown slightly gravelly slightly silty CLAY with occasional brick fragments. Gravel is subangular and subrounded fine and medium of flint and mudstone. Strong hydrocarbon odour. (MGR)		
2.00		SPT(S) N=6 (1,0/1,2,1,2)						
2.50	D5							
3.00	D6							
3.00	ES5							
3.00		SPT(S) N=4 (1,0/1,0,1,2)						
3.50	D7							
				(3.45)				
4.00	D8					*From 4.00m: Slight hydrocarbon odour*		
4.00		SPT(S) N=9 (2,2/2,2,2,3)						
5.00	D9							
5.00	ES6							
5.00		SPT(S) N=14 (2,2/3,3,4,4)						
				5.45		End of Borehole at 5.45m		

Borehole Diameter		Installation			
Depth (m)	Dia (mm)	Depth Top	Base (m)	Dia (mm)	Pipe Type

Water Strikes					
Depth Strike	Depth Casing	Depth Sealed	Time (mins)	Rose to (m)	Remarks

Remarks:
Groundwater not observed.

Figure A2.1

Murphy’s Yard, Highgate Road, Kentish Town

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ANNEX H: PRELIMINARY RISK ASSESSMENT

ARUP
80 YEARS

Folgate Estates Limited

Murphy's Yard

Ground contamination preliminary risk assessment

Reference: 312295_ARP_REP_LQPRA_1.0

Issue 1 | 27 July 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 312295

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Document Verification

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Document title	Ground contamination preliminary risk assessment
Job number	312295
Document ref	312295_ARP_REP_LQPRA_1.0
File reference	

Revision	**Date**	**Filename**	312295_ARP_REP_LQPRA_0.9		
Draft 1	9 July 2026	**Description**	Draft for client review and comment		
			Prepared by	**Checked by**	**Approved by**
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		Signature			
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			Prepared by	**Checked by**	**Approved by**
		Name	Christopher Arkwright	Alex White	Tim Morgan
		Signature		pp 	
		Filename			
		Description			
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		Name			
		Signature			

Issue Document Verification with Document ☐

Contents

Executive summary i

1. Introduction 1
1.1 Background 1
1.2 Policies and regulations 1
1.3 Scope of works 1
1.4 Information sources 2
1.5 Limitations 2
2. The site 3
2.1 Site location 3
2.2 Site description and current uses 3
2.3 Surrounding area 7
2.4 Proposed development 7
2.5 Asbestos survey 8
3. Historical land uses 9
3.1 Introduction 9
3.2 Site history – historical mapping 9
3.3 Historical industrial land uses 11
3.4 Regulatory records and consultation 12
3.5 Unexploded ordnance 14
3.6 Overview 15
4. Previous reports 17
4.1 RMA Environmental Phase 1 Contamination Assessment 17
4.2 Ian Farmer Associates Report on Ground Investigation 17
4.3 Lustre Consulting Phase 2 Site Investigation report 21
4.4 Lustre Consulting Remediation Strategy 23
5. Environmental setting and ground conditions 25
5.1 Ground conditions 25
5.2 Hydrology and hydrogeology 27
5.3 Radon 27
5.4 Environmental designated sites 27
5.5 Visual and cultural designated sites 28
6. Preliminary risk assessment 29
6.1 Risk classification methodology 29
6.2 Potential sources of contamination 29
6.3 Potential receptors 31
6.4 Potential pathways 32
6.5 Discounted sources and receptors 33
6.6 Introduction and methodology 33
6.7 Initial conceptual site model (CSM) 34
6.8 Data gaps and uncertainties 37

7. Conclusions and recommendations 38
7.1 Conclusions 38
7.2 Recommendations 39
Drawings 43
Appendices 44

Tables

Table 1 Images from June 2026 reconnaissance visit 5
Table 2 Summary of the history of the site and surrounding area 9
Table 3 Summary of relevant planning records 14
Table 4 Summary of potential sources of contamination 15
Table 5 Summary of ground conditions 18
Table 6 Summary of groundwater monitoring data levels 19
Table 7 Summary of ground conditions 22
Table 8 Summary of monitored groundwater levels 22
Table 9 Summary of ground conditions confirmed onsite 26
Table 10 Summary of potential sources of contamination 29
Table 11 Potential receptors 31
Table 12 Potential contaminant pathways 32
Table 13 Risk classifications 33
Table 14 Initial conceptual model and risk assessment 35
Table 15 Summary of qualitative preliminary risk assessment 38

Figures

Figure 1 Site location 3
Figure 2 Site layout and areas 4
Figure 3 Camden Council contaminated land risk characterisation plan 13
Figure 4 IFA ground investigation location plan 18
Figure 5 Lustre ground investigation location plan 21
Figure 6 Exploratory hole locations 25

Drawings

Drawing 1 Previous ground investigation locations 43

Appendices

Appendix A 44
Site reconnaissance 44
Appendix B 45
Groundsure Insight Report 45

Appendix C 46
Camden Council, Environmental Pollution, Policy & Projects team contaminated land search 46
Appendix D 47
Preliminary risk assessment methodology 47
D.1 Risk assessment methodology 48

Executive summary

Ove Arup & Partners Limited (Arup) has been appointed by Folgate Estates Limited to provide a range of engineering and environmental consultancy services to support the proposed residential-led mixed-use redevelopment of Murphy's Yard, Highgate Road, London, NW5 1TN (the site). As part of this appointment, Arup has been commissioned to prepare a ground contamination preliminary risk assessment, which is presented in this report.

The site occupies an area of approximately 6.3ha within the wider Kentish Town Industrial Area, in the London Borough of Camden. It is currently occupied by depot, warehouse and light industrial uses operated by J. Murphy & Sons Limited and other tenants. Sheds 2 and 3, locally listed 19th century locomotive sheds, are present in the southeast of the site and are proposed for retention.

The site has been in active industrial and railway use since the 1870s, including the Kentish Town locomotive sheds, a coal depot, an oil processing plant, bottling stores, vehicle-related uses and a civil engineering depot. Operational rail use ceased by the early 1980s, with the exception of Tottenham North Curve tunnel. The site walkover reported the presence of decommissioned diesel tanks, a former oil tank and locomotive sheds. Offsite sources include an adjacent gas pressure reducing station, Kentish Town fire station and historical industrial uses within 250m.The site is currently occupied by depot, warehouse, and light industrial uses.

The proposed development includes up to 17 buildings, comprising residential, industrial, hotel and/co-living or student uses, community and commercial uses. Existing Sheds 2 and 3 will be retained and repurposed, together with significant areas of public open space. The development represents a high sensitivity end use due to primarily residential end use.

Previous ground investigations have been undertaken by Ian Farmer Associates (2019) across the site and Lustre Consulting (2025) within a 0.48ha area in the southeast. These investigations confirm the presence of widespread Made Ground (up to 9m thick) and reported elevated concentrations of lead, benzo(a)pyrene, chlorinated solvents, total petroleum hydrocarbons, together with asbestos in soils. Both investigations classified the ground gas regime as Characteristic Situation 2 (CS2). The spatial coverage achieved by the investigations was limited.

The ground conditions onsite are a variable thickness of Made Ground over a significant thickness of London Clay, expected to be between approximately 40m and 70m thick. A continuous shallow aquifer is not expected to be present but shallow perched water has been identified within the Made Ground. The downward sequence beneath comprises the Lambeth Group (a secondary A aquifer), the Thanet Formation (a secondary A aquifer) and the White Chalk, a principal aquifer. These deeper units may be hydraulically connected and are commonly referred to as the Chalk basal sands aquifer.

The nearest active licensed potable groundwater abstraction is located approximately 560m to the south and the site is not located within a Source Protection Zone. The nearest surface water feature is the Parliament Hill Fields Lido, 138m to the northwest. This is a lined outdoor swimming pool, and no other surface water features are identified within 250m of the site. No surface water abstractions are recorded within 1 km of the site.

The potential for significant contamination to be present is high based on the site history, particularly in the location of former tanks and the oil processing plant. The environmental sensitivity of the site is low given the absence of nearby surface waters, presence of a significant thickness of London Clay and the likelihood that perched water doesn’t not form a continuous water body.

This report presents an initial conceptual model setting out an assessment of contamination sources, pathways and receptors. The results of the preliminary risk assessment are summarised below.

Description	Risk assessment (without mitigation)
Environmental sensitivity	Low
Development sensitivity	High

Description	Risk assessment (without mitigation)
Potential for significant contamination	High, particularly around onsite historical point sources such as tanks
Risk of harm to human health during construction (workers and site visitors)	Moderate to high or moderate / low
Risk of harm to human health during construction (neighbouring site users)	Moderate / low
Risk of harm to human health during operation (site users and belowground maintenance workers)	Low to high
Risk of pollution to perched groundwater (if a continuous water body)	Moderate
Risk of pollution to groundwater (Lambeth Group secondary A and Chalk principal aquifer)	No PCL (if piles do not penetrate the London Clay aquitard)
Risk of pollution to surface water	Negligible
Risk to onsite building materials and utilities	Moderate
Risk to planting within soft landscaping	Very low

A supplementary intrusive ground investigation is recommended to further assess the identified potential contaminant linkages. The ground investigation does not need to be undertaken in advance for determination of the planning application. The objectives of the ground investigation are to characterise the ground conditions addressing the data gaps identified, target the historical and reported onsite contamination hotspots, to assess the potential contaminant linkages identified in the initial conceptual model and to inform a site-wide remediation strategy. The ground investigation will also collect data to inform the construction, soil waste disposal and workers' health and safety (construction workers and future site users) and to assist the development design, for example, the requirement for any gas protection measures. It will also provide the geotechnical data necessary to inform foundation design, piling, belowground structures, attenuation tanks and earthworks.

1. Introduction

1.1 Background

Ove Arup & Partners Limited (Arup) has been appointed by Folgate Estates Limited (Folgate) to provide a range of engineering and environmental consultancy services to support the proposed redevelopment of Murphy's Yard, Highgate Road, London, NW5 1TN (the site). As part of this appointment, Arup has been commissioned to prepare a preliminary contamination risk assessment, which is presented in this report.

The objectives of this report are to:

- inform the project team on the contamination potential for the site and associated constraints and opportunities relevant to the proposed development;
- provide a desk-based assessment of the site and environmental setting sufficient to support the outline planning application, including satisfying the requirement for a preliminary risk assessment (PRA), which is expected to form the first part of any future contaminated land planning condition;
- support the tender process, including early enabling works across the phased development programme; and
- identify next steps, such as a supplementary ground investigation.

The proposed scheme comprises the comprehensive redevelopment of the Murphy's Yard site, located within the wider Kentish Town Industrial Area in the London Borough of Camden, to deliver a residential-led mixed-use development. The site covers approximately 6.33 hectares and is currently occupied by depot and warehouse-type uses. The wider site includes land owned by Folgate and Network Rail.

Geotechnical assessments are being undertaken separately and are not covered by this report.

1.2 Policies and regulations

This report has been prepared in general accordance with the following national, regional and local planning policies, legislation and technical guidance:

- National Planning Policy Framework (December 2024, amended February 2025) [1];
- BS 10175:2026 Investigation of potentially contaminated sites – Code of practice [2];
- London Plan[1] (2021) **Error! Reference source not found.**;
- Camden Draft Local Plan (2025), Policy A1: Protecting Amenity [3];

The risk assessment and recommendations take account of the Environment Agency's Land Contamination Risk Management (LCRM) guidance [5].

1.3 Scope of works

The agreed scope of works informing this report comprises:

- a site reconnaissance survey of the site and surrounding area (Appendix A);
- a desk study review of the site and environmental setting, based on readily available sources of information including a Groundsure report (Appendix B);

[1] The new draft London Plan was published on 16 July 2026 and will undergo consultation until Autumn 2026.

- commission and review of a local authority contaminated land search from the London Borough of Camden (Appendix C);
- a preliminary risk assessment including an initial conceptual site model, considering risks associated with the construction and operational phases of the proposed development; and
- an assessment of the potential contamination implications for the development proposals and recommendations for further work (if required).

The design development information used in this assessment has been provided by the project architect, AHMM, and is presented in the Design Development Report (April 2026) [6]

1.4 Information sources

The following sources of information and previous reports have been used in preparation of this report:

- a site reconnaissance survey undertaken by an Arup contaminated land consultant on 17 June 2026 (photographs included as Appendix A);
- Groundsure environmental database report and historical mapping (Appendix B);
- A local authority contaminated land search, commissioned from the London Borough of Camden (Appendix C)
- online records including British Geological Survey [7], London County Council Bomb Damage Map [8], Google Earth [9], National Library of Scotland Ordnance Survey Maps [10];
- London Borough of Camden planning portal [11]; and
- previous factual and interpretive reports [12], [13], [14], [15], [16].

1.5 Limitations

This report has been prepared by Arup for the use of Folgate in connection with the proposed redevelopment of the Murphy's Yard site. It should not be relied upon by any third party except as provided for in Arup's appointment with Folgate.

Arup has based this report on the sources detailed within it and believes them to be reliable but cannot and does not guarantee the authenticity or reliability of third-party information. Reasonable skill and care have been exercised in the preparation of this report in accordance with the technical requirements of the brief. Notwithstanding the efforts made by the professional team in undertaking this contamination assessment, it is possible that ground conditions and contamination other than those potentially indicated by this report may exist at the site.

This report has been prepared based on current legislation, statutory requirements, planning policy and industry good practice at the time of writing. Any subsequent changes or new guidance may require the findings, conclusions and recommendations made in this report to be reassessed considering the circumstances. Should the proposed layout or use of the site change, the assessments and conclusions presented in this report may need to be revised.

This report provides an assessment of the potential for contamination in the ground. It does not present a survey or assessment of the location, condition or liabilities associated with hazardous materials in the building fabric, such as (but not limited to) asbestos-containing materials or lead.

2. The site

2.1 Site location

The site occupies an area of approximately 6.33 hectares (ha) within the Kentish Town Industrial Area, in the London Borough of Camden, north London (British National Grid Reference 528604, 185473). The site is located on the western side of Highgate Road, with Kentish Town rail station adjacent to the southeast corner, and the Parliament Hill Fields lido entrance to Hampstead Heath on the other side of Gordon House Road to the northwest corner. The postal address is Murphy's Yard, Highgate Road, London, NW5 1TN. The site location is shown on Figure 1.



Figure 1 Site location

2.2 Site description and current uses

The site comprises a series of industrial buildings and associated hardstanding areas, generally ranging from one to three storeys in height. The site can be divided into three distinct areas based on current and historical land uses, as summarised below and shown on Figure 2:

- Area 1 (approximately 1.97 ha) is located in the northwest of the site and predominantly comprises storage yards and hardstanding access routes. A three-storey industrial building is situated in the northern part of this area, used by Murphy Power Networks as internal and external storage and offices, while Thames Water occupy offices to the north. Ground levels slope gently from approximately 44.5 metres above Ordnance Datum (m AOD) in the southeast to 42.5m AOD in the northwest. Area 1 is largely bordered by rail infrastructure: to the north by the London Overground Suffragette line (Gospel Oak to Barking Riverside); to the west and southwest by the London Overground Mildmay line (Stratford to Richmond/Clapham Junction); and to the southeast by a rail junction connecting the Midland Main Line to the Suffragette line, which is within a tunnel beneath the central part of the site. Also bordering the area are a Cadent Gas operational pressure reduction

system, Mortimer Terrace nature reserve and residential properties on Gordon House Road to the north. An auxiliary vehicle access route is present in the northwest corner.

- Area 2 (approximately 1.15ha) occupies the central part of the site and comprises predominantly open hardstanding. The Suffragette line rail junction described above passes through this area, within a tunnel at a level of approximately 8m below ground level (m bgl). Ground levels fall from approximately 44.5m AOD in the northwest (adjacent to Area 1) to approximately 34.5m AOD in the east over a distance of approximately 200m, representing an overall gradient of approximately 5%. The western part of Area 2 includes the tunnel section of the rail junction, with the tunnel portal located on the northeastern boundary where the line emerges and continues northwards. The Midland Main Line runs along the southern boundary.
- Area 3 (approximately 3.21ha) is located in the east of the site and comprises a series of industrial buildings: generally, one to two storeys in height in the western part of the area and single storey along the southern boundary. Buildings within the western part of Area 3 are the former 19th century locomotive sheds (Sheds 2 and 3), which are recorded on the Camden Local List and include a former vehicle wash and a training centre. Both sheds remain functional, with Shed 2 in use for commercial storage and light industrial purposes and Shed 3 unoccupied but containing washing room facilities. The wider area is predominantly hardstanding and car parking. Mixed light industrial and commercial buildings, known as Greenwood Sheds are present along the eastern boundary. The area is generally flat, with a slight gradient from approximately 34.5m AOD in the west to 33.5m AOD in the east. Area 3 is bounded to the west by Area 2 and the rail junction; to the north by commercial buildings occupied by J. Murphy & Sons Limited; to the south by the Midland Main Line; and to the northeast and east by a mix of commercial and community properties fronting Highgate Road. Vehicular access is via Sanderson Close and Greenwood Place.

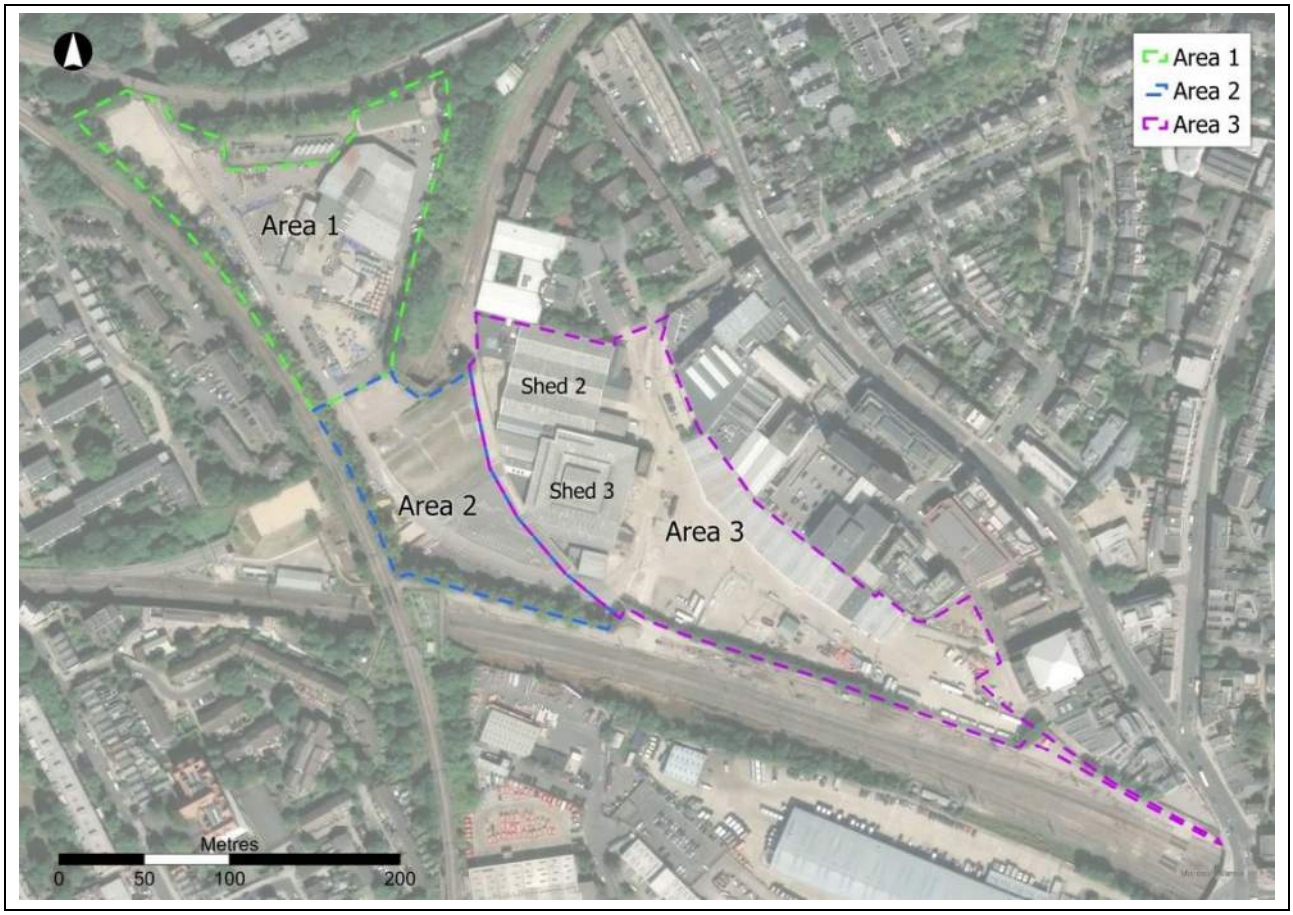


Figure 2 Site layout and areas

The Groundsure report identifies five current land use records onsite, comprising two telecommunication masts, an air shaft associated with the railway tunnel beneath the site, and two civil engineering firms (J. Murphy & Sons Limited and Jason Blair & Co Engineering) operating from 81 Highgate Road.

2.2.1 Site walkover

A site walkover was completed by an Arup geoenvironmental specialist on 17 June 2026. The walkover covered all accessible parts of the site; access to buildings was restricted for health and safety reasons. A selection of photographs from the walkover is presented in Table 1. The full photographic record is provided in Appendix A.

During the walkover, the site was in active use including as a civil engineering depot, storage yard and several other uses within designated compounds onsite. The majority of the site was covered by hardstanding. The following anecdotal information was provided by the Folgate Estates development manager during the walkover:

- Underground diesel storage tanks (red diesel and white diesel) located to the east of Shed 3 have been infilled insitu. The method and date of infilling, and whether any decommissioning or validation sampling was undertaken, were not confirmed.
- An aboveground oil storage tank formerly located in the east of Shed 2 has been removed. The date of removal and whether any decommissioning assessment or validation sampling of the underlying ground was undertaken were not confirmed.
- The ramp connecting Area 1 (northwest) and Area 3 (southeast) has reportedly been constructed using recovered material imported from a project in east London (Moorfields / Broadgate area). The nature and chemical quality of this material have not been confirmed.
- During recent excavation works in the eastern part of the site, historical rail lines were observed insitu beneath the current surface.
- Shed 2 has the original roof while Shed 3 has had a replacement roof installed after bomb damage. This contradicts damage shown on the bomb damage maps [8] produced by the London County Council (LCC) and is discussed further in Section 3.5.

This anecdotal information has not been independently verified and should be treated with caution.

Table 1 Images from June 2026 reconnaissance visit

Onsite	
	
Operational storage yard and adjacent office buildings, typical of the current depot uses across Area 1, with stockpiled aggregate, mobile plant and exposed gravel surfaces.	Hardstanding access ramp linking Area 2 and Area 3.

Onsite



Stockpiles in Area 2, comprising mixed soils, crushed concrete, brick fragments and anthropogenic material, which are in contact with underlying ground.



External view of the 19th century Locomotive Shed 2.



Vehicle wash building adjacent to Shed 3.



Former filling station and reported infilled underground diesel storage tanks to the east of Shed 3.



Open hardstanding adjacent to Sheds 2 and 3.



Greenwood Sheds along the eastern boundary of Area 3 comprise mixed light industrial, commercial and office uses.

Offsite	
	
Cadent Gas pressure reduction station adjacent to the north comprising hardstanding, service buildings and plant.	Kentish Town fire station located approximately 70m northeast of the site boundary with vehicle storage, offices and a tower.

2.3 Surrounding area

The Groundsure report identifies 57 current land use records within approximately 250m of the site boundary. These comprise a mix of:

- infrastructure and utilities, including telecommunication masts, a gas valve compound, a gas governor, electrical substations and Kentish Town fire station;
- railway infrastructure, including lines, sidings and tunnels as well as both Gospel Oak and Kentish Town stations;
- vehicle repair and servicing premises, including coachworks and garages;
- construction and plant hire facilities;
- commercial and light industrial uses, including self-storage facilities, electronic equipment, medical equipment and supplies, industrial repair services, clothing, textiles and catering premises;
- unspecified works or factories; and
- meat and fish commercial premises.

One roofed storage tank is recorded, associated with commercial distribution and storage, and one obsolete former petrol station, which has since undergone residential redevelopment.

2.4 Proposed development

The proposed development is a mixed-use scheme, including residential, industrial, hotel and co-living or student uses, community and commercial uses. The development will include up to 17 buildings across the site. Existing Sheds 2 and 3 will be retained and repurposed, together with significant areas of public open space.

Some of the existing structures onsite will be retained and repurposed, including the two former locomotive sheds, which are locally listed 19th century railway heritage assets. Shed 2 will be refurbished for continued light industrial use. Shed 3, which is centrally located, will be repurposed as a public space, with proposals including partial removal of the roof, retention of structural elements where feasible and reconfiguration of the existing brick elevations to form an activated civic space. New adjacent buildings will interface with the retained structure, incorporating new and restored openings to provide active frontages and access. All other existing buildings onsite are proposed to be demolished.

The proposals include the reconfiguration of the site layout to provide new and improved access routes and enhanced connectivity. Existing access routes at Sanderson Close, Gordon House Road and Greenwood

Place will be upgraded, alongside the provision of new pedestrian and cycle connections including Carkers Lane, the High Walk and a pedestrian connection via a proposed bridge over Regis Road.

Significant public realm and landscaping works are proposed, including the creation of a linear park running through the site and a series of new public open spaces. These works will include areas of soft landscaping, hardstanding and associated drainage infrastructure.

The development will be delivered in phases. The sequencing of these phases is yet to be confirmed and is expected to be influenced by the acquisition of land within the eastern parts of Area 1 and Area 2, which are currently owned by Network Rail.

The design has been developed to account for existing infrastructure constraints, including belowground structures and utilities, with appropriate stand-off distances incorporated. Foundation solutions and construction methodologies will be confirmed at the detailed design stage.

2.5 Asbestos survey

2.5.1 Asbestos building fabric

Asbestos remediation records provided by Folgate confirm the presence of asbestos cement roof sheets within the retained Locomotive Sheds 2 and 3, which were decontaminated and encapsulated insitu by Alltask Limited in 2024. No asbestos information has been provided for the other buildings onsite. Given the age and industrial nature of the buildings, there is a reasonable likelihood that asbestos-containing materials (ACMs) may be present elsewhere onsite.

2.5.2 Asbestos in soils

There is a reasonable potential for ACMs to be present within the Made Ground across the site given the confirmed presence of asbestos cement roofing within the retained sheds and the site's history of demolition, reconstruction and bomb damage (see Section 3.5). This is supported by the findings of the Ian Farmer Associates ground investigation (see Section 4.2), which identified asbestos in soil samples (principally fibres with amosite board in one sample). The potential for asbestos in soils is considered further in the preliminary risk assessment in Section 6.

3. Historical land uses

3.1 Introduction

This section is based on a review of historical maps and other information sources comprising:

- A Groundsure environmental database search report, commissioned on 10 June 2026 included as Appendix B. The report provides information on Environment Agency licences, consents, pollution notifications and mapping, potentially contaminative land uses, sensitive land uses, historical mapping and other relevant information.
- A Groundsure historical map report, commissioned on 10 June 2026 included as Appendix B. The report provides historical Ordnance Survey mapping at various scales from the earliest available editions to the present day.
- A local authority contaminated land search, commissioned from the Environmental Pollution, Policy & Projects team at the London Borough of Camden. The results were received on 12 June 2026. This information is included within Section 3.4.1 and in Appendix C.
- A review of the Camden Council planning portal and planning records [11], undertaken in June 2026, including a planning file request to view hard copies of site plans that had not been digitised. The reviewed planning portal entries are presented in Section 3.4.1.
- Google Earth Pro aerial photos [9]
- Readily available online information, including the Layers of London website developed by the Institute of Historical Research [17].
- Historical Ordnance Survey mapping accessed via the National Library of Scotland [10].
- A data search for information on fuel tanks held by the Petroleum Officer has been requested from the London Fire Brigade. The results have not been received at the time of writing.

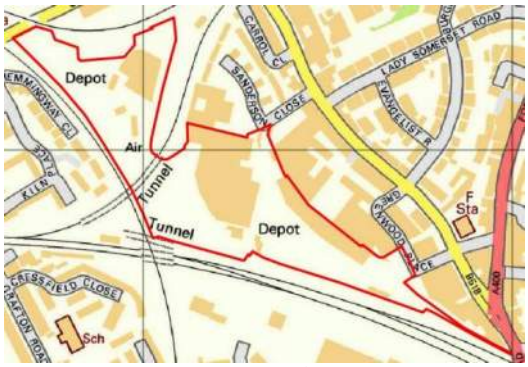
3.2 Site history – historical mapping

A summary of the key phases of development onsite and offsite within 250m based on a review of historical maps, relevant to the current assessment, is presented in Table 2. The site outline is shown by the red line on the accompanying map extracts. Full maps can be found in the Groundsure historical map report provided in Appendix B.

Table 2 Summary of the history of the site and surrounding area

Map reference	Historical map observation
Pre 1850s: 1848-1851 Town Plans of England and Wales, London OS – Scale 1:5280 – Accessed via National Library of Scotland online mapping portal [10]]	**Onsite:** Site largely undeveloped; open land likely in agricultural or pasture use. Carkers Lane crosses the site from Green Street (present day Highgate Road) northwards, branching into two informal tracks to the south. Spot height data indicate the site forms a shallow basin, with ground levels falling towards the central to south-central area. **Offsite:** Surrounding area semi-rural. Early residential and mixed-use development along established road corridors to the north and east, including a church. Land to the south and west remains predominantly open.

Map reference	Historical map observation
 **1860 & 1870s:** 1871–1873 OS Mapping, 1:1,056	**Onsite:** Development of Kentish Town Sheds and related railway corridors, mainlines and sidings along the western, southern and eastern parts of the site. Carkers Lane no longer extends through the site. Residential development (Prospect Place, approximately 10–15 properties) encroached into the southeastern part of the site. Evidence of earthworks and cutting in the northwest, with a localised low lying area and standing water recorded. **Offsite:** Substantial urban development with increased density of residential properties. Also, development of railway infrastructure including the Tottenham and Hampstead Junction Railway to the north, Hampstead Junction Railway to the west and Midland Railway along the southern boundary. Extensive sidings to the south, including cattle sheds/pens and troughs. Three railway stations within approximately 100m: Kentish Town (southwest), Highgate Road (north) and Gospel Oak (northeast). Public houses, places of worship and civic buildings (police and fire stations) now present.
 **1880 & 1890s:** 1896 OS Mapping, 1:2,500	**Onsite:** Further expansion of railway infrastructure at Kentish Town Sheds. Additional buildings, rail lines and access connections from the Midland Railway across the southern and eastern parts of the site. Locomotive-related uses indicated within the sheds; adjacent bottling stores and a coal shed to the east. Alliance Coal Depot present in the northwest, adjacent to the Hampstead Junction Railway. Two connecting rail lines in the central part of the site: Tottenham North Curve (tunnel) and South Curve (embankment). Previously identified low lying area in the northwest likely infilled or regraded. **Offsite:** Dense terraced housing now established in all directions. To the north, locally less dense development including a plant nursery. Adjacent to the site along Carkers Lane, additional bottling stores present. Laundry identified on Hampstead Road. Dye works approximately 250m to the east. Gospel Oak Brickworks to the west. Midland Works with road vehicle facilities; extensive sidings including a naphtha store to the south. Timber yards to the southwest.
 **1900 to 1920's:** 1915–1916 OS Mapping, 1:2,500	**Onsite:** Further intensification of railway use. Former residential properties (Prospect Place) in the southeast cleared and incorporated into railway infrastructure. Kentish Town Sheds demolished and rebuilt with a larger footprint, extending further north (Shed 1), which matches the layout seen onsite today. Additional access lines linking to the Tottenham and Hampstead Junction Railway to the north and west of the sheds. Further rail lines feeding into the coal depot in the northern part of the site. **Offsite:** Further dense residential development. Railway infrastructure to the south and west further intensified, with increased density of sidings and operational areas associated with Midland Works. Industrial and commercial land uses remain in operation (works, yards, bottling stores and railway facilities).
 **1930's & 1950's:** 1954 - 1955 OS Mapping, 1:2,500	**Onsite:** The site remained dominated by rail infrastructure. One locomotive shed is now identified as an engineering shed, and a tank is now shown adjacent to the locomotive sheds. In the northern part of the site, by 1936 an industrial building west of the Tottenham North Curve embankment is shown with at least three tanks and an associated chimney. By 1958 the building was identified as an oil processing plant with at least six tanks shown. A previously unlabelled building in the northeast was identified as stables by 1958. **Offsite:** New industrial and commercial land uses were present to the east, including an engineering building, wallpaper factory, warehouses, a depository, coach building works, cabinet works and a piano works further east. Further development occurred into the 1950s, with a vacuum flask factory, motor body works, garages, a heavy chemical warehouse and a large goods yard adjacent to Kentish Town Station. To the south and west, additional industrial uses were present including a carriage shed, paper salvage works, metalworking and smelting facilities, glazed brick works, a masonry depot, salvage stores and a builder's yard. The Gospel Oak Brickworks was disused by 1936 and redeveloped as a slag wool works by 1958. Parliament Hill Lido was constructed approximately 125m to the northwest during this period.

Map reference	Historical map observation
 **1960's to 1990's:** 1991 - 1995 OS Mapping, 1:1,250	**Onsite:** Marked reduction of railway infrastructure. Sidings and access routes were progressively removed, with all absent by 1980 and the remaining lines removed in the early 1980s (with the exception of the Tottenham North Curve tunnel). The South Curve was dismantled; the coal depot, oil processing plant and tanks were no longer present. The northern part of the site was redeveloped as depots and workshops. By the late 1990s, the site was predominantly occupied by depot uses in a layout consistent with the current arrangement. The locomotive sheds remained but were no longer connected to active sidings. **Offsite:** Gradual shift from intensive industrial use to a mixed urban character. The former vacuum flask factory was demolished by 1980 and the fire station to the east was redeveloped. Railway sidings to the south were reduced and consolidated into a goods depot. The Gospel Oak Brickworks was redeveloped for residential use, expanding further by the 1990s. By the early 1990s, industrial uses to the north were significantly reduced, with a gas valve compound present adjacent to the northern site boundary. The area to the south comprised a mix of depot, foundry, garage and warehouse uses, and builder's yards, works and depot uses remained to the west.
 **2000's to Present:** 2010 OS Mapping, 1:10,000	**Onsite:** No significant change. Site continued use as a depot comprising warehouses and associated hardstanding. Layout consistent with that established in the late 1990s. **Offsite:** Incremental redevelopment with land uses broadly consistent with those established in the 1990s. Mix of residential, commercial and light industrial uses. No substantial changes in character within approximately 250m.

3.3 Historical industrial land uses

The Groundsure environmental database report (Appendix B) identifies a range of potentially contaminative historical uses onsite and within approximately 250m of the site boundary. These are summarised in the following subsections.

3.3.1 Historical land uses

Onsite

The Groundsure report identifies 86 historical potentially contaminative land uses onsite, which broadly comprise:

- railway infrastructure, including sidings, tunnels, air shafts, locomotive sheds and associated operational areas;
- fuel storage and handling, including coal depots and unspecified tanks (recorded in the north of the site from 1936 to 1954, and in the south of the site from 1896 to 1954);
- ground workings and pits; and
- light industrial and commercial uses, including depots, bottling stores, garages and unspecified works;

The Groundsure report also records the following waste-related activities onsite:

- waste exemptions for aerosol treatment, preparatory treatments and the use of waste in construction.

Offsite

The Groundsure report identifies 206 historical potentially contaminative land uses within approximately 250m of the site boundary. These include:

- extensive railway infrastructure, including rail lines, sidings, tunnels, stations, cuttings, depots and the TfL Underground;
- industrial and utility uses, including brickworks, timber yards, colour works, road vehicle works, an electric generating station, chimneys and electrical substations;
- transport-related uses, including garages, carriage maintenance sheds and a car breakers yard;
- civic and institutional uses, including a fire station and hospitals; and
- coal depots and unspecified tanks.

In addition, the following waste-related activities and sites have been identified within approximately 250m:

- historical and licensed waste sites, including recycling centres, scrap metal depots and a car breakers yard; and
- waste exemptions for storage of waste, crushing of fluorescent tubes, preparatory treatments, and sorting and denaturing of controlled drugs for disposal.

3.3.2 Contaminated land and regulatory records

Contaminated land

One site determined as contaminated land under Part 2A of the Environmental Protection Act 1990 is recorded within 250m of the site. This is a former metal plating works where lead and cadmium were identified as potential contaminants. The site has been remediated, and the London Borough of Camden updated the status to ‘formerly contaminated land’ in 2011–2012.

Licensed pollutant releases – Part A(2)/B

The Groundsure report identifies 16 licensed pollutant release records within 250m. The principal activities comprise respraying of road vehicles, dry cleaning operations and unloading of petrol into storage. All are reported as historical.

Other regulatory records

No Control of Major Accident Hazards (COMAH) sites, regulated explosive sites, hazardous substance storage, historical Integrated Pollution Control activities, licensed Part A(1) activities, radioactive substance authorisations, discharges to controlled waters or significant pollution incidents are recorded within 250m of the site. One minor (Category 3) pollution incident affecting air only is recorded, dated 2001, and is located 277m north of the site.

3.4 Regulatory records and consultation

3.4.1 Camden Council records

Local Authority contaminated land searches

A contaminated land enquiry was submitted to the Environmental Pollution, Policy & Projects team at Camden Council. The response was received on 12 June 2026 and is included as Appendix C.

Camden Council confirmed that the site has not been determined as contaminated land under Part 2A of the Environmental Protection Act 1990 and is not currently being investigated under Part 2A.

The Council's search identified one Part B industrial process within 100m (M & A Coachworks), which was included as part of the Groundsure report findings. No authorised landfill sites, elevated levels of heavy metals in soils, historic landfill sites within 250m, private water supplies within 1km or pollution incidents were identified.

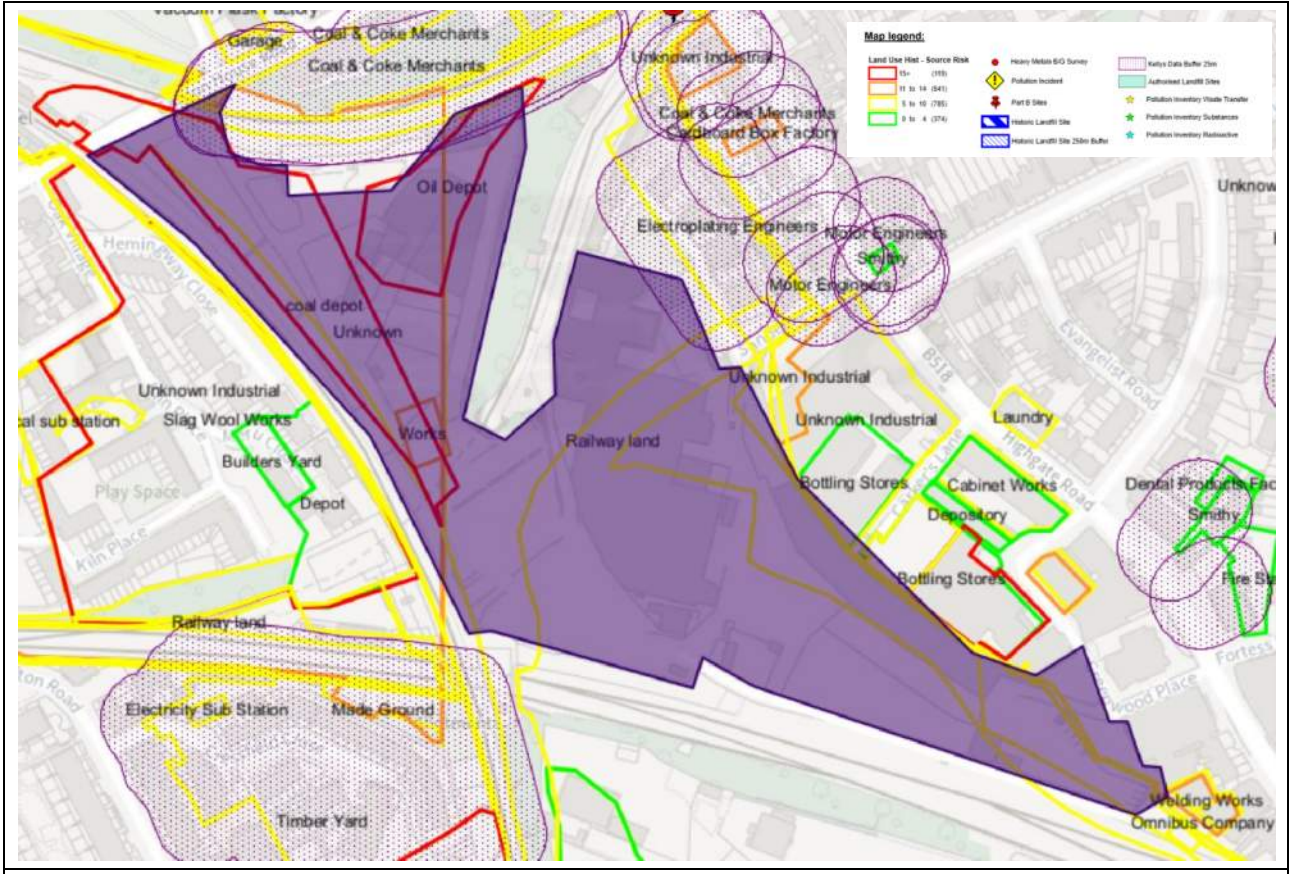
The Council's search identified no PPC Part A installations within the London Borough of Camden, no records of groundwater abstractions or soakaways, and no records relating to landfill, archaeological issues, surface water bodies or radon gas concentrations at the site.

A review of Kelly's Trade Directory records and Ordnance Survey mapping by the Council identified a range of historical potentially contaminative land uses onsite and within 100m, including bottling stores, railway land, unknown industrial uses, chemical works, garages, unspecified works, an oil depot, a coal depot, electroplating engineers and coal and coke merchants. These are broadly consistent with the findings in the Groundsure report and the historical mapping review presented in Section 3.32.

The Council's risk characterisation classified onsite land uses as ranging from low risk (risk score 4, e.g. bottling stores) to high risk (risk score 16, e.g. engineering works, slag wool works, oil depot, coal depot and chemical works). The accompanying plan (Figure 3 and Appendix C) shows the spatial distribution of the historical land uses identified by the Council within the site and surrounding area and the associated risk. The Council stated that it has no present evidence confirming contamination issues affecting the site, other than the potentially contaminative land use activities identified, and considers the site suitable for its current use.

The Council confirmed that any future redevelopment involving ground disturbance, excavation or soft landscaping would require a planning condition for a detailed site investigation and, if necessary, remediation works.

The Council identified that previous site investigation reports are available under planning references 2020/5774/P, 2021/3225/P and 2026/1301/P, which have been reviewed in Section 4.



Extract of Camden Council's Murphy's Yard Industrial Estate Plan 12 June 2026 (Appendix C)

Figure 3 Camden Council contaminated land risk characterisation plan

Planning portal search and planning file review

A review of the Camden Council planning portal [11] was undertaken in June 2026. Five planning applications relevant to the site were identified. A summary of the reviewed information is presented in Table 3.

Table 3 Summary of relevant planning records

Application no. and date	Address	Description
2020/5774/P (December 2020)	Murphy's Yard, Kentish Town NW5	Request for scoping opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, for proposed development comprising 17 development plots with circa 750–825 homes and circa 95,500m² of commercial floorspace. – *EIA Required*
2021/3225/P (January 2022)	Murphy's Yard, land to the south of Gordon House Road, NW5	Outline planning permission with all matters reserved for the demolition of existing buildings and structures and phased redevelopment comprising 18 development plots for a mix of residential (750–825 units), industrial, commercial, healthcare, community and public realm uses. Application accompanied by an Environmental Statement. - *Withdrawn Decision*
2025/3697/P (August 2025)	Land to the south of Murphy's Yard, Highgate Road, NW5 1TN	Temporary permission for a seven-year period for the provision of a Padel sports club (Class F.2), with associated enclosures, structures, floodlighting and portacabin units, with access from Greenwood Place; associated drainage and landscaping works. - *Granted Subject to a Section 106 Legal Agreement*
2026/1300/P (April 2026)	Land to the south of Murphy's Yard, Highgate Road, NW5 1TN	Details of Sustainable Urban Drainage Strategy required by Condition 4 of planning permission 2025/3697/P. - *Granted*
2026/1301/P (April 2026)	Land to the south of Murphy's Yard, Highgate Road, NW5 1TN	Contaminated land risk assessment, site investigation and remediation method statement required by Condition 5 (Parts A, B and C) of planning permission 2025/3697/P. - *Granted*

The EIA Scoping Report submitted under application 2020/5774/P confirmed that ground conditions and contamination would be scoped out of the Environmental Statement on the basis that the matter would be addressed through a standalone assessment and planning condition.

Application 2021/3225/P was accompanied by an Environmental Statement which didn't include a ground conditions or contamination chapter. The RMA Environmental Phase 1 Contamination Assessment [12] and Ian Farmer Associates Ground Investigation Report [13] were appended to the application as supporting documents. Both reports are reviewed in Sections 4.1 and 4.2 respectively.

The supporting documents submitted to discharge Condition 5 of planning permission 2025/3697/P (application 2026/1301/P) included a Lustre Consulting Phase 2 Site Investigation [14], a Lustre Consulting Outline Remediation Strategy [15] and Full Remediation Strategy [16]. These relate to approximately 0.48ha within the southeast of Area 3. These reports are reviewed in Sections 4.3 and 4.4 respectively.

3.4.2 Petroleum Officer search

A data search for information on fuel tanks held by the Petroleum Officer has been requested from the London Fire Brigade. The results had not been received at the time of writing this report and will be incorporated in a subsequent revision.

3.5 Unexploded ordnance

An unexploded ordnance (UXO) risk assessment was completed by Zetica as part of the RMA Phase 1 Contamination Assessment [12]. The assessment classified the site as moderate to high risk for UXO.

Following the Second World War, London County Council (LCC) produced a series of bomb damage maps [8] based on wartime records. The maps have been reviewed to provide an indication of potential UXO risk, noting that they illustrate structural damage rather than confirmed bomb impact locations. The LCC mapping indicates that locomotive Shed 2 and a coal shed onsite sustained general blast damage. During the site walkover it was indicated that it was actually Shed 3 that suffered bomb damage and required a replacement roof, rather than structural damage. Adjacent to the site, numerous properties are recorded as having sustained structural damage relating to bombing, ranging from minor blast damage to total destruction.

Further evidence of wartime impact is provided in the AHMM Design Development Report, which records that Shed 3, as stated during the site walkover, was heavily damaged during the Second World War, resulting in reconstruction of the roof structure. This confirms that the site was directly affected by bombing and was likely to have been targeted due to the presence of railway infrastructure.

On the basis of the available evidence, including the Zetica assessment, bomb damage mapping and documented structural impact, there is a credible potential for UXO to be present onsite. Further assessment is recommended prior to intrusive ground investigation or enabling works taking place.

3.6 Overview

The review of current and historical land uses onsite and within approximately 100m of the site boundary has identified an extensive history of potentially contaminative land use. A summary of the principal potential sources of contamination is presented in Table 4.

Table 4 Summary of potential sources of contamination

Feature	Distance, location and date	Comment
Onsite		
Made Ground - variable thickness and composition	Onsite – across the site footprint. Related to uses since the 1870s.	Various sources, including historical earthworks, demolition, Second World War bomb damage, reconstruction and ongoing depot and industrial use. Areas of exposed and bare ground are present in Area 1.
Potential ACMs within soils from historical demolition	Onsite – across the site footprint. Related to uses since the 1870s.	Confirmed within roofs of retained Sheds 2 and 3. Sources include historical demolition, Second World War bomb damage and reconstruction.
Underground diesel storage tanks (reportedly decommissioned) and former aboveground oil storage tank	Onsite – Area 3, east of Shed 3 and outbuilding to east of Shed 2 respectively. Date unknown.	Reported as infilled insitu and removed respectively. The decommissioning method, condition of the tanks and whether validation testing was undertaken have not been confirmed.
Former oil processing plant and storage tanks	Onsite – Area 1. 1910s to late 1950s.	The building remained until the late 1990s.
Anecdotal information suggests fill material imported from a project in east London (Moorfields/Broadgate)	Onsite – Area 2. Tottenham North Curve present since at least 1880s.	The nature and chemical quality of this imported fill have not been verified.
Ongoing depot operations	Onsite – Areas 1 to 3. 1980s to present.	Depot operations present a potential source of localised contamination from fuel storage, plant maintenance and stockpiled materials.
Kentish Town locomotive sheds (including Greenwich Sheds), sidings and associated railway infrastructure including vehicle wash facility and historical vehicle-related uses (garages, servicing)	Onsite – across the site footprint. 1870s to early 1980s (Sheds 2 and 3 retained; Tottenham North Curve tunnel and ventilation shaft operational); some infrastructure reportedly remains insitu.	Currently unoccupied but reported to have potentially been used as a workshop. Combined with historical vehicle-related uses in this part of the site, this represents a potential localised source of hydrocarbons, chlorinated solvents and detergents within the underlying soil and perched groundwater.
Former coal depot and onsite coal handling	Onsite – Area 1 and Area 3. 1890s to late 1960s.	
Former bottling stores	Onsite – Area 3, adjacent to Carkers Lane. 1870s to late 20th century.	

Feature	Distance, location and date	Comment
Stockpiled materials in direct contact with underlying ground	Onsite – Area 2. Observed June 2026.	The composition of the stockpiles is unknown and they are in contact with the underlying ground. They represent a potential source of contamination and could lead to leaching of contaminants into the underlying soils and perched groundwater.
Offsite		
Adjacent rail corridors and Gospel Oak Rail Station and Kentish Town station	Directly adjacent to site on the north, south and west. Stations approximately 62m west of Area 3 and 93m south of Area 3 respectively. 1860s/70s to present.	There is the potential for associated spillages and leaks, use of herbicides and presence of asbestos. This source could be affected by differences in levels onsite and offsite.
Kentish Town fire station	Approximately 70m northeast of Area 3. 1883 to present.	Historical operations at the station may have involved the use and storage of Aqueous Film-Forming Foam (AFFF) and Alcohol-Resistant Film-Forming FluoroProtein (AR-FFFP) foams, representing a potential offsite source of per- and polyfluoroalkyl substances (PFAS).
Cadent Gas pressure reduction system	Adjacent to the north of Area 1. Early 1990s to present.	Represents a potential offsite source of contamination (including hydrocarbons, mercaptans/odorants and metals) relevant to Area 1.
Current and historical dry cleaners (three premises within 100m)	Approximately 33m northeast of Area 3 (Part B-permitted), 56m south of Area 3 and 96m south of Area 3. Historical to present.	Potential source of chlorinated solvents, which are mobile and volatile and have the potential for offsite vapour migration.
M & A Coachworks (current Part B vehicle resprayer)	Approximately 96m northeast of Area 3. Present.	Potential source of hydrocarbons, chlorinated solvents and metals.
Electrical substations (five, within 100m)	Closest 38m northeast. 1973 to present.	Potential for small spillages of oils and hydrocarbon contamination.
Historical industrial uses (including Brickworks, vehicle works, flask factory, wallpaper factory, coachbuilding works, engineering works, electrical substations)	Variable distances from the site depending on industrial land use, see sections 3.2 to 3.4 for details. 1870s to late 20th century.	Less likely to present a significant risk to the site due to the distance, age, operational duration or size.

4. Previous reports

4.1 RMA Environmental Phase 1 Contamination Assessment

A Phase 1 Contamination Assessment was prepared by RMA Environmental Limited (RMA) for Trium Environmental Consulting LLP, dated 25 February 2019 [12]. The assessment was prepared to accompany a planning application for a proposed residential-led mixed-use development at the site.

The report comprised a desk study, site reconnaissance, environmental data searches (including Groundsure reports and a Camden Council contaminated land enquiry), a Zetica UXO assessment, and a preliminary risk assessment including a conceptual site model (CSM). The Camden Council contaminated land enquiry reported that there were no records of historic contamination within the site or the surrounding area at that time. The more recent enquiry completed for this report (Section 3.4.1) identified a range of historical land uses and risk characterisation data.

The Zetica UXO assessment, appended to the RMA report, classified the site as moderate to high risk for UXO. RMA developed a CSM which identified two potential sources as 'buildings, yards and storage areas across the site' and 'soils and groundwater (on and offsite)'. The receptors considered were construction workers, future site users and surface water and the associated risk ratings ranged from low to moderate. The assessment recommended that a targeted intrusive ground investigation be undertaken to characterise soil and groundwater contamination across the site.

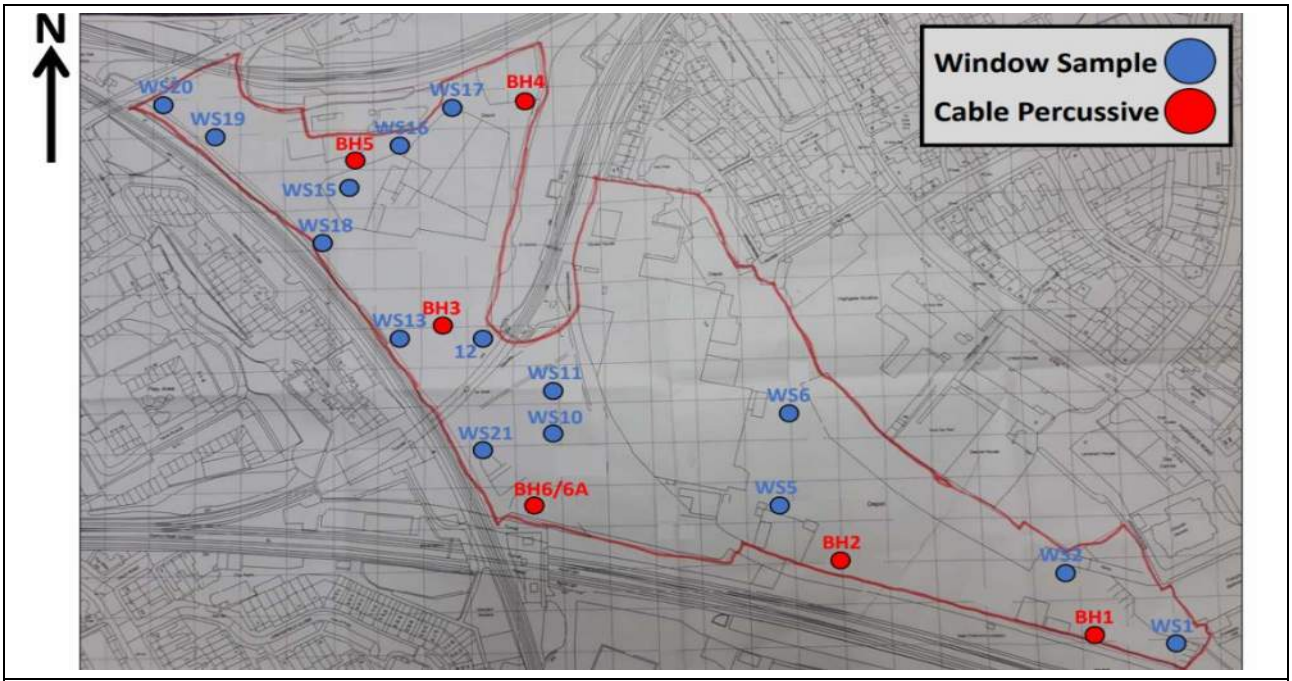
4.2 Ian Farmer Associates Report on Ground Investigation

A ground investigation was undertaken by Ian Farmer Associates Limited (IFA) in 2019. The report is dated July 2019, with a revision issued in May 2021 [12].

The investigation comprised fieldwork undertaken between 1 and 10 April 2019, consisting of:

- seven cable percussion boreholes (BH1–6 and BH6A) to a maximum depth of 20.45m bgl; and
- 15 window sample holes (WS1, 2, 5, 6, WS10–13 and WS15–21) to a maximum depth of 6.45m bgl.

The location of the exploratory locations is presented in Figure 4.



Extract from Appendix 1 of the Ian Farmer Associates Report on Ground Investigation

Figure 4 IFA ground investigation location plan

Locations WS3, WS4, WS7, WS8, WS9 and WS14 were planned but not undertaken. Five exploratory locations, BH6, WS10, WS11, WS13 and WS15, were terminated early at shallow depths (0.5 to 1.23m bgl) due to the presence of concrete, obstructions or underground services. Ground levels at the borehole locations were not determined. Gas and groundwater monitoring standpipes were installed in six locations (BH1–BH5 and WS10) and six monitoring rounds were completed between April and July 2019.

4.2.1 Ground conditions

The ground conditions encountered are summarised in Table 5 below.

Table 5 Summary of ground conditions

Area	Stratum	Depth range (m bgl)		Thickness (m)
		Top	Base	
Southeast (BH1, BH2, WS1, WS2, WS5 and WS6)	Made Ground	0.0	0.8 to 1.3	0.8 to 1.3
	London Clay	0.8 to 1.3	>20.45	>19.65
Northwest (BH3 to BH6, and BH6A, WS10 to WS13, and WS15 to WS21)	Made Ground	0.0	3.5 to 9.0	3.5 to 9.0
	Superficial Deposits (BH4 & WS19 only)	4.5 to 7.4	4.6 to 8.0	0.1 to 0.6
	London Clay	3.5 to 9.0	>20.45	>13.45

Made Ground was highly heterogeneous, in the southeast typically comprising black slightly gravelly, slightly silty, slightly clayey ash and fine to coarse gravel of clinker, with occasional brick, concrete and flint fragments. In the northwest it was identified to comprise multiple layers of ash, clinker, brick, concrete, sand, gravel and soft to very soft cohesive clay, with anthropogenic inclusions including asphalt, slag, metal, tile, wood, fabric, polystyrene and chalk. Soft organic clay layers with peaty material were encountered at depth in BH3 (7.0–9.0m bgl).

Superficial deposits were encountered in two locations, both in the northwest, which were described as soft to stiff dark greenish grey and brown or mottled black slightly organic to peaty clay.

London Clay was encountered beneath the Made Ground (or superficial deposits where present) at all locations that reached sufficient depth. It was described as:

- *Weathered zone*: firm to stiff, becoming very stiff with depth, occasionally thinly laminated and extremely closely fissured, brown, orange brown CLAY with rare to occasional pockets and lenses of orange brown fine sand and silt, blue grey mottling, selenite crystals, angular and subangular fine and medium gravel of mudstone, and rare decomposing rootlets.
- *Unweathered zone*: very stiff, occasionally thinly laminated and extremely closely fissured, dark grey CLAY with rare pockets and lenses of grey fine sand and silt, fine fossil fragments and iron pyrite nodules.

4.2.2 Visual and olfactory evidence of contamination

Visual and olfactory evidence of contamination was recorded in 13 of the 22 exploratory hole locations. All observations were confined to the Made Ground and were primarily associated with slight to strong hydrocarbon odours. No evidence of contamination was recorded in the underlying London Clay or superficial deposits.

In the northwest of the site, seven of the 16 exploratory locations reported hydrocarbon odours within the Made Ground. In BH5, strong hydrocarbon odours were reported alongside oily black staining between approximately 1.2 and 3.0m bgl.

In the southeast of the site, hydrocarbon odours were identified within the Made Ground at four of the six exploratory locations (BH2, WS1, WS2 and WS6). Groundwater encountered within WS6 had an oily sheen on the surface, indicating the potential presence of hydrocarbons. No records of headspace screening of soils using a photoionisation detector (PID) for indicative volatile organic compounds (VOCs) concentrations are provided within the available ground investigation data.

4.2.3 Groundwater

Groundwater conditions at the site have been interpreted based on observations recorded during the ground investigation and from subsequent monitoring within installed standpipes.

Groundwater strikes

During the investigation, groundwater strikes were recorded within the Made Ground at seven exploratory locations across the site. The observations indicate the presence of shallow perched groundwater within the Made Ground. Groundwater strikes were recorded at WS1, WS2 and WS6 in the southeast of site at depths of 0.5 to 0.7m bgl. In the northwest strikes were recorded at BH3, WS15, WS16 and WS19 at depths ranging from 0.6 to 3.0m bgl.

Groundwater monitoring

Gas and groundwater monitoring standpipes were installed in BH1–BH5 and WS10. Monitoring couldn't be undertaken at BH1 or BH4 and BH5 was damaged by vehicle movements during the programme, with readings only obtained on the first two visits. Six monitoring rounds were completed between 18 April and 3 July 2019. A summary of the observations is presented in Table 6 below.

Table 6 Summary of groundwater monitoring data levels

Exploratory location	Response zone (m bgl)	Stratum	Water level range (m bgl)
BH2	0.5 – 6.5	Made Ground / London Clay	Dry (all six rounds)
BH3	0.5 – 4.0	Made Ground	1.92 – 2.19 (six rounds)
BH5	0.5 – 3.5	Made Ground	1.29 – 1.32 (two rounds only)
WS10	0.1 – 1.0	Made Ground	0.89 – 0.99 (five rounds)

4.2.4 Ground gas

Six monitoring rounds were undertaken between 18 April and 3 July 2019 at the four monitoring locations in Table 6, with atmospheric pressure ranging between 1,011 and 1,023mb. Full datasets were obtained from BH2 and BH5 (six rounds), while five rounds were completed in BH3 and WS10. No measurable gas flow was recorded during the monitoring period, except at BH5 during the fifth monitoring round, where a flow rate of 2.8 l/hr was recorded.

BH2 – Methane was below limit of detection (LOD) during five of the six monitoring rounds (14.5% v/v recorded during the fifth round). Carbon dioxide ranged from 0.5 to 3.7% v/v while VOC concentrations were generally below LOD, with a peak of 9.8ppm during the fifth round.

BH3 – Methane concentrations ranged from below the LOD to 10.7% v/v, while carbon dioxide ranged from 0.9 to 3.3% v/v. VOC concentrations were low to moderate, ranging from below LOD to 5.4ppm.

BH5 – Methane concentrations were low during the initial two monitoring rounds (below LOD to 0.3% v/v) but increased markedly during the final four rounds (ranging from 12.4 to 17.5% v/v). Carbon dioxide ranged from 0.1 to 2.1% v/v and generally increased over time. VOC concentrations ranged from 2.4 to 10.5ppm.

WS10 – Methane remained below LOD throughout the five monitoring rounds, while carbon dioxide was consistently low at 0.1% v/v. VOC concentrations were all very low or below LOD throughout.

IFA calculated a Gas Screening Value (GSV) of 0.49 l/hr resulting in a classification of Characteristic Situation (CS) 2. Gas protection measures were recommended for proposed structures, supplemented by vapour resistant membranes given hydrocarbon concentrations reported in the soils.

Interpretation of the data should take account of groundwater conditions within the installations. BH2 was recorded as dry throughout the monitoring period, whereas BH3, BH5 and WS10 had groundwater present within the standpipes. Although groundwater did not fully saturate the response zones, its presence may have influenced the recorded gas concentrations and gas movement within the installations.

4.2.5 Chemical laboratory results

Chemical analysis was undertaken on soil and groundwater samples collected during the ground investigation. Laboratory certificates are presented within Appendix 4 of the IFA report [13].

Soil laboratory analysis

A total of 47 soil samples were submitted for laboratory analysis, comprising 44 samples of Made Ground; and three samples of London Clay. In addition to contamination testing, four Made Ground samples were subject to Waste Acceptance Criteria (WAC) testing.

11 Made Ground soil samples were reported with laboratory deviations due to exceedance of recommended sample holding times. The available dataset was subsequently used within the original ground investigation report to support a preliminary human health risk assessment based on the development assumptions at that time. A review of the soil chemical data is provided in Section 6 of this report.

Groundwater laboratory analysis

Two groundwater samples, obtained from BH3 and BH5 during the second monitoring round (30 April 2019), were submitted for laboratory analysis. Deviations were reported for both samples due to the use of incorrect sample containers. Consequently, the dataset is limited in both scope and quality and may not be representative of groundwater conditions at the site. No detailed interpretative assessment of the groundwater chemical data was presented within the original report. Interpretation of the groundwater chemical data, including potential risks to controlled waters is provided in Section 6 of this report.

4.2.6 Summary

The principal findings of the IFA investigation were:

- Polycyclic aromatic hydrocarbons (PAH) compounds were widely detected across the site, with the highest concentrations in the northwest, particularly at BH3, BH5 and BH6A. Benzo(a)pyrene was recorded at concentrations up to 62.8mg/kg.
- Total petroleum hydrocarbons (TPH) and extractable petroleum hydrocarbons (EPH) were elevated predominantly at WS17, with aliphatic and aromatic fractions recorded at concentrations up to 3,740mg/kg.
- Metals, principally lead (up to 762mg/kg) and arsenic (up to 68mg/kg), were elevated at several locations in the northwest.
- VOCs and SVOCs, including chlorinated solvents (TCE, PCE), substituted benzenes and naphthalene derivatives, were detected at low concentrations across the site.
- Asbestos was identified in six Made Ground samples at low quantities (<0.1%), comprising chrysotile and amosite loose fibres and one instance of amosite board.
- Groundwater in BH3 and BH5 contained notable concentrations of TPH, PAH and benzene.
- Ground gas monitoring recorded methane up to 17.5% v/v and carbon dioxide up to 3.7% v/v, with a calculated GSV of 0.49 l/hr (CS2).

4.2.7 Limitations

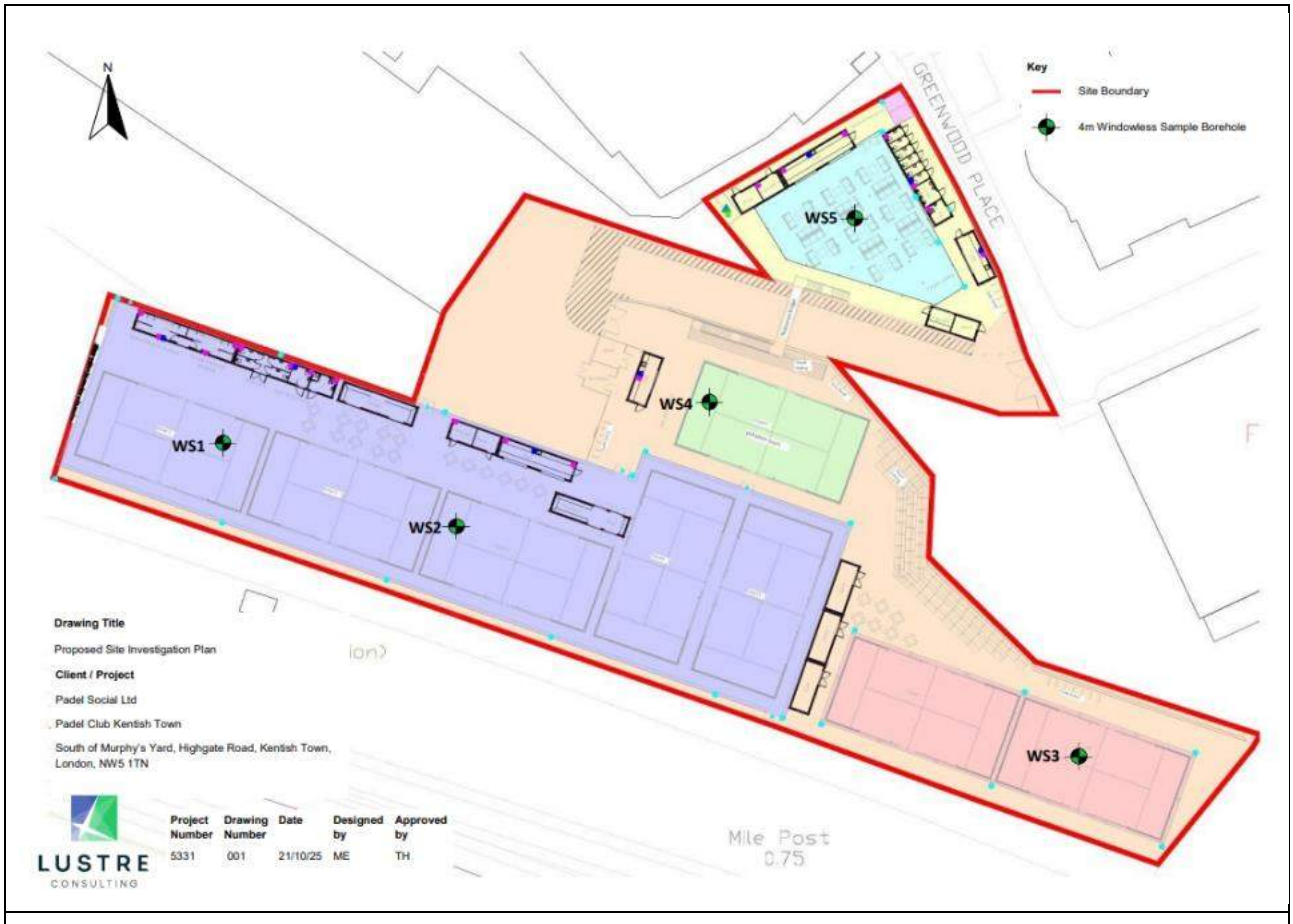
The IFA report compared data from the northwest of the site with residential criteria and data from the southeast with commercial/industrial criteria. The current development proposals include residential uses across a wider area of the site, and reassessment is required.

Ground levels at borehole locations were not surveyed. This limits the ability to correlate strata / groundwater levels across the site and to relate contamination depths to proposed development levels. The groundwater chemical dataset is limited to two samples from the northwest of the site. The ground gas monitoring dataset is limited and did not capture any low atmospheric pressure events. These limitations are considered further in Section 6.

4.3 Lustre Consulting Phase 2 Site Investigation report

A Phase 2 Site Investigation report was prepared by Lustre Consulting Limited (Lustre) dated December 2025 [14]. The investigation was undertaken in November 2025 to support a planning application for a temporary Padel Sports Club in the southeastern part of the site.

The investigation consisted of five windowless sample boreholes (WS1–WS5) advanced to depths between 0.4 and 4.0m bgl. The location of the exploratory locations is presented in Figure 5.



Extract from Drawing 001 of the Lustre Consulting Phase 2 Site Investigation report

Figure 5 Lustre ground investigation location plan

WS2 refused at 0.40m bgl on a concrete obstruction. The four remaining boreholes were completed and installed with 50mm diameter monitoring wells. WS3 was installed from 1.0 to 2.5m bgl due to borehole collapse; all others were installed at 1.0 to 4.0m bgl. The response zones spanned the base of Made Ground and the upper London Clay. Four rounds of ground gas monitoring were undertaken at atmospheric pressures between 990 and 1,009mb.

4.3.1 Ground conditions

The ground conditions encountered are summarised in the Table 7 below. Made Ground was recorded at all five locations underlying the hardstanding, to a maximum depth of 1.1m bgl. Anthropogenic components within the Made Ground generally included brick, tarmacadam, concrete, glass, tile, flint and ash.

London Clay was encountered at all four locations that progressed through the Made Ground and recorded from 1.1m bgl to the base of the boreholes at 4.0m bgl. It was consistently described as firm to stiff brown mottled grey CLAY.

Table 7 Summary of ground conditions

Area	Strata	Depth range (m bgl)		Thickness (m)
		Top	Base	
Southeast (WS1 – WS5)	Concrete / bituminous material (hardstanding)	0.0	0.05 to 0.18	0.05 to 0.18
	Made Ground	0.05 to 0.18	1.1	0.94 to 1.05
	London Clay	1.1	>4.0	>2.9

4.3.2 Visual and olfactory evidence of contamination

Insitu headspace PID testing was completed for each Made Ground sample which ranged between below LOD to 1.2ppm and did not indicate volatile contamination. At WS3 and WS4, Made Ground was noted to have an organic/hydrocarbon odour, and the observed dark staining may be indicative of hydrocarbon contamination. PID readings were 1.0ppm and 0.2ppm respectively. Visual or olfactory evidence of hydrocarbon or solvent-type contamination was not noted at other locations. No fragments of ACM were observed during logging.

4.3.3 Groundwater level

Groundwater was not recorded during the intrusive drilling operations at the site, however during the four return monitoring rounds, groundwater was recorded, a summary of the data is presented in Table 8 below.

Table 8 Summary of monitored groundwater levels

Exploratory location	Response zone (m bgl)	Stratum	Water level range (m bgl)
WS1	1.0 – 4.0	Made Ground / London Clay	0.91 to 1.98
WS3	1.0 – 2.5	Made Ground / London Clay	0.51 to 0.57
WS4	1.0 – 4.0	Made Ground / London Clay	0.92 to 0.94
WS5	1.0 – 4.0	Made Ground / London Clay	2.92 to 3.71

4.3.4 Ground gas monitoring

Four monitoring rounds were undertaken at the four installations listed in Table 8 with atmospheric pressure ranging between 990 and 1,009mb. WS3 and WS4 were reported as flooded by perched groundwater throughout the monitoring period, and WS1 was flooded during the final three rounds which may have influenced the recorded gas concentrations.

Methane was generally low during the first two rounds (typically below 1% v/v) across the four installations, but increased during rounds 3 and 4, reaching a maximum of 4.5% v/v at WS3. Steady carbon dioxide concentrations peaked at 5.8% v/v at WS1, with corresponding oxygen depletion (minimum 6.7% v/v steady at WS1). Peak VOC concentrations were highest at WS3 (up to 15.7ppm). Elevated carbon monoxide

concentrations were recorded at WS4 (up to 472ppm) and WS5 (up to 310ppm) during round 3. These readings were considered potentially unreliable by Lustre and treated as advisory only[2].

Positive gas flow was recorded at WS1 (peak 4.3l/hr) and WS3 (peak 2.6l/hr), both during round 3, which coincided with the lowest atmospheric pressure event of the monitoring programme (990mb). Lustre calculated GSVs of 0.2709 l/hr for carbon dioxide and 0.1935 l/hr for methane. With data from the flooded wells included, the site was classified as Characteristic Situation 2 (CS2). Excluding the flooded wells reduced the classification to CS1.

4.3.5 Chemical laboratory results

Chemical analysis was undertaken for soil samples only; no groundwater samples were collected during the ground investigation. Details of the analytical programme are summarised below. Laboratory certificates are presented within Appendix C of the Lustre report [14].

Seven soil samples from the Made Ground were submitted for chemical testing. Four of the samples were reported with laboratory deviations for TPH CWG and MTBE analysis. A review of the Lustre chemical data is provided in Section 6 of this report.

4.3.6 Summary

The principal findings of the Lustre investigation are as follows:

- Made Ground was relatively thin across the investigation area (0.22 to 1.10m), overlying London Clay.
- Mineral oil concentrations (C_{11}–C_{20} and C_{21}–C_{40}) exceeded UKWIR potable water pipe suitability thresholds for PE pipes. Copper exceeded the BS 3882:2015 phytotoxic threshold of 200mg/kg at three locations (WS1, WS3, WS4), with a maximum of 320mg/kg.
- Asbestos (chrysotile and crocidolite in asbestos cement) was identified in one Made Ground sample (WS2 at 0.30m bgl) at a concentration of 0.002%, directly beneath the existing concrete slab.
- Perched groundwater was present within the Made Ground. No groundwater chemical testing was undertaken.
- Ground gas monitoring recorded methane up to 4.5% v/v and carbon dioxide up to 5.8% v/v, with a peak flow rate of 4.3l/hr. Lustre adopted a precautionary classification of CS2.

4.4 Lustre Consulting Remediation Strategy

An Outline Remediation Strategy [15] and a subsequent full Remediation Strategy [16] were prepared by Lustre for the Padel Social Club, Kentish Town in the southeastern part of the site.

The remediation strategy was informed by the findings of the Lustre Phase 2 Site Investigation [14], summarised in Section 4.3 of this report. Lustre identified the following contamination issues requiring remediation in the context of the proposed commercial end use (Padel Social Club):

- Asbestos in soils – asbestos cement containing chrysotile and crocidolite identified at WS2 (0.3m bgl) within the Made Ground.
- Potable water pipe suitability – mineral oil concentrations (C_{11}–C_{20} and C_{21}–C_{40}) exceeded UKWIR potable water pipe suitability. Barrier pipe was required in accordance with Thames Water's default specification for London developments.
- Ground gas – the site was classified as Characteristic Situation 2 (CS2) in accordance with BS 8485:2015+A1:2019, requiring low level gas protection measures.

[2] Elevated carbon monoxide concentrations were recorded at WS4 (472ppm) and WS5 (310ppm) during round 3 and were considered to be potentially unreliable. Lustre treated them as advisory only.

Risks to controlled waters were considered low due to the presence of underlying London Clay, which is of low permeability, and the absence of a significant groundwater receptor or pathway.

4.4.1 Remedial measures

The strategy adopted a risk-based approach, with the following remedial measures specified:

- Asbestos in Made Ground: retention of the existing site-wide hardstanding to break the pathway between contaminated soils and future site users. A non-specialist watching brief was specified for any areas of unforeseen contamination during earthworks, with works to cease locally if contamination is encountered and further assessment agreed with the local planning authority.
- Potable water supply: installation of barrier pipe for all potable water connections within Made Ground.
- Gas protection: incorporation of CS2 level gas protection measures comprising a reinforced cast insitu concrete floor slab and a gas resistant membrane with sealed service penetrations.

4.4.2 Verification

A Verification Report was to be prepared upon completion of the remediation works, to include records of any excavated and disposed materials, evidence of barrier pipe installation, photographic records and independent Certificates of Conformity for the gas membrane installation.

5. Environmental setting and ground conditions

5.1 Ground conditions

The following information sources have been reviewed to establish the anticipated ground conditions at and in the vicinity of the site:

- the ground investigation undertaken by IFA [13] (Section 4.2);
- the ground investigation undertaken by Lustre [14] (Section 4.3);
- BGS GeoIndex [7], including nine publicly available borehole records within 250m of the site boundary, plus four deep boreholes (>30m deep) within 500m; and
- BGS Geological Map (1999), North London [18].

The exploratory hole locations are shown on Figure 6 and Drawing 1, and a summary of the anticipated ground conditions is presented in Table 9 below.

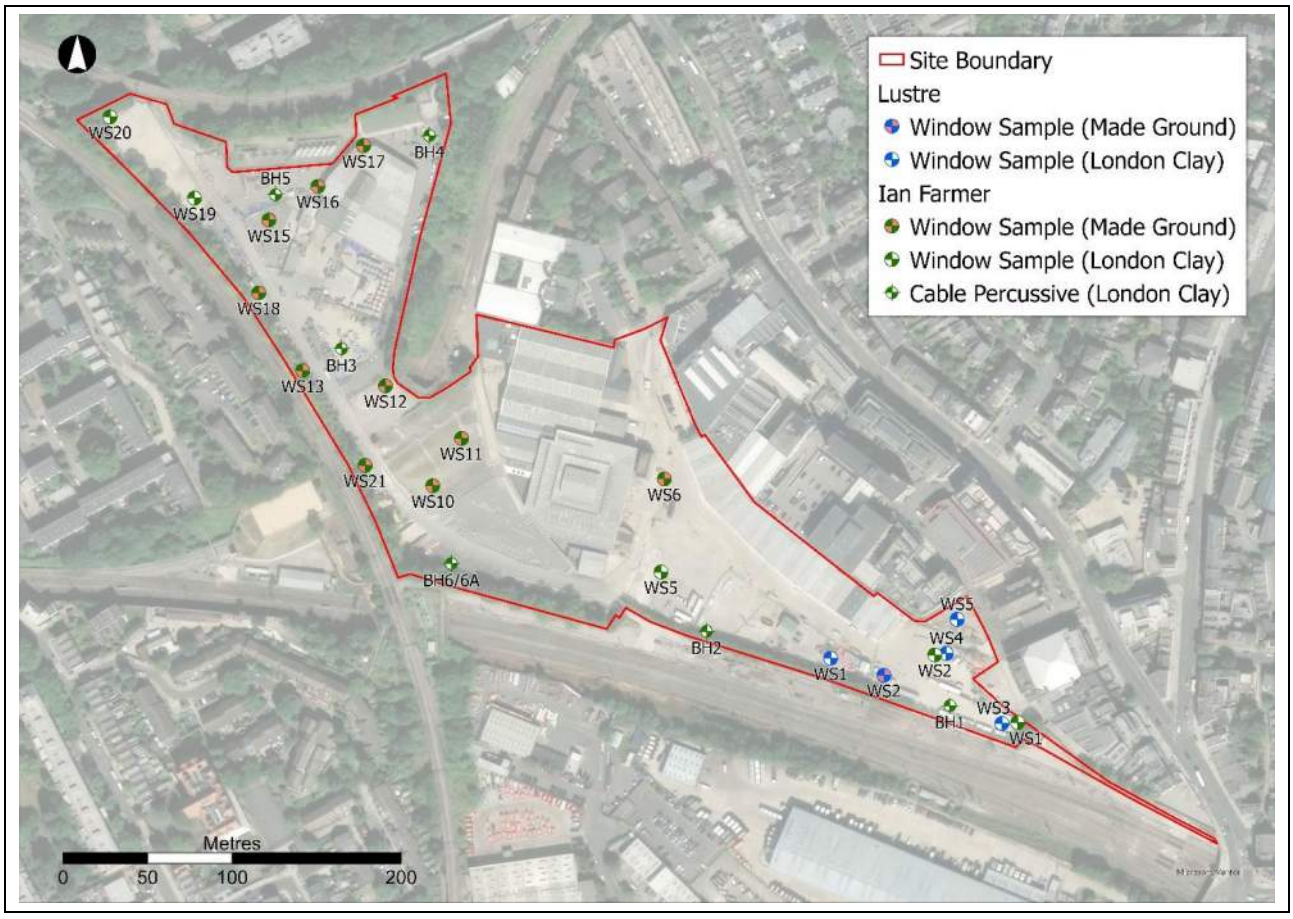


Figure 6 Exploratory hole locations

5.1.1 Made Ground

Onsite

Made Ground was encountered at all onsite locations and was highly variable in composition and thickness:

- In **Area 1** (northwest), Made Ground ranged from surface to 9.0m bgl. Eight of the locations recorded greater than 3m of Made Ground and four locations greater than 5m, reflecting the significant historical earthworks associated with railway construction, cutting and infilling. It comprised multiple layers of

ash, clinker, brick, concrete, sand, gravel and soft to very soft cohesive clay, with anthropogenic inclusions including asphalt, slag, metal, tile, wood, fabric, polystyrene and chalk.

- In **Area 2** (central), Made Ground was recorded from surface to 7.0m. Composition was broadly similar to Area 1.
- In **Area 3** (southeast), Made Ground ranged from surface to 1.3m, across nine locations. It typically comprised black, slightly gravelly, slightly silty, slightly clayey ash and fine to coarse gravel of clinker, with occasional brick, concrete and flint fragments.

Offsite

In the BGS boreholes surrounding the site, Made Ground was generally thin (0.0 to 1.67m). Several BGS logs recorded no Made Ground, indicating that the thick Made Ground is a localised feature associated with site specific earthworks and infilling.

Table 9 Summary of ground conditions confirmed onsite

Area	Strata	Depth Range (m AOD)		Thickness (m)
		Top	Base	
Area 1 (Northwest) *IFA* *BH3, BH4, BH5, WS13, WS15, WS16, WS17, WS18, WS19 and WS20*	Hardstanding	45	42.7	0.0 to 0.8
	Made Ground	45.5	< 35.5	0.5 to 9.0 *(not confirmed in all locations)*
	Superficial (*BH4 and WS19*)	38.5	37.0	0.1 to 0.6
	London Clay	39.0	< 23.05	> 12.95 *(not confirmed)*
Area 2 (Central) *IFA* *BH6, BH6A, WS10, WS11, WS12 and WS21*	Hardstanding	40.0	39.9	0.0 to 0.1
	Made Ground	43.5	33.0	0.5 to 6.9 *(not confirmed in all locations)*
	London Clay	33.0	< 19.55	> 13.45 *(not confirmed)*
Area 3 (Southeast) *IFA* *BH1, BH2, WS1, WS2, WS5 and WS6* *Lustre* *WS1, WS2, WS3, WS4 and WS5*	Hardstanding	37.0	32.3	0.05 to 0.3
	Made Ground	36.95	31.5	0.22 to 1.1
	London Clay	35.9	< 12.55	> 19.65 *(not confirmed)*

Superficial deposits were only recorded in two locations. None of the onsite boreholes proved the full thickness of the London Clay. The greatest depth achieved was 20.45m bgl, which reached between 24.5m and 12.6m AOD respectively, proving a minimum of 19.65m of London Clay without reaching its base.

BGS boreholes indicate the thickness of the London Clay in the wider area is between 37.8m and 71.9m. The base of the London Clay is therefore anticipated to be at approximately -10 to -20m AOD (around 45 to 55m bgl) in Area 3 and 55 to 65m bgl in Area 1.

5.1.2 Deeper strata

Three deeper BGS boreholes record the following sequence beneath the London Clay:

- Lambeth Group: 18.7 to 24.4m thick, (-7.8 to -34m AOD) comprising interbedded clays, silts, sands and gravels.

- Thanet Formation: 2.7 to 8.2m thick, (-29.1 to -42.2m AOD).
- White Chalk Subgroup (Upper Chalk): up to 178m proved (-31.8 to -220.6m AOD).

5.2 Hydrology and hydrogeology

Published geological and hydrogeological information indicates that the site is underlain by Made Ground, which is present across the entirety of the site and variably overlies the London Clay, which is designated as an unproductive bedrock stratum, characterised by negligible permeability. As such, a continuous shallow aquifer is not expected to be present beneath the site, but shallow perched water has been identified within the Made Ground during intrusive works. While this is unlikely to represent a laterally continuous body of water, the previous monitoring is not sufficient to confirm this. Perched water was recorded within three or the four groundwater wells monitored.

Beneath the London Clay, the downward sequence typically comprises the Lambeth Group (a secondary A aquifer), the Thanet Formation (a secondary A aquifer) and the White Chalk, a principal aquifer. These deeper units may be hydraulically connected and are commonly referred to as the Chalk basal sands aquifer.

One active licensed potable groundwater abstraction is located within 1 km of the site, approximately 560m to the south. This abstraction is used for drinking, cooking, sanitary and washing purposes, as well as process water and laundry use, and is attributed to Greenwich Leisure Limited. The site is not located within a Source Protection Zone (SPZ), and no SPZs are present within 1 km of the site boundary. The Camden Council environmental search stated that there are no private water supplies within the borough.

The nearest surface water feature is the Parliament Hill Fields Lido, located approximately 138m to the northwest of the site. The Lido is a lined outdoor swimming pool and is not considered to represent a natural surface water receptor. No other surface water features are identified within 250m of the site boundary, and no surface water abstractions are recorded within 1 km of the site. No pollution incidents affecting controlled waters are reported on the site or within 1 km.

5.3 Radon

The Groundsure report confirms that the site is in a lower probability radon area, as less than 1% of homes are above the action level. The Groundsure report states that no radon protective measures are necessary. The London Clay is a minor source for radon gas as low levels of radon can be generated within the stratum. However, its cohesive nature would significantly restrict any upward movement of radon potentially present at depth. BRE guidance [19]**Error! Reference source not found.** states that basements are potentially at an increased risk of elevated levels of radon, regardless of geographic location, as there is reduced natural ventilation, and the walls are in contact with the ground as well as the floor. No basements are proposed as part of the proposed development and no radon protective measures are considered to be necessary.

5.4 Environmental designated sites

The Groundsure report records the nearest nationally designated ecological receptor is Hampstead Heath Woods Site of Special Scientific Interest (SSSI), located approximately 1.6 km to the northwest of the site. The site lies within an SSSI Impact Risk Zone (IRZ).

No other nationally designated ecological receptors, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR) or Ramsar sites, are identified within 2 km of the site boundary.

Two priority habitats have been identified within the northwest of the site, marked as deciduous woodland while also being in a network enhancement zone two. Within 250m of the site boundary additional deciduous woodland, lowland heath and good quality semi-improved grassland are recorded.

At a more local level, several Local Nature Reserves (LNR) are present within 2km of the site. These include:

- Belsize Wood, located approximately 866m to the southwest;

- Adelaide, located approximately 1.3km to the southwest; and
- Camley Street Natural Park located approximately 1.9km to the southeast.

5.5 Visual and cultural designated sites

The Groundsure report indicates that there are no nationally designated visual or cultural receptors within the site boundary or within 250m of the site boundary. These include World Heritage Sites, Areas of Outstanding Natural Beauty (AONB), National Parks, Registered Parks and Gardens and Scheduled Ancient Monuments.

There are, however, a number of locally designated heritage and cultural features in proximity to the site. These include listed buildings and conservation areas within the surrounding area. The Groundsure report identifies, 32 Grade II listed buildings within 250m of the site, including seven located within 50m; and four conservation areas within 250m of the site boundary, including Mansfield, Kentish Town and Dartmouth Park, which are located directly adjacent to the site (approximately 6m northwest, 10m east and 18m north, respectively).

6. Preliminary risk assessment

6.1 Risk classification methodology

This report follows the Land Contamination Risk Management (LCRM) framework [5], which sets out the procedures to be undertaken at each stage of a project on land affected by contamination. It applies the principle of risk assessment and a 'suitable for use' approach, whereby remedial action is required only where there are unacceptable risks to human health or the environment, taking into account the proposed use of the land and its environmental setting.

The assessment of risks arising from potentially contaminated land is based on the identification of potential contaminant linkages (PCLs) between contaminant sources and sensitive receptors. The methodology adopted is the source–pathway–receptor model, which is presented within a conceptual site model (CSM). All three elements (source, pathway and receptor) must be present for a contaminant linkage to exist, and for a site (or part of a site) to be considered as potentially contaminated.

The risk assessment presented in this section has been informed by information provided within Sections 2 to 5 of this report.

The risk assessment methodology considers both the magnitude of the potential consequence (severity) of the risk and the probability (likelihood) of the risk occurring. Five categories of risk are used (based on CIRIA C552 [20] and NHBC/EA/CIEH risk classification guidance [21]]), further details of the methodology are provided in Appendix D.

6.2 Potential sources of contamination

Potential sources of contamination have been identified based on the historical and current land uses onsite and within approximately 250m of the site, the findings of previous ground investigations and observations made during the site walkover. DoE [22] and CL:AIRE Industry Profiles [23] have been consulted to inform the identification of contaminants of concern for each source.

The potential sources of contamination that require further assessment are summarised in Table 10.

Table 10 Summary of potential sources of contamination

Ref	Land use	Contaminants of concern	Description of source
Onsite			
S1	Made Ground across the site including perched water.	• Asbestos • Metals and metalloids (especially lead and arsenic) • PAH • TPH • VOCs/SVOCs • Sulphates • Ground gas (methane and carbon dioxide)	Highly heterogeneous Made Ground encountered at all onsite exploratory locations, including ash, clinker, slag, fabric, polystyrene, asphalt and other anthropogenic inclusions. Thickness ranges from 1.3m in Area 3 (southeast) to 9m in Area 1 (northwest). The Made Ground includes demolition material from former onsite structures, including insitu rail lines. Area 2 is reported to have been constructed using material imported from a project in east London; the origin and chemical quality of this material have not been verified. Contamination identified by IFA and Lustre, including lead up to 762mg/kg, benzo(a)pyrene up to 62.8mg/kg, TPH up to 3,740mg/kg, asbestos (chrysotile, amosite and crocidolite) in seven samples and a CS2 ground gas regime.
S2	Former Kentish Town locomotive sheds and associated railway infrastructure.	• Asbestos • Metals and metalloids • PAH • TPH (fuel oils, diesel, lubricating oils) • Sulphates • Ash and combustion residues	Extensive railway use across the site from the pre-1870s to the 1950s, including development of the main sheds in the 1910s. Activities included locomotive maintenance, fuel and oil handling, cleaning, ash disposal and locomotive coaling. From the 1950s onwards, rail infrastructure was progressively removed, with an end to operational rail use by the early 1980s (except the Tottenham North Curve tunnel). Sheds 2 and 3 remain onsite. Historical rail lines are reported to remain beneath the current hardstanding in the western part of the site.

Ref	Land use	Contaminants of concern	Description of source
S3	Former coal depot, and coal handling/ storage at the locomotive sheds.	• Asbestos • Metals and metalloids • PAH • TPH • Sulphates • Phenols • Ammoniacal compounds • Cyanide • Ground gas	The former coal depot occupied the northwest of the site (within Area 1) from the 1890s to the late 1960s. A coal shed was present in the southeast (Area 3) from before the 1870s to the 1960s. Coal handling and storage operations were undertaken within the locomotive sheds. The IFA investigation included five exploratory locations within the footprint of the former coal depot in Area 1. The results confirm the presence of potentially related contamination, including strong hydrocarbon odours, asbestos (amosite board) and benzo(a)pyrene. Further residual contamination may be present within the Made Ground at the former depot footprint.
S4	Former oil processing plant and associated tanks	• Metals and metalloids (especially lead) • PAH • TPH (full carbon range) • BTEX • VOCs/SVOCs	An oil processing plant with at least six overground storage tanks was present in the eastern part of Area 1, shown on historical mapping from the 1910s to the late 1950s. The building remained in place until the late 1990s, at which point it was redeveloped to its current use. The facility was located to the west of the Tottenham North Curve embankment. Elevated TPH and PAH concentrations and hydrocarbon odours were recorded by IFA in this area. BH4 shows that Made Ground in the area extends to 7.3m thick.
S5	Former onsite filling station with underground diesel tanks and former overground oil tank	• Metals (especially lead) • PAH • TPH (diesel range) • BTEX • MTBE	Information from the June 2026 walkover indicated that two diesel storage tanks (one for red and one for white diesel) were located to the east of Shed 3 and have been infilled. The decommissioning method, infill material, tank condition and any validation testing have not been confirmed. The location was identified as a former filling station. An overground oil storage tank was previously located to the east of Shed 2 and has been removed. The date and method of removal and whether any validation sampling of the underlying ground was undertaken have not been confirmed. No ground investigation has been undertaken in the vicinity of any of the former tanks.
S6	Current and historical vehicle-related uses, including the vehicle wash facility	• Metals • PAH • TPH (fuel and lubricating oils) • BTEX • VOCs/SVOCs • Chlorinated solvents Detergents and surfactants	A vehicle washing facility adjacent to Shed 3 was confirmed during the June 2026 walkover and is reported to have also been used as a workshop. The wider Area 3 also has a history of vehicle-related uses including garages and servicing operations. A strong hydrocarbon odour and an oily sheen on the perched groundwater was reported in the closest IFA exploratory location to the vehicle washing facility. Low concentrations of chlorinated solvents (TCE and PCE) were also detected at multiple locations by IFA, including in the southeast of the site.
S7	Former onsite bottling stores	• Metals and metalloids • VOCs/SVOCs (cleaning solvents) • Detergents and surfactants • Caustic and acidic compounds	Bottling stores were present onsite from 1873 through to the late 20th century, located adjacent to Carkers Lane. Operations typically involved bottle washing, cleaning solvents, caustic and acidic solutions and packaging. No ground investigation has been undertaken in the vicinity of the former bottling stores.
S8	Stockpiled materials in Area 2	• Asbestos • Metals and metalloids • PAH • TPH • Sulphates	Stockpiles comprising mixed soils, crushed concrete, brick fragments and anthropogenic material were observed in Area 2 during the walkover. The stockpiles are in contact with the underlying ground and represent a potential source of contaminant leaching to the underlying soils and perched groundwater. The origin of the materials has not been confirmed.

Ref	Land use	Contaminants of concern	Description of source
Offsite			
S9	Cadent Gas pressure reduction system adjacent to the northern site boundary	• Metals and metalloids • TPH (lubricating oils) • Mercaptans/odorants (tetrahydrothiophene) • Ground gas	An aboveground Cadent Gas pressure reduction system is operational immediately adjacent to the northern site boundary in Area 1. It comprises hardstanding, service buildings and operational plant, and may be a potential source of localised contamination from fuel storage, lubricants and odorant releases. A gas valve compound has been present at this location since the early 1990s. Limited onsite IFA data are available in this part of the site: The highest methane concentration (17.5% v/v) was recorded along with elevated TPH, PAH and lead. Notable concentrations of TPH and benzo(a)pyrene were recorded in the groundwater.
S10	Kentish Town fire station, located approximately 70m northeast of the site.	• Metals and metalloids • TPH • BTEX • Chlorinated solvents • Per- and polyfluoroalkyl substances (PFAS)	An operational fire station is located approximately 70m northeast of the site. Historical operations may have involved the storage and use of AFFF and AR-FFFP firefighting foams, a potential source of PFAS. The station also includes a training tower and vehicle maintenance facilities. PFAS were not analysed in the IFA or Lustre investigations.
S11	Offsite historical industrial land uses within approximately 250m of the site (see Section 3.2 and 3.3 for full register) including closest historical dry cleaners 33m northeast.	• Asbestos • Metals and metalloids (lead, cadmium, chromium, nickel) • PAH • TPH • BTEX • VOCs/SVOCs • Sulphates • Cyanide • Chlorinated solvents	A wide range of historical industrial land uses have been present within approximately 250m of the site, including: a former brickworks (west); rail engineering operations (south); a vacuum flask factory, wallpaper factory, coachbuilding works, cabinet works, piano works, engineering works, heavy chemical warehouse, dry cleaners and motor body works (east and northeast); and former tilery yards, slag wool works, masonry depot and builder's yards (southwest). Land uses also include a former Part 2A determined metal plating works 140m northeast of the site, which has been remediated, and several historical vehicle resprayer premises. There is one current Part B-permitted dry cleaners (33m northeast) and four historical premises. Low concentrations of TCE, PCE and cis-1,2-dichloroethene were detected at multiple onsite locations by IFA. None of the onsite IFA exploratory locations were positioned to target migration of contamination onto the site.

Most of the identified offsite potentially contaminative uses do not present a significant risk to the site due to their distance from the site, age, operational duration or size.

6.3 Potential receptors

The potential receptors that have been identified for the construction and operational phases of the proposed development are summarised in Table 11.

Table 11 Potential receptors

Ref	Potential receptor	Description
R1	Construction workers and site visitors during construction	Construction workers (particularly groundworkers) will come into direct contact with Made Ground during demolition, excavation, foundation installation, services trenching and earthworks.
R2	Offsite neighbours during construction and operation	Residential properties are present immediately adjacent to the site to the north and east. Receptors could be impacted by dust, nuisance odours, asbestos fibre release and ground gas/vapour migration during construction.
R3	Future site residents and end users during operation	The proposed development will provide residential floorspace, industrial floorspace and community use. Residents are a high sensitivity receptor in long term occupation, including sensitive subgroups (children, older people, individuals with health conditions). The development also includes areas of public realm and open space.

Ref	Potential receptor	Description
R4	Maintenance and utility workers during operation	Utility installation and maintenance may involve excavation of shallow trenches. Works are likely to be infrequent and not to involve significant excavations.
R5	Perched water within the Made Ground	The perched water is unlikely to represent a laterally continuous groundwater body given the heterogeneous nature of the Made Ground. However, groundwater monitoring data collected to date is not sufficient to demonstrate this.
R6	Groundwater in deep aquifers	High sensitivity controlled waters receptor present at depth, from approximately 45m bgl. Overlain by a significant thickness of London Clay. The low permeability London Clay represents a significant barrier between sources and the receptor.
R7	Building materials, foundations, services and belowground infrastructure	Foundations, substructures, services, the proposed attenuation tanks and potable water supply pipes will come into direct contact with the Made Ground and the underlying London Clay. Sulphate aggressivity and hydrocarbon-impacted soils affecting plastic potable water supply pipes are confirmed risks.
R8	Planting within areas of soft landscaping	The proposed development includes

6.4 Potential pathways

The potential contaminant pathways present onsite are summarised in Table 12.

Table 12 Potential contaminant pathways

Ref	Potential contaminant pathway	Description of pathway
P1a	Dermal contact with soil and dust, ingestion of soil and dust, and inhalation of dust and/or fibres. Exposure to contaminated perched groundwater (e.g. dermal, ingestion).	During construction: potential for exposure of construction workers and neighbours. Made Ground will be excavated during construction principally during earthworks, excavation and foundation installation. The Made Ground is deep in places and known to contain asbestos in multiple locations. Excavations may encounter perched water (recorded at 0.5 to 3m bgl).
P1b		During operation: limited to areas of soft landscaping, private gardens and public realm, or associated with works involving ground disturbance, including maintenance excavations.
P2	Migration of ground gas and vapour into buildings, with subsequent accumulation in confined spaces Inhalation of ground gases or vapours. Preferential pathways into buildings.	Made Ground is expected to be present across the site based on the previous investigation. Concentrations of methane up to 17.5% have been recorded on the site. Residual Made Ground may remain within areas of hard and soft landscaping. VOC and SVOC concentrations detected in the Made Ground across the site represent a potential vapour source. Areas of higher vapour risk may be encountered around historic tanks and oil processing plant. Migration along preferential pathways such as utilities is possible.
P3	Rainwater infiltration and leaching to underlying perched water. Vertical and/or lateral migration of mobile contamination (dissolved and free phase) in perched water and potentially through localised fissures, fractures or preferential pathways	Much of the site is currently covered with hardstanding but rainwater will have permeated underlying soils where cover is absent or there are cracks or breaks. For the future development, areas of soft landscaping or permeable paving could allow rainwater infiltration through Made Ground (where retained) and the leaching of contaminant to underlying perched water. Limited lateral migration of perched water within the Made Ground on upper surface of the London Clay may occur. The Tottenham North Curve tunnel, which runs at approximately 8m bgl beneath Area 2, may act as a preferential lateral migration pathway for perched water.

Ref	Potential contaminant pathway	Description of pathway
P4	Contaminant migration to deep aquifers via creation of preferential pathways.	The Lambeth Group, Thanet Sand Formation and Chalk aquifers are present at depth (in excess of 45m bgl) and are overlain by a significant thickness of low permeability London Clay. The thick London Clay represents a significant barrier to downward migration of contaminants from the Made Ground to the bedrock aquifers. Migration is not considered a credible pathway without creation of a pathway via piling works.
P5	Direct contact and permeation of building materials and services.	Any structures or services in direct contact with soils could be subject to chemical attack by residual contamination if present.
P6	Plant uptake from soil in soft landscaping.	Plant uptake of contaminants from contaminated soils or perched water in areas of soft landscaping, such as the proposed linear park.

6.5 Discounted sources and receptors

The following potential sources and receptors have been considered as part of the development of the CSM and discounted from further assessment.

6.5.1 Discounted sources

- Onsite licensed waste activities – low-volume, regulated waste exemptions registered onsite (aerosol treatment, preparatory treatments and the use of waste in construction) are typical of an active depot and not considered to give rise to significant ground contamination.

6.5.2 Discounted receptors

- Designated ecological receptors – Mortimer Terrace Local Nature Reserve and the designated nature corridor have been discounted on the basis of the absence of a credible migration pathway, including the low permeability London Clay, hardstanding surface cover and physical separation by the railway corridor.

6.6 Introduction and methodology

A contamination risk assessment using the LCRM framework has been completed based on the following information:

- historical and current potentially contaminative activities on and in the vicinity of the site;
- the sensitivity of the site in the context of the wider environmental setting and ground conditions; and
- the form of development and construction techniques and sensitivity of the future development and potential receptors.

The identified sources, receptors, and pathways and the site-specific CSM are presented in Sections 5.2 to Section 5.6. Section 5.6 also provides a risk assessment of individual contaminant linkages.

Five categories of risk (based on CIRIA guidance C552 [20]) are defined as indicated in Table 17. Further details of the risk assessment methodology used for this PRA are summarised in Appendix C.

Table 13 Risk classifications

Risk	Description of risk
Very high	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to an identified receptor is currently happening. The risk, if realised, is likely to result in substantial liability. Remediation is likely to be required and may be extensive.

Risk	Description of risk
High	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Remedial works may be necessary, and mitigation required during development.
Moderate	It is possible that harm could arise to a receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Some remediation may be required or mitigation during development may be sufficient to control the risks.
Low	It is possible that harm could arise to a receptor from an identified hazard, but it is likely that this harm, if realised, would typically be mild. It is likely that some mitigation will be incorporated during development to be protective of human health.
Very low	There is a low possibility that harm could arise to a receptor. In the unlikely event that harm occurred the consequences would be mild and short. Mitigation may be considered but is often not necessary.

- The classification of negligible is only used when there is no potential contaminant linkage due to the absence of a pathway or receptor (without intervention).

6.7 Initial conceptual site model (CSM)

An initial CSM for the site has been produced based on the identified sources, pathways and receptors. The CSM identifies the PCLs at the site and the associated risks. The CSM is presented as Table 14.

Table 14 Initial conceptual model and risk assessment

Potential Contaminant Linkage (PCL)				Classification / Risk Estimation (without mitigation)			Assessment of potentially unacceptable risks
Ref.	Source	Pathway	Receptor	Probability	Consequence	Risk	
Human health during construction							
PCL1	Onsite sources S1-S8 potential contaminants within Made Ground and perched water and Offsite sources S9 – S11	P1a - Dermal contact with soil and dust, ingestion of soil and dust. Inhalation of dust and asbestos fibres Exposure to contaminated perched groundwater.	R1 - Construction workers and site visitors	Likely	Medium to severe	Moderate to high	Elevated concentrations of metals, PAH, TPH and chlorinated solvents and the presence of asbestos have been identified in Made Ground. Construction workers will encounter soils and perched groundwater during demolition, excavation and earthworks. A supplementary ground investigation will include site-wide contamination characterisation to further assess the PCL and inform a remediation strategy (if required). Potential mitigation is likely to include appropriate asbestos risk assessment, good practice and environmental controls such as a contamination watching brief, appropriate PPE and good site hygiene, and dust suppression. Assuming appropriate mitigation is applied it should be possible to reduce the level of risk.
PCL2		P2 - Migration of hazardous gas and vapours and accumulation in confined spaces. Inhalation of ground gases or vapours		Unlikely	Severe	Moderate / low	The onsite ground gas regime has been classified as CS2 (low to moderate risk) by IFA and Lustre with notable concentrations of methane (up to 17.5% v/v) and low levels of vapours recorded. Working in confined spaces and excavations presents the potential for asphyxiant or toxic atmospheres to accumulate. A supplementary investigation will include site-wide ground gas monitoring to further assess the PCL. Mitigation through continuous gas monitoring, ventilation, confined space procedures and bespoke method statements will reduce the level of risk.
PCL3		P1a - Dermal contact with soil and dust, ingestion of soil and dust. Inhalation of dust and asbestos fibres Exposure to contaminated perched groundwater.	R2 - Offsite neighbours	Low likelihood	Medium	Moderate / low	Offsite residential neighbours immediately adjacent to the site may be impacted by airborne dust and nuisance during construction. A supplementary investigation will be undertaken to further assess the PCL and inform a remediation strategy (if required). Appropriate pollution prevention measures and environmental management, including active dust suppression and boundary monitoring should be deployed during construction.
Human health during operation							
PCL4	Onsite sources S1-S8 potential contaminants within Made Ground and perched water and Offsite sources S9 – S11	P1b - Dermal contact with soil and dust, ingestion of soil and dust, and inhalation of dust and/or fibres. Exposure to contaminated perched groundwater.	R3 - Future site residents and end users	Low likelihood	Severe	Moderate	Future site residents and public realm users may encounter contaminated Made Ground within landscaped areas. The site is being developed for residential-led mixed use, which is a high sensitivity end use. The supplementary investigation will inform the remediation strategy. Mitigation is likely to require a site-wide remediation strategy which could include the use of a clean cover system in areas of soft landscaping. Any site-won material would need to be verified as suitable for use.
PCL5			R4 - Maintenance and utility workers	Low likelihood	Mild	Low	Maintenance and utility groundworks during operation are likely to be infrequent and short-term. Mitigation may be required. The PCL could be managed through permit-to-work procedures, RAMS, PPE and watching brief procedures for unexpected contamination.
PCL6		P2 - Migration of ground gas and vapour through the ground and into buildings, with subsequent inhalation. Generation of soil vapour from contaminated soils and perched groundwater. Preferential pathways into buildings.	R2 - Offsite neighbours	Low likelihood	Medium	Moderate / low	The onsite ground gas regime has been classified as CS2 (low to moderate risk) by IFA and Lustre. Significant vapour concentrations have not been recorded to date although hydrocarbon odours have been reported. Limited ground gas and vapour monitoring has been undertaken to date. A supplementary investigation will include site-wide ground gas and vapour monitoring to further assess the PCL.
PCL7			R3 - Future site residents and end users	Likely	Severe	High	The onsite ground gas regime has been classified as CS2 (low to moderate risk) and low vapour concentrations recorded. Future site residents are a high sensitivity, long duration receptor. Without mitigation, gas or vapour intrusion into residential dwellings could represent a potentially unacceptable risk. A supplementary investigation will include site-wide ground gas characterisation to further assess the PCL and to refine the gas regime characterisation. Mitigation could involve gas and/or vapour protection.
PCL8			R4 - Maintenance and utility workers	Unlikely	Mild	Very low	Maintenance and utility groundworks during operation are likely to be infrequent and for short periods. The PCL can be managed through clean service trenches, gas monitoring and confined space procedures.
PCL9		P3 - Rainwater infiltration and leaching to underlying perched groundwater. Migration of contaminants within the unsaturated zone.	R2 - Offsite neighbours	Low likelihood	Medium	Moderate / low	The potential for onsite contamination in perched water to affect offsite receptors is likely to be limited. The perched water is not expected to be a laterally continuous body of water and some site boundaries are active rail corridors. Further ground investigation will be undertaken to better characterise site conditions.
PCL10			R3 - Future site residents and end users	Low likelihood	Severe	Moderate	The potential for contamination in perched water to affect future site users is likely to be limited but if contaminated it could be a source of vapours. Further ground investigation will be undertaken to better characterise site conditions.
Controlled waters							
PCL11	Onsite sources S1-S8 potential contaminants within Made Ground and perched water Offsite sources S9 – S11	P3 - Rainwater infiltration and leaching to underlying perched groundwater. Migration of contaminants within the unsaturated zone.	R5 - Perched water within the Made Ground	Likely	Medium	Moderate	The perched water is not expected to be a laterally continuous body of water. Further ground investigation will be undertaken to better characterise site conditions. If the perched water is a coherent water body then it will require protection from pollution.

Potential Contaminant Linkage (PCL)				Classification / Risk Estimation (without mitigation)			Assessment of potentially unacceptable risks
Ref.	Source	Pathway	Receptor	Probability	Consequence	Risk	
PCL12		P4 - Preferential pathways such as piling into bedrock aquifers.	R6 - Underlying deep aquifers	Low likelihood	Severe	Moderate	The London Clay (approximately 45m thick) provides a significant natural barrier to downward contaminant migration. Piling has the potential to create a vertical preferential pathway between contaminated Made Ground/perched water and underlying groundwater. The PCL would be mitigated through a foundation risk assessment in accordance with EA guidance [25]**Error! Reference source not found.**. Supplementary ground investigation will confirm London Clay thickness for piling design.
Building materials, utilities and plant uptake							
PCL13	Onsite sources S1-S8 potential contaminants within Made Ground and perched water	P5 - Direct contact and permeation of building materials and services.	R7 - Building materials, foundations, services and belowground infrastructure,	Likely	Medium	Moderate	Aggressive ground conditions and the potential for permeation of potable water pipes have been identified by Lustre. PCL can be mitigated through appropriate concrete specification in accordance with BRE Special Digest 1 [26], use of hydrocarbon-resistant materials for potable water pipes (PE excluded; barrier pipe required) and appropriate detailing where excavations and foundations are constructed close to Sheds 2 and 3 to protect the retained heritage assets. Geotechnical specification of foundations and services to be confirmed at detailed design.
PCL14	Offsite sources S9 – S11	P6 - Plant uptake from soil in soft landscaping.	R8 - Planting within areas of soft landscaping	Unlikely	Mild	Very low	Soft landscaping is likely to be constructed using imported topsoil and subsoil specified by a landscape specialist, over a verified or remediated subgrade. A supplementary investigation will include site-wide contamination characterisation to further assess the PCL and inform the remediation strategy.

6.8 Data gaps and uncertainties

Internal access to Sheds 2 and 3 and to a number of occupied buildings was not possible during the site walkover. Some areas were inaccessible due to ongoing depot operations. There may be unidentified sources of contamination associated with current operational uses (e.g. generators, stored chemicals, fuels and lubricants). These are unlikely to change the conceptual model significantly given the sources already identified.

The anecdotal information regarding the infilled diesel tanks and former overground oil tank (S5) and imported recovered fill (S1) has not been independently verified.

Existing ground investigation soil data are limited in vertical and lateral coverage across the site and are absent within the footprints of current buildings. Limited groundwater chemical data are available, and the ground gas monitoring dataset provides limited site coverage. PFAS, which is of relevance given the proximity of Kentish Town fire station (S10), was not analysed.

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7. Conclusions and recommendations

7.1 Conclusions

This report has assessed the latest desk-based information from an environmental database search report and historical mapping, information provided by LB Camden, a review of the Camden planning portal, previous site investigations, anecdotal information and a site walkover undertaken in June 2026. These sources of information have been used to inform the initial conceptual site model and preliminary risk assessment.

The proposed development comprises 14 medium-rise residential buildings, two industrial buildings, one community building and the retention and repurposing of Sheds 2 and 3, together with significant areas of public open space. The development represents a high sensitivity end use due to primarily residential end use.

The site has been in active industrial and railway use since the 1870s, including the Kentish Town locomotive sheds, a coal depot, an oil processing plant, bottling stores, vehicle-related uses and civil engineering depot. Operational rail use ceased by the early 1980s, with the exception of Tottenham North Curve tunnel. The site walkover reported the presence of decommissioned diesel tanks, a former oil tank and locomotive sheds. Offsite sources include an adjacent gas pressure reducing station, Kentish Town fire station and historical industrial uses within 250m.The site is currently occupied by depot, warehouse, and light industrial uses.

Previous ground investigations have identified evidence of contamination on the site including widespread Made Ground (up to 9m thick), elevated concentrations of lead (up to 762mg/kg), benzo(a)pyrene (up to 62.8mg/kg), TPH (up to 3,740mg/kg) and asbestos in soils. The ground gas regime was classified as CS2 by both IFA and Lustre. The spatial coverage of investigations is limited both vertically and horizontally.

The ground conditions onsite are a variable thickness of Made Ground over a significant thickness of London Clay, expected to be between approximately 40m and 70m thick. A continuous shallow aquifer is not expected to be present but shallow perched water has been identified within the Made Ground. The downward sequence beneath comprises the Lambeth Group (a secondary A aquifer), the Thanet Formation (a secondary A aquifer) and the White Chalk, a principal aquifer. These deeper units may be hydraulically connected and are commonly referred to as the Chalk basal sands aquifer.

The nearest active licensed potable groundwater abstraction is located approximately 560m to the south and the site is not located within a Source Protection Zone. The nearest surface water feature is the Parliament Hill Fields Lido, 138m to the northwest. This is a lined outdoor swimming pool, and no other surface water features are identified within 250m of the site. No surface water abstractions are recorded within 1 km of the site.

The potential for significant contamination to be present is high based on the site history, particularly in the location of former tanks and the oil processing plant. The environmental sensitivity of the site is low given the absence of nearby surface waters, presence of a significant thickness of London Clay and the likelihood that perched water doesn't not form a continuous water body.

This report presents an initial conceptual model setting out an assessment of contamination sources, pathways and receptors. The results of the preliminary risk assessment are summarised below.

Table 15 Summary of qualitative preliminary risk assessment

Description	Risk assessment (without mitigation)
Environmental sensitivity	Low
Development sensitivity	High
Potential for significant contamination	High, particularly around onsite historical point sources such as tanks
Risk of harm to human health during construction (workers and site visitors)	Moderate to high or moderate / low

Description	Risk assessment (without mitigation)
Risk of harm to human health during construction (neighbouring site users)	Moderate / low
Risk of harm to human health during operation (site users and belowground maintenance workers)	Low to high
Risk of pollution to perched groundwater (if a continuous water body)	Moderate
Risk of pollution to groundwater (Lambeth Group secondary A and Chalk principal aquifer)	No PCL (if piles do not penetrate the London Clay aquitard)
Risk of pollution to surface water	Negligible
Risk to onsite building materials and utilities	Moderate
Risk to planting within soft landscaping	Very low

7.2 Recommendations

7.2.1 Supplementary ground investigation

A supplementary intrusive ground investigation is recommended to further assess the identified potential contaminant linkages. The ground investigation does not need to be undertaken in advance for determination of the planning application. The objectives of the ground investigation are to characterise the ground conditions addressing the data gaps identified in Section 6.8, target the historical and reported onsite contamination hotspots, to assess the potential contaminant linkages identified in the initial conceptual model and to inform a site-wide remediation strategy. The ground investigation will also collect data to inform the construction, soil waste disposal and workers' health and safety (construction workers and future site users) and to assist the development design, for example, the requirement for any gas protection measures. It will also provide the geotechnical data necessary to inform foundation design, piling, belowground structures, attenuation tanks and earthworks.

The scope of the geoenvironmental and geotechnical ground investigation is likely to include:

- Deep boreholes to determine ground conditions across the site, the presence of contamination and inform foundation design.
- Targeted and non-targeted shallow windowless sampler boreholes to determine shallow ground conditions and the presence of contamination.
- Trial pits to determine shallow ground conditions and the presence of contamination and/or to investigate buried obstructions.
- Logging, geotechnical and geoenvironmental soil sampling and insitu screening using a PID.
- Installation of groundwater, ground gas and/ or vapour sampling monitoring standpipes, depending on ground conditions encountered and observations of contamination.
- Groundwater level monitoring in standpipes.
- Collection of groundwater, surface water, vapour and gas samples.
- Soil geotechnical laboratory analysis and soil, groundwater, surface water, gas and vapour chemical analysis at a UKAS and MCERTS accredited laboratory.

There are likely to be constraints which will affect the position of the exploratory locations including the existing buildings, below ground structures and underground services.

The ground investigation strategy will be designed considering the conceptual site model in accordance with guidance outlined in BS10175:2026 [3], BS5930:2015+A1:2020 Code of practice for ground investigations [21] and BS8576:2013 Guidance on investigations for ground gas [22].

The ground investigation results will be used to inform a quantitative risk assessment and update of the conceptual site model. The risk assessment will inform further ground investigation (if required) and health, safety and environmental controls or remedial works which may be required before or during development. The risk assessment and remediation strategy will be submitted to and agreed with LBH in advance of construction works commencing. On completion of construction works in line with the remediation strategy, the site would be suitable for use and constitute a safe development as required by the NPPF [1].

A verification report is likely to be required by planning conditions. The content of the report will be determined based on the findings of the ground investigation and risk assessment and a verification plan will be outlined in the remediation strategy. In line with LCRM [5] the verification report would identify any requirement for ongoing monitoring.

7.2.2 Tank decommissioning

The location, condition and contents of the reported infilled diesel storage tanks west of Shed 3 should be confirmed during the supplementary investigation. All tanks are likely to require full decommissioning and removal prior to construction by a specialist contractor in accordance with the APEA Blue Book (2024) [27], with a watching brief and validation sampling during removal. The location of the reported former oil tank at Shed 2 should be similarly investigated. In addition, further investigation regarding the potential for historical underground tanks, potentially left insitu, relating to the former oil processing plant within the northwest of site should be undertaken.

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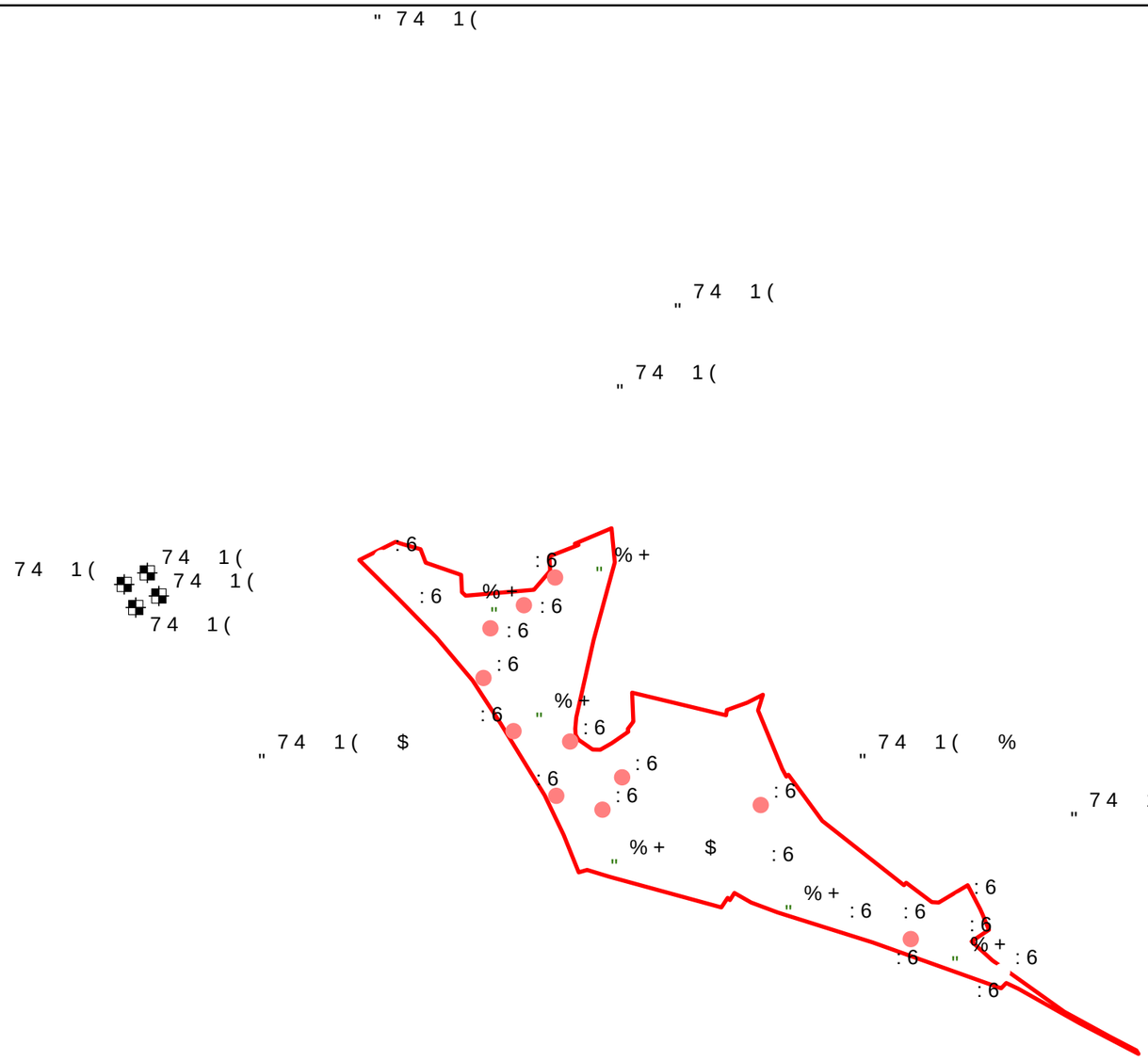
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Drawings

Drawing 1 Previous ground investigation locations



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Appendices

Appendix A

Site reconnaissance

Site entrance



1) Pedestrian site entrance from Sanderson Close, with the retained locomotive sheds in Area 3 visible in the background.



2) Murphy's Yard Business Park signage, listing the current site occupiers.

Area 1 – Northwest



1) Auxiliary site entrance from Gordon House Road, with the London Overground Suffragette line viaduct visible above entrance. CML occupies the western part of Area 1.



2) Entrance to the Cadent Gas aboveground installation (pressure reduction system) adjacent to the northern site boundary.



3) Cadent Gas pressure reduction system, western aspect, showing hardstanding, service buildings and plant.



4) Cadent Gas pressure reduction system, eastern aspect, showing hardstanding and plant.



5) Murphy Power Networks Yard entrance – internal storage and yard area used for power network operations. Occupies the southern part of Area 1.



6) Murphy's operational storage yard, with stockpiled aggregate and mobile plant. Typical of the current depot and storage uses across Area 1.



7) Thames Water Kentish Town storage yard – occupies the northern part of Area 1.



8) Thames Water internal storage compound and offices, with associated staff parking.

Area 2 – Central



1) Hardstanding north-south access ramp connecting Area 3 and Area 2. Anecdotal information indicates the ramp was constructed using recovered material imported from a project in east London (Moorfields/Broadgate).



2) Hardstanding car park in the southeastern part of Area 2, with the level change between Area 2 and Area 3 visible.



3) Ventilation shaft above the rail tunnel (Tottenham North Curve) in Area 2, with adjacent skip and waste storage.



4) Stockpiles of demolition and earthworks material north of the ventilation shaft.



5) Stockpile comprising mixed soils, brick and other anthropogenic material within the stockpiles in Area 2.



6) Stockpile comprising concrete, brick and other recovered material, with waste services material laid alongside.



7) Anthropogenic waste stockpiles with vegetation growth and excess concrete pour.



8) North-south access road with car parking to the east and storage yard with mixed stored items to the south, representative of Area 2.



9) Former aggregate storage area – currently disused.



10) First access gate to the adjacent railway corridor on the southern boundary of Area 2.

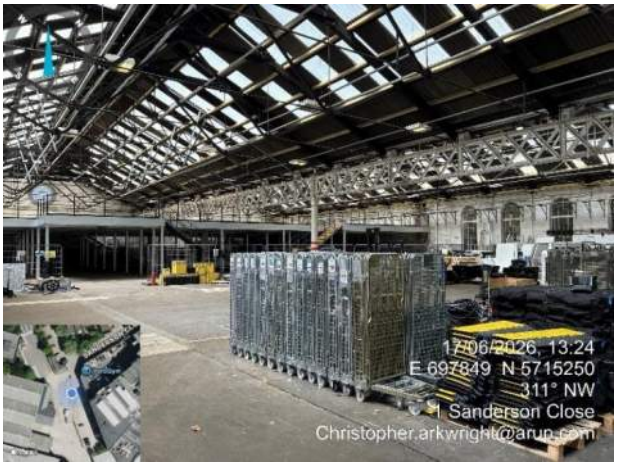
Area 3 – Southeast



1) External view of 19th century Locomotive Shed 2 – refurbished as light industrial floorspace. Asbestos cement roof sheets to this structure, and hardstanding surrounding.



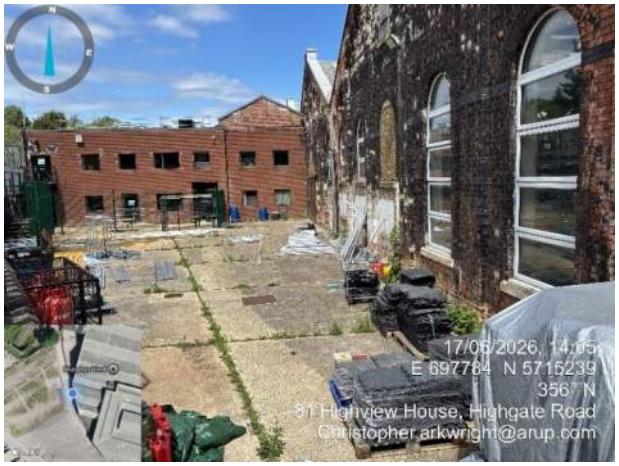
2) Internal view of Shed 2 showing the steel roof truss system, retained asbestos cement roof sheets (encapsulated), service pits have been backfilled and historical locomotive use removed, current use as commercial storage.



3) Additional internal view of Shed 2 with additional storage use.



4) Internal view of Shed 2 ancillary building, which formerly held overground oil storage tank, building now used as storage.



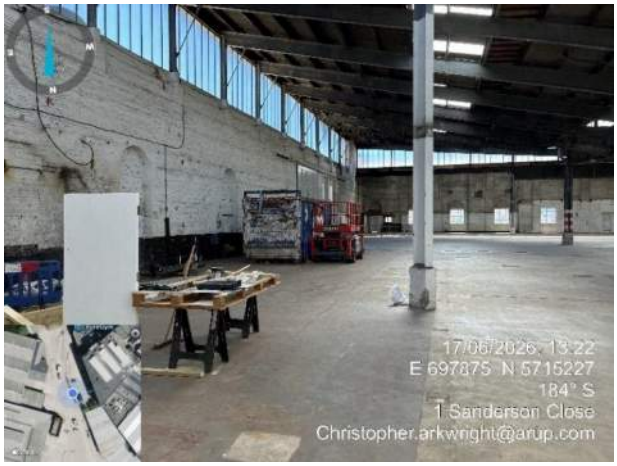
5) Rear elevation of Shed 2, with the retained brick elevation and ancillary structures, hardstanding with storage use.



6) Front elevation of 19th century locomotive Shed 3 – with labels for a blacksmith and general stores area.



7) Internal view of Shed 3 – showing the steel truss roof structure and retained asbestos cement roof sheets (encapsulated) currently unoccupied.



8) Additional internal view of Shed 3 – showing some current storage, the property used to be a blacksmith and was workshop facilities post locomotive use.



9) Vehicle wash building adjacent to Shed 3 – potential source of localised contamination (hydrocarbons, detergents).



10) Former filling station and location of underground infilled diesel (red and white) tanks to the west of Shed 3, potential source of hydrocarbon contamination.



11) Two storey training centre building south of Shed 3 – currently used as two training rooms.



12) Open hardstanding east of Shed 3 – typical concrete surface of variable condition and surface water drainage system in place.



13) Continuation of the open concrete hardstanding, with telecommunication mast, east of Shed 3, in the southeast corner of the site.



14) Continuation of the open concrete hardstanding at the eastern end of Area 3, with access ramp access to the elevated deck above and access from Greenwood place.



15) Top of the access ramp adjacent to Greenwood Place, with hardstanding and Greenwood Sheds in the background, current access route closed with concrete barriers.



17) Storage area accessed from the ramp access to the east, eastern boundary of Area 3. Currently has Made Ground stockpiles at surface.



16) Collection of the 1990s Greenwood Sheds at the eastern boundary of Area 3 – mixed light industrial and commercial use, with a few unoccupied.



18) Parking area serving the modern office and security building (Highview House) fronting Sanderson Close. North of Area 3, and locomotive Shed 2, where the former Shed 1 was located.



19) Second access gate to the adjacent railway corridor on the north-western boundary of Area 3, behind Shed 2.



20) Third access gate to the adjacent railway corridor on the southern boundary of Area 3, south of Shed 3.

Offsite



1) Kentish Town Fire Station, located offsite, 70m northeast. With storage for London fire brigade vehicles, offices and a drill tower in the background. Potential for storage of Aqueous Film-Forming Foam and Alcohol-Resistant Film-Forming FluoroProtein onsite or within tanks during historical operation.

Appendix B

Groundsure Insight Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Murphy's Yard

Order Details

Date: 10/06/2026

Your ref: PR20002712

Our Ref: GS-D5L-1UK-WSX-I81

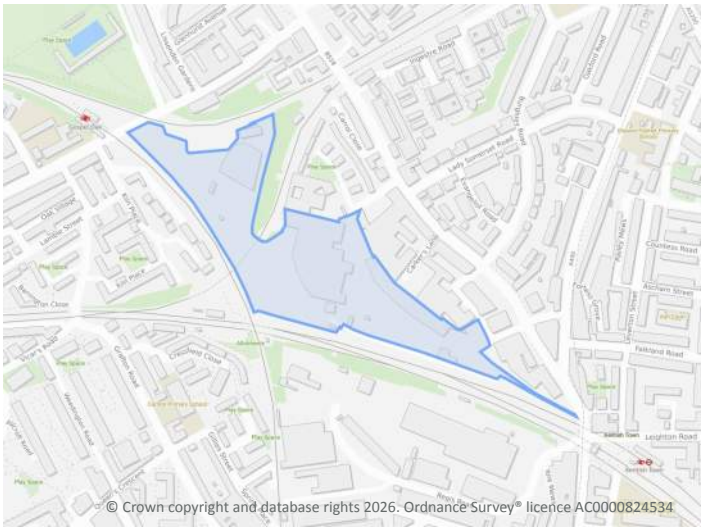
Site Details

Location: 528593 185467

Area: 6.33 ha

Authority: London Borough of Camden ↗

Site plan



Quick Links

Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

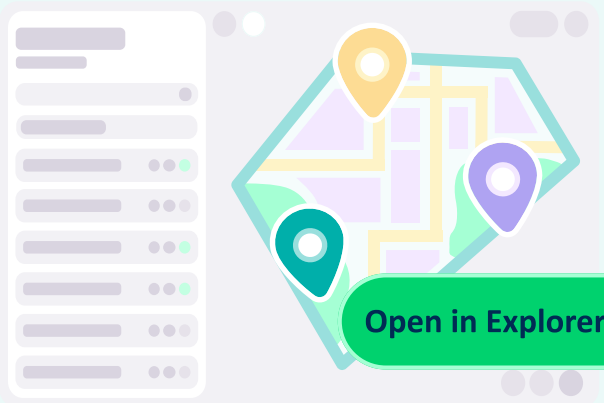
Insight User Guide ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

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 >	72	35	73	22	-
23 >	1.2 >	Historical tanks >	13	1	26	18	-
25 >	1.3 >	Historical energy features >	0	2	16	26	-
27	1.4	Historical petrol stations	0	0	0	0	-
28 >	1.5 >	Historical garages >	1	4	39	26	-
30	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
31 >	2.1 >	Historical industrial land uses >	92	45	104	28	-
41 >	2.2 >	Historical tanks >	20	1	38	30	-
45 >	2.3 >	Historical energy features >	0	5	62	65	-
50	2.4	Historical petrol stations	0	0	0	0	-
50 >	2.5 >	Historical garages >	1	7	58	42	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
55	3.1	Active or recent landfill	0	0	0	0	-
55	3.2	Historical landfill (BGS records)	0	0	0	0	-
56	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
56	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
56 >	3.5 >	Historical waste sites >	0	0	5	0	-
57 >	3.6 >	Licensed waste sites >	0	0	4	0	-
58 >	3.7 >	Waste exemptions >	6	3	17	29	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	4.1 >	Recent industrial land uses >	5	10	47	-	-
67 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	1	-	-
68 >	4.3 >	Current or recent petrol stations >	0	0	1	1	-
68 >	4.4 >	Electricity cables >	0	0	0	14	-
69	4.5	Gas pipelines	0	0	0	0	-

70 >	4.6 >	Sites determined as Contaminated Land >	0	0	1	0	-
70	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
70	4.8	Regulated explosive sites	0	0	0	0	-
70	4.9	Hazardous substance storage/usage	0	0	0	0	-
71	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
71	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
71 >	4.12 >	Licensed pollutant release (Part A(2)/B) >	0	3	13	8	-
74	4.13	Radioactive Substance Authorisations	0	0	0	0	-
74	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
74	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
75	4.16	Pollutant release to public sewer	0	0	0	0	-
75	4.17	List 1 Dangerous Substances	0	0	0	0	-
75	4.18	List 2 Dangerous Substances	0	0	0	0	-
75 >	4.19 >	Pollution Incidents (EA/NRW) >	0	0	0	1	-
76	4.20	Pollution inventory substances	0	0	0	0	-
76	4.21	Pollution inventory waste transfers	0	0	0	0	-
76	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
77	5.1	Superficial aquifer	None (within 500m)				
78 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
79 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
80	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
80	5.5	Groundwater vulnerability- local information	None (within 0m)				
81 >	5.6 >	Groundwater abstractions >	0	0	0	0	21
86 >	5.7 >	Surface water abstractions >	0	0	0	0	4
88 >	5.8 >	Potable abstractions >	0	0	0	0	8
90	5.9	Source Protection Zones	0	0	0	0	-
90	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m

91	6.1	Water Network (OS NGD)	0	0	0	-	-
91 >	6.2 >	Surface water features >	0	0	1	-	-
92 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
92	6.4	WFD Surface water bodies	0	0	0	-	-
92	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
93	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
93	7.2	Historical Flood Events	0	0	0	-	-
93	7.3	Flood Defences	0	0	0	-	-
94	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
94	7.5	Flood Storage Areas	0	0	0	-	-
95	7.6	Flood Zone 2	None (within 50m)				
95	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
96 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
98 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
100	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
100	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
100	10.4	Special Protection Areas (SPA)	0	0	0	0	0
100	10.5	National Nature Reserves (NNR)	0	0	0	0	0
101 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
101 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	7
102	10.8	Biosphere Reserves	0	0	0	0	0
102	10.9	Forest Parks	0	0	0	0	0
102	10.10	Marine Conservation Zones	0	0	0	0	0
102	10.11	Green Belt	0	0	0	0	0

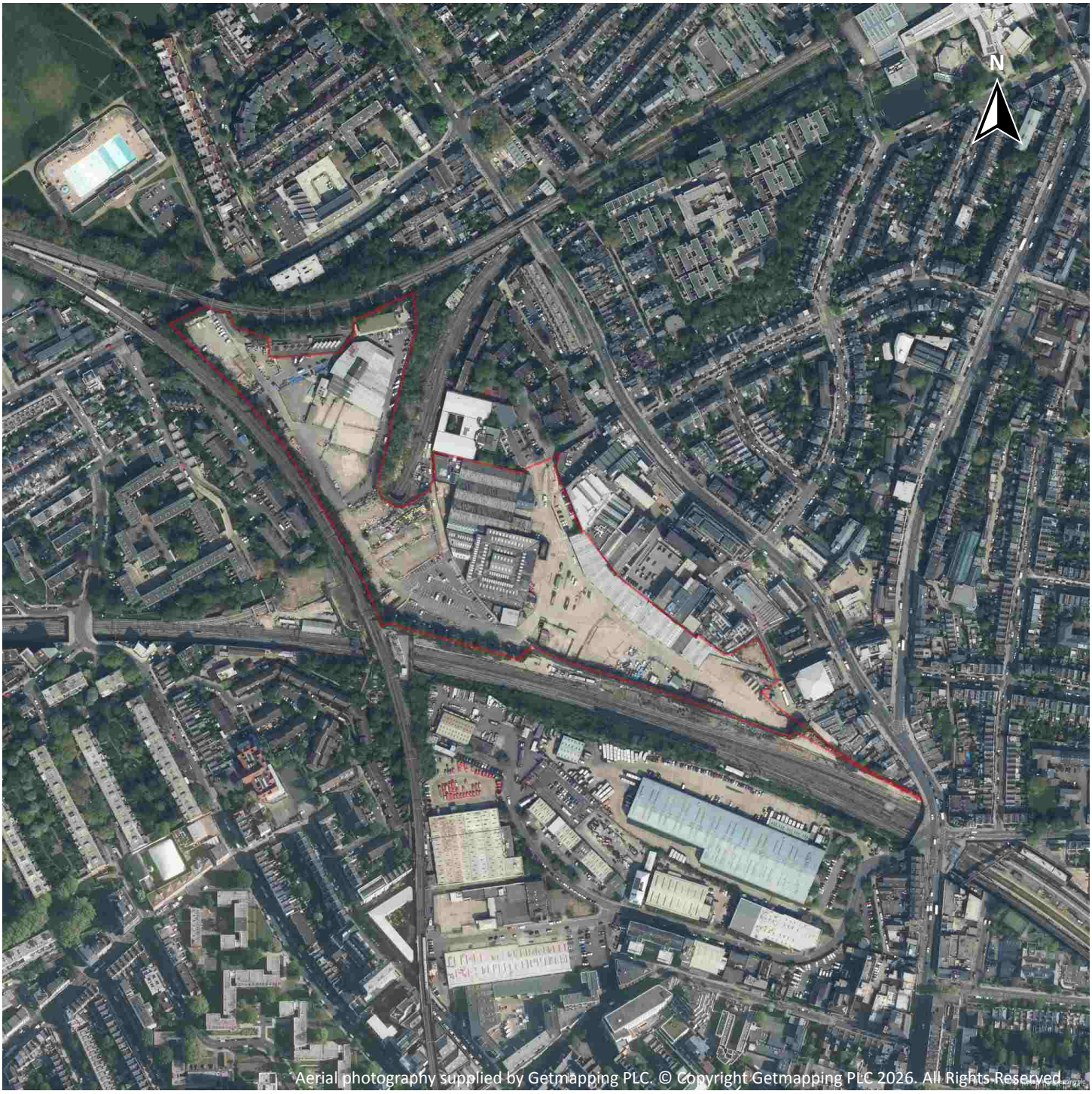
102	10.12	Proposed Ramsar sites	0	0	0	0	0
103	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
103	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
103	10.15	Nitrate Sensitive Areas	0	0	0	0	0
103	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
104 >	**10.17 >**	**SSSI Impact Risk Zones >**	2	-	-	-	-
105 >	**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
106	11.1	World Heritage Sites	0	0	0	-	-
107	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
107	11.3	National Parks	0	0	0	-	-
107 >	**11.4 >**	**Listed Buildings >**	0	7	25	-	-
109 >	**11.5 >**	**Conservation Areas >**	0	3	1	-	-
109	11.6	Scheduled Ancient Monuments	0	0	0	-	-
109	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
110 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
111	12.2	Open Access Land	0	0	0	-	-
111	12.3	Tree Felling Licences	0	0	0	-	-
111	12.4	Environmental Stewardship Schemes	0	0	0	-	-
111	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
112 >	**13.1 >**	**Priority Habitat Inventory >**	2	2	6	-	-
113 >	**13.2 >**	**Habitat Networks >**	1	0	4	-	-
113	13.3	Open Mosaic Habitat	0	0	0	-	-
114	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
115 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
116 >	**14.2 >**	**Artificial and made ground (10k) >**	1	0	1	2	-

118	14.3	Superficial geology (10k)	0	0	0	0	-
118	14.4	Landslip (10k)	0	0	0	0	-
119 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
120	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
121 >	15.1 >	50k Availability >	Identified (within 500m)				
122 >	15.2 >	Artificial and made ground (50k) >	1	1	0	1	-
123	15.3	Artificial ground permeability (50k)	0	0	-	-	-
124	15.4	Superficial geology (50k)	0	0	0	0	-
124	15.5	Superficial permeability (50k)	None (within 50m)				
124	15.6	Landslip (50k)	0	0	0	0	-
124	15.7	Landslip permeability (50k)	None (within 50m)				
125 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
126 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
126	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
127 >	16.1 >	BGS Boreholes >	0	0	10	-	-
Page	Section	Natural ground subsidence >					
129 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
130 >	17.2 >	Running sands >	Very low (within 50m)				
131 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
132 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
133 >	17.5 >	Landslides >	Moderate (within 50m)				
135 >	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
137	18.1	BritPits	0	0	0	0	-
138 >	18.2 >	Surface ground workings >	10	3	26	-	-
139 >	18.3 >	Underground workings >	11	4	6	3	20
141	18.4	Underground mining extents	0	0	0	0	-

141	18.5	Historical Mineral Planning Areas	0	0	0	0	-
142	18.6	Non-coal mining	0	0	0	0	0
142	18.7	JPB mining areas	None (within 0m)				
142	18.8	The Coal Authority non-coal mining	0	0	0	0	-
142 >	18.9 >	Researched mining >	1	0	0	0	-
143	18.10	Mining record office plans	0	0	0	0	-
143	18.11	BGS mine plans	0	0	0	0	-
143	18.12	Coal mining	None (within 0m)				
143	18.13	Brine areas	None (within 0m)				
143	18.14	Gypsum areas	None (within 0m)				
144	18.15	Tin mining	None (within 0m)				
144	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
145	19.1	Natural cavities	0	0	0	0	-
145	19.2	Mining cavities	0	0	0	0	0
145	19.3	Reported recent incidents	0	0	0	0	-
145	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
147 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
149 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	2	-	-	-
149 >	21.2 >	BGS Estimated Urban Soil Chemistry >	17	14	-	-	-
151	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
152 >	22.1 >	Underground railways (London) >	0	1	0	-	-
153	22.2	Underground railways (Non-London)	0	0	0	-	-
153 >	22.3 >	Railway tunnels >	1	9	4	-	-
154 >	22.4 >	Historical railway and tunnel features >	44	59	67	-	-
160	22.5	Royal Mail tunnels	0	0	0	-	-

160 >	22.6 >	Historical railways >	5	2	1	-	-
161 >	22.7 >	Railways >	2	83	57	-	-
166	22.8	Crossrail 2	0	0	0	0	-
166	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 21/04/2022

Site Area: 6.33ha

Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 6.33ha

Recent site history - 2015 aerial photograph



Capture Date: 07/06/2015

Site Area: 6.33ha

Recent site history - 2013 aerial photograph



Capture Date: 20/04/2013

Site Area: 6.33ha

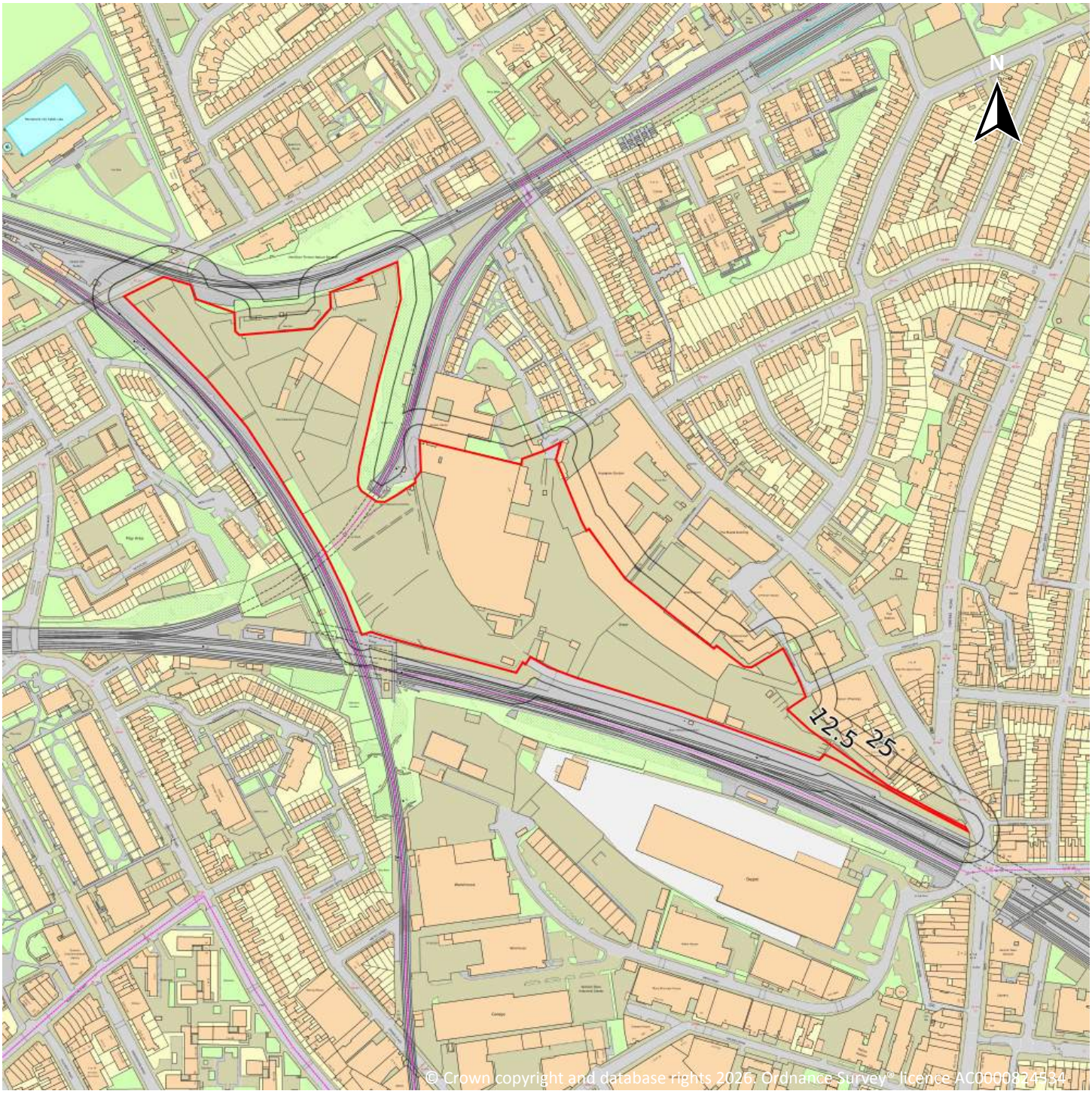
Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 6.33ha

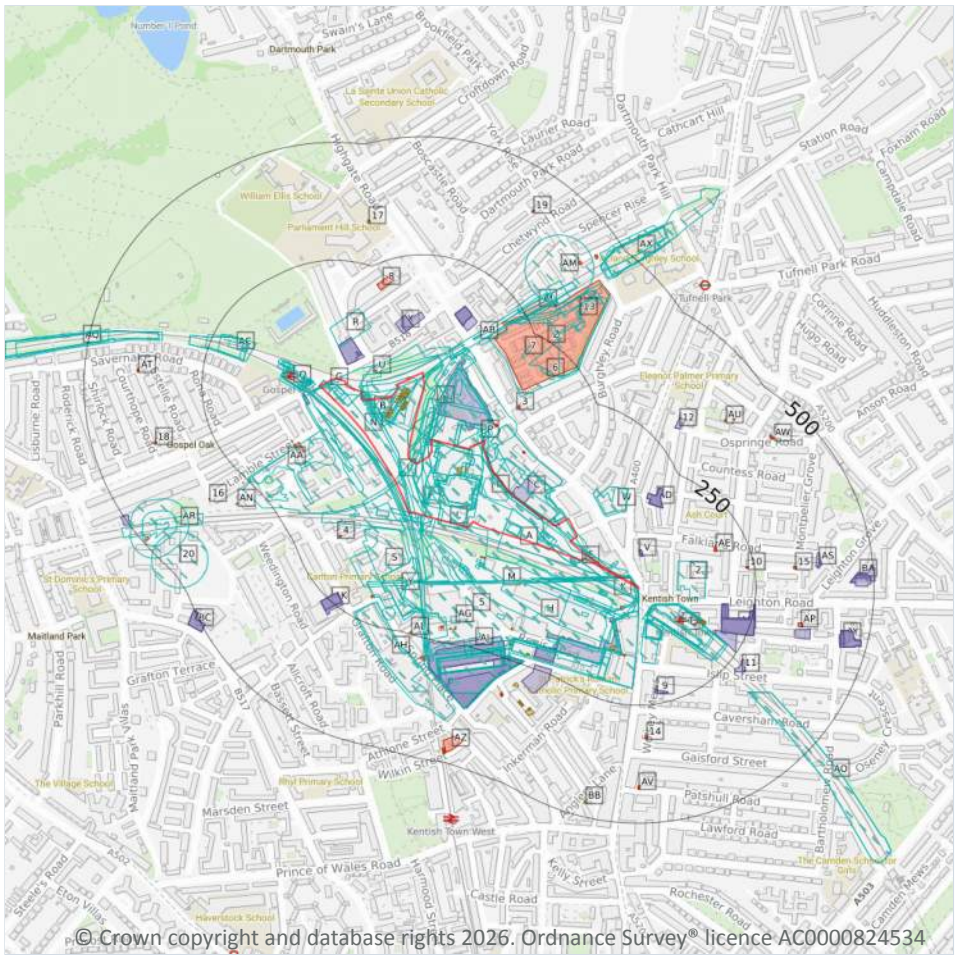
OS MasterMap site plan



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Site Area: 6.33ha

1 Past land use



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	202

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Cuttings**	**1873**	**2156726**

ID	Location	Land use	Dates present	Group ID
A	On site	Railway Building	1920 - 1938	2213692
A	On site	Railway Building	1951	2214489
A	On site	Railway Building	1958 - 1965	2284700
B	On site	Unspecified Ground Workings	1920	2165424
B	On site	Unspecified Ground Workings	1920	2165425
B	On site	Unspecified Tank	1920	2191232
B	On site	Railway Sidings	1894	2207291
B	On site	Railway Building	1951	2223776
B	On site	Railway Building	1958	2245142
B	On site	Unspecified Depot	1996	2249468
B	On site	Unspecified Tanks	1938 - 1951	2249635
B	On site	Railway Building	1958	2250939
B	On site	Railway Buildings	1951	2251320
B	On site	Unspecified Depot	1965 - 1974	2253268
B	On site	Railway Sidings	1951	2259668
B	On site	Railway Building	1938	2265857
B	On site	Railway Building	1920	2287412
B	On site	Railway Sidings	1920	2295417
B	On site	Railway Sidings	1958	2297344
B	On site	Railway Buildings	1938	2297617
B	On site	Railway Buildings	1920	2298877
B	On site	Railway Building	1938	2326347
C	On site	Unspecified Stores	1938	2172050
C	On site	Bottling Stores	1951	2203558
C	On site	Unspecified Commercial/Industrial	1958 - 1965	2227985
C	On site	Bottling Stores	1920	2264647
D	On site	Unspecified Heap	1894	2187056
D	On site	Unspecified Ground Workings	1879	2216856

ID	Location	Land use	Dates present	Group ID
D	On site	Locomotive Sheds	1920 - 1938	2234564
D	On site	Unspecified Depot	1974 - 1996	2256626
D	On site	Railway Building	1873	2308762
D	On site	Locomotive Sheds	1951	2310744
D	On site	Unspecified Commercial/Industrial	1958 - 1965	2318310
D	On site	Railway Sidings	1938	2320018
D	On site	Unspecified Ground Workings	1873	2320361
D	On site	Railway Building	1879	2324036
E	On site	Railway Building	1920	2196188
E	On site	Railway Building	1938 - 1951	2249536
E	On site	Railway Building	1938 - 1951	2310087
F	On site	Railway Building	1951	2196190
F	On site	Railway Building	1920	2197948
F	On site	Tunnel	1958 - 1996	2208861
G	On site	Railway Building	1938	2196191
G	On site	Coal Depot	1894	2198305
G	On site	Railway Building	1920 - 1938	2241916
H	On site	Railway Land	1896	2201061
H	On site	Unspecified Works	1894 - 1896	2327624
I	On site	Unspecified Shaft	1974 - 1996	2204497
I	On site	Tunnel	1958 - 1996	2288233
I	On site	Unspecified Shaft	1965	2288959
J	On site	Railway Building	1894	2204522
J	On site	Railway Building	1873	2243356
J	On site	Railway Building	1879	2248093
K	On site	Railway Sidings	1938	2208364
K	On site	Railway Sidings	1920	2232303
L	On site	Railway Building	1951	2211314

ID	Location	Land use	Dates present	Group ID
L	**On site**	**Railway Sidings**	**1894**	**2212447**
L	**On site**	**Unspecified Commercial/Industrial**	**1894**	**2245789**
L	**On site**	**Railway Building**	**1894**	**2263333**
L	**On site**	**Unspecified Sheds**	**1879**	**2302923**
L	**On site**	**Unspecified Sheds**	**1873**	**2310908**
M	**On site**	**Railway Sidings**	**1974**	**2217151**
M	**On site**	**Railway Sidings**	**1951**	**2252841**
M	**On site**	**Railway Sidings**	**1958 - 1965**	**2258779**
M	**On site**	**Railway Sidings**	**1920 - 1938**	**2259821**
M	**On site**	**Railway Sidings**	**1873 - 1882**	**2263298**
N	**On site**	**Railway Sidings**	**1958**	**2225452**
N	**On site**	**Railway Sidings**	**1920**	**2256490**
N	**On site**	**Railway Sidings**	**1951**	**2288985**
O	**On site**	**Unspecified Pit**	**1873**	**2263921**
O	**On site**	**Unspecified Pit**	**1879**	**2313190**
F	4m S	Railway Building	1938	2196192
L	4m S	Railway Building	1920	2231244
O	4m N	Cuttings	1894	2158044
P	5m NW	Railway Building	1873	2275136
P	5m NW	Railway Building	1879	2286111
E	9m S	Railway Building	1920	2196186
N	9m SW	Brick Works	1894	2167683
O	9m W	Railway Sidings	1920	2295555
Q	10m W	Railway Station	1894	2231659
F	14m S	Tunnel	1958 - 1996	2281258
Q	15m NW	Railway Station	1938	2271645
N	17m SW	Unspecified Depot	1965	2170482
Q	18m NW	Railway Station	1958	2328913

ID	Location	Land use	Dates present	Group ID
Q	18m W	Railway Station	1873	2269006
Q	18m W	Railway Station	1879	2317644
Q	21m W	Railway Station	1920	2258280
Q	23m NW	Railway Station	1951	2242174
H	24m SW	Railway Sidings	1894 - 1896	2321859
F	24m SW	Railway Sidings	1938	2200513
K	25m SW	Railway Sidings	1896	2281617
N	28m SW	Unspecified Ground Workings	1951	2287650
Q	29m NW	Railway Station	1965 - 1996	2225765
F	38m W	Railway Building	1996	2197947
K	39m SW	Railway Building	1951	2271061
S	40m SW	Timber Yard	1920 - 1938	2211940
S	42m SW	Unspecified Depot	1965	2170089
O	42m E	Railway Building	1938	2196185
K	42m SW	Railway Building	1920	2252922
1	44m S	Unspecified Depot	1974	2170088
O	45m E	Chimney	1965	2195191
T	48m SE	Railway Station	1920	2217084
T	48m SE	Railway Station	1938	2249652
T	48m SE	Railway Station	1882 - 1894	2203222
T	48m SE	Railway Station	1958	2223710
T	48m SE	Railway Station	1965 - 1974	2236334
O	51m E	Railway Building	1920 - 1938	2291364
T	53m SE	Railway Station	1951	2249683
T	54m SE	Railway Station	1896	2295068
N	56m SW	Unspecified Ground Workings	1894	2242305
K	59m SW	Railway Buildings	1951	2160521
O	60m E	Railway Station	1920 - 1938	2302787

ID	Location	Land use	Dates present	Group ID
O	62m E	Railway Sidings	1920	2275630
R	65m N	Nursery	1894	2180434
O	67m E	Railway Building	1920	2196189
O	67m NE	Railway Station	1879	2266554
O	67m NE	Railway Station	1873	2279604
M	68m S	Railway Building	1951	2327374
K	69m SW	Railway Building	1958 - 1965	2236950
W	70m NE	Fire Station	1965	2312343
M	71m S	Unspecified Ground Workings	1920	2162699
N	73m SW	Unspecified Pit	1938	2179060
T	73m S	Unspecified Station	1920	2241029
M	74m S	Railway Building	1938	2261524
W	74m NE	Fire Station	1974 - 1996	2252619
O	74m NE	Railway Station	1894	2324630
T	74m S	London Transport Station	1965 - 1996	2224742
T	74m S	Unspecified Station	1958	2311836
K	74m SW	Railway Building	1958 - 1965	2234175
T	75m S	Electricity Station	1938	2181672
M	78m S	Railway Buildings	1951	2160522
M	79m S	Railway Building	1920	2276241
M	82m S	Railway Building	1938	2196184
2	82m E	Hospital	1951	2194925
M	87m S	Railway Building	1920	2196187
Y	92m S	Unspecified Commercial/Industrial	1958	2171315
Y	92m S	Unspecified Works	1965	2255384
F	99m SW	Railway Building	1920 - 1938	2285161
K	99m SW	Railway Building	1882	2196182
T	102m SE	Railway Station	1996	2204627

ID	Location	Land use	Dates present	Group ID
Z	120m NE	Electric Generating Station	1920 - 1938	2284055
AA	126m SW	Unspecified Ground Workings	1920 - 1938	2264620
AB	129m NE	Railway Station	1894	2168056
AB	136m NE	Tunnel	1958 - 1974	2217617
Y	143m S	Road Vehicle Works	1920 - 1938	2286241
K	143m S	Unspecified Commercial/Industrial	1951	2171148
K	145m SW	Police Station	1965	2238565
K	161m S	Police Station	1974 - 1996	2294770
AC	162m NW	Railway Sidings	1951	2229655
5	165m S	Railway Building	1920	2196183
H	166m S	Railway Building	1920 - 1938	2264282
AC	170m W	Railway Sidings	1879	2274033
AC	170m W	Railway Sidings	1873	2311588
AC	171m NW	Railway Sidings	1894	2256881
AC	174m NW	Railway Building	1951	2197949
AC	180m W	Railway Sidings	1958	2249779
Z	186m NE	Unspecified Heap	1938 - 1951	2317815
AG	189m S	Railway Building	1920 - 1938	2299863
6	190m NE	Unspecified Ground Workings	1920	2165421
AG	192m S	Railway Building	1920 - 1938	2216544
7	193m NE	Unspecified Ground Workings	1920	2165422
AH	200m S	Colour Works	1951	2159315
Y	203m S	Road Works	1920	2166707
AI	204m NE	Cuttings	1873	2213572
AI	204m NE	Cuttings	1879	2297813
AH	205m S	Unspecified Works	1920 - 1938	2324130
AA	206m SW	Unspecified Ground Workings	1920	2165423
Z	209m NE	Unspecified Heap	1958 - 1965	2319334

ID	Location	Land use	Dates present	Group ID
AJ	210m S	Railway Buildings	1920 - 1938	2307105
AI	210m NE	Railway Sidings	1920	2264771
AA	210m SW	Unspecified Pit	1938	2179059
AI	230m NE	Tunnel	1958 - 1974	2271421
AJ	231m S	Unspecified Depot	1974	2315586
AJ	236m S	Unspecified Depot	1965	2208475
AJ	237m S	Coal Depot	1951	2324644
AJ	237m S	Coal Depot	1920 - 1938	2245221
AJ	238m S	Railway Building	1882	2195425
AI	240m NE	Cuttings	1894 - 1920	2216716
AI	244m NE	Cuttings	1951	2283169
AM	290m NE	Miniature Rifle Range	1920 - 1938	2312313
13	304m NE	Unspecified Ground Workings	1920	2163775
AI	320m NE	Cuttings	1951	2305842
AJ	321m S	Unspecified Depot	1965	2299226
AO	323m SE	Railway Sidings	1968	2234822
AO	323m SE	Railway Sidings	1957	2272983
AQ	347m W	Cuttings	1894	2276262
AQ	355m W	Cuttings	1873	2297023
AQ	355m W	Cuttings	1879	2321553
AR	367m SW	Tunnel	1965 - 1996	2257543
AR	389m SW	Railway Station	1873	2288796
20	412m SW	Unspecified Station	1938	2170616
AR	414m SW	Railway Station	1879	2217838
AX	431m NE	Cuttings	1938	2328749
AX	432m NE	Cuttings	1894	2254827
AR	433m SW	Railway Station	1894 - 1920	2290746
AX	438m NE	Cuttings	1879	2278114

ID	Location	Land use	Dates present	Group ID
AX	438m NE	Cuttings	1873	2285484
21	441m NE	Cuttings	1920	2316143
AX	442m NE	Cuttings	1951 - 1958	2287112
AQ	458m W	Cuttings	1938	2257326
AQ	471m W	Cuttings	1920	2224336

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m **58**

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	**On site**	**Tanks**	**1936**	**379163**
B	**On site**	**Unspecified Tank**	**1936**	**391287**
B	**On site**	**Unspecified Tank**	**1936**	**391288**
B	**On site**	**Unspecified Tank**	**1936**	**391289**
B	**On site**	**Unspecified Tank**	**1954**	**403531**
B	**On site**	**Tanks**	**1952 - 1954**	**404217**
B	**On site**	**Unspecified Tank**	**1952**	**405621**
B	**On site**	**Unspecified Tank**	**1952 - 1954**	**407531**
B	**On site**	**Tanks**	**1952 - 1954**	**410563**
B	**On site**	**Unspecified Tank**	**1952 - 1954**	**411858**
B	**On site**	**Tanks**	**1952 - 1954**	**417652**
D	**On site**	**Tanks**	**1896**	**379164**
D	**On site**	**Unspecified Tank**	**1936 - 1954**	**408716**

ID	Location	Land use	Dates present	Group ID
O	44m E	Unspecified Tank	1915	391281
U	53m NW	Unspecified Tank	1954	426160
U	53m NE	Unspecified Tank	1952	423476
M	60m S	Unspecified Tank	1985 - 1995	429952
K	101m SW	Unspecified Tank	1977	391283
K	134m SW	Unspecified Tank	1985 - 1995	418936
T	150m SE	Unspecified Tank	1916 - 1952	406964
T	150m SE	Unspecified Tank	1963 - 1970	402647
T	151m SE	Unspecified Tank	1970	406711
T	151m SE	Unspecified Tank	1954	420589
H	185m S	Tanks	1977	379162
AG	211m S	Tanks	1896	379161
AG	215m S	Tanks	1896	379160
H	224m S	Unspecified Tank	1990	406047
H	224m S	Unspecified Tank	1991	406494
H	224m S	Unspecified Tank	1990	417633
H	224m S	Unspecified Tank	1985	431457
H	225m S	Unspecified Tank	1992	405586
H	225m S	Unspecified Tank	1995	424488
H	225m S	Unspecified Tank	1977	399057
AL	244m S	Unspecified Tank	1985	402155
AL	244m S	Unspecified Tank	1990	405966
AL	244m S	Unspecified Tank	1991	421448
AL	244m S	Unspecified Tank	1990	426443
AL	245m S	Unspecified Tank	1977	420484
AL	245m S	Unspecified Tank	1995	407074
AL	245m S	Unspecified Tank	1992	407251
H	291m S	Tanks	1968 - 1970	398499

ID	Location	Land use	Dates present	Group ID
AN	300m SW	Unspecified Tank	1954	431191
AN	301m SW	Unspecified Tank	1952	402089
AN	301m SW	Unspecified Tank	1952	428326
H	323m S	Unspecified Tank	1970	407165
H	325m S	Unspecified Tank	1980	421661
H	325m S	Unspecified Tank	1966	402417
H	331m S	Unspecified Tank	1980 - 1991	421563
H	331m S	Unspecified Tank	1970	431242
H	331m S	Unspecified Tank	1996	410828
H	332m S	Unspecified Tank	1970	420279
H	332m S	Unspecified Tank	1966	405372
16	334m SW	Unspecified Tank	1974 - 1979	423854
17	337m N	Unspecified Tank	1896	383983
AU	390m NE	Unspecified Tank	1975 - 1991	425389
BB	465m S	Unspecified Tank	1916	425663
BB	467m S	Unspecified Tank	1952 - 1980	398675
BB	468m S	Unspecified Tank	1970	424564

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m **44**

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
P	38m NE	Electricity Substation	1973 - 1991	288064

ID	Location	Land use	Dates present	Group ID
P	39m NE	Electricity Substation	1995	289867
K	51m SW	Electricity Substation	1968 - 1995	282860
C	73m NE	Electricity Substation	1973 - 1995	314344
3	99m NE	Electricity Substation	1973 - 1995	320997
N	117m SW	Electricity Substation	1952 - 1954	298213
Z	134m NE	Electric Generating Station	1915	275400
K	143m S	Electricity Substation	1977 - 1991	311964
K	146m S	Electricity Substation	1992 - 1995	317248
4	152m W	Electricity Substation	1974 - 1991	289967
AE	179m NE	Electricity Substation	1991 - 1995	281231
AE	179m NE	Electricity Substation	1977	320000
Y	189m SW	Electricity Substation	1952 - 1954	320503
Y	189m SW	Electricity Substation	1974 - 1991	314245
8	196m NW	Electricity Substation	1952 - 1954	288592
H	214m S	Electricity Substation	1985 - 1995	316370
AG	215m S	Electricity Substation	1990 - 1995	319843
10	232m E	Electricity Substation	1952 - 1954	305732
AH	286m S	Electricity Substation	1977	268572
AH	292m S	Electricity Substation	1968 - 1970	321527
AH	292m S	Electricity Substation	1985 - 1995	308867
14	315m S	Electricity Substation	1969 - 1991	301443
H	321m S	Electricity Substation	1996 - 1999	300465
H	321m S	Electricity Substation	1987	291963
H	321m S	Electricity Substation	1991	321828
15	332m E	Electricity Substation	1977 - 1995	290495
AP	348m E	Electricity Substation	1952 - 1954	319007
18	366m W	Electricity Substation	1974 - 1991	281911
AT	384m W	Electricity Substation	1974	310603

ID	Location	Land use	Dates present	Group ID
AT	385m W	Electricity Substation	1988 - 1991	308083
AU	390m NE	Electricity Substation	1992	274144
AM	404m NE	Electricity Substation	1973 - 1995	290456
AU	407m NE	Electricity Substation	1975 - 1992	289392
19	411m NE	Electricity Substation	1975 - 1991	284816
AV	420m S	Electricity Substation	1991	286855
AV	420m S	Electricity Substation	1969	288944
AV	421m S	Electricity Substation	1982 - 1991	284848
AW	421m NE	Electricity Substation	1981 - 1992	302407
AW	421m NE	Electricity Substation	1975	300214
AM	440m NE	Electricity Substation	1973 - 1995	304417
AZ	440m S	Electricity Substation	1952 - 1955	308671
AZ	469m S	Electricity Substation	1996 - 1999	290156
AZ	472m S	Electricity Substation	1987 - 1991	300525
AR	485m SW	Electricity Substation	1952 - 1954	285796

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	**0**

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	70

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
C	**On site**	**Garage**	**1952 - 1954**	**86529**
O	30m N	Transport Maintenance Sheds	1952 - 1954	85169
R	35m N	Garage	1970	93129
R	35m N	Garage	1954 - 1966	86657
Q	37m SW	Garages	1952 - 1954	86781
V	59m NE	Garage	1952	85344
V	60m NE	Garage	1954	93204
R	60m NE	Garage	1952	95815
K	82m SW	Carriage Shed	1952 - 1954	84452
X	92m NW	Garages	1954	91140
X	94m N	Garages	1952	86676
X	101m N	Garages	1952 - 1954	94351
AB	129m NE	Garage	1995	83005
AB	130m NE	Garage	1981 - 1991	83018
AB	130m NE	Garage	1952	94880
AB	130m NE	Garage	1973	85388
AB	131m NE	Garage	1954	89436
AD	165m NE	Garage	1970	82519
AD	166m NE	Garage	1963	87450
AD	166m NE	Garage	1952	93809
AD	166m NE	Garage	1954	91064

ID	Location	Land use	Dates present	Group ID
AD	166m NE	Garage	1970	95474
AF	181m E	Garage	1952	85619
AF	181m E	Garage	1963	83936
AF	182m E	Garage	1977	91091
AF	182m E	Garage	1970	84127
AF	183m E	Garage	1991	94584
AF	186m SE	Car Breakers Yard	1952 - 1954	88600
AF	189m E	Garage	1954	93633
AF	190m E	Garage	1970	91884
H	198m S	Garage	1985 - 1991	83630
H	198m S	Garage	1992 - 1995	82945
AJ	209m S	Garage	1990 - 1991	84440
AJ	216m S	Garage	1992 - 1995	92837
9	218m S	Garage	1952 - 1954	84246
AK	227m SW	Garage	1974	86630
AK	227m SW	Garage	1979	92254
AK	228m SW	Garage	1982	90581
AK	229m SW	Garage	1991	86897
H	240m S	Taxicab Service Depot	1952 - 1954	92056
H	242m S	Garage	1985	83912
H	243m S	Garage	1992 - 1995	92695
H	243m S	Garage	1990 - 1991	86621
AJ	244m S	Road Services Depot	1968 - 1970	95372
AJ	257m S	Road Services Depot	1952	92513
11	268m SE	Garage	1952 - 1954	95259
AJ	275m S	Road Services Depot	1954 - 1955	83318
12	296m NE	Garage	1975	81744
AJ	337m S	Road Services Depot	1970	91921

ID	Location	Land use	Dates present	Group ID
AJ	337m S	Road Services Depot	1952	93236
AJ	337m S	Road Services Depot	1966	95071
AP	345m E	Vehicle Repair Depot	1952 - 1954	87252
AS	379m E	Garage	1952	87833
AS	381m E	Garage	1954	89642
AY	439m E	Garage	1963	84780
AY	439m E	Garage	1977	94255
AY	439m E	Garage	1952	89208
AY	440m E	Garage	1970	84714
AY	440m E	Garage	1970	92441
AY	440m E	Garage	1954	93687
BA	450m E	Garage	1963	91408
BA	450m E	Garage	1970	89452
BA	450m E	Garage	1952	87908
BA	461m E	Garage	1954	89499
BA	468m E	Garage	1952 - 1954	83459
BA	473m E	Garage	1970	87597
AR	490m SW	Garage	1952 - 1970	84658
BC	492m SW	Garage	1974 - 1991	85208
BC	493m SW	Garage	1970	88037
BC	493m SW	Garage	1966	92432

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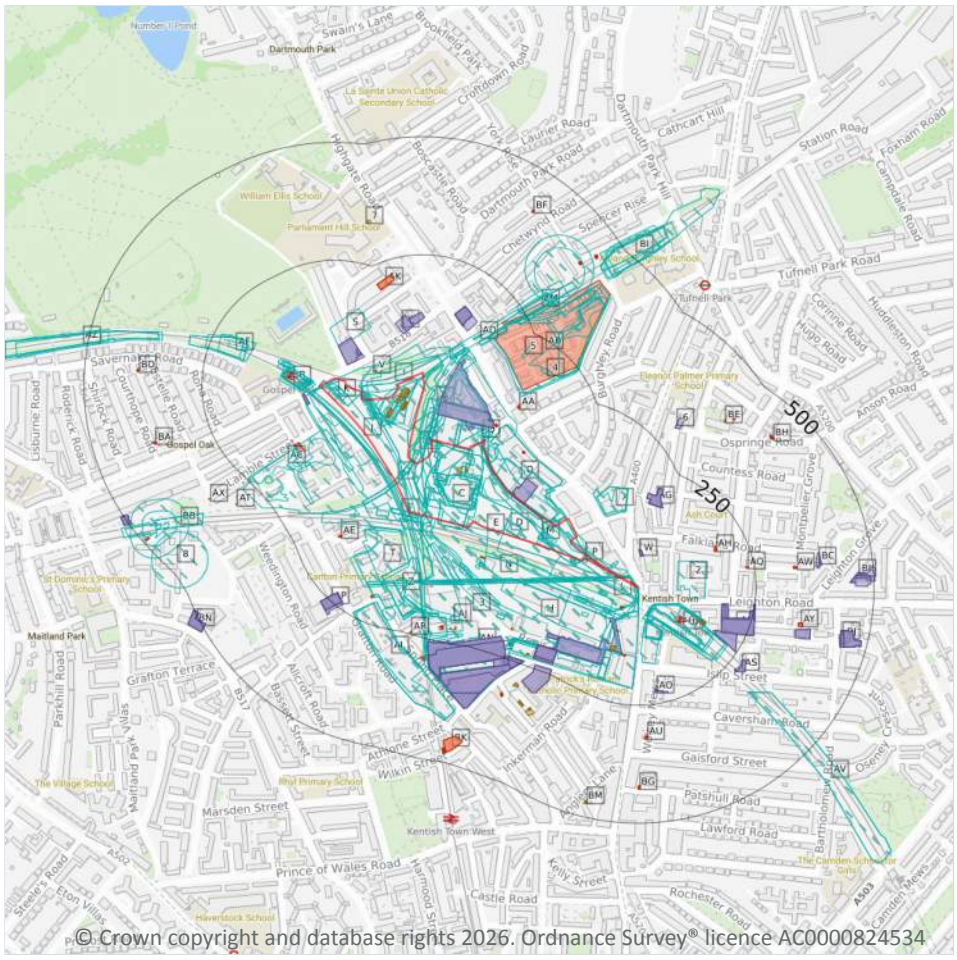
1.6 Historical military land

Records within 500m	**0**

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.

2 Past land use - un-grouped



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2.1 Historical industrial land uses

Records within 500m	269

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 31 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Pit**	**1873**	**2263921**
A	**On site**	**Unspecified Pit**	**1879**	**2313190**
B	**On site**	**Unspecified Ground Workings**	**1873**	**2320361**

ID	Location	Land Use	Date	Group ID
B	On site	Railway Building	1873	2308762
B	On site	Unspecified Depot	1974	2256626
B	On site	Railway Building	1879	2324036
B	On site	Unspecified Ground Workings	1879	2216856
B	On site	Unspecified Heap	1894	2187056
B	On site	Unspecified Commercial/Industrial	1965	2318310
B	On site	Unspecified Depot	1996	2256626
B	On site	Locomotive Sheds	1938	2234564
B	On site	Railway Sidings	1938	2320018
B	On site	Locomotive Sheds	1920	2234564
B	On site	Locomotive Sheds	1951	2310744
B	On site	Unspecified Commercial/Industrial	1958	2318310
C	On site	Unspecified Sheds	1873	2310908
C	On site	Unspecified Sheds	1879	2302923
C	On site	Railway Building	1894	2263333
C	On site	Railway Building	1951	2211314
D	On site	Railway Building	1873	2243356
D	On site	Railway Building	1879	2248093
D	On site	Railway Building	1894	2204522
E	On site	Railway Sidings	1873	2263298
E	On site	Railway Sidings	1879	2263298
E	On site	Railway Sidings	1894	2212447
E	On site	Unspecified Commercial/Industrial	1894	2245789
E	On site	Railway Sidings	1920	2259821
F	On site	Tunnel	1965	2208861
F	On site	Tunnel	1974	2208861
F	On site	Tunnel	1996	2208861
F	On site	Tunnel	1958	2208861

ID	Location	Land Use	Date	Group ID
F	On site	Railway Building	1920	2197948
F	On site	Railway Building	1951	2196190
G	On site	Tunnel	1965	2288233
G	On site	Tunnel	1974	2288233
G	On site	Tunnel	1996	2288233
G	On site	Tunnel	1958	2288233
G	On site	Unspecified Shaft	1965	2288959
G	On site	Unspecified Shaft	1974	2204497
G	On site	Unspecified Shaft	1996	2204497
H	On site	Railway Land	1896	2201061
H	On site	Unspecified Works	1894	2327624
I	On site	Railway Sidings	1894	2207291
I	On site	Unspecified Depot	1965	2253268
I	On site	Unspecified Depot	1974	2253268
I	On site	Unspecified Depot	1996	2249468
I	On site	Railway Building	1938	2326347
I	On site	Unspecified Tanks	1938	2249635
I	On site	Railway Buildings	1938	2297617
I	On site	Railway Building	1938	2265857
I	On site	Unspecified Ground Workings	1920	2165424
I	On site	Unspecified Ground Workings	1920	2165425
I	On site	Railway Sidings	1920	2295417
I	On site	Railway Buildings	1920	2298877
I	On site	Unspecified Tank	1920	2191232
I	On site	Railway Building	1920	2287412
I	On site	Railway Sidings	1951	2259668
I	On site	Railway Building	1951	2223776
I	On site	Unspecified Tanks	1951	2249635

ID	Location	Land Use	Date	Group ID
I	On site	Railway Buildings	1951	2251320
I	On site	Railway Building	1958	2245142
I	On site	Railway Sidings	1958	2297344
I	On site	Railway Building	1958	2250939
J	On site	Railway Sidings	1894	2212447
J	On site	Railway Sidings	1920	2256490
J	On site	Railway Sidings	1951	2288985
J	On site	Railway Sidings	1958	2225452
K	On site	Coal Depot	1894	2198305
K	On site	Railway Building	1938	2241916
K	On site	Railway Building	1938	2196191
K	On site	Railway Building	1920	2241916
L	On site	Railway Sidings	1938	2208364
L	On site	Railway Sidings	1920	2232303
M	On site	Railway Building	1965	2284700
M	On site	Railway Building	1938	2213692
M	On site	Railway Building	1920	2213692
M	On site	Railway Building	1951	2214489
M	On site	Railway Building	1958	2284700
M	On site	Cuttings	1873	2156726
N	On site	Railway Sidings	1965	2258779
N	On site	Railway Sidings	1974	2217151
N	On site	Railway Sidings	1951	2252841
N	On site	Railway Sidings	1958	2258779
O	On site	Unspecified Commercial/Industrial	1965	2227985
O	On site	Unspecified Stores	1938	2172050
O	On site	Bottling Stores	1920	2264647
O	On site	Bottling Stores	1951	2203558

ID	Location	Land Use	Date	Group ID
O	**On site**	**Unspecified Commercial/Industrial**	**1958**	**2227985**
P	**On site**	**Railway Building**	**1938**	**2310087**
P	**On site**	**Railway Building**	**1920**	**2196188**
P	**On site**	**Railway Building**	**1951**	**2249536**
P	**On site**	**Railway Building**	**1951**	**2310087**
P	1m S	Railway Building	1938	2249536
F	4m S	Railway Building	1938	2196192
C	4m S	Railway Building	1920	2231244
A	4m N	Cuttings	1894	2158044
Q	5m NW	Railway Building	1873	2275136
Q	5m NW	Railway Building	1879	2286111
P	9m S	Railway Building	1920	2196186
J	9m SW	Brick Works	1894	2167683
A	9m W	Railway Sidings	1920	2295555
R	10m W	Railway Station	1894	2231659
F	14m S	Tunnel	1965	2281258
F	14m S	Tunnel	1974	2281258
F	14m S	Tunnel	1996	2281258
F	14m S	Tunnel	1958	2281258
R	15m NW	Railway Station	1938	2271645
J	17m SW	Unspecified Depot	1965	2170482
R	18m NW	Railway Station	1958	2328913
R	18m W	Railway Station	1873	2269006
R	18m W	Railway Station	1879	2317644
H	20m SW	Railway Sidings	1882	2263298
R	21m W	Railway Station	1920	2258280
R	23m NW	Railway Station	1951	2242174
H	24m SW	Railway Sidings	1894	2321859

ID	Location	Land Use	Date	Group ID
F	24m SW	Railway Sidings	1938	2200513
L	25m SW	Railway Sidings	1896	2281617
J	28m SW	Unspecified Ground Workings	1951	2287650
R	29m NW	Railway Station	1965	2225765
R	29m NW	Railway Station	1974	2225765
R	29m NW	Railway Station	1996	2225765
F	38m W	Railway Building	1996	2197947
L	39m SW	Railway Building	1951	2271061
T	40m SW	Timber Yard	1938	2211940
T	41m S	Timber Yard	1920	2211940
T	42m SW	Unspecified Depot	1965	2170089
A	42m E	Railway Building	1938	2196185
L	42m SW	Railway Building	1920	2252922
1	44m S	Unspecified Depot	1974	2170088
A	45m E	Chimney	1965	2195191
U	48m SE	Railway Station	1938	2249652
U	48m SE	Railway Station	1920	2217084
U	48m SE	Railway Station	1882	2203222
U	48m SE	Railway Station	1965	2236334
U	48m SE	Railway Station	1974	2236334
U	48m SE	Railway Station	1958	2223710
N	49m S	Railway Sidings	1879	2263298
A	51m E	Railway Building	1920	2291364
U	53m SE	Railway Station	1951	2249683
U	54m SE	Railway Station	1894	2203222
U	54m SE	Railway Station	1896	2295068
N	55m S	Railway Sidings	1873	2263298
J	56m SW	Unspecified Ground Workings	1894	2242305

ID	Location	Land Use	Date	Group ID
A	57m E	Railway Building	1938	2291364
L	59m SW	Railway Buildings	1951	2160521
A	60m E	Railway Station	1920	2302787
A	62m E	Railway Sidings	1920	2275630
S	65m N	Nursery	1894	2180434
A	67m E	Railway Building	1920	2196189
A	67m NE	Railway Station	1873	2279604
A	67m NE	Railway Station	1879	2266554
N	68m S	Railway Building	1951	2327374
L	69m SW	Railway Building	1965	2236950
L	69m SW	Railway Building	1958	2236950
X	70m NE	Fire Station	1965	2312343
N	71m S	Unspecified Ground Workings	1920	2162699
A	72m E	Railway Station	1938	2302787
J	73m SW	Unspecified Pit	1938	2179060
U	73m S	Unspecified Station	1920	2241029
N	74m S	Railway Building	1938	2261524
X	74m NE	Fire Station	1974	2252619
X	74m NE	Fire Station	1996	2252619
A	74m NE	Railway Station	1894	2324630
U	74m S	London Transport Station	1965	2224742
U	74m S	London Transport Station	1974	2224742
U	74m S	London Transport Station	1996	2224742
U	74m S	Unspecified Station	1958	2311836
L	74m SW	Railway Building	1965	2234175
L	74m SW	Railway Building	1958	2234175
U	75m S	Electricity Station	1938	2181672
N	78m S	Railway Buildings	1951	2160522

ID	Location	Land Use	Date	Group ID
N	79m S	Railway Building	1920	2276241
N	82m S	Railway Building	1938	2196184
2	82m E	Hospital	1951	2194925
H	85m S	Railway Sidings	1938	2259821
H	85m S	Railway Sidings	1920	2259821
H	85m SW	Railway Sidings	1896	2321859
N	87m S	Railway Building	1920	2196187
Z	92m S	Unspecified Works	1965	2255384
Z	92m S	Unspecified Commercial/Industrial	1958	2171315
F	99m SW	Railway Building	1938	2285161
L	99m SW	Railway Building	1882	2196182
U	102m SE	Railway Station	1996	2204627
F	108m SW	Railway Building	1920	2285161
AB	120m NE	Electric Generating Station	1920	2284055
AC	126m SW	Unspecified Ground Workings	1938	2264620
AD	129m NE	Railway Station	1894	2168056
AC	129m SW	Unspecified Ground Workings	1920	2264620
AB	130m NE	Electric Generating Station	1938	2284055
AD	136m NE	Tunnel	1965	2217617
AD	136m NE	Tunnel	1974	2217617
AD	136m NE	Tunnel	1958	2217617
Z	139m S	Unspecified Works	1896	2327624
Z	143m S	Road Vehicle Works	1938	2286241
Z	143m S	Road Vehicle Works	1920	2286241
L	143m S	Unspecified Commercial/Industrial	1951	2171148
L	145m SW	Police Station	1965	2238565
L	161m S	Police Station	1974	2294770
L	161m S	Police Station	1996	2294770

ID	Location	Land Use	Date	Group ID
AF	162m NW	Railway Sidings	1951	2229655
3	165m S	Railway Building	1920	2196183
H	166m S	Railway Building	1938	2264282
H	166m S	Railway Building	1920	2264282
AF	170m W	Railway Sidings	1873	2311588
AF	170m W	Railway Sidings	1879	2274033
AF	171m NW	Railway Sidings	1894	2256881
AF	174m NW	Railway Building	1951	2197949
AF	180m W	Railway Sidings	1958	2249779
AB	186m NE	Unspecified Heap	1938	2317815
AJ	189m S	Railway Building	1938	2299863
AJ	189m S	Railway Building	1920	2299863
4	190m NE	Unspecified Ground Workings	1920	2165421
AJ	192m S	Railway Building	1938	2216544
AJ	192m S	Railway Building	1920	2216544
5	193m NE	Unspecified Ground Workings	1920	2165422
AL	200m S	Colour Works	1951	2159315
Z	203m S	Road Works	1920	2166707
AM	204m NE	Cuttings	1879	2297813
AM	204m NE	Cuttings	1873	2213572
AL	205m S	Unspecified Works	1938	2324130
AL	205m S	Unspecified Works	1920	2324130
AL	205m S	Unspecified Works	1920	2324130
AC	206m SW	Unspecified Ground Workings	1920	2165423
AB	209m NE	Unspecified Heap	1965	2319334
AB	209m NE	Unspecified Heap	1958	2319334
AN	210m S	Railway Buildings	1938	2307105
AN	210m S	Railway Buildings	1920	2307105

ID	Location	Land Use	Date	Group ID
AM	210m NE	Railway Sidings	1920	2264771
AC	210m SW	Unspecified Pit	1938	2179059
AM	230m NE	Tunnel	1965	2271421
AM	230m NE	Tunnel	1974	2271421
AM	230m NE	Tunnel	1958	2271421
AN	231m S	Unspecified Depot	1974	2315586
AN	236m S	Unspecified Depot	1965	2208475
AN	237m S	Coal Depot	1951	2324644
AN	237m S	Coal Depot	1938	2245221
AN	237m S	Coal Depot	1920	2245221
AN	238m S	Railway Building	1882	2195425
AM	240m NE	Cuttings	1920	2216716
AM	243m NE	Cuttings	1894	2216716
AM	244m NE	Cuttings	1951	2283169
AB	265m NE	Unspecified Heap	1951	2317815
AM	290m NE	Miniature Rifle Range	1938	2312313
AB	304m NE	Unspecified Ground Workings	1920	2163775
AM	306m NE	Miniature Rifle Range	1920	2312313
AM	320m NE	Cuttings	1951	2305842
AN	321m S	Unspecified Depot	1965	2299226
AV	323m SE	Railway Sidings	1968	2234822
AV	323m SE	Railway Sidings	1957	2272983
AZ	347m W	Cuttings	1894	2276262
AZ	355m W	Cuttings	1879	2321553
AZ	355m W	Cuttings	1873	2297023
BB	367m SW	Tunnel	1965	2257543
BB	367m SW	Tunnel	1974	2257543
BB	367m SW	Tunnel	1996	2257543

ID	Location	Land Use	Date	Group ID
BB	389m SW	Railway Station	1873	2288796
8	412m SW	Unspecified Station	1938	2170616
BB	414m SW	Railway Station	1879	2217838
BI	431m NE	Cuttings	1938	2328749
BI	432m NE	Cuttings	1894	2254827
BB	433m SW	Railway Station	1894	2290746
BI	438m NE	Cuttings	1879	2278114
BI	438m NE	Cuttings	1873	2285484
9	441m NE	Cuttings	1920	2316143
BI	442m NE	Cuttings	1958	2287112
BB	448m SW	Railway Station	1920	2290746
BI	455m NE	Cuttings	1951	2287112
AZ	458m W	Cuttings	1938	2257326
AZ	471m W	Cuttings	1920	2224336

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	**89**

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 31 >**

ID	Location	Land Use	Date	Group ID
B	**On site**	**Unspecified Tank**	**1954**	**408716**
B	**On site**	**Unspecified Tank**	**1952**	**408716**
B	**On site**	**Unspecified Tank**	**1936**	**408716**
B	**On site**	**Tanks**	**1896**	**379164**
I	**On site**	**Tanks**	**1954**	**417652**
I	**On site**	**Unspecified Tank**	**1954**	**411858**

ID	Location	Land Use	Date	Group ID
I	**On site**	**Tanks**	**1954**	**410563**
I	**On site**	**Unspecified Tank**	**1954**	**407531**
I	**On site**	**Unspecified Tank**	**1954**	**403531**
I	**On site**	**Tanks**	**1954**	**404217**
I	**On site**	**Unspecified Tank**	**1952**	**407531**
I	**On site**	**Unspecified Tank**	**1952**	**405621**
I	**On site**	**Tanks**	**1952**	**404217**
I	**On site**	**Tanks**	**1952**	**417652**
I	**On site**	**Tanks**	**1952**	**410563**
I	**On site**	**Unspecified Tank**	**1952**	**411858**
I	**On site**	**Tanks**	**1936**	**379163**
I	**On site**	**Unspecified Tank**	**1936**	**391287**
I	**On site**	**Unspecified Tank**	**1936**	**391288**
I	**On site**	**Unspecified Tank**	**1936**	**391289**
A	44m E	Unspecified Tank	1915	391281
V	53m NW	Unspecified Tank	1954	426160
V	53m NE	Unspecified Tank	1952	423476
N	60m S	Unspecified Tank	1995	429952
N	60m S	Unspecified Tank	1992	429952
N	60m S	Unspecified Tank	1985	429952
N	60m S	Unspecified Tank	1990	429952
N	60m S	Unspecified Tank	1990	429952
N	60m S	Unspecified Tank	1991	429952
L	101m SW	Unspecified Tank	1977	391283
L	134m SW	Unspecified Tank	1995	418936
L	134m SW	Unspecified Tank	1992	418936
L	134m SW	Unspecified Tank	1985	418936
L	134m SW	Unspecified Tank	1990	418936

ID	Location	Land Use	Date	Group ID
L	134m SW	Unspecified Tank	1990	418936
L	134m SW	Unspecified Tank	1991	418936
U	150m SE	Unspecified Tank	1916	406964
U	150m SE	Unspecified Tank	1963	402647
U	150m SE	Unspecified Tank	1952	406964
U	151m SE	Unspecified Tank	1970	406711
U	151m SE	Unspecified Tank	1954	420589
U	151m SE	Unspecified Tank	1970	402647
H	185m S	Tanks	1977	379162
AJ	211m S	Tanks	1896	379161
AJ	215m S	Tanks	1896	379160
H	224m S	Unspecified Tank	1985	431457
H	224m S	Unspecified Tank	1990	406047
H	224m S	Unspecified Tank	1990	417633
H	224m S	Unspecified Tank	1991	406494
H	225m S	Unspecified Tank	1995	424488
H	225m S	Unspecified Tank	1992	405586
H	225m S	Unspecified Tank	1977	399057
AR	244m S	Unspecified Tank	1985	402155
AR	244m S	Unspecified Tank	1990	426443
AR	244m S	Unspecified Tank	1990	405966
AR	244m S	Unspecified Tank	1991	421448
AR	245m S	Unspecified Tank	1977	420484
AR	245m S	Unspecified Tank	1995	407074
AR	245m S	Unspecified Tank	1992	407251
H	291m S	Tanks	1970	398499
H	291m S	Tanks	1968	398499
AT	300m SW	Unspecified Tank	1954	431191

ID	Location	Land Use	Date	Group ID
AT	301m SW	Unspecified Tank	1952	428326
AT	301m SW	Unspecified Tank	1952	402089
H	323m S	Unspecified Tank	1970	407165
H	325m S	Unspecified Tank	1980	421661
H	325m S	Unspecified Tank	1966	402417
H	331m S	Unspecified Tank	1980	421563
H	331m S	Unspecified Tank	1987	421563
H	331m S	Unspecified Tank	1991	421563
H	331m S	Unspecified Tank	1970	431242
H	331m S	Unspecified Tank	1996	410828
H	332m S	Unspecified Tank	1970	420279
H	332m S	Unspecified Tank	1966	405372
AX	334m SW	Unspecified Tank	1974	423854
AX	334m SW	Unspecified Tank	1979	423854
7	337m N	Unspecified Tank	1896	383983
BE	390m NE	Unspecified Tank	1981	425389
BE	390m NE	Unspecified Tank	1982	425389
BE	390m NE	Unspecified Tank	1991	425389
BE	391m NE	Unspecified Tank	1975	425389
BM	465m S	Unspecified Tank	1916	425663
BM	467m S	Unspecified Tank	1980	398675
BM	467m S	Unspecified Tank	1955	398675
BM	467m S	Unspecified Tank	1955	398675
BM	467m S	Unspecified Tank	1970	398675
BM	467m S	Unspecified Tank	1952	398675
BM	467m S	Unspecified Tank	1966	398675
BM	468m S	Unspecified Tank	1970	424564

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2.3 Historical energy features

Records within 500m	132

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 31 >**

ID	Location	Land Use	Date	Group ID
Q	38m NE	Electricity Substation	1981	288064
Q	38m NE	Electricity Substation	1981	288064
Q	38m NE	Electricity Substation	1991	288064
Q	38m NE	Electricity Substation	1973	288064
Q	39m NE	Electricity Substation	1995	289867
L	51m SW	Electricity Substation	1970	282860
L	51m SW	Electricity Substation	1968	282860
L	51m SW	Electricity Substation	1977	282860
L	52m SW	Electricity Substation	1985	282860
L	52m SW	Electricity Substation	1990	282860
L	52m SW	Electricity Substation	1990	282860
L	52m SW	Electricity Substation	1991	282860
L	52m SW	Electricity Substation	1995	282860
L	52m SW	Electricity Substation	1992	282860
O	73m NE	Electricity Substation	1981	314344
O	73m NE	Electricity Substation	1981	314344
O	73m NE	Electricity Substation	1991	314344
O	73m NE	Electricity Substation	1973	314344
O	74m NE	Electricity Substation	1995	314344
AA	99m NE	Electricity Substation	1981	320997
AA	99m NE	Electricity Substation	1981	320997
AA	99m NE	Electricity Substation	1991	320997
AA	100m NE	Electricity Substation	1973	320997

ID	Location	Land Use	Date	Group ID
AA	100m NE	Electricity Substation	1995	320997
J	117m SW	Electricity Substation	1954	298213
J	117m SW	Electricity Substation	1952	298213
AB	134m NE	Electric Generating Station	1915	275400
L	143m S	Electricity Substation	1985	311964
L	143m S	Electricity Substation	1990	311964
L	143m S	Electricity Substation	1990	311964
L	143m S	Electricity Substation	1991	311964
L	143m S	Electricity Substation	1977	311964
L	146m S	Electricity Substation	1995	317248
L	146m S	Electricity Substation	1992	317248
AE	152m W	Electricity Substation	1982	289967
AE	152m W	Electricity Substation	1982	289967
AE	152m W	Electricity Substation	1991	289967
AE	152m W	Electricity Substation	1991	289967
AE	153m W	Electricity Substation	1974	289967
AE	153m W	Electricity Substation	1979	289967
AH	179m NE	Electricity Substation	1995	281231
AH	179m NE	Electricity Substation	1977	320000
AH	179m NE	Electricity Substation	1991	281231
Z	189m SW	Electricity Substation	1954	320503
Z	189m SW	Electricity Substation	1982	314245
Z	189m SW	Electricity Substation	1982	314245
Z	189m SW	Electricity Substation	1991	314245
Z	189m SW	Electricity Substation	1991	314245
Z	189m SW	Electricity Substation	1952	320503
Z	189m SW	Electricity Substation	1952	320503
Z	190m SW	Electricity Substation	1974	314245

ID	Location	Land Use	Date	Group ID
Z	190m SW	Electricity Substation	1979	314245
AK	196m NW	Electricity Substation	1952	288592
AK	196m NW	Electricity Substation	1954	288592
H	214m S	Electricity Substation	1985	316370
H	214m S	Electricity Substation	1990	316370
H	214m S	Electricity Substation	1990	316370
H	214m S	Electricity Substation	1991	316370
H	214m S	Electricity Substation	1995	316370
H	214m S	Electricity Substation	1992	316370
AJ	215m S	Electricity Substation	1990	319843
AJ	215m S	Electricity Substation	1990	319843
AJ	215m S	Electricity Substation	1991	319843
AJ	215m S	Electricity Substation	1995	319843
AJ	215m S	Electricity Substation	1992	319843
AQ	232m E	Electricity Substation	1954	305732
AQ	233m E	Electricity Substation	1952	305732
AL	286m S	Electricity Substation	1977	268572
AL	292m S	Electricity Substation	1970	321527
AL	292m S	Electricity Substation	1985	308867
AL	292m S	Electricity Substation	1990	308867
AL	292m S	Electricity Substation	1990	308867
AL	292m S	Electricity Substation	1991	308867
AL	292m S	Electricity Substation	1995	308867
AL	292m S	Electricity Substation	1992	308867
AL	292m S	Electricity Substation	1968	321527
AU	315m S	Electricity Substation	1970	301443
AU	316m S	Electricity Substation	1969	301443
AU	316m S	Electricity Substation	1982	301443

ID	Location	Land Use	Date	Group ID
AU	316m S	Electricity Substation	1991	301443
H	321m S	Electricity Substation	1996	300465
H	321m S	Electricity Substation	1999	300465
H	321m S	Electricity Substation	1987	291963
H	321m S	Electricity Substation	1991	321828
AW	332m E	Electricity Substation	1995	290495
AW	332m E	Electricity Substation	1991	290495
AW	332m E	Electricity Substation	1977	290495
AY	348m E	Electricity Substation	1952	319007
AY	348m E	Electricity Substation	1954	319007
BA	366m W	Electricity Substation	1974	281911
BA	367m W	Electricity Substation	1987	281911
BA	367m W	Electricity Substation	1988	281911
BA	367m W	Electricity Substation	1991	281911
BD	384m W	Electricity Substation	1974	310603
BD	385m W	Electricity Substation	1988	308083
BD	385m W	Electricity Substation	1991	308083
BE	390m NE	Electricity Substation	1992	274144
AM	404m NE	Electricity Substation	1981	290456
AM	404m NE	Electricity Substation	1981	290456
AM	404m NE	Electricity Substation	1991	290456
AM	404m NE	Electricity Substation	1973	290456
AM	405m NE	Electricity Substation	1995	290456
BE	407m NE	Electricity Substation	1992	289392
BE	407m NE	Electricity Substation	1981	289392
BE	407m NE	Electricity Substation	1982	289392
BE	407m NE	Electricity Substation	1991	289392
BE	408m NE	Electricity Substation	1975	289392

ID	Location	Land Use	Date	Group ID
BF	411m NE	Electricity Substation	1991	284816
BF	411m NE	Electricity Substation	1975	284816
BG	420m S	Electricity Substation	1991	286855
BG	420m S	Electricity Substation	1969	288944
BG	421m S	Electricity Substation	1982	284848
BG	421m S	Electricity Substation	1991	284848
BH	421m NE	Electricity Substation	1992	302407
BH	421m NE	Electricity Substation	1975	300214
BH	422m NE	Electricity Substation	1981	302407
BH	422m NE	Electricity Substation	1982	302407
BH	422m NE	Electricity Substation	1991	302407
AM	440m NE	Electricity Substation	1981	304417
AM	440m NE	Electricity Substation	1981	304417
AM	440m NE	Electricity Substation	1991	304417
BK	440m S	Electricity Substation	1952	308671
BK	440m S	Electricity Substation	1955	308671
AM	440m NE	Electricity Substation	1973	304417
AM	441m NE	Electricity Substation	1995	304417
BK	469m S	Electricity Substation	1996	290156
BK	469m S	Electricity Substation	1999	290156
BK	472m S	Electricity Substation	1987	300525
BK	472m S	Electricity Substation	1991	300525
BB	485m SW	Electricity Substation	1954	285796
BB	485m SW	Electricity Substation	1952	285796
BB	486m SW	Electricity Substation	1952	285796

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m	108

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 31 >**

ID	Location	Land Use	Date	Group ID
O	**On site**	**Garage**	**1952**	**86529**
O	1m NE	Garage	1954	86529
A	30m N	Transport Maintenance Sheds	1954	85169
A	30m N	Transport Maintenance Sheds	1952	85169
S	35m N	Garage	1970	93129
S	35m N	Garage	1966	86657
R	37m SW	Garages	1954	86781
R	38m SW	Garages	1952	86781
W	59m NE	Garage	1952	85344
W	60m NE	Garage	1954	93204
S	60m NE	Garage	1952	95815
S	61m NE	Garage	1954	86657
L	82m SW	Carriage Shed	1954	84452
Y	92m NW	Garages	1954	91140
Y	94m N	Garages	1952	86676
Y	101m N	Garages	1952	94351

ID	Location	Land Use	Date	Group ID
Y	104m N	Garages	1954	94351
AD	129m NE	Garage	1995	83005
AD	130m NE	Garage	1981	83018
AD	130m NE	Garage	1981	83018
AD	130m NE	Garage	1991	83018
AD	130m NE	Garage	1952	94880
AD	130m NE	Garage	1973	85388
AD	131m NE	Garage	1954	89436
L	153m SW	Carriage Shed	1952	84452
AG	165m NE	Garage	1970	82519
AG	166m NE	Garage	1963	87450
AG	166m NE	Garage	1952	93809
AG	166m NE	Garage	1970	95474
AG	166m NE	Garage	1954	91064
AI	181m E	Garage	1952	85619
AI	181m E	Garage	1963	83936
AI	182m E	Garage	1977	91091
AI	182m E	Garage	1970	84127
AI	183m E	Garage	1991	94584
AI	186m SE	Car Breakers Yard	1954	88600
AI	187m SE	Car Breakers Yard	1952	88600
AI	189m E	Garage	1954	93633
AI	190m E	Garage	1970	91884
H	198m S	Garage	1990	83630
H	198m S	Garage	1990	83630
H	198m S	Garage	1991	83630
H	198m S	Garage	1985	83630
H	198m S	Garage	1995	82945

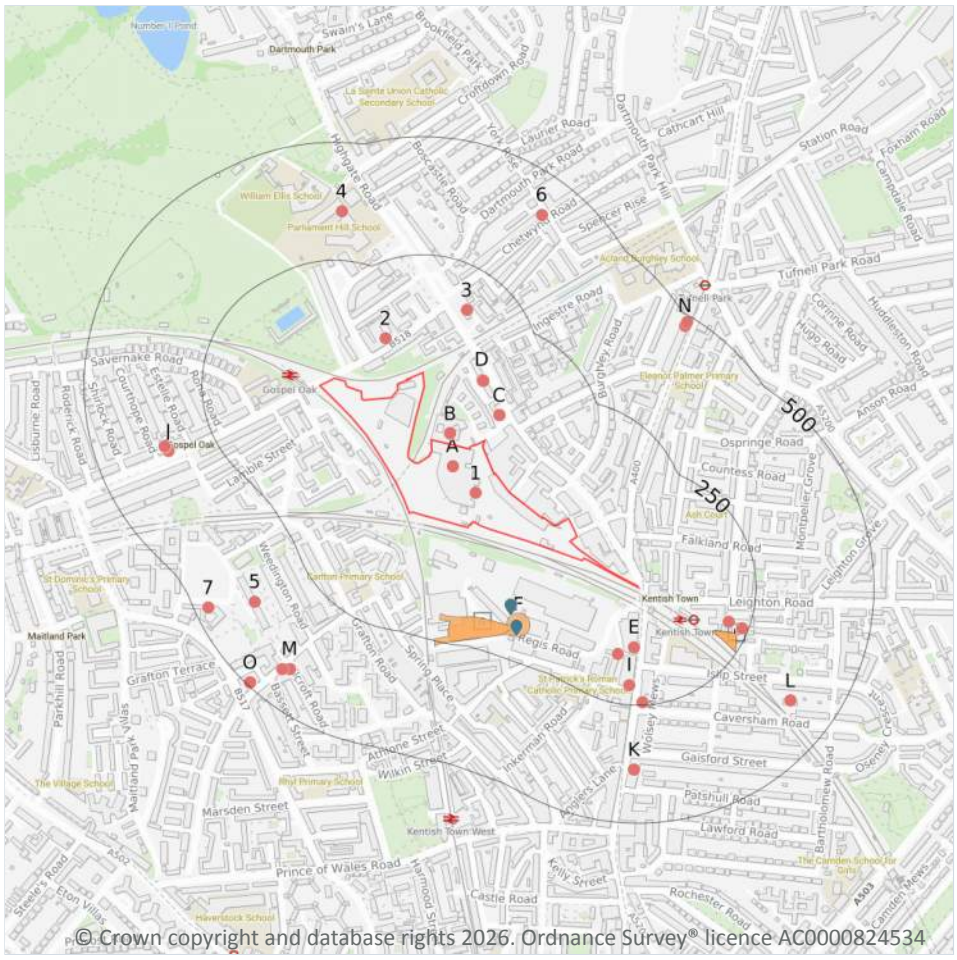
ID	Location	Land Use	Date	Group ID
H	198m S	Garage	1992	82945
AN	209m S	Garage	1990	84440
AN	209m S	Garage	1990	84440
AN	209m S	Garage	1991	84440
AN	216m S	Garage	1995	92837
AN	216m S	Garage	1992	92837
AO	218m S	Garage	1954	84246
AO	222m S	Garage	1952	84246
AP	227m SW	Garage	1974	86630
AP	227m SW	Garage	1979	92254
AP	228m SW	Garage	1982	90581
AP	229m SW	Garage	1991	86897
AP	229m SW	Garage	1991	86897
H	240m S	Taxicab Service Depot	1954	92056
H	241m S	Taxicab Service Depot	1952	92056
H	242m S	Garage	1985	83912
H	243m S	Garage	1995	92695
H	243m S	Garage	1992	92695
H	243m S	Garage	1990	86621
H	243m S	Garage	1990	86621
H	243m S	Garage	1991	86621
AN	244m S	Road Services Depot	1968	95372
AN	257m S	Road Services Depot	1952	92513
AN	260m S	Road Services Depot	1970	95372
AS	268m SE	Garage	1954	95259
AS	269m SE	Garage	1952	95259
AN	275m S	Road Services Depot	1954	83318
6	296m NE	Garage	1975	81744

ID	Location	Land Use	Date	Group ID
AN	337m S	Road Services Depot	1955	83318
AN	337m S	Road Services Depot	1955	83318
AN	337m S	Road Services Depot	1970	95372
AN	337m S	Road Services Depot	1970	91921
AN	337m S	Road Services Depot	1952	93236
AN	337m S	Road Services Depot	1966	95071
AY	345m E	Vehicle Repair Depot	1952	87252
AY	346m E	Vehicle Repair Depot	1954	87252
BC	379m E	Garage	1952	87833
BC	381m E	Garage	1954	89642
BJ	439m E	Garage	1977	94255
BJ	439m E	Garage	1963	84780
BJ	439m E	Garage	1952	89208
BJ	440m E	Garage	1970	84714
BJ	440m E	Garage	1970	92441
BJ	440m E	Garage	1954	93687
BL	450m E	Garage	1963	91408
BL	450m E	Garage	1970	89452
BL	450m E	Garage	1952	87908
BL	461m E	Garage	1954	89499
BL	468m E	Garage	1954	83459
BL	468m E	Garage	1952	83459
BL	473m E	Garage	1970	87597
BB	490m SW	Garage	1954	84658
BB	490m SW	Garage	1970	84658
BB	490m SW	Garage	1966	84658
BB	490m SW	Garage	1952	84658
BB	490m SW	Garage	1952	84658

ID	Location	Land Use	Date	Group ID
BN	492m SW	Garage	1982	85208
BN	492m SW	Garage	1982	85208
BN	492m SW	Garage	1991	85208
BN	492m SW	Garage	1991	85208
BN	493m SW	Garage	1970	88037
BN	493m SW	Garage	1974	85208
BN	493m SW	Garage	1979	85208
BN	493m SW	Garage	1966	92432

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3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	5

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on **page 55 >**

ID	Location	Address	Further Details	Date
F	149m S	Site Address: Camden Recycling Centre, Regis Road, London, Central London, NW5 3EW	Type of Site: Recycling Centre (Alterations) Planning application reference: 2012/6047/P Description: Scheme comprises alterations to front elevation portal frame comprising installation of window, doors and ramp access. Data source: Historic Planning Application Data Type: Point	22/01/2013
G	181m S	Site Address: N/A	Type of Site: Scrap Metal Depot Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1970
G	181m S	Site Address: N/A	Type of Site: Scrap Metal Depot Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1968

ID	Location	Address	Further Details	Date
H	186m SE	Site Address: N/A	Type of Site: Car Breakers Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1954
H	187m SE	Site Address: N/A	Type of Site: Car Breakers Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1952

This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m **4**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on **page 55 >**

ID	Location	Details		
F	145m S	Site Name: Regis Road Recycling Centre Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: LondonWaste Ltd Waste Management licence No: 80349 Annual Tonnage: 7793	Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
F	145m S	Site Name: Regis Road Recycling Centre Site Address: Recycling Centre, Regis Road, Kentish Town, London, NW5 3EW Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 663059 EPR reference: EA/EPR/GB3230DW Operator: Londonenergy Ltd Waste Management licence No: 80349 Annual Tonnage: 14630	Issue Date: 10/12/1996 Effective Date: 10/12/1996 Modified: 10/12/1996 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
F	181m S	Site Name: Regis Road Recycling Centre Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM001 EPR reference: EA/EPR/DP3091NK/V003 Operator: Camden London Borough Council Waste Management licence No: 80349 Annual Tonnage: 7793	Issue Date: 10/12/1996 Effective Date: - Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
F	181m S	Site Name: Regis Road Recycling Centre Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: Londonwaste Limited Waste Management licence No: 80349 Annual Tonnage: 7793	Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m **55**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 55 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	**On site**	**Hiview House Highgate Road London Nw5 1tn**	**EPR/NF0008ZC/A001**	**Treating waste exemption**	**Non-agricultural waste only**	**Treatment of waste aerosol cans**
A	**On site**	**81, Highgate Road, London, Nw5 1tn**	**WEX034396**	**Treating waste exemption**	**Not on a farm**	**Preparatory treatments (baling, sorting, shredding etc)**
A	**On site**	**81, Highgate Road, London, Nw5 1tn**	**WEX095419**	**Treating waste exemption**	**Not on a farm**	**Treatment of waste aerosol cans**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	**On site**	**81, Highgate Road, London, Nw5 1tn**	**WEX096333**	**Using waste exemption**	**On a farm**	**Use of waste in construction**
A	**On site**	**81, Highgate Road, London, Nw5 1tn**	**WEX099353**	**Using waste exemption**	**On a farm**	**Use of waste in construction**
A	**On site**	**81, Highgate Road, London, Nw5 1tn**	**WEX097769**	**Using waste exemption**	**On a farm**	**Use of waste in construction**
B	21m N	-	WEX328272	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	21m N	Hiview House Highgate Road London Nw5 1tn	EPR/HF0400LK/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
B	21m N	Hiview House Highgate Road London Nw5 1tn	EPR/EH0170PN/A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
C	61m NE	Eico Pharmacy, 97 Highgate Road, London, Nw5 1tr	WEX223539	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	61m NE	-	WEX269056	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	61m NE	Eico Pharmacy, 97 Highgate Road, London, Nw5 1tr	WEX397769	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
2	98m NW	Spectrum House 32-34, Unit 34, Gordon House Road, London, Nw5 1lp	WEX252950	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	122m E	Eico Pharmacy 97 Highgate Road London Nw5 1tr	EPR/UE5786WZ/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
D	123m E	Eico Pharmacy 97 Highgate Road London Nw5 1tr	EPR/SF0905GH/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
D	124m E	97, Highgate Road, London, Nw5 1tr	WEX075831	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	124m E	97, Highgate Road, London, Nw5 1tr	WEX128765	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	128m S	321, Kentish Town Road, London, Nw5 2tj	WEX197592	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

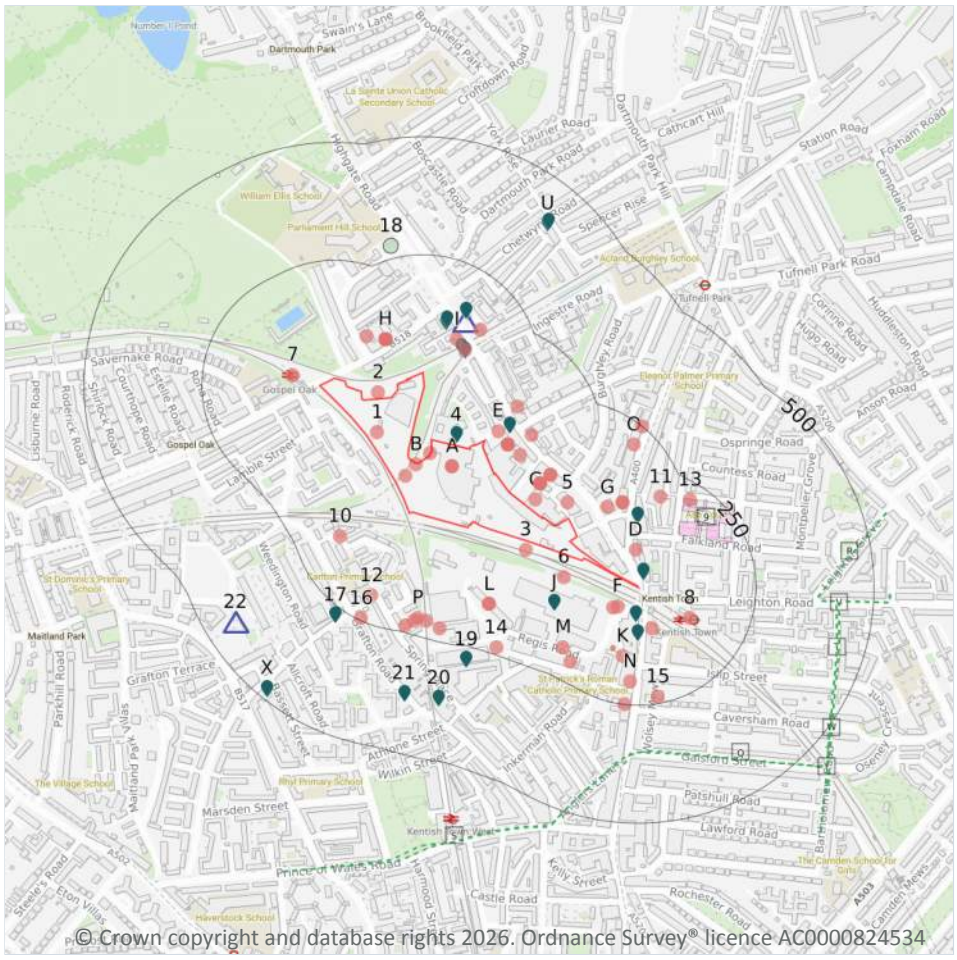
ID	Location	Site	Reference	Category	Sub-Category	Description
E	148m S	Kentish Town 321 Kentish Town Road London Nw5 2tj	EPR/TE5882LR/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
3	160m NE	138-140, Highgate Road, London, Nw5 1pb	WEX224828	Using waste exemption	Not on a farm	Use of waste in construction
H	206m E	6 Peckwater Street London Nw5 2tx	EPR/VE5649ZW/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
I	208m S	Wellcare Pharmacy, 321 Kentish Town, Nw5 2tj, Nw5 2tj	WEX396716	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
H	237m E	6, Peckwater Street, London, Nw5 2tx	WEX135769	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
H	237m E	6, Peckwater Street, London, Nw5 2tx	WEX275094	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
H	237m E	6, Peckwater Street, London, Nw5 2tx	WEX403846	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
I	245m S	230-234, Kentish Town Road, London, Nw5 2ab	WEX366338	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
J	351m SW	-	WEX364150	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	353m N	Parliament Hill School, Highgate Road London, London, Nw5 1rl	WEX127734	Using waste exemption	Not on a farm	Use of waste in construction
J	354m W	68, Mansfield Road, London, Nw3 2hu	WEX223538	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
J	354m W	68, Mansfield Road, London, Nw3 2hu	WEX075832	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
J	355m W	Macey Chemist 68 Mansfield Road London Nw3 2hu	EPR/XE5086WS/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
5	379m SW	1, Wellesley Road, London, Nw5 4pn	WEX483303	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
K	388m S	Basement Flat 164 Camden Street London Nw1 9pt	EPR/GF0109GN/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
K	388m S	Basement Flat 164 Camden Street London Nw1 9pt	EPR/GF0109GN/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
L	403m SE	50, Caversham Road, London, Nw5 2ds	WEX335987	Treating waste exemption	Not on a farm	Recovery of scrap metal
L	403m SE	50, Caversham Road, London, Nw5 2ds	WEX336154	Treating waste exemption	Not on a farm	Recovery of scrap metal
M	417m SW	86, Queens Crescent, London, Nw5 4eb	WEX065759	Using waste exemption	Not on a farm	Use of waste for a specified purpose
M	417m SW	86, Queens Crescent, London, Nw5 4eb	WEX065759	Storing waste exemption	Not on a farm	Storage of waste in secure containers
M	417m SW	86, Queens Crescent, London, Nw5 4eb	WEX065759	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
M	417m SW	86, Queens Crescent, London, Nw5 4eb	WEX065759	Disposing of waste exemption	Not on a farm	Disposal by incineration
6	417m NE	65-67, Chetwynd Road, London, Nw5 1bx	WEX158078	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
M	418m SW	86 Queens Crescent London Nw5 4eb	EPR/XE5888KH/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
M	418m SW	86 Queens Crescent London Nw5 4eb	EPR/TE5855FV/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
M	427m SW	-	WEX367627	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
7	473m SW	1, Wellesley Road, London, Nw5 4pn	WEX341532	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
N	476m NE	165, Fortess Road, London, Nw5 2hr	WEX430450	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
N	485m NE	165 Fortess Road London Nw5 2hr	EPR/VF0833NW/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
O	494m SW	131, Queens Crescent, London, Nw5 4eg	WEX043123	Storing waste exemption	Not on a farm	Storage of waste in secure containers
O	494m SW	131, Queens Crescent, London, Nw5 4eg	WEX043123	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
O	494m SW	131, Queens Crescent, London, Nw5 4eg	WEX043123	Using waste exemption	Not on a farm	Use of waste for a specified purpose
O	494m SW	131, Queens Crescent, London, Nw5 4eg	WEX197355	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
O	494m SW	131, Queens Crescent, London, Nw5 4eg	WEX043123	Disposing of waste exemption	Not on a farm	Disposal by incineration
O	494m SW	131 Queens Crescent London Nw5 4eg	EPR/GE5488KT /A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
O	494m SW	131, Queens Crescent, London, Nw5 4eg	WEX329909	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
O	494m SW	131, Queens Crescent, London, Nw5 4eg	WEX480402	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m	62

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 63 >**

ID	Location	Company	Address	Activity	Category
1	**On site**	**Mast (Telecommunication)**	**Greater London, NW5**	**Telecommunications Features**	**Infrastructure and Facilities**
A	**On site**	**J Murphy & Sons Ltd**	**81, Highgate Road, London, Greater London, NW5 1TN**	**Civil Engineers**	**Engineering Services**

ID	Location	Company	Address	Activity	Category
A	**On site**	**Jason Blair & Co Engineering**	**81, Highgate Road, London, Greater London, NW5 1TN**	**Civil Engineers**	**Engineering Services**
B	**On site**	**Mast (Telecommunication)**	**Greater London, NW5**	**Telecommunications Features**	**Infrastructure and Facilities**
B	**On site**	**Air Shaft**	**Greater London, NW5**	**Unspecified Quarries Or Mines**	**Extractive Industries**
B	1m NW	Mast (Telecommunication)	Greater London, NW5	Telecommunications Features	Infrastructure and Facilities
2	14m N	Gas Valve Compound	Greater London, NW5	Gas Features	Infrastructure and Facilities
3	18m S	Mast (Telecommunication)	Greater London, NW5	Telecommunications Features	Infrastructure and Facilities
C	22m NE	Studio Ellis	Studio 21 Deane House Studios, 27 Greenwood Place, Camden, London, Greater London, NW5 1LB	Clothing, Components and Accessories	Consumer Products
5	34m N	Shurgard Self Storage	19, Greenwood Place, London, Greater London, NW5 1LB	Container and Storage	Transport, Storage and Delivery
E	35m NE	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities
6	46m S	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities
E	49m E	Seventy One	Offices and Premises at Suite 431 Highgate Studios 53-79, Highgate Road, London, Greater London, NW5 1TL	Alcoholic Drinks	Foodstuffs
E	49m E	Sound Network	53-79 Highgate Road, 430 Highgate Studios, Camden, London, Greater London, NW5 1TL	Electronic Equipment	Industrial Products
E	49m E	A P L Media Ltd	Offices and Premises at Suite 310 Highgate Studios 53-79, Highgate Road, London, Greater London, NW5 1TL	Published Goods	Industrial Products
F	56m SW	Gas Governor	Greater London, NW5	Gas Features	Infrastructure and Facilities
C	56m NE	Alan Pharmaceuticals	33, Greenwood Place, London, Greater London, NW5 1LB	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products

ID	Location	Company	Address	Activity	Category
C	56m NE	I C A X Ltd	33, Greenwood Place, London, Greater London, NW5 1LB	Industrial Repairs and Servicing	Repair and Servicing
C	56m NE	Wanted	33, Greenwood Place, London, Greater London, NW5 1LB	Clothing, Components and Accessories	Consumer Products
7	62m W	Gospel Oak Rail Station	Greater London, NW5	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
F	63m SW	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities
D	66m NE	Atlantis Print	4, Fortess Road, London, Greater London, NW5 2ES	Published Goods	Industrial Products
E	66m NE	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities
C	84m NE	Black Dog Press	The Maple Building, 39-51 Highgate Road, Camden, London, Greater London, NW5 1RT	Published Goods	Industrial Products
C	84m NE	St James's House	39-51, Highgate Road, London, Greater London, NW5 1RT	Published Goods	Industrial Products
G	84m NE	Kentish Town Fire Station	Kentish Town Fire Station 20, Highgate Road, London, Greater London, NW5 1NS	Fire Brigade Stations	Central and Local Government
F	93m S	Kentish Town	Kentish Town Station, Kentish Town Road, London, Greater London, NW5 2AA	Underground Network Stations	Public Transport, Stations and Infrastructure
H	98m NW	Melrose & Morgan Ltd	Unit 46 Spectrum House 32-34, Gordon House Road, Camden, London, Greater London, NW5 1LP	Catering and Non Specific Food Products	Foodstuffs
H	98m NW	Shadow Robot	Offices and Premises at Room 31 Spectrum House 32-34, Gordon House Road, London, Greater London, NW5 1LP	Measurement and Inspection Equipment	Industrial Products
H	98m NW	Delbanco Meyer & Co Ltd	Spectrum House 32-34, Gordon House Road, London, Greater London, NW5 1LP	Textiles, Fabrics, Silk and Machinery	Industrial Products
H	98m NW	Second Skin	Offices and Premises at Unit 10 Spectrum House 32-34, Gordon House Road, London, Greater London, NW5 1LP	Disability and Mobility Equipment	Consumer Products
H	98m NW	Zoomphase	Spectrum House 32-34, Gordon House Road, London, Greater London, NW5 1LP	Clothing, Components and Accessories	Consumer Products
E	99m NE	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
E	99m E	Kentish Town Storage	70, Highgate Road, London, Greater London, NW5 1PA	Container and Storage	Transport, Storage and Delivery
I	101m NE	Solits UK	137, Highgate Road, London, Greater London, NW5 1LE	Office and Shop Equipment	Industrial Products
I	102m NE	M & A Coachworks	135, Highgate Road, London, Greater London, NW5 1LE	Vehicle Repair, Testing and Servicing	Repair and Servicing
H	105m NE	Kwik-Fit (GB) Limited	Gordon House 6, Lissenden Gardens, London, Greater London, NW5 1LX	Vehicle Repair, Testing and Servicing	Repair and Servicing
G	118m NE	Charles Wilson Engineers Ltd	11-15, Fortess Road, London, Greater London, NW5 1AD	Construction and Tool Hire	Hire Services
G	118m NE	Cw Plant Hire	11-15, Fortess Road, London, Greater London, NW5 1AD	Construction and Tool Hire	Hire Services
8	127m SE	Kentish Town Rail Station	Greater London, NW5	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
K	149m S	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities
L	152m S	E K O	Unit 1 Kentish Town Industrial Estate, Regis Road, London, Greater London, NW5 3EW	Office and Shop Equipment	Industrial Products
L	152m S	City Scaffolding	Kentish Town Industrial Estate, Regis Road, London, Greater London, NW5 3EW	Construction and Tool Hire	Hire Services
I	153m NE	Darcars Ltd	132-134, Highgate Road, London, Greater London, NW5 1PB	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	155m W	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities
M	186m SW	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities
11	190m NE	Works	Greater London, NW5	Unspecified Works Or Factories	Industrial Features
12	192m SW	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities
N	200m S	Cashino	297, Kentish Town Road, London, Greater London, NW5 2TJ	Hobby, Sports and Pastime Products	Consumer Products
M	205m SW	Acquisitions of London	24-26, Holmes Road, London, Greater London, NW5 3AB	Fireplaces and Mantelpieces	Consumer Products

ID	Location	Company	Address	Activity	Category
O	209m NE	Armstrong Appliances Ltd	43-45, Fortess Road, London, Greater London, NW5 1AD	Electrical Equipment Repair and Servicing	Repair and Servicing
P	213m S	Arctic Motors	1, 5, Arctic Street, Belsize Park, London, Greater London, NW5 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
13	214m NE	M D A Motors	Ascham Street, Camden, London, Greater London, NW5 2PD	Vehicle Repair, Testing and Servicing	Repair and Servicing
P	215m S	The Car Surgery Ltd	Arch 94 Railway Arches, Arctic Street, London, Greater London, NW5 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
P	221m S	The Car Surgery	3, Arctic Street, London, Greater London, NW5 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
P	221m S	Electricity Sub Station	Greater London, NW5	Electrical Features	Infrastructure and Facilities
P	235m S	Arctic Motors	Carlton Chapel House 1, Arctic Street, London, Greater London, NW5 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
14	235m S	Industrial Estate	Greater London, NW5	Business Parks and Industrial Estates	Industrial Features
15	235m S	Crossroads Books	25, Wolsey Mews, London, Greater London, NW5 2DX	Published Goods	Industrial Products
16	245m SW	Congo Music	178, Grafton Road, London, Greater London, NW5 4BA	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
N	249m S	The Mobile Phone Warehouse	279, Kentish Town Road, London, Greater London, NW5 2JS	Electrical Equipment Repair and Servicing	Repair and Servicing
O	250m NE	Lakis Meats Products	61, Fortess Road, London, Greater London, NW5 1AD	Fish, Meat and Poultry Products	Foodstuffs

This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	**1**

Current or recent tanks identified from the Ordnance Survey® NGD.

Features are displayed on the Current industrial land use map on **page 63 >**

ID	Location	Tank description	Activity	Date first identified
K	134m S	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	26/02/1986

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 63 >**

ID	Location	Company	Address	LPG	Status
I	140m NE	PACE	138-140, Highgate Road, Kentish Town, London, Inner London, NW5 1PB	Not Applicable	Obsolete
22	436m SW	OBSOLETE	160A, Malden Road, Kentish Town, London, Inner London, NW5 4BT	Not Applicable	Obsolete

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	14

High voltage underground electricity transmission cables.

Features are displayed on the Current industrial land use map on **page 63 >**

ID	Location	Cable Set	Cable Route	Details	
Q	347m S	CABLE SECT T1	ST JOHNS WOOD - TOTTENHAM 1	Cable Make: BICC 275KV (OI Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 2001 Cable in tunnel? Yes
Q	350m S	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
R	383m E	CABLE SECT 45	ST JOHNS WOOD - TOTTENHAM 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1965 Cable in tunnel? No
R	383m E	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
S	396m S	CABLE SECT T2	ST JOHNS WOOD - TOTTENHAM 1	Cable Make: BICC 275KV (OI Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 2001 Cable in tunnel? Yes

ID	Location	Cable Set	Cable Route	Details	
S	397m S	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
T	400m E	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
T	400m E	CABLE SECT 46	ST JOHNS WOOD - TOTTENHAM 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1965 Cable in tunnel? No
V	428m E	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
V	428m E	CABLE SECT 46	ST JOHNS WOOD - TOTTENHAM 2	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1965 Cable in tunnel? No
W	458m SE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
W	458m SE	CABLE SECT 47	ST JOHNS WOOD - TOTTENHAM 2	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1965 Cable in tunnel? No
Y	489m SE	DECOMMISIONED CABLE SECT 47	ST JOHNS WOOD - TOTTENHAM 1	Cable Make: - Cable Type: A/C Operating Voltage (kV): 275	Year of installation: Not specified Cable in tunnel? No
Y	490m SE	DECOMMISIONED CABLE SECT 47	ST JOHNS WOOD - TOTTENHAM 1	Cable Make: - Cable Type: A/C Operating Voltage (kV): 275	Year of installation: Not specified Cable in tunnel? No

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	1

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

Features are displayed on the Current industrial land use map on **page 63 >**

ID	Location	Description	Site name	Category	Year identified
9	140m NE	Former metal plating works. Lead and Cadmium potential contaminants. Council no longer advising site is contaminated - updated to formerly contaminated land. All remediated 2012 (35 Falkland Rd remediated voluntarily, no further action required).	8 Ascham Street / 15A, 17, 19A, 21, 23, 27A, 33A, 35, 37, 39A, 41A Falkland Road / 15, 25, 27, 29, 35 Lady Margaret Road / 42, 44, 48 Leverton Street, London, NW5 2PD/2NG/2PU	Contaminated Land (Remediated)	2011

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.12 Licensed pollutant release (Part A(2)/B)

Records within 500m	24

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 63 >**

ID	Location	Address	Details	
4	22m N	J Murphy & Sons Ltd, 81 Highgate Road, NW5 1TS	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	33m NE	Zappeo, 310 Kentish Town Road, NW5 1TH	Process: Dry Cleaning Status: Revoked Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	33m NE	Zappeo Dry Cleaners, 310 Kentish Town Road, London, NW5 2TH	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Address	Details	
F	56m S	The Kleen Machine, Kentish Town, PO16 8UG	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
E	62m NE	J Murphy & Sons Ltd, 81 Highgate Road, NW5 1TS	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	96m S	The Kleen Machine, 347 Kentish Town Road, NW5 2TJ	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
I	98m NE	M & A Coachworks, 135 Highgate Road, London NW5 1LE	Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
I	100m NE	M & A Coachworks, 135 Highgate Road, Kentish Town, London, NW5 1LE	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
J	103m S	Post Office Vehicle Serivices, Unit A Kentish Town Business Park, Regis Road, London, NW5 3RR	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
J	103m S	Post Office Vehicle Serivices, Unit A Kentish Town Business Park, Regis Road, London, NW5 3RR	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
I	119m NE	Perfect Dry Cleaners, 151 Highgate Road, NW5 1JL	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
I	125m NE	Highgate Dry Cleaners, 151 Highgate Road, London, NW5 1LJ	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Address	Details	
G	131m NE	Perk Clean, 20 Fortess Road, Kentish Town, NW5 2HB	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
G	131m NE	Perk Clean, 20 Fortess Road, Kentish Town, NW5 2HB	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
I	160m NE	ASF Garage Ltd, 138 Highgate Road, London, NW5 1PB	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
I	160m NE	ASF Garage Ltd, 138-140 Highgate Road, London, NW5 1PB	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
17	267m SW	A&M Dry Cleaning, 201 Queens Crescent, London, NW5 4DS	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
19	278m S	Barons BMW Kentish Town, 1 Browns Lane, Regis Road, Kentish Town, London, NW5 3EX	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
20	367m S	Solus London Ltd, 3-6 Spring Place, NW5 4BA	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: Enforcements Notified Date of enforcement: 26/05/2007 Comment: Not given
21	375m S	Jt Coachwks, Spring Pl, Kentish Town, NW5 3BH	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
U	412m NE	The Choice Dry Cleaners, 62 Chetwynd Road, NW5 1DJ	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Address	Details	
U	417m NE	The Choice Dry Cleaners, 62 Chetwynd Road, London, NW5 1DJ	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
X	478m SW	Moderna Dry Cleaners, 70 Queens Crescent, NW5 4EE	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
X	478m SW	Moderna Dry Cleaners, 70 Queens Crescent, NW5 4EE	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	**0**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Licensed Discharges to controlled waters

Records within 500m	**0**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to surface waters (Red List)

Records within 500m	**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution Incidents (EA/NRW)

Records within 500m	1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 63 >**

ID	Location	Details	
18	277m N	Incident Date: 22/08/2001 Incident Identification: 25942 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.20 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.22 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer

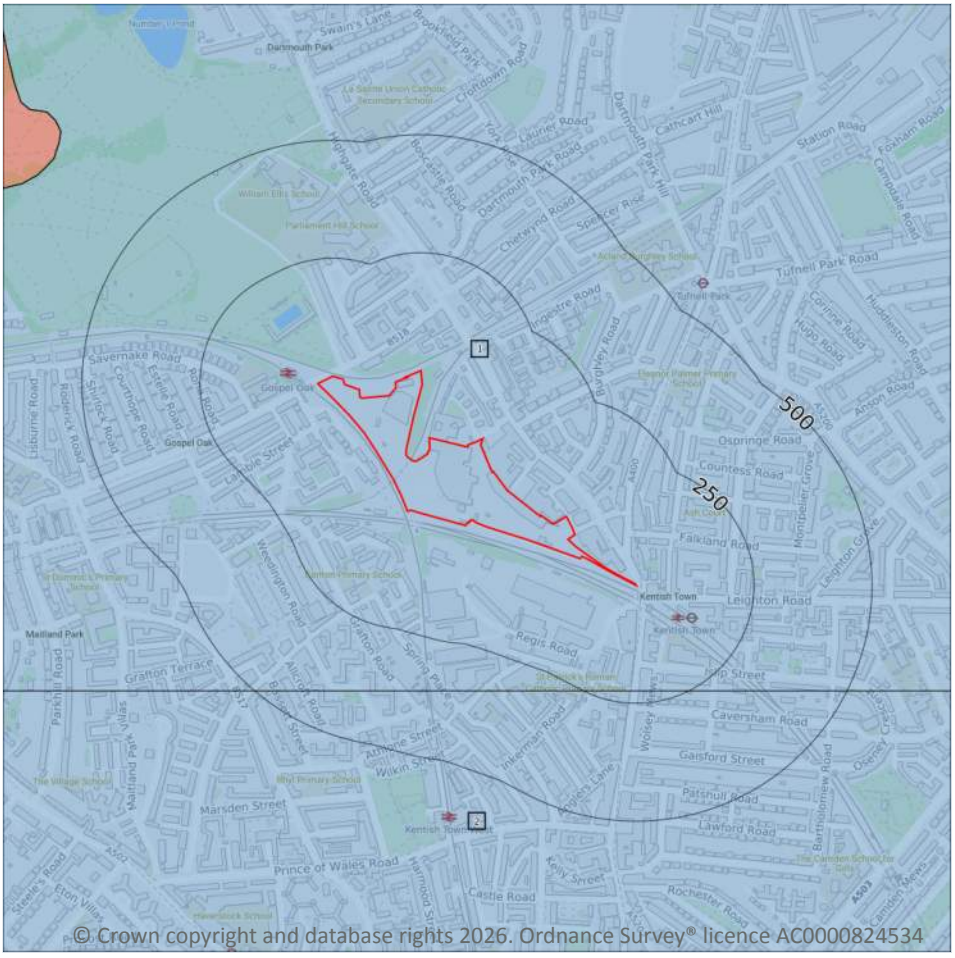
5.1 Superficial aquifer

Records within 500m	0

Aquifer status of groundwater held within superficial geology.

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



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Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	2

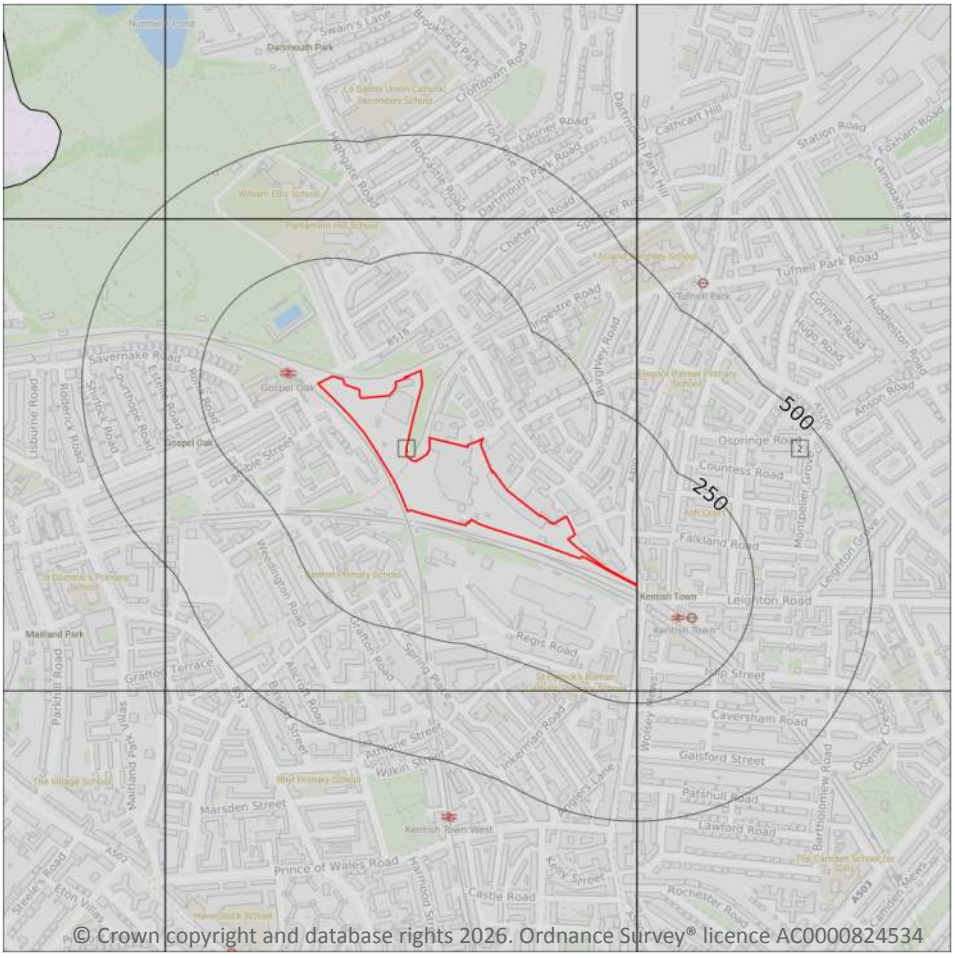
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 78 >**

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	224m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



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5.3 Groundwater vulnerability

Records within 50m	2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 79 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed**
2	2m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

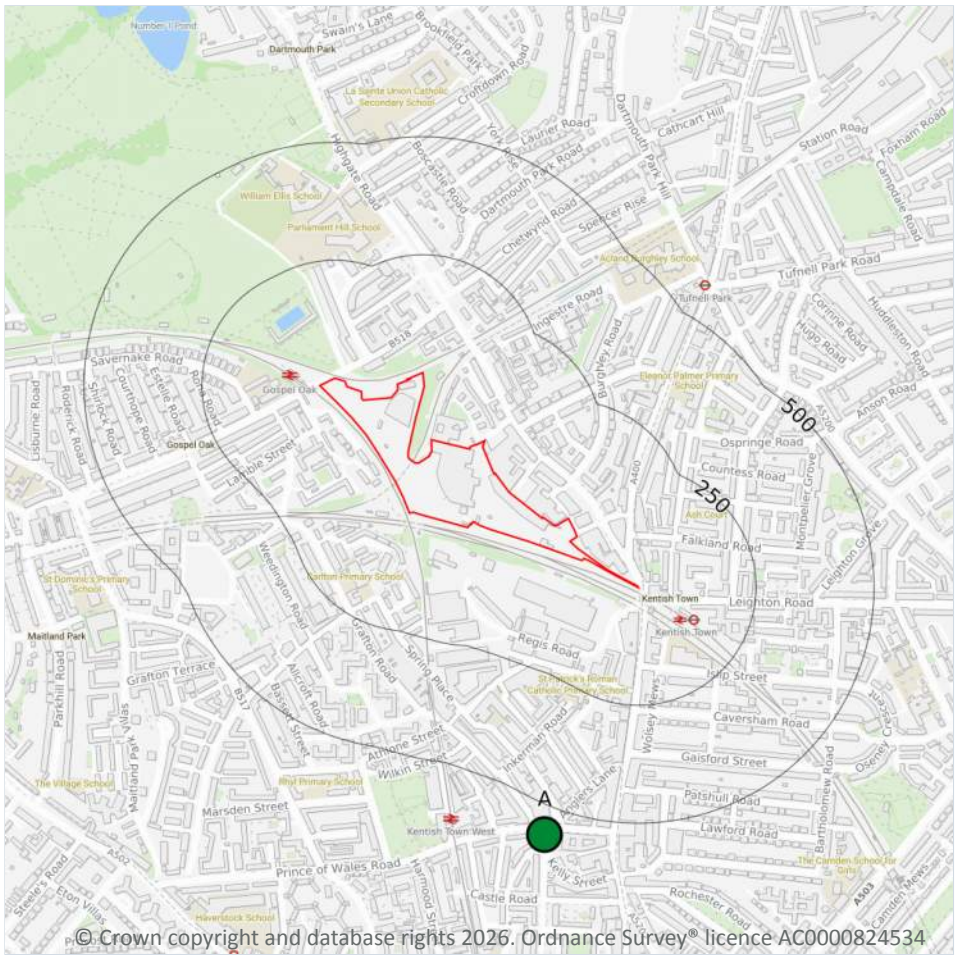
5.5 Groundwater vulnerability- local information

Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



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- Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	21

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 81 >**

ID	Location	Details	
A	560m S	Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LIMITED Easting: 528800 Northing: 184700	Annual Volume (m^3): 17997 Max Daily Volume (m^3): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/05/2012 Version End Date: -
A	560m S	Status: Active Licence No: 28/39/39/0091 Details: Process Water Direct Source: THAMES GROUNDWATER Point: KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LIMITED Easting: 528800 Northing: 184700	Annual Volume (m^3): 17997 Max Daily Volume (m^3): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/05/2012 Version End Date: -
A	560m S	Status: Historical Licence No: 28/39/39/0091 Details: Laundry Use Direct Source: THAMES GROUNDWATER Point: TWO BORES AT KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LTD Easting: 528800 Northing: 184700	Annual Volume (m^3): 94506 Max Daily Volume (m^3): 1813.8 Original Application No: - Original Start Date: 13/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/04/2012 Version End Date: -
A	560m S	Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: TWO BORES AT KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LTD Easting: 528800 Northing: 184700	Annual Volume (m^3): 94506 Max Daily Volume (m^3): 1813.8 Original Application No: - Original Start Date: 13/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/04/2012 Version End Date: -

ID	Location	Details	
A	560m S	Status: Historical Licence No: 28/39/39/0091 Details: Process Water Direct Source: THAMES GROUNDWATER Point: TWO BORES AT KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LTD Easting: 528800 Northing: 184700	Annual Volume (m^3): 94506 Max Daily Volume (m^3): 1813.8 Original Application No: - Original Start Date: 13/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/04/2012 Version End Date: -
-	1500m SE	Status: Active Licence No: TH/039/0039/027/R02 Details: Dust Suppression Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 529920 Northing: 184040	Annual Volume (m^3): 33400 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/041532 Original Start Date: 21/04/2010 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 01/04/2025 Version End Date: -
-	1500m SE	Status: Active Licence No: TH/039/0039/027/R02 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 529920 Northing: 184040	Annual Volume (m^3): 33400 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/041532 Original Start Date: 21/04/2010 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 01/04/2025 Version End Date: -
-	1500m SE	Status: Active Licence No: TH/039/0039/027/R02 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 529920 Northing: 184040	Annual Volume (m^3): 33400 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/041532 Original Start Date: 21/04/2010 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 01/04/2025 Version End Date: -
-	1500m SE	Status: Historical Licence No: TH/039/0039/027/R01 Details: Dust Suppression Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 529920 Northing: 184040	Annual Volume (m^3): 33400 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/026760 Original Start Date: 25/04/2019 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 25/04/2019 Version End Date: -

ID	Location	Details	
-	1500m SE	Status: Historical Licence No: TH/039/0039/027/R01 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 529920 Northing: 184040	Annual Volume (m^3): 33400 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/026760 Original Start Date: 25/04/2019 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 25/04/2019 Version End Date: -
-	1500m SE	Status: Historical Licence No: TH/039/0039/027/R01 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 529920 Northing: 184040	Annual Volume (m^3): 33400 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/026760 Original Start Date: 25/04/2019 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 25/04/2019 Version End Date: -
-	1500m SE	Status: Historical Licence No: 28/39/39/0222 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 529920 Northing: 184040	Annual Volume (m^3): 55200 Max Daily Volume (m^3): 200 Original Application No: - Original Start Date: 31/08/2006 Expiry Date: 31/03/2010 Issue No: 1 Version Start Date: 31/08/2006 Version End Date: -
-	1500m SE	Status: Historical Licence No: TH/039/0039/027 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 529920 Northing: 184040	Annual Volume (m^3): 33400 Max Daily Volume (m^3): 200 Original Application No: - Original Start Date: 21/04/2010 Expiry Date: 31/03/2019 Issue No: 2 Version Start Date: 13/08/2012 Version End Date: -

ID	Location	Details	
-	1556m SW	Status: Active Licence No: TH/039/0039/169 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: SHALLOW DEPOSITS & LONDON CLAY IN CAMDEN, LONDON - A Data Type: Point Name: NATIONAL RAIL Easting: 528397 Northing: 183788	Annual Volume (m^3): 425736 Max Daily Volume (m^3): 1167 Original Application No: NPS/NA/001706 Original Start Date: 13/09/2022 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 13/09/2022 Version End Date: -
-	1710m SE	Status: Active Licence No: TH/039/0039/162 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: SUPERFICIAL DEPOSITS & LONDON CLAY, BELLE ISLE, KINGS CROSS Data Type: Point Name: NATIONAL RAIL Easting: 530198 Northing: 184006	Annual Volume (m^3): 210240 Max Daily Volume (m^3): 576 Original Application No: NPS/NA/001573 Original Start Date: 13/09/2022 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 13/09/2022 Version End Date: -
-	1899m SW	Status: Active Licence No: TH/039/0039/058/R01 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: NPS/WR/041543 Original Start Date: 01/05/2025 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 01/05/2025 Version End Date: -
-	1899m SW	Status: Historical Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: NPS/WR/009229 Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2013 Version End Date: -
-	1899m SW	Status: Historical Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: NPS/WR/009229 Original Start Date: 01/04/2013 Expiry Date: - Issue No: 1 Version Start Date: 01/04/2025 Version End Date: -

ID	Location	Details	
-	1899m SW	Status: Historical Licence No: TH/039/0039/058/R01 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: NPS/WR/041543 Original Start Date: 30/04/2025 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 30/04/2025 Version End Date: -
-	1903m SW	Status: Historical Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARROW HILL PUMPING STATION - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 527640 Northing: 183690	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 26/09/2002 Expiry Date: 31/03/2007 Issue No: 1 Version Start Date: 26/09/2002 Version End Date: -
-	1903m SW	Status: Historical Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARROW HILL PUMPING STATION - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 527640 Northing: 183690	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 01/04/2007 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 01/04/2007 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	**4**

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 81 >**

ID	Location	Details	
-	1303m S	Status: Active Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: THAMES SURFACE WATER - NON TIDAL Point: SOUTHAMPTON BRIDGE, LONDON, NW8 - REGENTS CANAL Data Type: Point Name: Canal and River Trust Easting: 528500 Northing: 184020	Annual Volume (m^3): 7010000 Max Daily Volume (m^3): 19520 Original Application No: NPS/WR/045213 Original Start Date: 18/07/1980 Expiry Date: - Issue No: 102 Version Start Date: 25/06/2025 Version End Date: -
-	1306m SW	Status: Historical Licence No: 28/39/39/0173 Details: Non-Evaporative Cooling Direct Source: THAMES SURFACE WATER - NON TIDAL Point: OVAL ROAD, CAMDEN - GRAND UNION REGENTS CANAL Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 528490 Northing: 184020	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/12/1994 Expiry Date: - Issue No: 100 Version Start Date: 08/12/1994 Version End Date: -
-	1789m SE	Status: Historical Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: CAMLEY STREET NATURE PARK, LONDON Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 529750 Northing: 183600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 18/09/1991 Version End Date: -
-	1789m SE	Status: Historical Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: GRAND UNION CANAL AT CAMLEY STREET NATURE PARK, LONDON Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 529750 Northing: 183600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/09/1991 Expiry Date: - Issue No: 100 Version Start Date: 18/09/1991 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	8

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 81 >**

ID	Location	Details	
A	560m S	Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LIMITED Easting: 528800 Northing: 184700	Annual Volume (m^3): 17997 Max Daily Volume (m^3): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/05/2012 Version End Date: -
A	560m S	Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: TWO BORES AT KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LTD Easting: 528800 Northing: 184700	Annual Volume (m^3): 94506 Max Daily Volume (m^3): 1813.8 Original Application No: - Original Start Date: 13/06/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/04/2012 Version End Date: -
-	1899m SW	Status: Active Licence No: TH/039/0039/058/R01 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: NPS/WR/041543 Original Start Date: 01/05/2025 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 01/05/2025 Version End Date: -

ID	Location	Details	
-	1899m SW	Status: Historical Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: NPS/WR/009229 Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2013 Version End Date: -
-	1899m SW	Status: Historical Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: NPS/WR/009229 Original Start Date: 01/04/2013 Expiry Date: - Issue No: 1 Version Start Date: 01/04/2025 Version End Date: -
-	1899m SW	Status: Historical Licence No: TH/039/0039/058/R01 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARROW HILL Data Type: Point Name: Thames Water Utilities Ltd Easting: 527636 Northing: 183697	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: NPS/WR/041543 Original Start Date: 30/04/2025 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 30/04/2025 Version End Date: -
-	1903m SW	Status: Historical Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARROW HILL PUMPING STATION - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 527640 Northing: 183690	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 01/04/2007 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 01/04/2007 Version End Date: -
-	1903m SW	Status: Historical Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARROW HILL PUMPING STATION - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 527640 Northing: 183690	Annual Volume (m^3): 631000 Max Daily Volume (m^3): 2000 Original Application No: - Original Start Date: 26/09/2002 Expiry Date: 31/03/2007 Issue No: 1 Version Start Date: 26/09/2002 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology


1
500
250
Gospel Oak
Kentish Town
Kentish Town West
Tufnell Park
Leighton Road
Falkland Road
Ospringe Road
Countess Road
Caversham Road
Gaisford Street
Patshull Road
Lawford Road
Prince of Wales Road
Castle Road
Rochester Road
Marsden Street
Grafton Terrace
Maitland Park
Regis Road
Dartmouth Park
Dartmouth Park Road
Dartmouth Park Hill
Chetwynd Road
Highgate Road
Swain's Lane
Croftdown Road
Station Road
Tufnell Park Road
Huddleston Road
Anson Road
Savernake Road
Lady Margaret Road
Gordon House Road
Lissenden Gardens
Lissenden Mansions
Lissenden Chambers
Lissenden Court
Lissenden Close
Lissenden

Features are displayed on the Hydrology map on **page 91 >**

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	**1**

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 91 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**Coastal Catchment**	**Not part of a river WB catchment**	**128**	**Land area part of London Management Catchment draining to the Tidal Thames**	**London**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	**0**

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	**0**

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

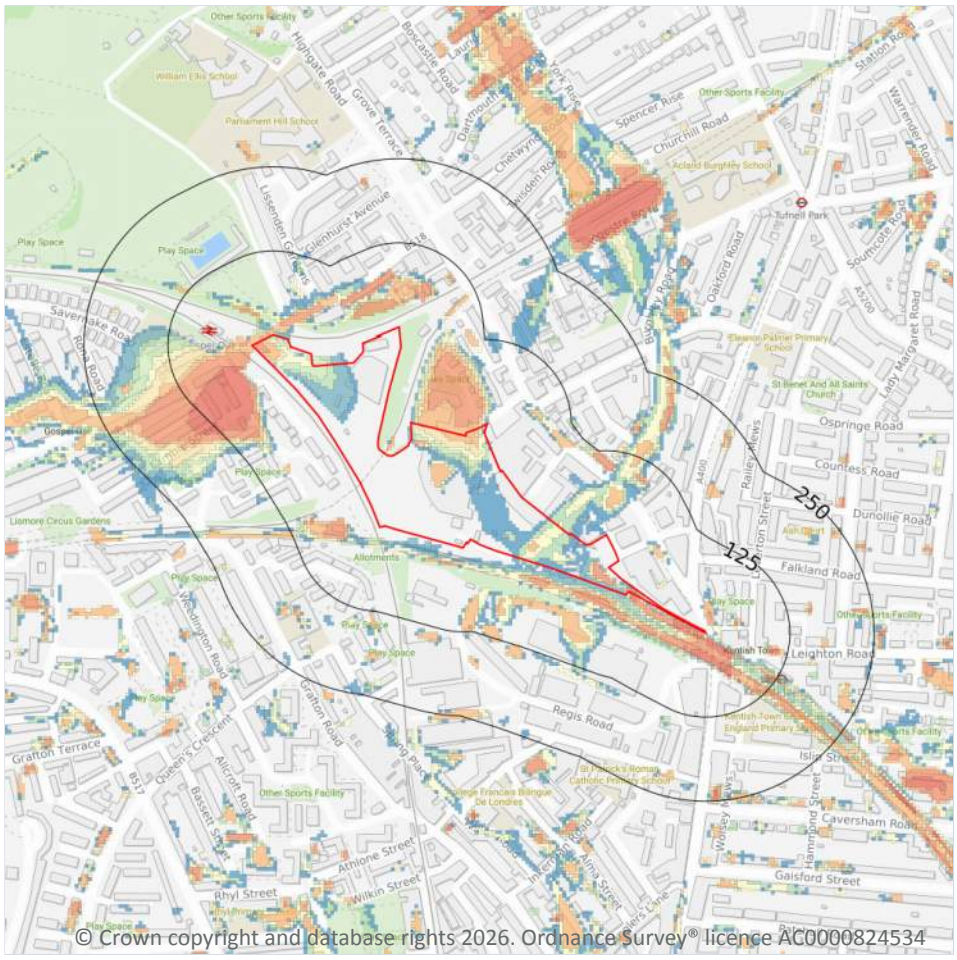
7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



Site Outline

Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, Greater than 1.0m**
Highest risk within 50m	**1 in 30 year, Greater than 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 96 >**

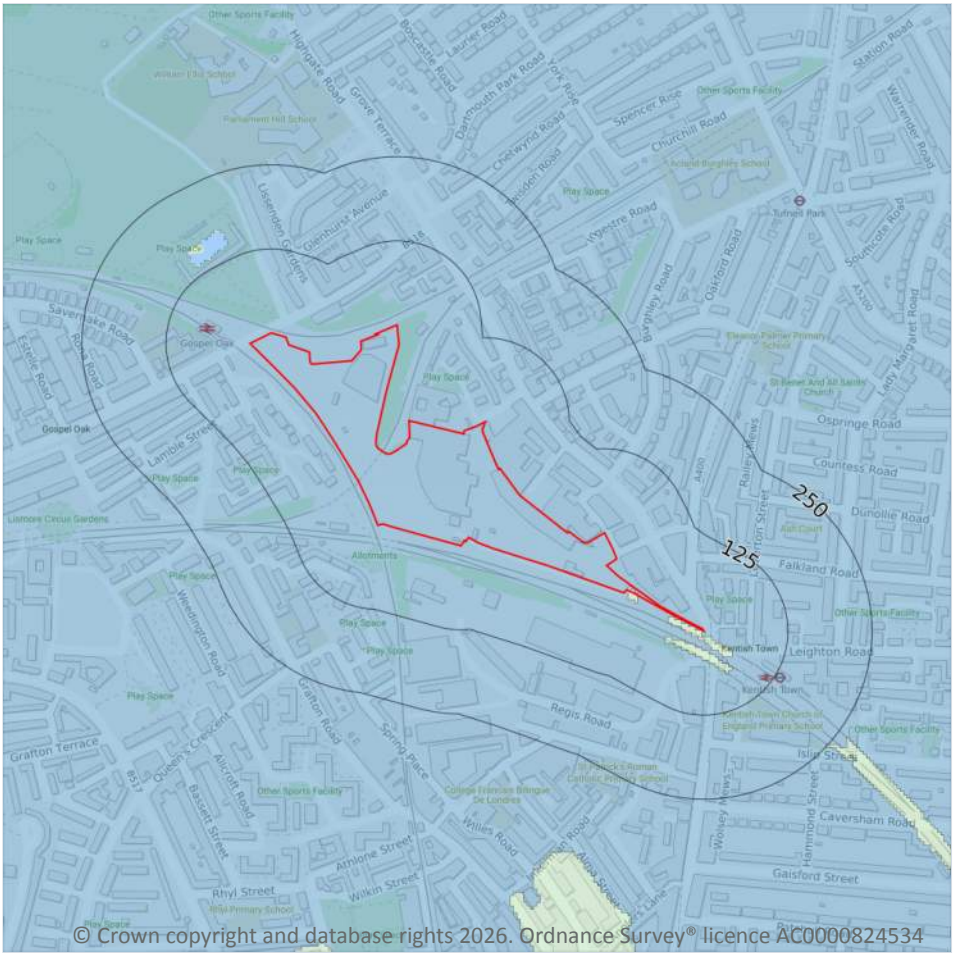
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on

a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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9.1 Groundwater flooding

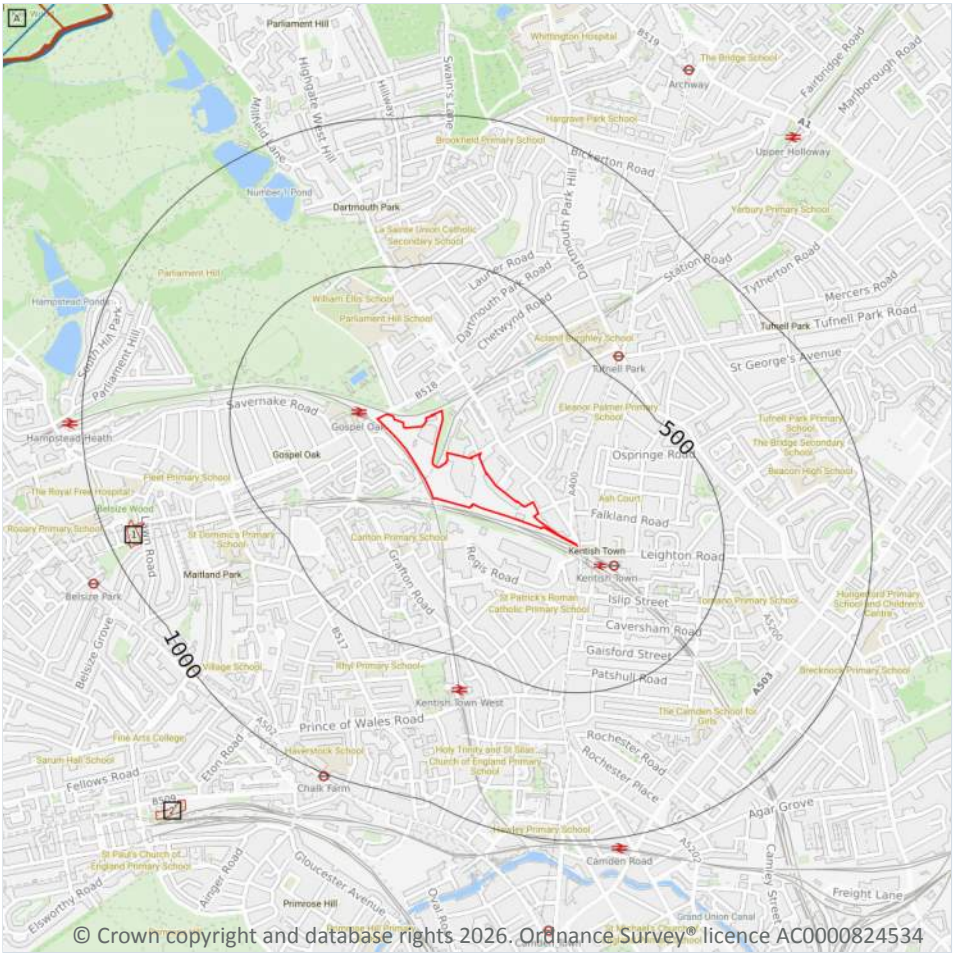
Highest risk on site	**Low**
Highest risk within 50m	**Low**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 98 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on **page 99 >**

ID	Location	Name	Data source
A	1635m NW	Hampstead Heath Woods SSSI	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	3

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 99 >**

ID	Location	Name	Data source
1	866m SW	Belsize Wood	Natural England
2	1322m SW	Adelaide	Natural England
-	1914m SE	Camley Street Nature Park	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	7

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 99 >**

ID	Location	Name	Woodland Type
A	1641m NW	Ken Wood	Ancient & Semi-Natural Woodland
A	1641m NW	Ken Wood	Ancient & Semi-Natural Woodland
-	1775m NW	Hampstead Heath	Infilled Ancient Wood Pasture
-	1848m NW	Hampstead Heath	Ancient Wood Pasture
-	1856m NW	Hampstead Heath	Infilled Ancient Wood Pasture
-	1934m S	Regents Park	Ancient Wood Pasture
-	1960m NW	Hampstead Heath	Infilled Ancient Wood Pasture

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

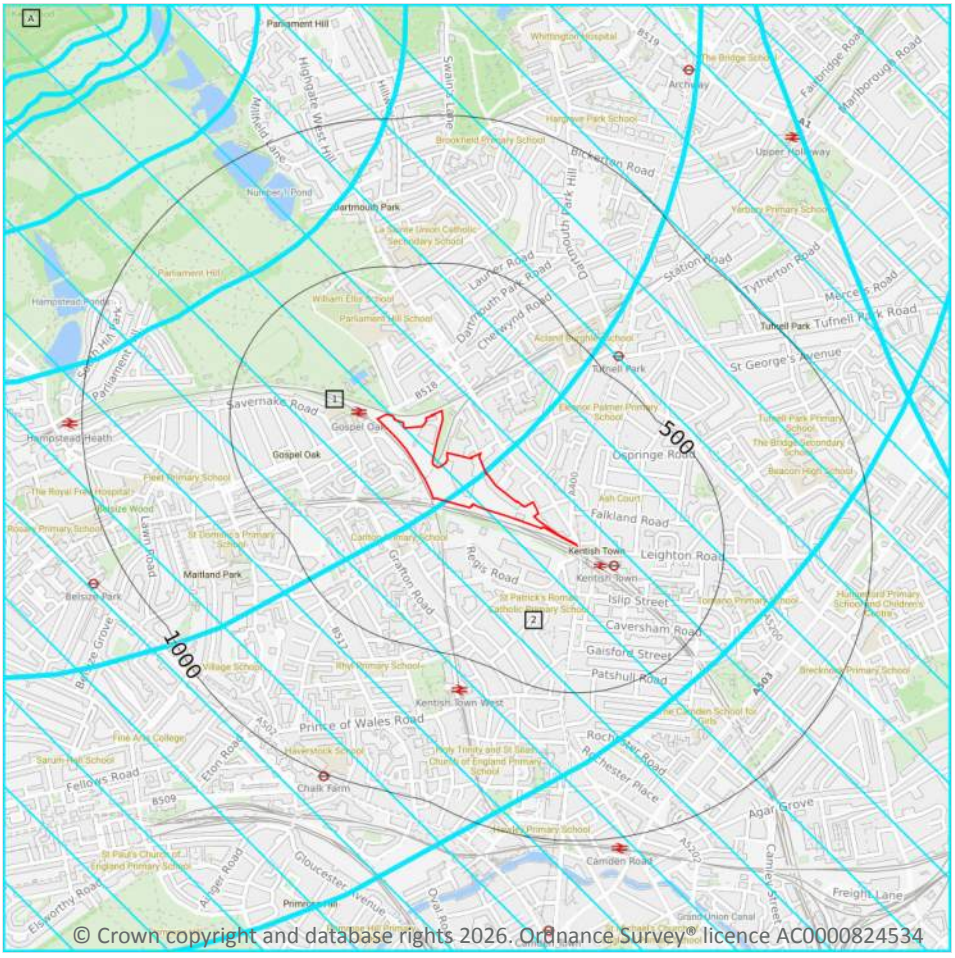
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



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Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	2

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 104 >**

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=&location=528506,186103%20(IRZ%20polygon%20centre)
2	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&notes=&location=529489,185661%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on **page 104 >**

ID: A
Location: 1635m NW
SSSI name: Hampstead Heath Woods
Unit name: 2
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

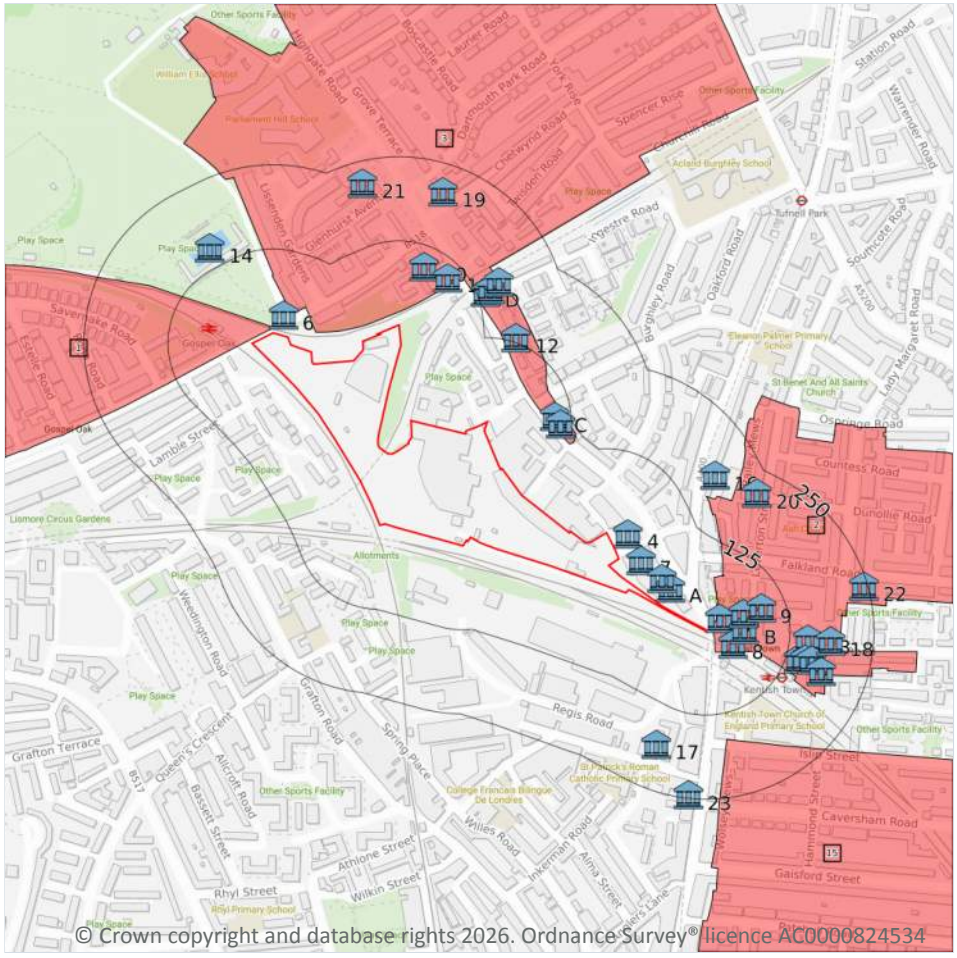
Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Favourable	18/05/2018

ID: -
Location: 1959m NW
SSSI name: Hampstead Heath Woods
Unit name: 1
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Spring/flush fen (lowland)	Favourable	18/05/2018

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	32

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 106 >**

ID	Location	Name	Grade	Reference Number	Listed date
4	28m NE	Christ Apostolic Church (Former Church Of St John)	II	1379013	10/06/1954
5	28m NE	1a, Leverton Place	II	1379294	14/05/1974
A	29m NE	Bull And Gate Public House	II	1391501	23/08/2005
6	30m N	Sewer Vent Pipe Approximately 45 Metres South East Of Parliament Fields Lido	II	1113026	11/01/1999
7	33m E	The Forum	II	1379018	14/05/1990

ID	Location	Name	Grade	Reference Number	Listed date
A	34m NE	1 To 7, Highgate Road	II	1378940	14/05/1974
8	44m SE	The Assembly House Public House	II	1379240	07/11/1985
B	58m E	1 And 3, Leverton Street	II	1379295	11/01/1999
B	62m NE	5-23, Leverton Street	II	1379297	11/01/1999
9	89m NE	Numbers 2-26 And Railings To Numbers 10 And 20	II	1379296	11/01/1999
10	95m NE	1, 1a, 2 And 3, Wesleyan Place	II	1379176	14/05/1974
11	101m NE	Southampton House	II	1378946	14/05/1974
C	101m E	68 And 70, Highgate Road	II	1378943	14/05/1974
C	109m E	Numbers 64 And 66 And Attached Railings	II	1378942	14/05/1974
12	132m N	Fitzroy Terrace	II	1378944	11/01/1999
D	138m E	2 And 3, Little Green Street	II	1379343	14/05/1974
E	143m E	Numbers 20 And 22 And Attached Area Railings To Front	II	1356863	11/01/1999
D	145m E	4-7, Little Green Street	II	1379344	10/06/1954
13	152m E	27, Leighton Road	II	1393824	27/05/2010
E	153m E	Number 24 And Railings To Areas And Steps	II	1379289	11/01/1999
14	155m NW	Parliament Hill Fields Lido	II	1113025	11/01/1999
D	162m NE	8, Little Green Street	II	1379345	14/05/1974
E	164m E	Numbers 26 And 28 And Attached Railings	II	1379290	09/05/1973
E	181m E	Kentish Town Sorting Office	II	1379291	13/02/1995
16	183m NE	44-94, Fortess Road	II	1113016	14/05/1974
17	184m SW	Police Station And Attached Railings And Lamp	II	1379124	14/05/1974
18	186m E	37, Leighton Road	II	1393825	27/05/2010
19	209m N	Grove End House	II	1379010	14/05/1974
20	215m NE	Pineapple Public House	II	1389592	18/12/2001
21	217m N	175, Highgate Road	II	1379011	14/05/1974
22	244m E	Roman Catholic Church Of Our Lady Help Of Christians	II	1379266	14/05/1974
23	245m S	Dawson And Briant	II	1379239	11/01/1999

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	4

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on **page 106 >**

ID	Location	Name	District	Date of designation
1	6m NW	Mansfield	Camden	11/09/1990
2	10m E	Kentish Town	Camden	18/06/1985
3	18m N	Dartmouth Park	Camden	01/04/1978
15	164m S	Bartholomew Estate	Camden	01/02/1992

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

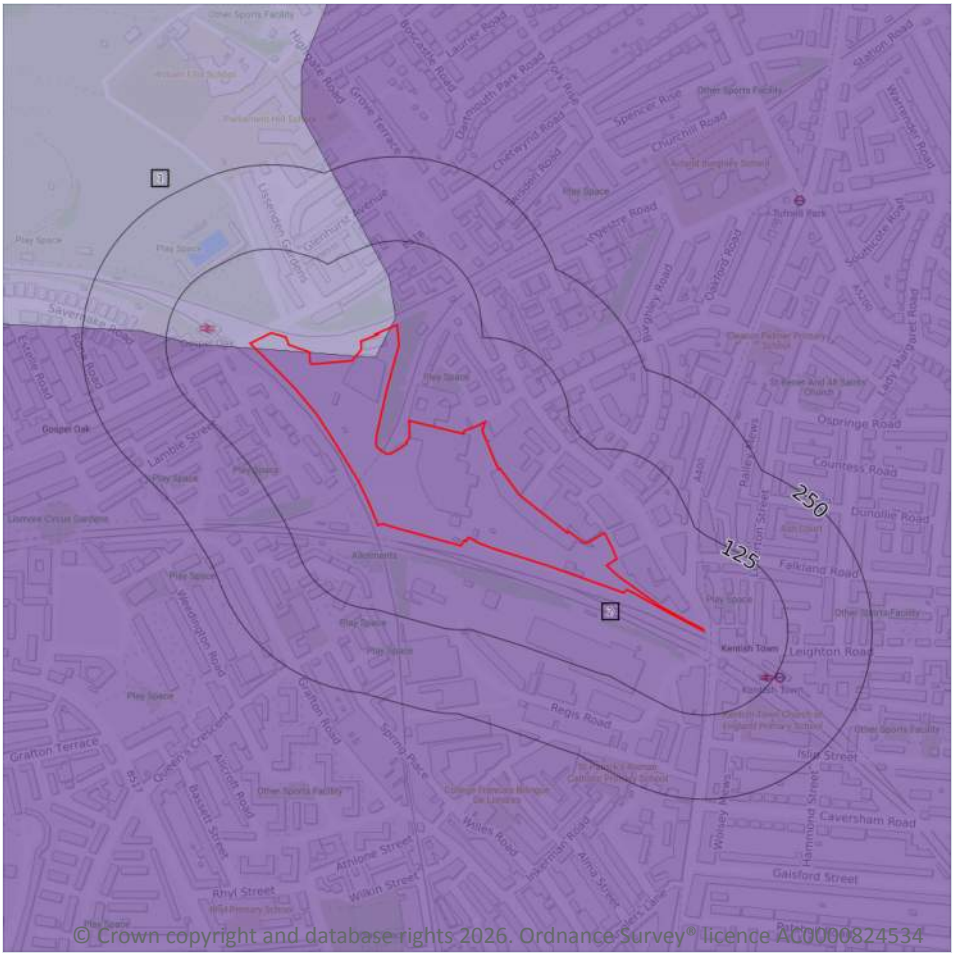
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



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12.1 Agricultural Land Classification

Records within 250m	2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 110 >**

ID	Location	Classification	Description
1	**On site**	**Non Agricultural**	**Non-agricultural/no quality assigned**
2	**On site**	**Urban**	**Non-agricultural/no quality assigned**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

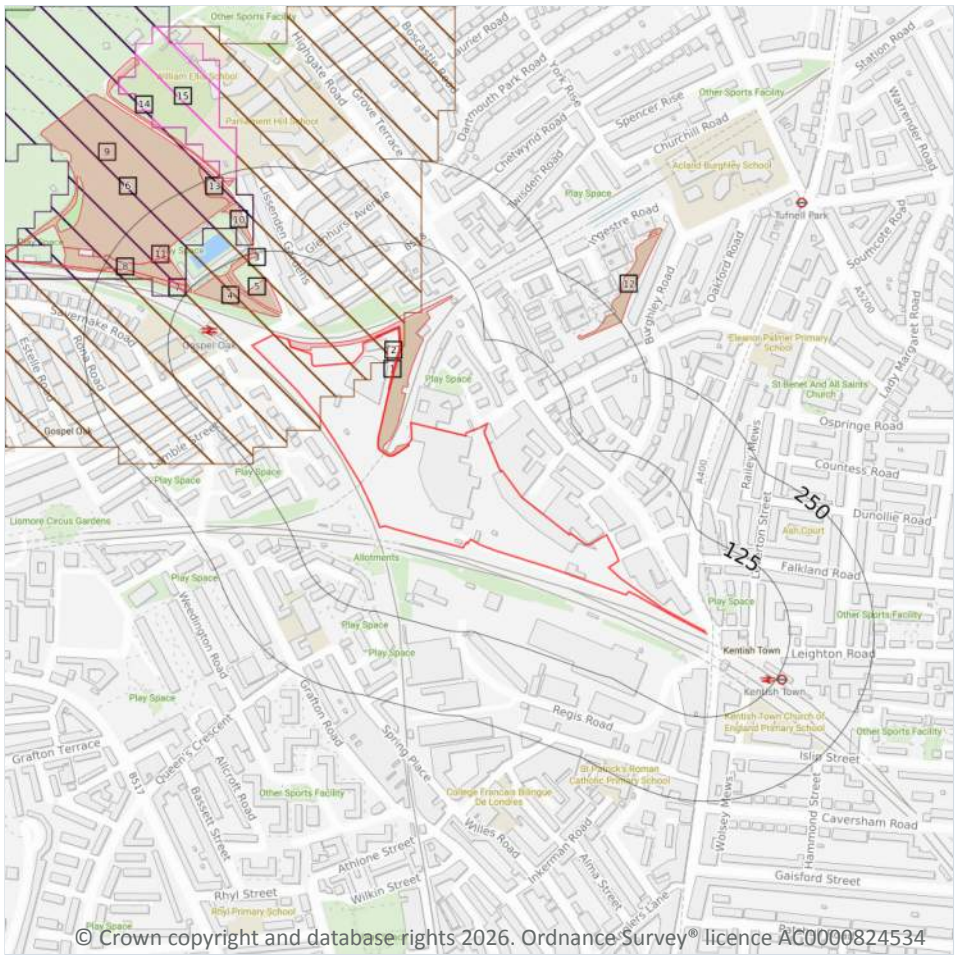
12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	10

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 112 >**

ID	Location	Main Habitat	Other habitats
1	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
2	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
4	28m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
5	35m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)

ID	Location	Main Habitat	Other habitats
6	120m NW	Lowland heathland	Main habitat: LHEAT (INV > 50%); GQSIG (INV > 50%)
8	130m NW	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
10	138m N	Lowland heathland	Main habitat: LHEAT (INV > 50%); GQSIG (INV > 50%)
12	186m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	206m N	Lowland heathland	Main habitat: LHEAT (INV > 50%); GQSIG (INV > 50%)
14	231m N	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	**5**

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

Features are displayed on the Habitat designations map on **page 112 >**

ID	Location	Type	Habitat
3	**On site**	**Network Enhancement Zone 2**	**Not specified**
7	123m NW	Associated Habitats	Other associated habitats
9	137m N	Primary Habitat	Lowland heathland
11	175m NW	Associated Habitats	Other associated habitats
15	240m N	Associated Habitats	Other associated habitats

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	**0**

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

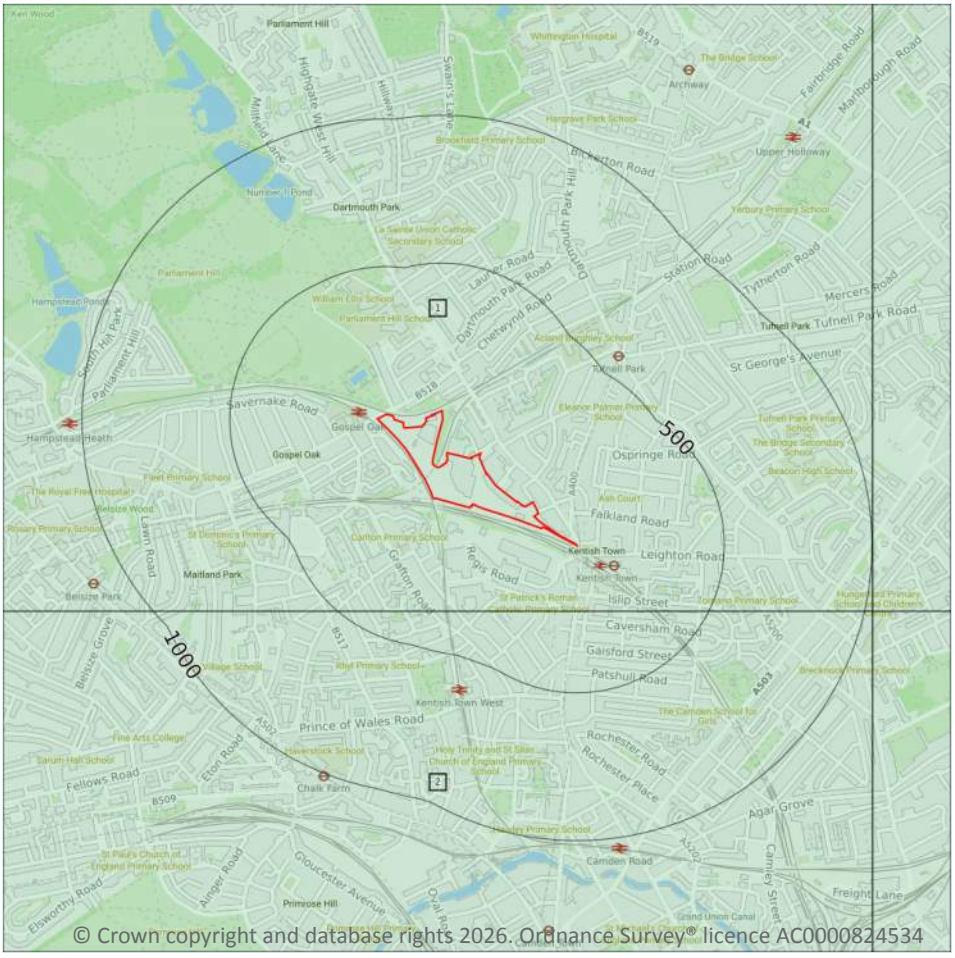
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	2

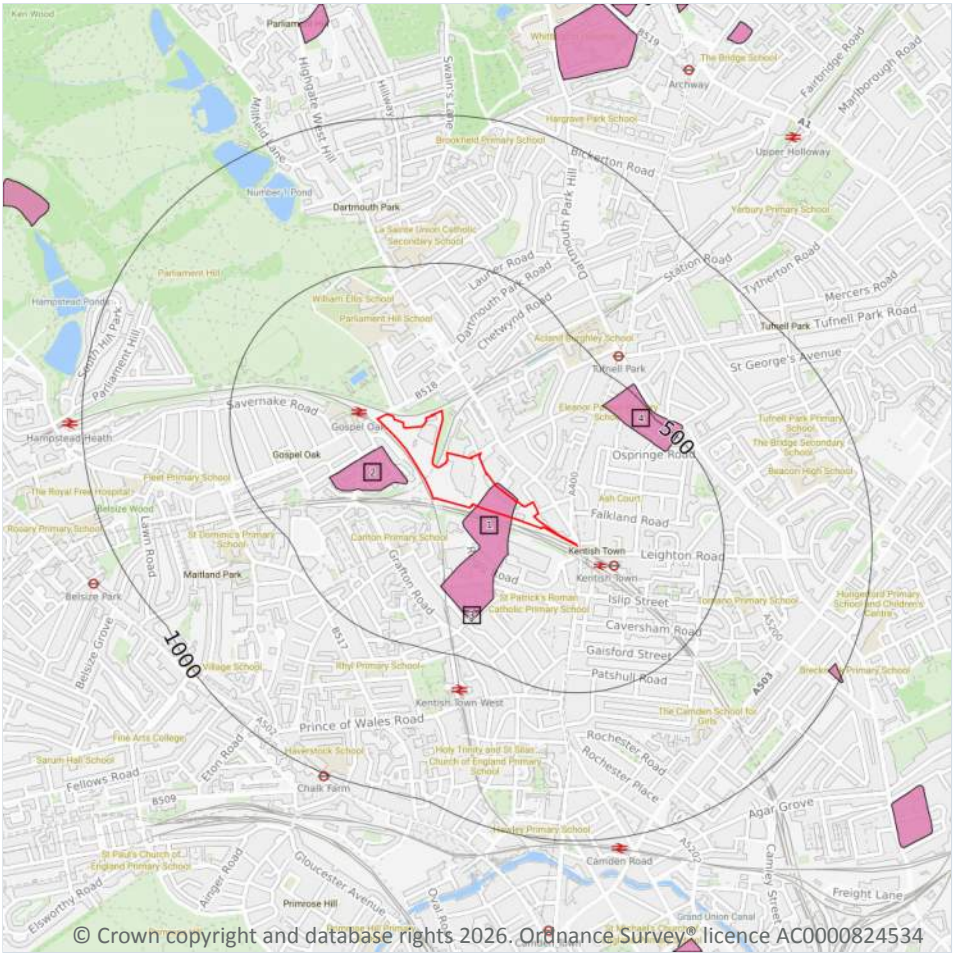
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 115 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TQ28NE**
2	224m S	Full	Full	Full	No coverage	TQ28SE

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



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14.2 Artificial and made ground (10k)

Records within 500m **4**

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 116 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**WGR-VOID**	**Worked Ground (Undivided)**	**Void**
2	53m SW	WGR-VOID	Worked Ground (Undivided)	Void
3	333m S	WGR-VOID	Worked Ground (Undivided)	Void
4	402m NE	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

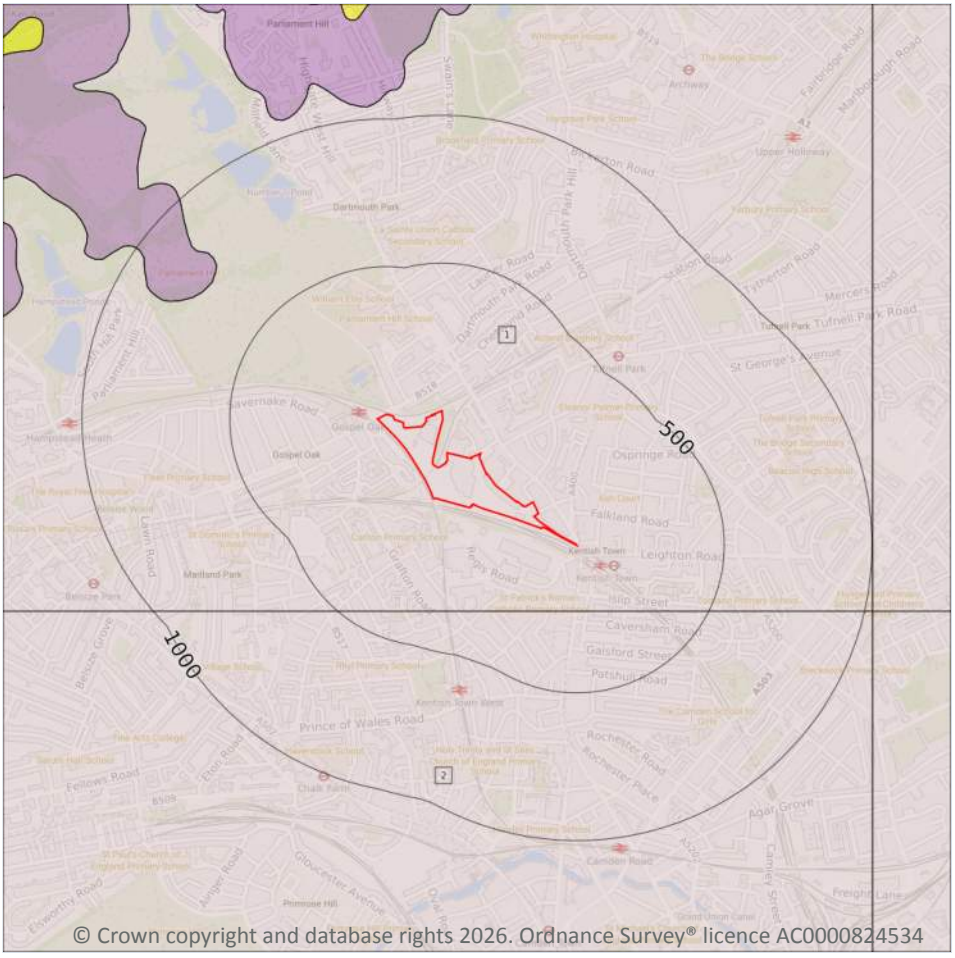
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m	2

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 119 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-C**	**London Clay Formation-Clay**	**Ypresian**
2	224m S	LC-C	London Clay Formation-Clay	Ypresian

This data is sourced from the British Geological Survey.

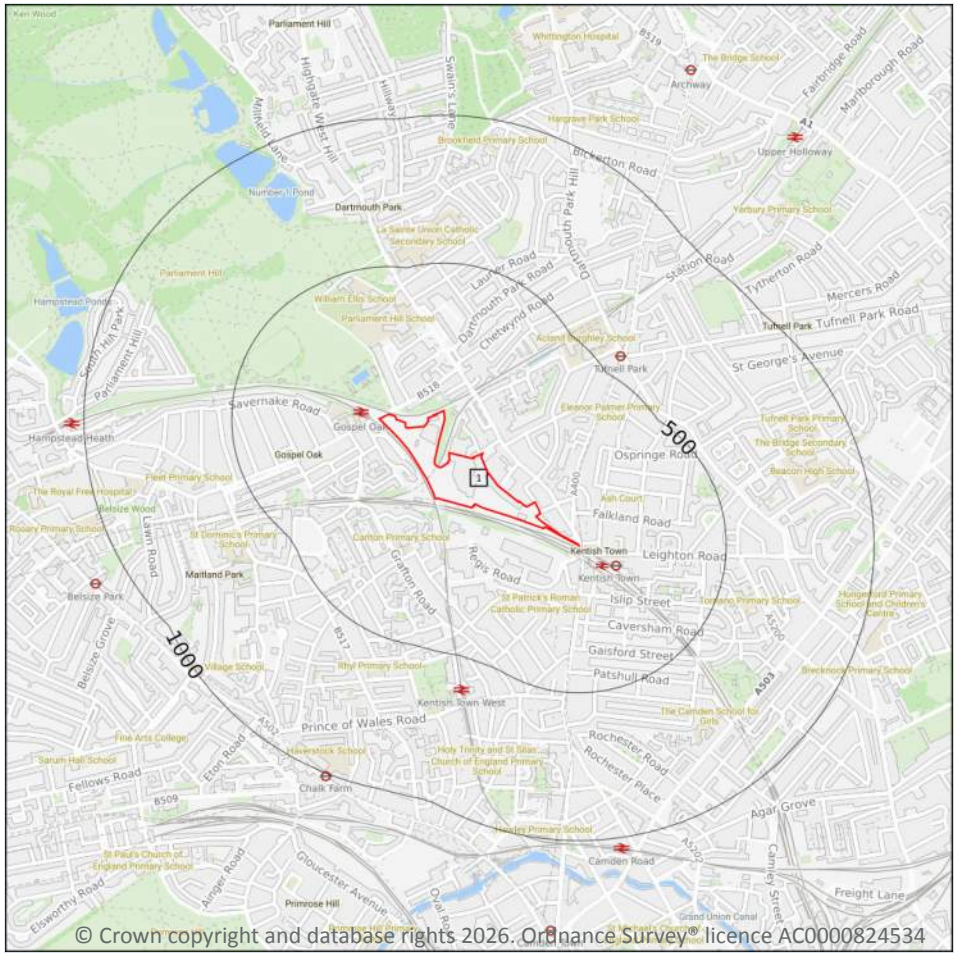
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

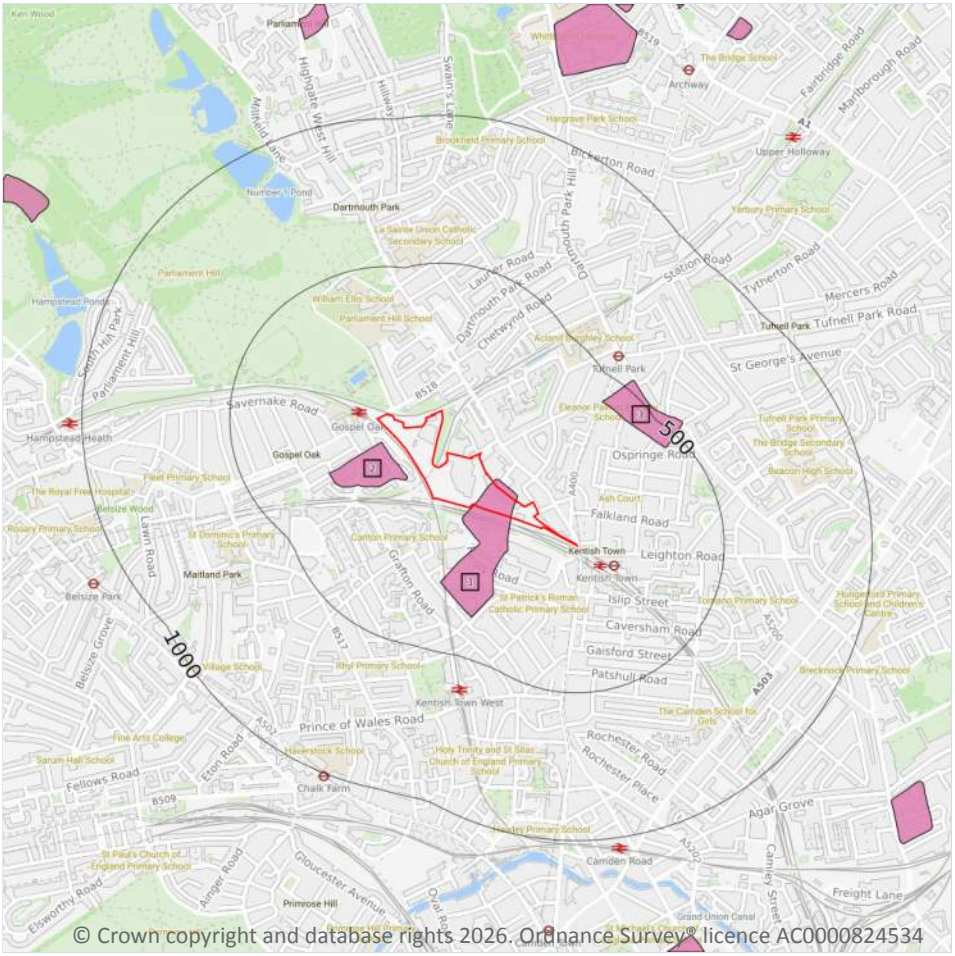
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 121 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW256_north_london_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



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15.2 Artificial and made ground (50k)

Records within 500m **3**

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 122 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**WGR-VOID**	**Worked Ground**	**Void**
2	46m SW	WGR-VOID	Worked Ground	Void
3	413m NE	WGR-VOID	Worked Ground	Void

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m	0

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

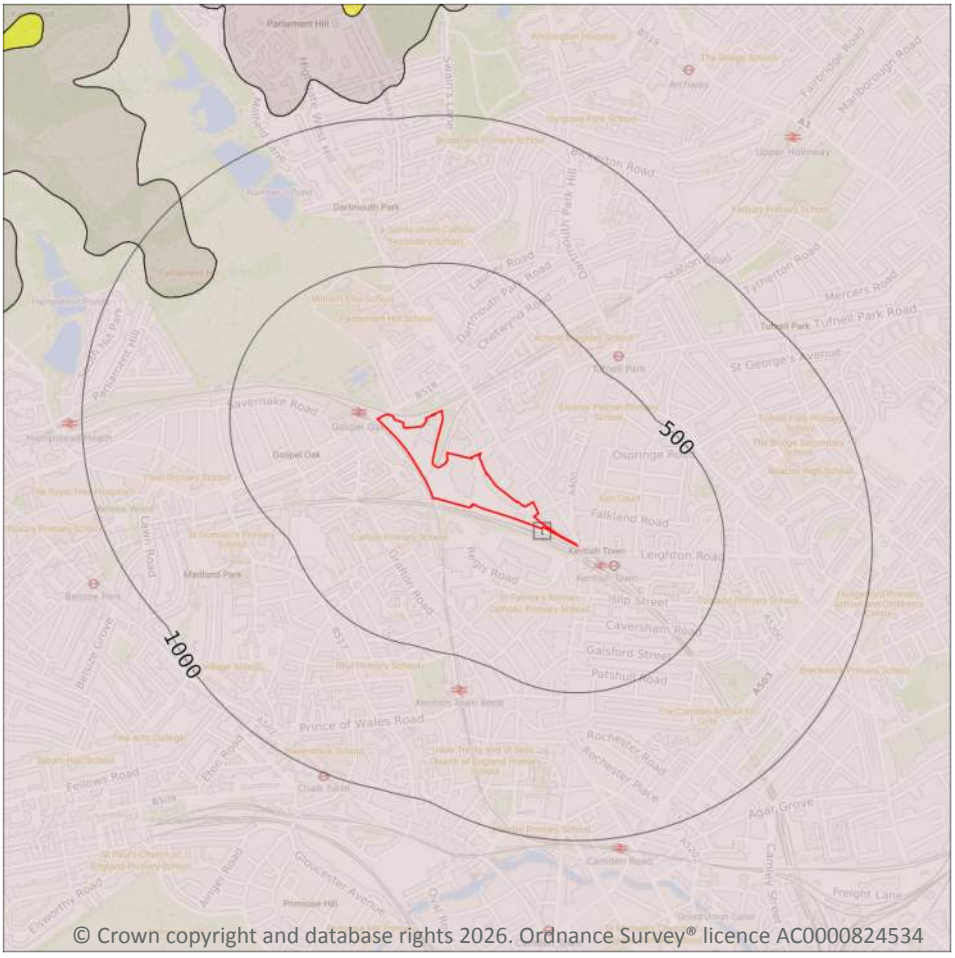
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m	1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 125 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-XCZS**	**London Clay Formation-Clay, silt and sand**	**Ypresian**

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**Moderate**	**Very Low**

This data is sourced from the British Geological Survey.

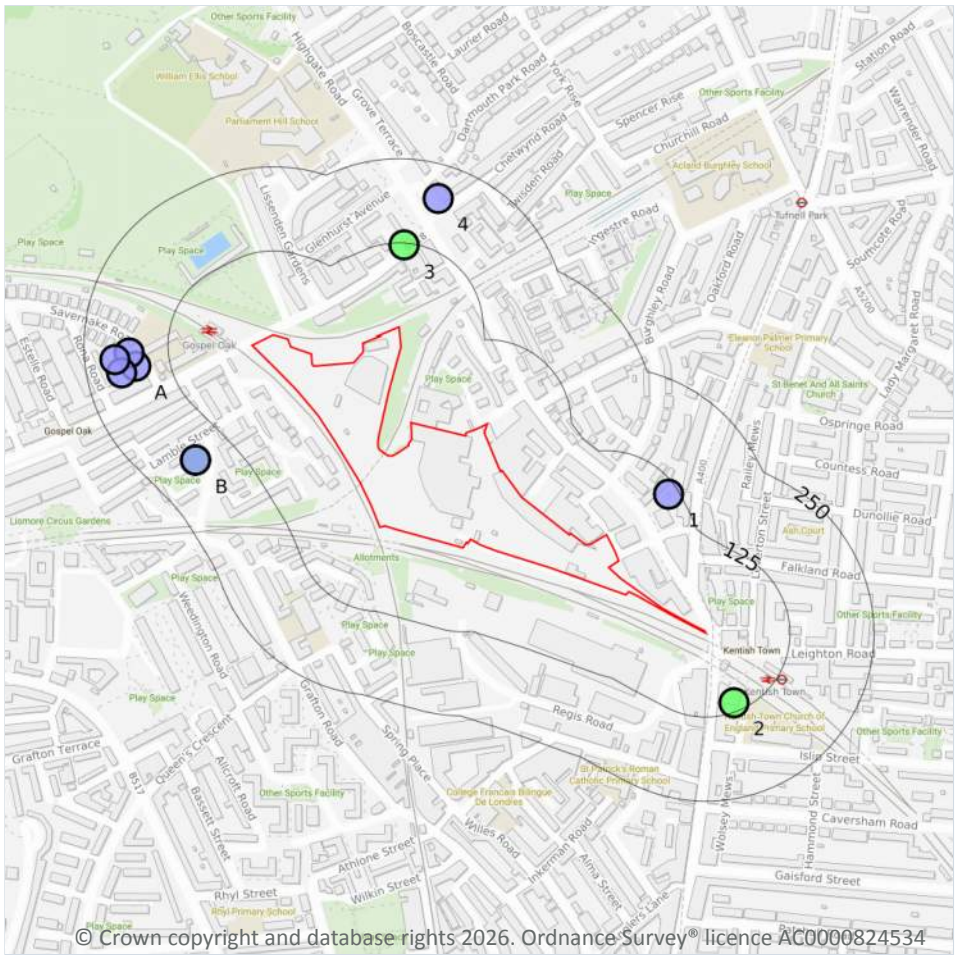
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

16 Boreholes



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16.1 BGS Boreholes

Records within 250m	10

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

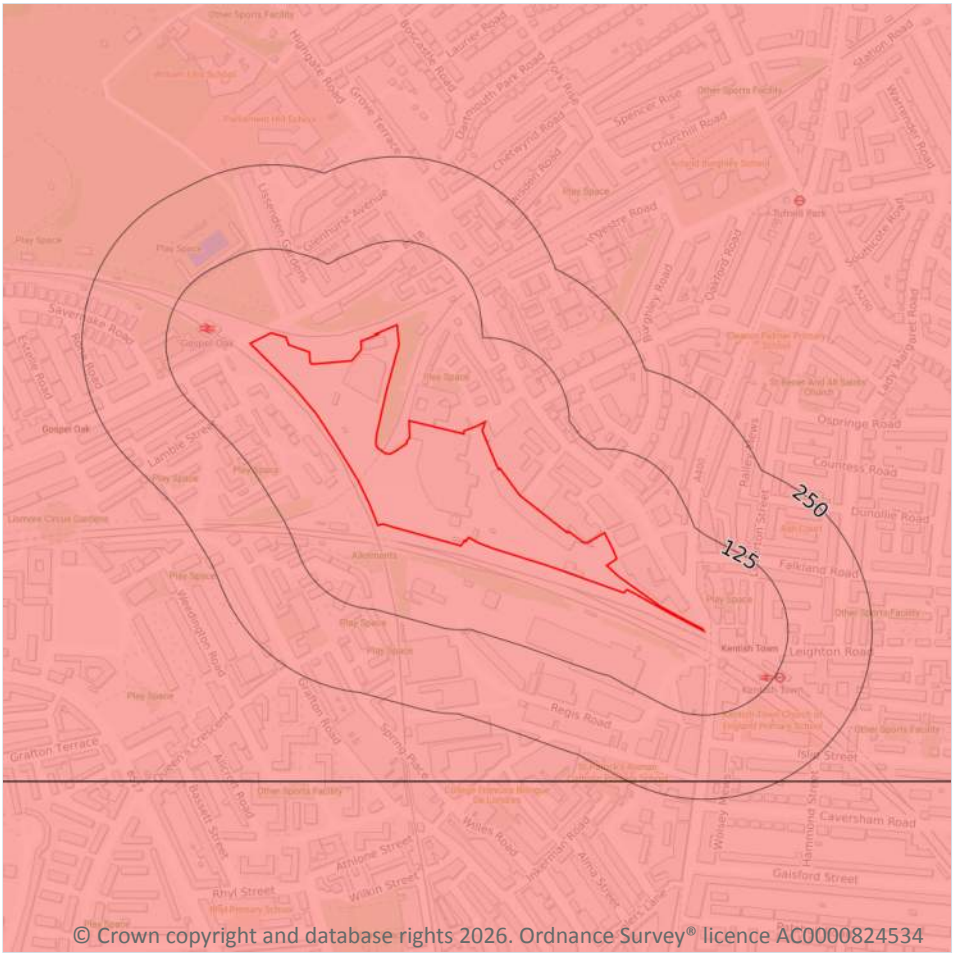
Features are displayed on the Boreholes map on **page 127 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	111m NE	528943 185430	KENTISH TOWN FIRE STATION	9.14	N	590631 ↗
2	112m S	529040 185120	KENTISH TOWN STATION	18.28	N	590605 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	122m N	528550 185800	GORDON HOUSE HIGHGATE RD KENTISH TOWN	21.33	N	590603 ↗
A	176m W	528150 185620	GOSPEL OAK NURSERY SCHOOL TPD	2.0	N	590843 ↗
B	180m SW	528240 185480	LAMBLE STREET ST PANCRAS	10.97	N	590618 ↗
B	180m SW	528240 185480	LAMBLE STREET ST PANCRAS	6.4	N	590619 ↗
A	184m W	528140 185640	GOSPEL OAK NURSERY SCHOOL TPB	1.0	N	590841 ↗
A	198m W	528130 185610	GOSPEL OAK NURSERY SCHOOL TPC	2.0	N	590842 ↗
4	200m N	528600 185870	JUNCTION CHETWYND RD KENTISH TOWN	9.14	N	590602 ↗
A	205m W	528120 185630	GOSPEL OAK NURSERY SCHOOL TPA	2.0	N	590840 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

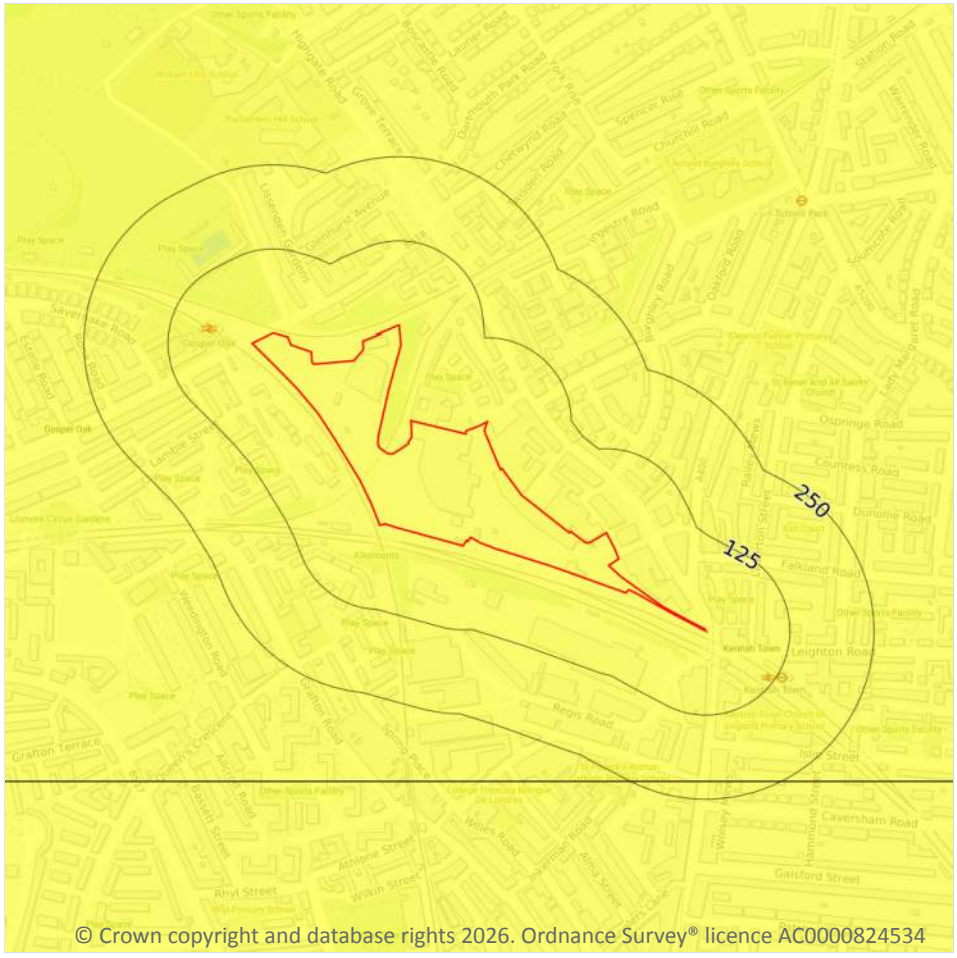
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 129 >**

Location	Hazard rating	Details
On site	**Moderate**	**Ground conditions predominantly high plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 130 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

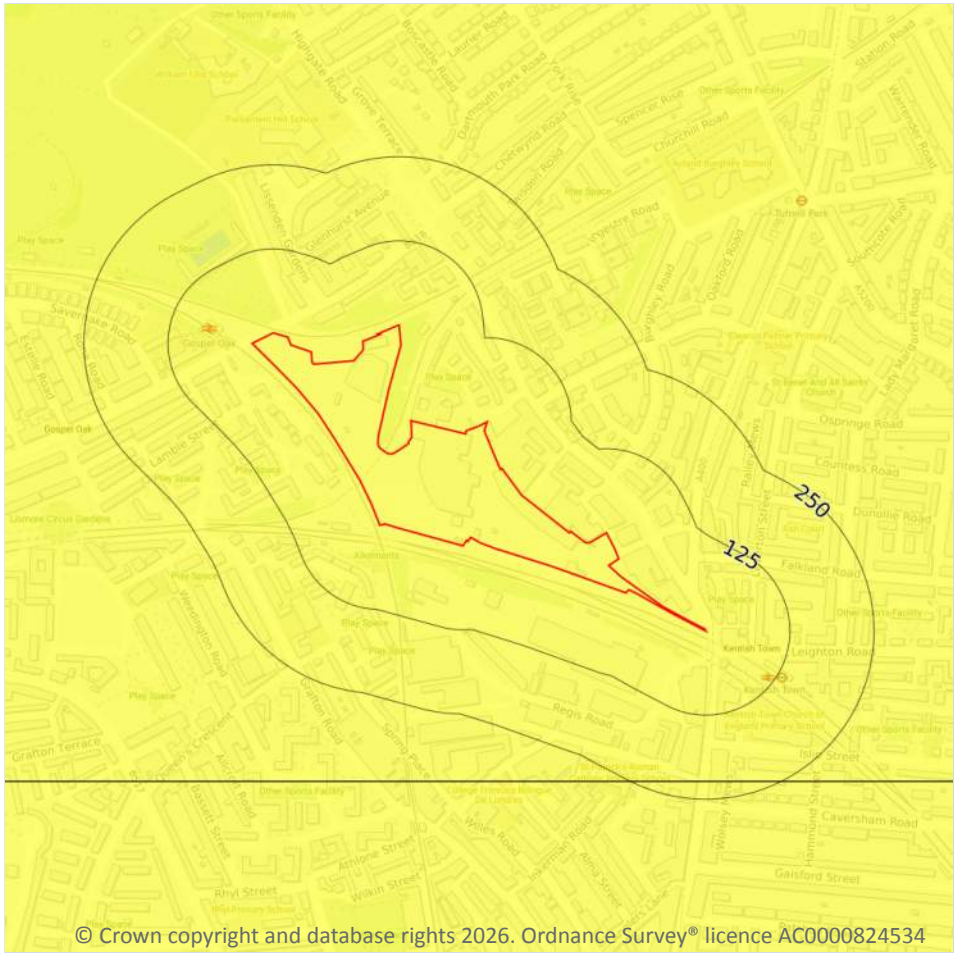
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 131 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 132 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	5

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 133 >**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

Location	Hazard rating	Details
On site	**Low**	**Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.**
1m S	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
9m E	Moderate	Slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.
36m W	Moderate	Slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 135 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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18.1 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m **39**

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on **page 137 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	**On site**	**Cuttings**	**1873**	**1:10560**
2	**On site**	**Unspecified Heap**	**1894**	**1:10560**
A	**On site**	**Unspecified Pit**	**1873**	**1:10560**
A	**On site**	**Unspecified Pit**	**1879**	**1:10560**
B	**On site**	**Unspecified Ground Workings**	**1873**	**1:10560**
B	**On site**	**Unspecified Ground Workings**	**1879**	**1:10560**
C	**On site**	**Water Body**	**1879**	**1:10560**
C	**On site**	**Water Body**	**1873**	**1:10560**
C	**On site**	**Unspecified Ground Workings**	**1920**	**1:10560**
C	**On site**	**Unspecified Ground Workings**	**1920**	**1:10560**
A	4m N	Cuttings	1894	1:10560
F	9m SW	Brick Works	1894	1:10560
F	28m SW	Unspecified Ground Workings	1951	1:10560
F	56m SW	Unspecified Ground Workings	1894	1:10560
3	71m S	Unspecified Ground Workings	1920	1:10560
F	73m SW	Pond	1938	1:10560
F	73m SW	Unspecified Pit	1938	1:10560
F	78m SW	Pond	1951	1:10560
F	85m SW	Pond	1920	1:10560
G	126m SW	Unspecified Ground Workings	1938	1:10560
G	129m SW	Unspecified Ground Workings	1920	1:10560
I	140m NW	Pool	1958	1:10560
I	140m NW	Pool	1965	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
I	140m NW	Pool	1974	1:10000
I	140m NW	Pool	1996	1:10000
G	161m SW	Pond	1938	1:10560
G	174m SW	Pond	1920	1:10560
J	186m NE	Unspecified Heap	1938	1:10560
4	190m NE	Unspecified Ground Workings	1920	1:10560
5	193m NE	Unspecified Ground Workings	1920	1:10560
K	204m NE	Cuttings	1879	1:10560
K	204m NE	Cuttings	1873	1:10560
G	206m SW	Unspecified Ground Workings	1920	1:10560
J	209m NE	Unspecified Heap	1958	1:10560
J	209m NE	Unspecified Heap	1965	1:10560
G	210m SW	Unspecified Pit	1938	1:10560
K	240m NE	Cuttings	1920	1:10560
K	243m NE	Cuttings	1894	1:10560
K	244m NE	Cuttings	1951	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m **44**

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on **page 137 >**

ID	Location	Land Use	Year of mapping	Mapping scale
D	**On site**	**Unspecified Shaft**	**1965**	**1:10560**
D	**On site**	**Unspecified Shaft**	**1974**	**1:10000**
D	**On site**	**Unspecified Shaft**	**1995**	**1:10000**
D	**On site**	**Tunnel**	**1965**	**1:10560**

ID	Location	Land Use	Year of mapping	Mapping scale
D	**On site**	**Tunnel**	**1974**	**1:10000**
D	**On site**	**Tunnel**	**1995**	**1:10000**
D	**On site**	**Tunnel**	**1958**	**1:10560**
E	**On site**	**Tunnel**	**1965**	**1:10560**
E	**On site**	**Tunnel**	**1974**	**1:10000**
E	**On site**	**Tunnel**	**1995**	**1:10000**
E	**On site**	**Tunnel**	**1958**	**1:10560**
E	14m S	Tunnel	1965	1:10560
E	14m S	Tunnel	1974	1:10000
E	14m S	Tunnel	1995	1:10000
E	14m S	Tunnel	1958	1:10560
H	136m NE	Tunnel	1965	1:10560
H	136m NE	Tunnel	1974	1:10000
H	136m NE	Tunnel	1958	1:10560
K	230m NE	Tunnel	1965	1:10560
K	230m NE	Tunnel	1974	1:10000
K	230m NE	Tunnel	1958	1:10560
M	367m SW	Tunnel	1965	1:10560
M	367m SW	Tunnel	1974	1:10000
M	367m SW	Tunnel	1995	1:10000
P	579m SW	Tunnel	1974	1:10000
P	579m SW	Tunnel	1995	1:10000
P	584m SW	Tunnel	1965	1:10560
P	584m SW	Tunnel	1958	1:10560
R	671m SW	Tunnel	1965	1:10560
R	671m SW	Tunnel	1974	1:10000
R	671m SW	Tunnel	1995	1:10000
R	671m SW	Tunnel	1958	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
V	765m SE	Tunnel	1938	1:10560
V	765m SE	Tunnel	1920	1:10560
V	768m SE	Tunnel	1882	1:10560
V	768m SE	Tunnel	1882	1:10560
V	775m SE	Tunnel	1973	1:10000
V	775m SE	Tunnel	1968	1:10560
V	775m SE	Tunnel	1989	1:10000
V	775m SE	Tunnel	1957	1:10560
V	775m SE	Tunnel	1951	1:10560
-	928m SW	Air Shaft	1920	1:10560
-	935m SW	Air Shaft	1938	1:10560
-	984m SW	Tunnel	1874	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	1

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
On site	**Unspecified**

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 147 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m **6**

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**
On site	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**
On site	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**
On site	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**
2m E	No data	No data	No data	No data	No data	No data	No data
2m E	No data	No data	No data	No data	No data	No data	No data

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m **31**

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**17**	**3**	**615**	**423**	**0.6**	**64**	**62**	**25**	**25**
On site	**18**	**3.2**	**603**	**414**	**0.6**	**67**	**66**	**27**	**27**
On site	**20**	**3.5**	**338**	**232**	**0.7**	**81**	**83**	**30**	**69**

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**20**	**3.5**	**573**	**394**	**0.6**	**74**	**81**	**32**	**37**
On site	**21**	**3.7**	**336**	**231**	**1.1**	**95**	**96**	**35**	**56**
On site	**21**	**3.7**	**468**	**322**	**0.9**	**88**	**87**	**36**	**35**
On site	**22**	**3.8**	**339**	**233**	**0.7**	**90**	**86**	**35**	**56**
On site	**22**	**3.8**	**411**	**282**	**1.2**	**101**	**94**	**40**	**36**
On site	**23**	**4**	**378**	**260**	**1.9**	**114**	**116**	**44**	**48**
On site	**23**	**4**	**355**	**244**	**1**	**99**	**95**	**39**	**51**
On site	**23**	**4**	**400**	**275**	**2.1**	**115**	**116**	**44**	**42**
On site	**23**	**4**	**393**	**270**	**0.5**	**88**	**79**	**38**	**38**
On site	**24**	**4.2**	**370**	**254**	**1.2**	**107**	**99**	**43**	**42**
On site	**25**	**4.4**	**345**	**237**	**0.7**	**103**	**88**	**44**	**41**
On site	**25**	**4.4**	**368**	**253**	**0.9**	**103**	**89**	**43**	**37**
On site	**26**	**4.6**	**328**	**225**	**0.6**	**102**	**83**	**45**	**40**
On site	**27**	**4.7**	**334**	**229**	**0.6**	**105**	**83**	**47**	**36**
2m E	18	3.2	616	423	0.6	67	81	28	41
5m W	24	4.2	404	278	4.4	136	152	50	48
8m S	19	3.3	520	357	0.9	80	80	32	31
13m NE	20	3.5	600	412	0.6	71	85	30	41
21m E	27	4.7	368	253	0.5	100	84	46	38
21m N	25	4.4	329	226	0.6	98	82	42	42
24m W	20	3.5	333	229	0.7	82	84	30	65
24m S	16	2.8	625	429	0.6	62	53	23	19
24m S	16	2.8	570	392	0.6	63	60	24	25
27m NE	24	4.2	528	363	0.6	83	94	38	46
33m N	20	3.5	339	233	0.6	79	82	29	72
36m NW	21	3.7	338	232	0.7	86	83	33	59
40m S	21	3.7	474	326	1.5	98	102	39	36

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
44m SW	23	4	355	244	2.9	122	133	45	50

This data is sourced from the British Geological Survey.

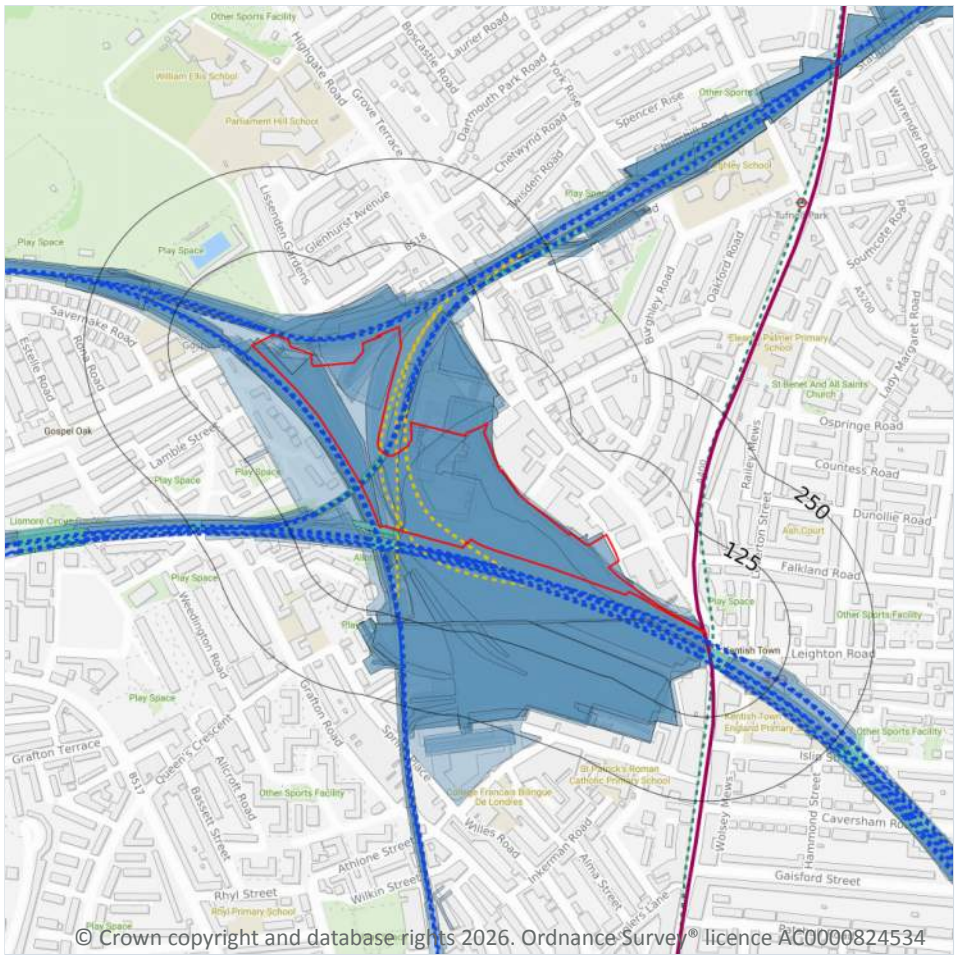
21.3 BGS Measured Urban Soil Chemistry

Records within 50m	**0**

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



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22.1 Underground railways (London)

Records within 250m	1

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

Features are displayed on the Railway infrastructure and projects map on **page 152 >**

Location	Line Name	Line Section	Track Type	Depth (m bgl)	Operational hours
7m NE	Northern Line	Northern Line	Tunnel	24.7	Mon-Thu: Early 0512 Late 2358 Fri-Sun: Early 0522

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	14

Railway tunnels taken from contemporary Ordnance Survey® mapping.

Features are displayed on the Railway infrastructure and projects map on **page 152 >**

Location	Type
On site	**Railway Tunnel**
11m E	Railway Tunnel
11m S	Railway Tunnel
12m NE	Railway Tunnel
19m S	Railway Tunnel
26m S	Railway Tunnel
28m S	Railway Tunnel
37m S	Railway Tunnel
47m SE	Railway Tunnel
50m SE	Railway Tunnel
56m S	Railway Tunnel
93m S	Railway Tunnel
111m NE	Railway Tunnel
138m NE	Railway Tunnel

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	170

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 152 >**

Location	Land Use	Year of mapping	Mapping scale
On site	Tunnel	1965	10560
On site	Tunnel	1974	10000
On site	Tunnel	1996	10000
On site	Tunnel	1958	10560
On site	Railway Sidings	1970	2500
On site	Railway Sidings	1968	1250
On site	Railway Sidings	1954	2500
On site	Railway Sidings	1977	1250
On site	Railway Sidings	1966	1250
On site	Railway Sidings	1952	1250
On site	Railway Sidings	1936	2500
On site	Railway Sidings	1916	2500
On site	Railway Sidings	1896	2500
On site	Railway Sidings	1915	2500
On site	Railway	1916	-
On site	Railway	1930	-
On site	Railway	1915	-
On site	Railway	1896	-
On site	Railway	1873	-
On site	Railway	1866	-
On site	Railway Sidings	1970	2500
On site	Railway Sidings	1873	10560
On site	Railway Sidings	1938	10560

Location	Land Use	Year of mapping	Mapping scale
On site	**Railway Sidings**	**1920**	**10560**
On site	**Railway Sidings**	**1894**	**10560**
On site	**Railway Sidings**	**1965**	**10560**
On site	**Railway Sidings**	**1974**	**10000**
On site	**Railway Sidings**	**1951**	**10560**
On site	**Railway Sidings**	**1958**	**10560**
On site	**Railway Sidings**	**1879**	**10560**
On site	**Tunnel**	**1995**	**1250**
On site	**Tunnel**	**1982**	**1250**
On site	**Tunnel**	**1985**	**1250**
On site	**Tunnel**	**1992**	**1250**
On site	**Tunnel**	**1990**	**1250**
On site	**Tunnel**	**1991**	**1250**
On site	**Tunnel**	**1977**	**1250**
On site	**Tunnel**	**1966**	**1250**
On site	**Tunnel**	**1954**	**2500**
On site	**Tunnel**	**1968**	**1250**
On site	**Tunnel**	**1979**	**1250**
On site	**Tunnel**	**1974**	**1250**
On site	**Tunnel**	**1970**	**2500**
On site	**Tunnel**	**1952**	**1250**
2m N	Railway Sidings	1952	1250
7m S	Railway	1866	-
8m S	Tunnel	1873	-
8m S	Railway Tunnels	1866	-
9m W	Railway Sidings	1920	10560
11m W	Tunnel	1966	1250
11m W	Tunnel	1952	1250

Location	Land Use	Year of mapping	Mapping scale
11m W	Tunnel	1974	1250
11m W	Tunnel	1979	1250
12m W	Tunnel	1991	1250
12m W	Tunnel	1982	1250
14m S	Tunnel	1958	10560
14m S	Tunnel	1965	10560
14m S	Tunnel	1974	10000
14m S	Tunnel	1996	10000
16m NW	Railway Sidings	1952	1250
16m S	Tunnel	1991	1250
16m S	Tunnel	1990	1250
16m S	Tunnel	1985	1250
16m S	Tunnel	1970	2500
16m S	Tunnel	1954	2500
17m S	Tunnel	1977	1250
17m S	Tunnel	1952	1250
17m S	Tunnel	1995	1250
17m S	Tunnel	1968	1250
17m S	Tunnel	1992	1250
17m NW	Railway Sidings	1995	1250
18m S	Tunnel	1896	-
18m S	Tunnel	1916	-
18m S	Tunnel	1916	-
20m SW	Railway Sidings	1882	10560
22m SW	Railway Sidings	1896	2500
22m S	Railway Sidings	1952	1250
22m S	Railway Sidings	1968	1250
24m S	Railway Sidings	1915	2500

Location	Land Use	Year of mapping	Mapping scale
24m SW	Railway Sidings	1894	10560
24m SW	Railway Sidings	1938	10560
25m SW	Railway Sidings	1896	10560
25m S	Tunnel	1991	1250
25m S	Tunnel	1990	1250
25m S	Tunnel	1985	1250
25m W	Railway	1866	-
25m S	Tunnel	1954	2500
25m S	Tunnel	1970	2500
26m S	Tunnel	1968	1250
26m S	Tunnel	1952	1250
26m S	Tunnel	1977	1250
26m S	Tunnel	1992	1250
26m S	Tunnel	1995	1250
26m S	Railway Sidings	1936	2500
28m S	Railway Sidings	1970	2500
32m SW	Railway Sidings	1896	2500
33m S	Railway Sidings	1915	2500
39m S	Railway Sidings	1936	2500
45m SW	Railway Sidings	1916	2500
47m SW	Railway Sidings	1896	2500
47m S	Railway Sidings	1896	2500
47m S	Railway Sidings	1896	2500
49m S	Railway Sidings	1879	10560
50m SE	Railway	1896	-
50m SE	Railway	1916	-
52m E	Railway Sidings	1991	1250
52m E	Railway Sidings	1981	1250

Location	Land Use	Year of mapping	Mapping scale
54m E	Railway Sidings	1952	1250
54m E	Railway Sidings	1966	1250
54m E	Railway Sidings	1973	1250
55m S	Railway Sidings	1873	10560
56m SE	Railway	1898	-
56m SE	Railway	1916	-
56m SW	Railway Sidings	1879	2500
62m E	Railway Sidings	1920	10560
68m SE	Railway Sidings	1896	2500
72m S	Railway Sidings	1915	2500
73m E	Railway Sidings	1981	1250
73m E	Railway Sidings	1991	1250
78m S	Railway Sidings	1936	2500
78m SW	Railway	1916	-
82m SW	Railway Sidings	1936	2500
82m S	Railway Sidings	1916	2500
83m SW	Railway Sidings	1896	2500
85m SW	Railway Sidings	1896	2500
85m S	Railway Sidings	1896	2500
85m S	Railway Sidings	1938	10560
85m S	Railway Sidings	1920	10560
85m SW	Railway Sidings	1896	10560
86m SW	Railway Sidings	1879	2500
92m SW	Railway Sidings	1896	2500
126m S	Railway	1915	-
128m S	Railway	1866	-
135m S	Railway	1894	-
136m NE	Tunnel	1958	10560

Location	Land Use	Year of mapping	Mapping scale
136m NE	Tunnel	1974	10000
136m NE	Tunnel	1965	10560
137m NE	Tunnel	1981	1250
137m NE	Tunnel	1991	1250
137m NE	Tunnel	1952	1250
137m NE	Tunnel	1966	1250
137m NE	Tunnel	1973	1250
137m NE	Tunnel	1970	2500
137m NE	Tunnel	1954	2500
139m NE	Tunnel	1995	1250
142m S	Railway Sidings	1952	1250
142m S	Railway Sidings	1966	1250
162m NW	Railway Sidings	1951	10560
170m W	Railway Sidings	1873	10560
170m W	Railway Sidings	1879	10560
171m NW	Railway Sidings	1894	10560
180m W	Railway Sidings	1958	10560
180m NW	Railway Sidings	1966	1250
180m NW	Railway Sidings	1952	1250
190m NW	Railway Sidings	1896	2500
204m NE	Railway Sidings	1936	2500
204m NE	Railway Sidings	1952	1250
208m NE	Railway Sidings	1915	2500
208m SE	Railways	1875	-
210m NE	Railway Sidings	1920	10560
230m NE	Tunnel	1965	10560
230m NE	Tunnel	1974	10000
230m NE	Tunnel	1958	10560

Location	Land Use	Year of mapping	Mapping scale
231m SW	Railway Tunnels	1894	-
231m SW	Railway Tunnels	1866	-
232m NE	Tunnel	1970	2500
232m NE	Tunnel	1954	2500
233m NE	Tunnel	1995	1250
233m SE	Railways	1875	-
248m SW	Railway	1866	-

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	8

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on **page 152 >**

Location	Description
On site	**Abandoned**
On site	**Historical OSM**
On site	**Razed**
On site	**Historical OSM**
On site	**Historical OSM**
4m NE	Abandoned

Location	Description
42m S	Historical OSM
108m NE	Abandoned

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	**142**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on **page 152 >**

Location	Name	Type
On site	**Tottenham North Curve**	**rail**
On site	**Tottenham North Curve**	**rail**
1m N	Gospel Oak to Barking Line	rail
2m NE	Gospel Oak to Barking Line	rail
5m N	Gospel Oak to Barking Line	rail
5m NE	Tottenham North Curve	rail
5m NE	Tottenham North Curve	rail
5m NE	Not given	Multi Track
5m N	Not given	Multi Track
5m N	Not given	Multi Track
5m SW	North London line	rail
5m SW	Not given	Multi Track
5m SW	Not given	Multi Track
6m SW	Not given	Multi Track
6m NE	Gospel Oak to Barking Line	rail
8m W	Not given	Multi Track
8m W	Not given	Multi Track
8m NW	Gospel Oak to Barking Line	rail

Location	Name	Type
8m NW	Gospel Oak to Barking Line	rail
9m SW	North London line	rail
9m SW	Thameslink	rail
10m NE	Not given	Multi Track
10m SW	Not given	Multi Track
11m S	Thameslink	rail
11m SW	Not given	Multi Track
11m NW	Gospel Oak to Barking Line	rail
11m NW	Gospel Oak to Barking Line	rail
12m NW	Not given	Multi Track
12m SW	Not given	Multi Track
13m SW	Thameslink	rail
13m NW	Not given	Multi Track
13m NW	Not given	Multi Track
13m S	Thameslink	rail
14m S	Not given	Multi Track
15m S	Thameslink	rail
16m S		rail
16m NW	Gospel Oak to Barking Line	rail
18m S	Thameslink	rail
18m N	Gospel Oak to Barking Line	rail
18m S	Thameslink	rail
18m S	Thameslink	rail
18m S		rail
18m NW	Gospel Oak to Barking Line	rail
19m S	Not given	Single Track
19m S	Not given	Single Track
19m SW	North London line	rail

Location	Name	Type
19m N	Not given	Multi Track
19m S	Not given	Multi Track
20m SW	Not given	Multi Track
20m S	Not given	Multi Track
20m NW	Gospel Oak to Barking Line	rail
20m NW	Gospel Oak to Barking Line	rail
20m S	Not given	Single Track
21m S	St Pancras to Chesterfield Line	rail
21m S	Thameslink	rail
21m S	Thameslink	rail
21m S	St Pancras to Chesterfield Line	rail
22m N	Not given	Multi Track
23m SW	North London line	rail
23m SW	Thameslink	rail
24m S	Not given	Single Track
24m S	St Pancras to Chesterfield Line	rail
24m N	Tottenham North Curve	rail
24m SW	Not given	Multi Track
24m NE	Not given	Multi Track
25m SW	Thameslink	rail
25m S	St Pancras to Chesterfield Line	rail
25m S	St Pancras to Chesterfield Line	rail
26m NW	Tottenham North Curve	rail
27m S	St Pancras to Chesterfield Line	rail
27m W	Not given	Multi Track
27m W	North London line	rail
28m S	Not given	Multi Track
28m E		rail

Location	Name	Type
28m S	St Pancras to Chesterfield Line	rail
29m SW	St Pancras to Chesterfield Line	rail
30m SW	Not given	Multi Track
30m S	St Pancras to Chesterfield Line	rail
31m W	North London line	rail
31m NW	Not given	Multi Track
32m SW	St Pancras to Chesterfield Line	rail
33m S	Not given	Multi Track
34m S	St Pancras to Chesterfield Line	rail
37m S	St Pancras to Chesterfield Line	rail
47m S	Not given	Multi Track
52m NW	Not given	Multi Track
60m SE	St Pancras to Chesterfield Line	rail
60m SE	Thameslink	rail
60m SE	Not given	Multi Track
61m SE	St Pancras to Chesterfield Line	rail
64m SE	St Pancras to Chesterfield Line	rail
66m SE	Thameslink	rail
66m SE	St Pancras to Chesterfield Line	rail
66m SE	Not given	Multi Track
68m SE	Not given	Multi Track
76m SE	Not given	Multi Track
81m SW	Tottenham North Curve	rail
81m SW	Tottenham North Curve	rail
82m SW	Not given	Multi Track
84m SE	Not given	Multi Track
85m SE	Not given	Multi Track
89m NE	Not given	Multi Track

Location	Name	Type
89m E	Not given	Multi Track
90m SE	Not given	Multi Track
108m NE	Tottenham North Curve	rail
108m NE	Gospel Oak to Barking Line	rail
108m NE	Gospel Oak to Barking Line	rail
109m E	Tottenham North Curve	rail
112m NE	Not given	Multi Track
125m NE	Gospel Oak to Barking Line	rail
126m NE	Gospel Oak to Barking Line	rail
126m S	Not given	Multi Track
127m NE	Not given	Multi Track
127m NE	Not given	Multi Track
136m S	North London line	rail
137m S	Not given	Multi Track
137m S	North London line	rail
139m NE	Tottenham North Curve	rail
139m NE	Tottenham North Curve	rail
144m NW	Gospel Oak to Barking Line	rail
150m SW	Not given	Multi Track
161m SE	Not given	Multi Track
167m NW	Gospel Oak to Barking Line	rail
167m NW	Not given	Multi Track
168m NW	Gospel Oak to Barking Line	rail
169m NW	Not given	Multi Track
173m SW	Thameslink	rail
175m SW	Not given	Multi Track
178m SW	St Pancras to Chesterfield Line	rail
182m SW	Not given	Multi Track

Location	Name	Type
182m SW	Not given	Single Track
184m NW	Not given	Multi Track
200m SE	Not given	Multi Track
201m NE	Tottenham North Curve	rail
201m NE	Tottenham North Curve	rail
215m SW	St Pancras to Chesterfield Line	rail
215m SW		rail
232m NE	Tottenham North Curve	rail
232m NE	Tottenham North Curve	rail
238m NW	Not given	Multi Track
244m NW	Not given	Multi Track
248m SW	Not given	Multi Track

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	**0**

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	**0**

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

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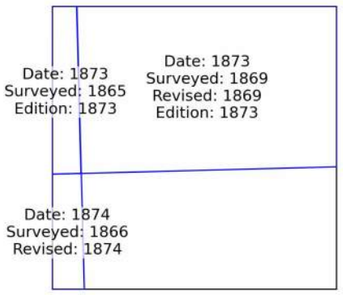
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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	County Series
Map date:	1873-1874
Scale:	1:10,560
Printed at:	1:10,560

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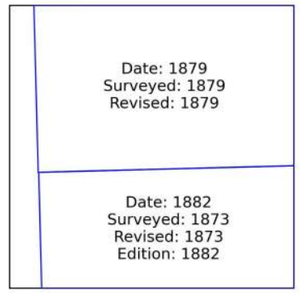
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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	County Series
Map date:	1879-1882
Scale:	1:10,560
Printed at:	1:10,560

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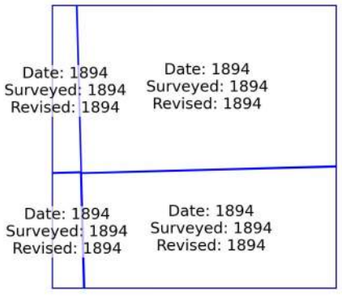
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Map Insight

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Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	County Series
Map date:	1894
Scale:	1:10,560
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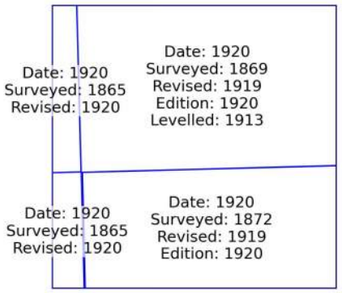
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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	County Series
Map date:	1920
Scale:	1:10,560
Printed at:	1:10,560

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BROOKFIELD
DARTMOUTH PARK
HOLLY VILLAGE
St Anne's Ch.
Highgate Ponds
Gospel Oak Station
Highgate Road Station
Kentish Town West Station
Camden Road Station
Caledonian Road & Barnsbury Station
Cattle Sheds
Cricket & Football Ground
Grand Stand
Tramway Depot
Fever Hospital
Tumulus
Band Stand
Refreshment Room
Miniature Rifle Range
Electric Generating Station
Brookfield Stud
Paddock
Conveni
Lavatory
School
Pillar
Slope
Stone
Shelter
Posts
Air Shaft & Nursery
Tramway Dept. (L.C.C.)
Marion Hall
Eagles Lodge
Westfield Lodge
Boat House
Dental Platform
Makepeace Mansions
Makepeace Avenue
Langbourne Mansions
Langbourne Avenue
Dunollie Road
Brookfield
Grafton Terrace
Rhyl Street
Marsden Street
Caversham Road
Raisborough Street
Patshull Road
Lawford Road
Bartholomew Road
Provost Road
Adelaide Road
Chalk Farm Road
Clarence Way
Jeffreys Road
Oppidans Road
Mansfield Road
Gaisford Street
Kelly Street
Prince of Wales Road
Kentish Town Road
Camden Road
Torriano Avenue
Queen's Crescent
Malden Road
Harrington Road
Agincourt Road
Fellows Road
Eton Avenue
Belsize Road
Swiss Cottage
Finchley Road
Hampstead Heath
Hampstead Heath Extension
Parliament Hill Fields
Highgate Wood
Queen's Wood
Kenwood
Hampstead Cemetery
Highgate Cemetery
Gospel Oak Recreation Ground
Lismore Circus
Dunollie Road
Falkland Road
Leighton Road
Lady Margaret Road
Torriano Cottages
Torriano Mews
Torriano Gardens
Torriano Primary School
Kentish Town Baptist Church
Kentish Town Health Centre
Kentish Town Sports Centre
Kentish Town City Farm
Kentish Town Police Station
Kentish Town Library
Kentish Town Fire Station
Kentish Town Ambulance Station
Kentish Town Bus Garage
Kentish Town Depot
Kentish Town Industrial Estate
Kentish Town Shopping Centre
Kentish Town Market
Kentish Town Car Park
Kentish Town Recreation Ground
Kentish Town Adventure Playground
Kentish Town Nature Reserve
Kentish Town Community Centre
Kentish Town Youth Centre
Kentish Town Day Nursery
Kentish Town Primary School
Kentish Town Secondary School
Kentish Town Sixth Form College
Kentish Town Further Education College
Kentish Town Adult Education Centre
Kentish Town Library
Kentish Town Museum
Kentish Town Art Gallery
Kentish Town Theatre
Kentish Town Cinema
Kentish Town Concert Hall
Kentish Town Opera House
Kentish Town Ballet School
Kentish Town Dance Academy
Kentish Town Music School
Kentish Town Drama School
Kentish Town Film School
Kentish Town Photography School
Kentish Town Art School
Kentish Town Design School
Kentish Town Architecture School
Kentish Town Engineering School
Kentish Town Science School
Kentish Town Technology School
Kentish Town Mathematics School
Kentish Town Physics School
Kentish Town Chemistry School
Kentish Town Biology School
Kentish Town Geography School
Kentish Town History School
Kentish Town Languages School
Kentish Town English School
Kentish Town Literature School
Kentish Town Philosophy School
Kentish Town Religion School
Kentish Town Theology School
Kentish Town Sociology School
Kentish Town Psychology School
Kentish Town Economics School
Kentish Town Business School
Kentish Town Law School
Kentish Town Medicine School
Kentish Town Nursing School
Kentish Town Midwifery School
Kentish Town Dentistry School
Kentish Town Veterinary School
Kentish Town Agriculture School
Kentish Town Horticulture School
Kentish Town Forestry School
Kentish Town Fishery School
Kentish Town Mining School
Kentish Town Petroleum School
Kentish Town Gas School
Kentish Town Electricity School
Kentish Town Water School
Kentish Town Sewage School
Kentish Town Waste School
Kentish Town Recycling School
Kentish Town Environmental School
Kentish Town Ecology School
Kentish Town Conservation School
Kentish Town Sustainability School
Kentish Town Renewable Energy School
Kentish Town Solar Energy School
Kentish Town Wind Energy School
Kentish Town Hydroelectric School
Kentish Town Geothermal School
Kentish Town Nuclear School
Kentish Town Fusion School
Kentish Town Fission School
Kentish Town Radiation School
Kentish Town Radioactivity School
Kentish Town Isotope School
Kentish Town Atom School
Kentish Town Molecule School
Kentish Town Compound School
Kentish Town Element School
Kentish Town Periodic Table School
Kentish Town Chemical Reaction School
Kentish Town Equation School
Kentish Town Formula School
Kentish Town Stoichiometry School
Kentish Town Thermodynamics School
Kentish Town Kinetics School
Kentish Town Equilibrium School
Kentish Town Acid-Base School
Kentish Town Redox School
Kentish Town Electrochemistry School
Kentish Town Organic Chemistry School
Kentish Town Inorganic Chemistry School
Kentish Town Analytical Chemistry School
Kentish Town Physical Chemistry School
Kentish Town Biochemistry School
Kentish Town Molecular Biology School
Kentish Town Genetics School
Kentish Town Evolution



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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	Provisional
Map date:	1951
Scale:	1:10,560
Printed at:	1:10,560

N
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Date: 1951
Revised: 1949
Edition: 1951

Date: 1951
Revised: 1949
Copyright: 1951

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info@groundsure.com
01273 257 755

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Map legend available at:
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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	Provisional
Map date:	1957-1958
Scale:	1:10,560
Printed at:	1:10,560

N
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Date: 1958
Surveyed: 1958
Revised: 1958

Date: 1957
Surveyed: 1957
Revised: 1957

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Map legend available at:
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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	Provisional
Map date:	1965-1968
Scale:	1:10,560
Printed at:	1:10,560

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Date: 1965
Surveyed: 1965
Revised: 1965

Date: 1968
Surveyed: 1968
Revised: 1968

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Map legend available at:
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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	National Grid
Map date:	1973-1974
Scale:	1:10,000
Printed at:	1:10,000

N
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Date: 1974
Surveyed: 1974
Revised: 1974

Date: 1973
Surveyed: 1972
Revised: 1973

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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	National Grid
Map date:	1989
Scale:	1:10,000
Printed at:	1:10,000

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Date: 1989
Surveyed: 1987
Revised: 1989

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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2001

Date: 2001

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527500 528000 528500 529000 529500

186500 186000 185500 185000 184500

Parliament Hill
Highgate Ponds
Gospel Oak
Tufnell Park
Kentish Town
Maitland Park
CAMDEN TOWN
Whittington Park
Schools
Pavilion
Athletics Ground
Swimming Pool
Bandstand
Depot
Tunnel
Offices
Depots
Recn Gd
Resrs (covered)
TA Centre
Swimming Pool
750m
500m
500m
500m

0m 500m

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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2010

Date: 2010

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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2015

Date: 2015

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Map Insight

Site details:	Murphy's Yard
Client ref:	PR20002712
Report ref:	GS-4AH-9L1-ZDY-9E4
Grid ref:	528593.13, 185467.36
Production date:	10 June 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2025

Date: 2025

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01273 257 755

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Appendix C

Camden Council, Environmental Pollution, Policy & Projects team contaminated land search

Contaminated Land Enquiry
Murphy's Yard Industrial Estate, NW5 1LR
Your query has been answered in red text below:

1. Please could you confirm whether the property is registered as contaminated land or if it is listed as a priority for review.

1A. The subject site has not been determined as contaminated land under Part 2A of EPA 1990. We can confirm that the Council is not currently investigating this property under Part 2A, although this does not preclude it from potential investigation in the future. We cannot provide any further information other than that as we are currently reviewing our contaminated land strategy and priority sites.

2. Do you have any concerns regarding pollution (former pollution incidents etc) relating to the property?

2A As part of your enquiry, the following searches were undertaken using the Councils GIS software (GISMO) to identify the potential for land contamination due to past and present land use activities within 100m. The search radius was expanded for landfill sites and private water supplies as explained below.

- Part A2/B Industrial Process – **Part B Industrial Process 96m north east; M & A Coachworks vehicle re-sprayer:**
- Authorised landfill sites - **none**
- Elevated levels of heavy metals in soils – **none**
- Within 250m radius of former historic landfill site(s) within LBC- **none**
- Private waters supplies within 1km - **none**
- Pollution Incidents – **none**
- Trade Directory review
- Land use activities identified from O/S maps
- Businesses registered with Kelly's Trade Directory operating within and intersecting a 100m radius of the site:

Site Type	Date	Old Road Name	Old Road Number
Oil & Colour Manufacturers	1907 to 1913	Fortess Road	4
Oil & Colour Storage	1874	Kentish Town Road	314
Glass Works	1884, 1885	Kentish Town Road	365
Timber Merchants	1922-1927	Kentish Town Tube Station	
Electroplating Engineers	1864-1865	Highgate Road	58
Printers	1922 to 1927	Highgate Road	30 and 30a
Motor Engineers	1964	Gordon House Road	30
Motor Engineers	1964	Gordon House Road	
Motor Engineers	1964	Highgate Road	74
Motor Engineers	1964	Highgate Road	81
Motor Engineers	1964	Highgate Road	80a
Hatters	1884 to 1885	Kentish Town Road	361
Coal & Coke Merchants	1864 to 1906	Gordon House Road	

Coal & Coke Merchants	1961 to 1965	Gordon House Road	
Coal & Coke Merchants	1884 to 1885	Highgate Road	115 to 117
Coal & Coke Merchants	1904 to 1927	Highgate Road	131
Coal & Coke Merchants	1904 to 1915	Kentish Town Road	351
Cycle Manufacturers	1904 to 1907	Highgate Road	87 & 89
Cycle Manufacturers	1914 to 1915	Highgate Road	123
Cabinet Makers	1884 to 1896	Highgate Road	20
Gas & Water Engineers	1884 to 1885	Highgate Road	109
Sanitary Engineers	1904	Highgate Road	74

FINDINGS

Former land uses identified on site include bottling stores, railway land, unknown industrial use, chemical works, garage, unspecified works, an oil depot, a coal depot, electroplating engineers and coal and coke merchants.

The results have identified the following past industrial land use activities of plausible concern within 100m:

Epoch	Land Use
1934-1939	Bottling Stores
1952-1955	Railway land
1952-1954	Unknown Industrial
1952-1955	Unknown Industrial
1934-1939	Bottling Stores
1952-1954	Garage
1952-1954	Depository
1894-1896	Smithy
1952-1954	Cabinet Works
1965-1971	Welding Works
1894-1896	Omnibus Company
1894-1896	Unknown Industrial
1909-1922	Unknown Industrial
1965-1971	Railway land
1952-1954	Coach Building Works
1952-1954	Unknown Industrial
1952-1954	Vacuum Flask Factory
1952-1954	Coal Hoppers
1952-1954	Chemical Works
1971-1988	Railway land
1965-1971	Timber Yard
1965-1971	Engineering Works high risk
1952-1955	Builders Yard
1952-1954	Garage
1894-1896	Smithy
1934-1939	Unknown Industrial

1934-1939	Fire Station
1934-1939	Unknown Warehouse
1952-1955	Wallpaper Factory
1952-1955	Garages
1952-1955	Cardboard Box Factory
1971-1988	Works
1971-1988	Builders Yard
1971-1988	Made Ground
1952-1954	Garage
1971-1988	Depot
1909-1922	Unknown Industrial
1965-1971	Unknown
1971-1988	Unmade Ground
1952-1955	Garage
1934-1939	Brick Yard
1871-1877	Railway Lands
1952-1955	Slag Wool Works
1894-1896	Railway Lands
1930-1950	Oil Depot
1930-1950	Coal depot
1909-1922	Railway Lands
1934-1939	Railway Lands

According to our contaminated land risk characterisation, land on which the above processes/activities were carried out is considered to represent a **Low** risk (**risk score 4** e.g., bottling store) to **High** risk (**risk score 16** e.g., Engineering Works, Slag Wool Works, Oil Depot, Coal Depot and Chemical Works). It is considered possible that such land could exhibit significantly elevated contaminant levels with the potential to cause harm, although the Council has no present evidence that confirms that there are contamination issues affecting the site other than potentially contaminative land-use activities on site and in proximity. Therefore, the subject site is not currently being investigated under the Part IIA of the Contaminated Land Regime as it is considered (based on the information available) suitable for its current use.

If the site was to be redeveloped in the future, involving ground disturbance, excavation works or soft landscaping (certain soils in Camden contain elevated heavy metals) then a planning condition would be recommended for a detailed site investigation (desk top study, walkover survey and intrusive investigation) and if necessary, remediation works. The investigation process follows a risk-based approach under Part 2A of EPA 1990, objectively to ensure that potentially contaminated land is suitable for its proposed use. Consequently, the planning process is the main way in which contaminated land and potentially contaminated land is investigated and remediated in Camden.

3. Details of any Pollution Prevention and Control Act records / other permits or licenses held for the property.

3A There are no PPC Part A installations operating in the LBC.

4. Do you hold any site inspection, investigation, remediation/validation reports for the site (and is it possible to obtain copies?)

4A From review of our available records, previous reports are available under planning references: 2020/5774/P, 2021/3225/P and 2026/1301/P Planning Application Search (camden.gov.uk)

5. Information relating to known landfills or infilled ground within the vicinity of the site.

5A The site is not within the vicinity of a known landfill site.

6. Private water supply records.

6A There are no private water supplies within the London Borough of Camden.

7. Groundwater abstraction and discharges to ground via soakaway.

7A The Council does not hold records of groundwater abstractions or soakaways. For further information contact the Environment Agency.

8. Any records on the historical development of the site including archaeological issues;

8A. We do not hold records of archaeological issues.

9. Any available details pertaining to the ponds/reservoirs/other surface water bodies proximate to the site.

9A. Regrettably LBC do not hold records of such controlled waters. This information could be obtained from a site visit and or desktop study.

10. Have elevated indoor radon gas concentrations been identified within buildings on or within 100m of the site? Have radon protection measures been required in buildings on site or within 100m? If so, please provide details.

10A The Council does not hold radon gas concentration data. However information is available at UKradon - UK maps of radon

Disclaimer:

The above response is provided from such information that is readily available to the Council and in its possession. It is believed to be correct but the Council expressly gives no warranty in this respect nor will the Council accept any liability whatsoever for any error, omission or loss occasioned thereby to any person (whether or not the person requested the information) and in particular the Council gives no warranty that it has researched all its relevant archives in order to respond to the request for information.

Map legend:



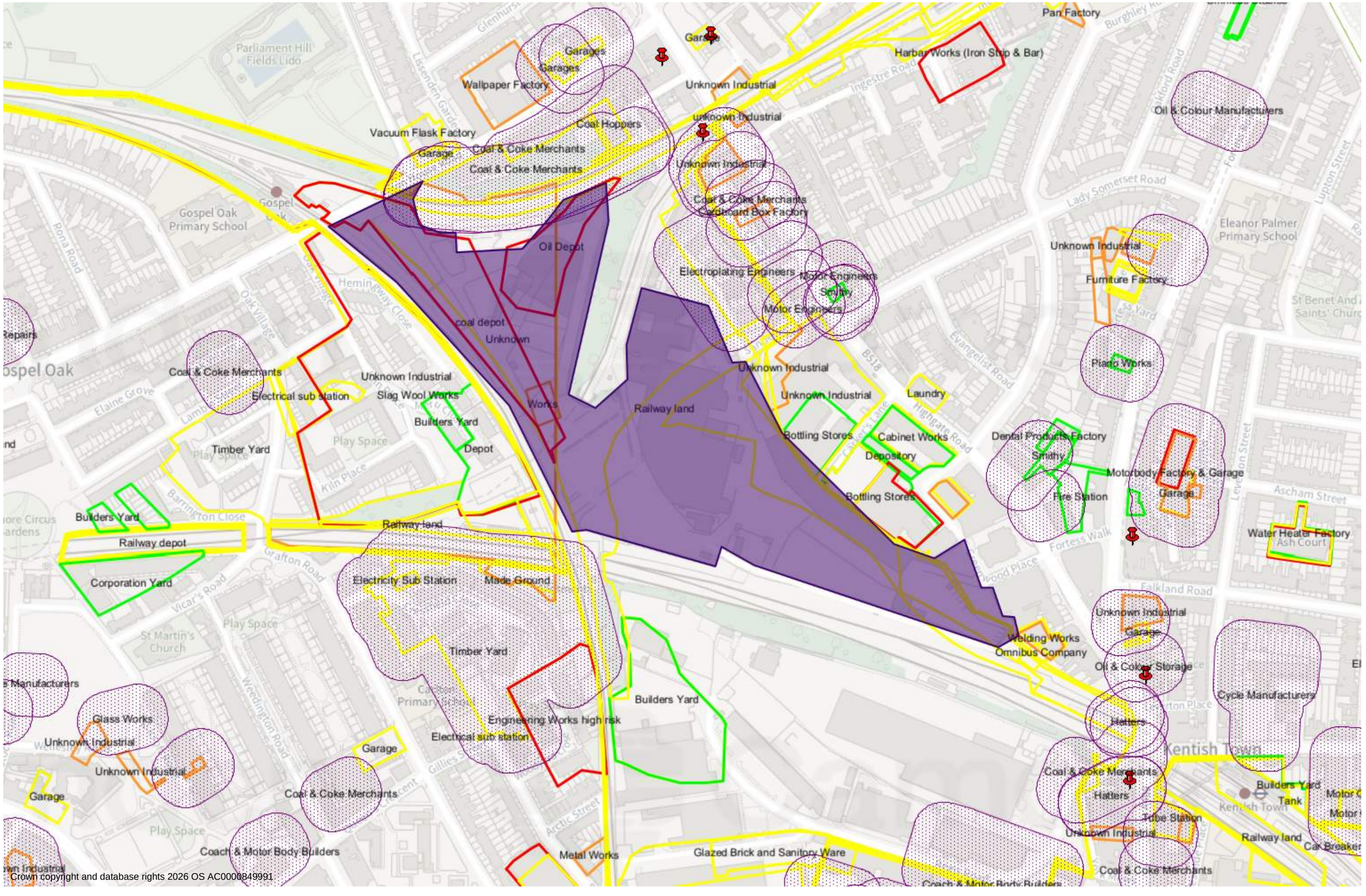
Camden

Murphy's Yard Industrial Estate, NW5 1LR

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Scale = 1:2895.480

12-June-2026



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Appendix D

Preliminary risk assessment methodology

D.1 Risk assessment methodology

The potential risks to human health and environmental receptors have been considered in accordance with the current UK approach to contaminated land assessment, taking into consideration the available information on the construction and operational phases of the development.

The method for risk evaluation takes into consideration the magnitude of the potential severity of the risk, as well as the probability of the risk occurring. The risk characterisations have been assessed based on the qualitative method of interpretation set out in CIRIA guidance C552 [20] and National House Building Council/EA/Chartered Institute of Environmental Health risk classification methodology [21].

The method for risk evaluation involves the classification of the:

- magnitude of the potential consequence (severity) of the risk occurring (refer to Table D1 1); and,
- magnitude of the probability (likelihood) of the risk occurring (refer to Table D1 2).

Table D1 1 Classification of consequence

Classification	Definition
Severe	Short-term (acute) risk to human health likely to result in 'significant harm' as defined by the Environmental Protection Act 1990, Part IIA. Short-term risk of pollution of a sensitive water resource. Catastrophic damage to buildings or property. A short-term risk to an ecosystem, or organism forming part of such ecosystem.
Medium	Chronic damage to human health. Pollution of a sensitive water resource. A significant change to an ecosystem, or organism forming part of such ecosystem.
Mild	Pollution of a non-sensitive water resource, such as non-classified groundwater. Damage to buildings, structures and services.
Minor	Harm, which may result in a financial loss, or expenditure to resolve. Non-permanent effects to human health, which could easily be prevented by means such as personal protective clothing. Easily repairable effects of damage to buildings, structures and services.

Table D1 2 Classification of probability

Classification	Definition
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long-term, or there is evidence at the receptor level of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible over the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is not certain that such an event would take place.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term.

Table D1 3 presents the risk assessment matrix.

Table D1 3 Comparison of consequence against probability

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/ low risk
	Likely	High risk	Moderate risk	Moderate/ low risk	Low risk
	Low likelihood	Moderate risk	Moderate/ low risk	Low risk	Very low risk
	Unlikely	Moderate/ low risk	Low risk	Very low risk	Very low risk

ANNEX I: EMAIL CORRESPONDENCE WITH MOTOROLA SOLUTIONS

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: Re: EIA Emergency Radio Query - Camden
Date: 17 July 2026 12:26:39
Attachments: image001.png
image002.png
image003.png

Hi [redacted]

I have reviewed the proposed buildings in our planning tool and confirm there are no potential impacts to our microwave links. For the Tetra network, external coverage checks can only be carried out once the build is complete, and fix accordingly

Hope this helps?
Regards

[redacted]
Senior Transmission Design Engineer
Nova South, 160 Victoria Street, London, SW1E 5LB
[redacted]

On Mon, Jul 6, 2026 at 10:35 AM [redacted] wrote:

> Hi [redacted],
>
> I hope you are well.
>
> My colleague passed along your details following your recent conversation regarding [redacted]
>
> I am writing on behalf of Trium, an environmental consultancy working on the Environmental Impact Assessment (EIA) for a site located at Murphy's Yard, London, NW5 1TN. The site is currently occupied by J.Murphy & Sons and comprises a number of general, light industrial and office use building. The Proposed Development comprises 17 buildings with a maximum of ground plus 15 storeys in height. Please see the below table for a breakdown of the indicative Proposed Building Heights:

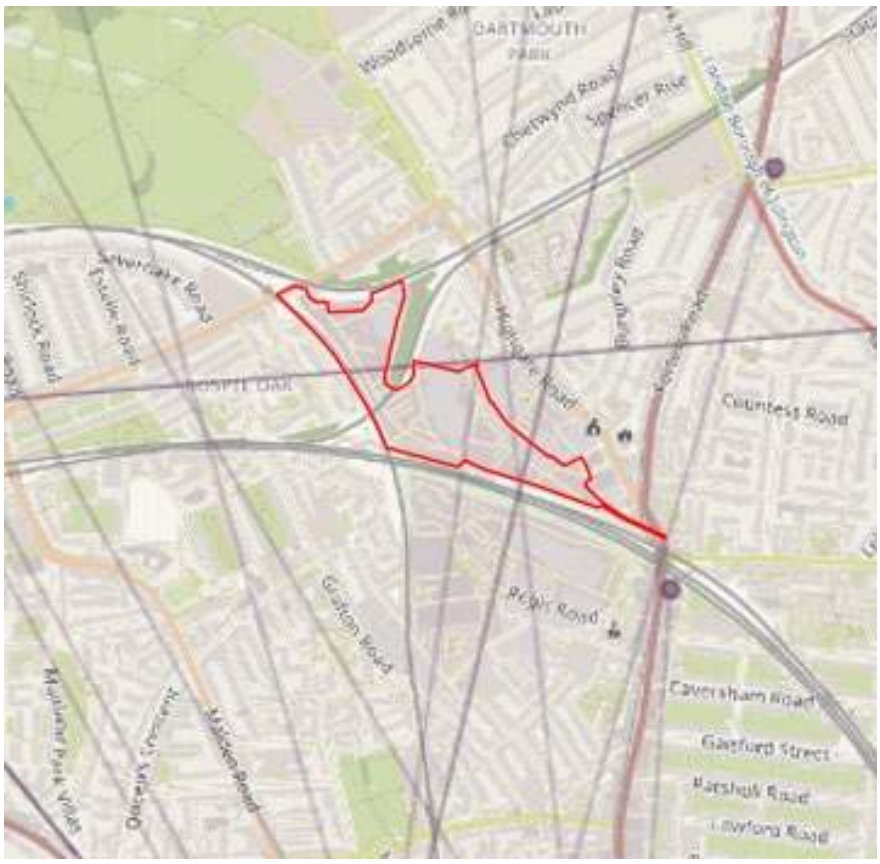
Indicative Block	Approximate Building Height (Parapet AOD)	Approximate Co-ordinates
A	71.050	X (Easting), Y (Northing): 538373, 185651 Grid Reference: TQ 28373 85651
B	81.500	X (Easting), Y (Northing): 528480, 185503 Grid Reference 28480 85503
C	72.050	X (Easting), Y (Northing):528489, 185647 Grid Reference: TQ 28489 85647
D	73.550	X (Easting), Y (Northing):528 533, 185645 Grid Reference: TQ 28533 85645
E	72.050	X (Easting), Y (Northing):528500, 185558 Grid Reference 28500 85558
F	79.100	X (Easting), Y (Northing):528513, 185471 Grid Reference: TQ 28513 85471
G	85.400	X (Easting), Y (Northing): 528524, 185443 Grid Reference 28524 85443
H	73.500	X (Easting), Y (Northing): 528583, 185416 Grid Reference: TQ 28583 85416
I	76.455	X (Easting), Y (Northing):528562, 185495 Grid Reference: TQ 28562 85495
J	51.450	X (Easting), Y (Northing):528681, 185466 Grid Reference 28681 85466
K	78.000	X (Easting), Y (Northing):528661, 185418 Grid Reference: TQ 28661 85418
K	71.500	X (Easting), Y (Northing): 528760, 185404 Grid Reference: TQ 28760 85404

L	75.650	X (Easting), Y (Northing): 528861, 185303 Grid Reference: TQ 28861 85303
S2	11.000	X (Easting), Y (Northing): 528627, 185543 Grid Reference: TQ 28627 85542

We are proposing to scope out Electronic Interference from the EIA. However, the council has pointed towards the ‘Land to the North of the British Library’ scheme (Ref: 2022/1041/P) which scoped in Electronic Interference and found a significant effect due to the location of a point-to-point telecommunications link across the site.

We have done some preliminary research using the OFCOM spectrum information portal and believe there are several telecommunication links that cross the site (see below with the site boundary in red). Please could you confirm if you believe there is potential for our Proposed Development to impact on the telecommunications links once built?

We would greatly appreciate a timely response with any information you can provide at this stage.



Many thanks,

[redacted]
Senior Consultant
Trium Environmental Consulting LLP
[redacted]
[redacted]
[redacted]
www.triumenvironmental.co.uk

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www.triumenvironmental.co.uk

Project Reference: TEC0860

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