

Our Ref: JMA/MA/VC/LISEWSKI

18 June 2002

Mr P Lisewski
23 Seaford Road
Enfield
Middlesex
EN1 1NS

Dear Mr Lisewski

40D Gledstanes Road, London

Further to our previous correspondence, I enclose a copy of my environmental search. I would draw your attention to the responses given to sections A.9, B.1, B.2 and D.1.

I have written to the Vendors Solicitors to ascertain whether or not the property or the building comprising same has ever suffered flooding and whether it has been difficult to obtain insurance against 'flood risk' and confirmation that the property is currently insured in respect of same.

You may also wish to refer this environmental search to your Surveyor / Valuer to ascertain whether or not he has any comments thereon.

Whilst writing, please let me know immediately you are in receipt of a mortgage offer.

Yours sincerely,



JOHN APPLETON

BREEZE
AND
WYLES
SOLICITORS

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Enfield Middx EN2 6AR
(Incorporating the Practice of
Roger Thompson & Co.)

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01992 464552

114 Fore Street
Hertford Herts SG14 1AG
01992 558411

11 Ducketts Wharf
South Street Bishop's Stortford
Hertfordshire CM23 3AR





CERTIFICATE

RPS certifies that the level of environmental risk identified in the Homecheck Professional Residential Report 324973 dated 05/06/2002 for the property described as

**40d Gledstones Road
London
W14 9HU**

is not likely to be sufficient for the property to be described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990.

RPS Consultants Limited

Dated **05 June 2002**

Notes:

Whilst not falling within the scope of this report, you should be aware that:

Flood: The site is located within 250 metres of a flood plain. Enquiries should be made to confirm that insurance cover is available for this risk.

This Certificate is based upon the information contained in the attached Homecheck Professional Report and should be read in conjunction with both that report and the guide to the RPS Environmental Risk Certificate provided on the page immediately following this Certificate. You should note that the Certificate relates only to historic land uses as shown by data sources collected by Sitescope Limited. The Certificate only applies to residential property. No physical inspection of the property has been carried out.

This Certificate and the relative Homecheck Professional Report are subject to the prevailing terms of business set out in the document entitled Homecheck Professional Terms - The Way We Do Business.

Guide to the RPS Environmental Risk Certificate

1 Purpose of the Certificate

The purpose of the RPS Environmental Certificate is to assist the conveyancer in assessing the implications of certain environmental risks identified in the Homecheck Professional Report for Residential Property. Such risks are identified from ten key recorded land uses which on their own or in combination and subject to their proximity to the subject site could lead to the property being described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990.

Where a sufficient level of risk has been identified within the body of the report and, as a result, RPS has been unable to issue a certificate this does not mean that a certificate will not be issued after the individual case has been further considered. If the practitioner wishes to have the case further considered the Homecheck Professional Environmental Helpline should be contacted on 0870 606 1702 or via email at helpdesk@homecheck.co.uk. The case will then be automatically referred to the RPS panel of consultants and the practitioner will be advised within 2 working days whether the RPS panel has concluded that a certificate can be issued or whether further research is required. In the latter case the practitioner will be advised of the nature of the further work. At this stage the practitioner has access to a helpline that will offer free initial advice and consultation.

The certificate is based solely on the ten key recorded land uses defined below and as detailed in the Homecheck Professional Report and is **NOT** based on any physical inspection of the site or condition of the land. Whilst Sitescope uses the best available public sources of information to identify possible risks and sources of land use, Sitescope do not warrant that all potentially contaminative land uses or features whether past or current will be identified in the Homecheck Professional Report using these sources. Where sufficient risk is identified within the Homecheck Professional Report it does not necessarily mean that a property will be designated as contaminated land or as a special site. Such designation requires that the Local Authority carry out a detailed inspection to determine whether or not the land actually appears to be contaminated. We recommend that for additional protection insurance cover be obtained. Homecheck Professional provides Land Insurance against the risk of contamination on residential land.

Other matters identified in the Homecheck Professional Report, which the conveyancer may wish to bring to the attention of the client, are set out together with appropriate guidance in the "Notes Section" of the certificate. These risks are outside the definition of **contaminated land** because they are outside the scope of Part IIA of the Environmental Protection Act 1990. These risks are:

<i>Flooding</i>	<i>Shallow Mining</i>
<i>Radon Gas</i>	<i>Coal Mining</i>
<i>Natural Subsidence</i>	

The Certificate only applies to residential property, not to commercial/industrial property.

2 Methodology and Scope

The RPS Certificate is based on a risk assessment model designed by RPS specifically for the purpose described above. The model uses data set out in the relevant Homecheck Professional Report to assess the risk from ten key recorded land uses. Using a point allocation system based on the contaminative nature of each land use identified and distance from the search site, the model determines if **sufficient risk** is present. The data used to assess **sufficient risk** are limited to:

- | | |
|-----------------------------------|---------------------------------|
| 1. Landfill sites | 6. PART 'B' sites |
| 2. Waste Treatment sites | 7. Historic Industrial land use |
| 3. Part 'A' Sites | 8. Registered COMAH sites |
| 4. Scrap yards | 9. Registered NIHS sites |
| 5. Fuel sites and petrol stations | 10. Current Industrial land use |

3 Who are RPS?

RPS is part of the RPS Group plc, the largest European Environmental Consultancy with over 1700 staff. As a leading advisor to the financial and property sector on potential environmental liabilities, it has developed statistical models to try to ensure that potential environmental liabilities are placed in a suitable risk context. RPS acts as a panel advisor to the majority of UK clearing banks.

Environmental Search On Residential Property

Residential Property at

40d Gledstanes Road
London
W14 9HU

Grid Reference: 524373E 178047N

Requested by

The Property Search Group
Ground Floor
Room 2
293 Green Lanes
London
N13 4XS

Your Reference: JMA/LISE 1.1/LISEWSKI

Wednesday, 05 June 2002

The Property Search Group are Official agents for Sitescope Limited - a leading UK provider of property and environmental risk information

Sitescope is a value added reseller for

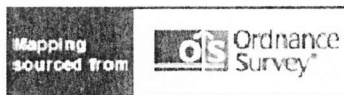


**ENVIRONMENT
AGENCY**



**British
Geological Survey**

THE NATIONAL ENVIRONMENT RESEARCH COUNCIL



Introduction

This report is for use by lawyers and other professionals involved in residential conveyancing. It presents information in the following five key areas that are not covered by Standard Enquiries of Local Authorities:

Section A - Enquiries of Statutory Registers

This section of the report sets out information from statutory registers kept by the Environment Agency, local authorities and the Health and Safety Executive. It identifies any nearby industrial processes or installations which might have an environmental impact on the property.

The key areas covered are the existence of landfill and waste management sites, industrial processes regulated by the Environment Agency, prosecutions or enforcements in respect of those regulated industrial sites, the storage of hazardous substances, discharges to air, and industrial installations regulated by the Health and Safety Executive under NIHS and COMAH Regulations.

Section B - Enquiries Concerning Site History

This section of the report seeks to identify both past and present industrial land use. Its purpose is to identify any land which may have been put to a potentially contaminative use.

Section C - Enquiries Concerning Land Instability

This section concerns coal mining, natural subsidence and mineral extraction, which are the principal cause of insurance claims. It is designed to highlight land instability issues which may affect the value or enjoyment of the property.

Section D - Enquiries Concerning Natural Perils

This section concerns flooding and radon.

Section E - Enquiries Concerning Other Matters

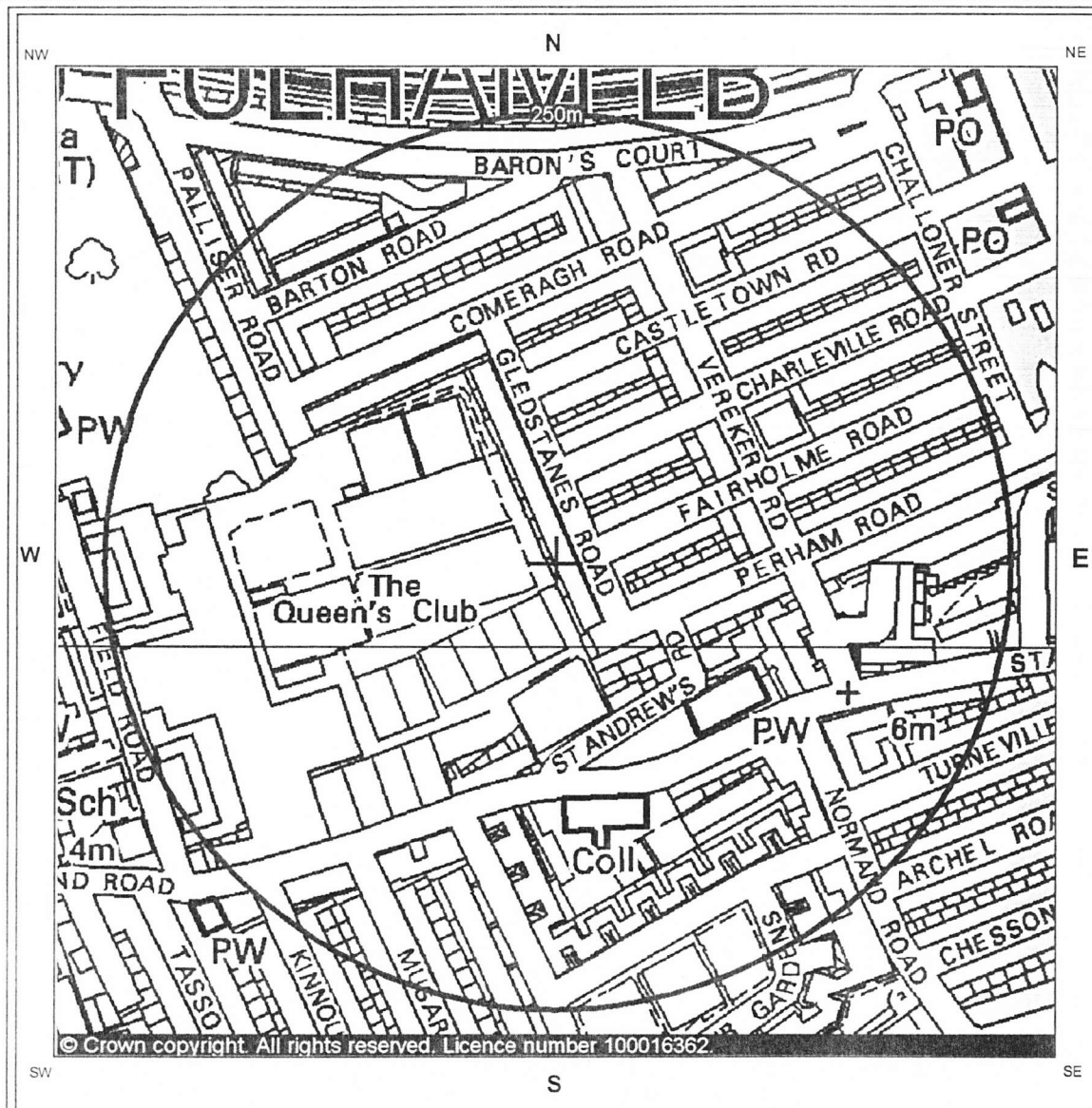
This section concerns Air Quality for the area in which the property is located.

The Summary section of the report presents enquiries in a familiar and easy-to-understand question and answer format. Where a reply to an enquiry is Yes, further details are given for each question in the Additional Information section of the report.

Unless otherwise stated in the enquiry, the answers cover two search bands, 0-250 metres and 251-500 metres from the property. Contact details for the data providers are given in the Contacts section at the end of this report.

Headnotes

- (1) The report should only be used in connection with one residential parcel of land (for the purpose of defining a single parcel of land Rule2(2) of the Local Land Charges Act 1997 is used). The report is based on the address and grid reference shown on the cover of this report and the replies are given in reliance on the accuracy and completeness of this information.
- (2) The report is supplied subject to our current standard terms and conditions.
- (3) The search is based on a UK National Grid Reference for the property postcode as determined by the Ordnance Survey Address-Point product. This grid reference represents the centre of the search area and is the point from which all search distances are calculated. The grid reference used is shown on the cover of this report.
- (4) The information in the report is supplied under licence to Sitescope Limited from various sources including: Environment Agency, British Geological Survey and Ordnance Survey.
- (5) This report is a search of statutory and non statutory sources of information which does not include any on-site survey or inspection of the property or its environs. Accordingly the report cannot in any way provide information as to the actual state of the property or land.
- (6) The replies in this report are based on information currently supplied to Sitescope Limited by its data providers. Sitescope cannot guarantee the accuracy or the completeness of any information supplied to it by its data providers.
- (7) Homecheck Professional is a service of Sitescope Limited, Imperial House, 21-25 North Street, Bromley, Kent BR1 1SS.



Map Legend



Site location



Search Band



Water Feature



Building Outline



Search Details

Search Address 40d Gledstanes Road
London
W14 9HU

Grid Reference: 524373E 178047N

Date of Report: 05/06/2002

Section A - Enquiries of Statutory Registers**Enquiry****Reply**

LANDFILL AND WASTE**Landfill Sites**

- | | | |
|------------|--|--|
| A.1 | Are there any landfill sites licensed by the Environment Agency under Part II of Environmental Protection Act 1990 | within 0 - 250 metres? No
within 251 - 500 metres? No |
|------------|--|--|
-

Scrapyards

- | | | |
|------------|--|--|
| A.2 | Are there any scrapyards licensed by the Environment Agency under Part II of Environmental Protection Act 1990 | within 0 - 250 metres? No
within 251 - 500 metres? No |
|------------|--|--|
-

Waste Treatment and Disposal

- | | | |
|------------|--|--|
| A.3 | Are there any other sites licensed by the Environment Agency under Part II of Environmental Protection Act 1990 to treat, keep, or dispose of controlled waste | within 0 - 250 metres? No
within 251 - 500 metres? No |
|------------|--|--|
-

REGULATED INDUSTRIES**Integrated Pollution Control (IPC) Regulations**

- | | | |
|------------|---|--|
| A.4 | Are there sites authorised by the Environment Agency under Part I of the Environmental Protection Act 1990 to carry out processes subject to Integrated Pollution Control (IPC) | within 0 - 250 metres? No
within 251 - 500 metres? No |
|------------|---|--|
-

Radioactive Substances

- | | | |
|------------|---|--|
| A.5 | Are there any sites registered by Environment Agency under the Radioactive Substances Act 1993 to keep or use radioactive materials | within 0 - 250 metres? No
within 251 - 500 metres? No |
|------------|---|--|
-

Storage of Hazardous Substances

- | | | |
|------------|---|--|
| A.6 | Are there any sites subject to hazardous substances consents granted by the relevant local authority under the Planning (Hazardous Substances) Act 1990 | within 0 - 250 metres? No
within 251 - 500 metres? No |
|------------|---|--|
-

Storage of Dangerous Substances

- | | | |
|------------|---|--|
| A.7 | Are there any sites regulated by the Health and Safety Executive for storing specific dangerous substances under the NIHHS Regulations 1982 | within 0 - 250 metres? No
within 251 - 500 metres? No |
|------------|---|--|
-

Section A - Enquiries of Statutory Registers**Enquiry****Reply**

Control of Major Accident Hazards

- | | | |
|------------|---|-----------------------------|
| A.8 | Are there any sites regulated by the Health and Safety Executive under the Control of Major Accident Hazards (COMAH) Regulations 1999 | within 0 - 250 metres? No |
| | | within 251 - 500 metres? No |

AIR**Emissions to Air**

- | | | |
|------------|--|------------------------------|
| A.9 | Are there any sites subject to local air pollution control (LAAPC) under Part I of the Environmental Protection Act 1990 | within 0 - 250 metres? No |
| | | within 251 - 500 metres? Yes |
- Please refer to the Additional Information section for details of records found.

PROSECUTIONS**Prosecutions and Enforcements**

- | | | |
|-------------|--|-----------------------------|
| A.10 | Are there any sites that have been subject to enforcement action (including licence revocation proceedings) by the Environment Agency under the criminal or regulatory provisions of the Environmental Protection Act 1990 | within 0 - 250 metres? No |
| | | within 251 - 500 metres? No |

WATER ABSTRACTION AND DISCHARGES**Abstraction Licences**

- | | | |
|-------------|--|-----------------------------|
| A.11 | Are any sites licensed to abstract water by the Environment Agency in accordance with the Water Resources Act 1991 | within 0 - 250 metres? No |
| | | within 251 - 500 metres? No |

Discharges to Water

- | | | |
|-------------|---|-----------------------------|
| A.12 | Are there any authorisations issued by the Environment Agency (and its predecessor, the National Rivers Authority) to discharge to the watercourse from non-IPC processes in accordance with the Water Resources Act 1991 | within 0 - 250 metres? No |
| | | within 251 - 500 metres? No |
-

Section A - Enquiries of Statutory Registers**Enquiry****Reply**

Footnotes:

Question A.1 The boundaries for current landfill sites have been digitised by the Environment Agency and have a precision of 5 metres. The boundaries of older Landfill Sites have been digitised by Homecheck. Because the records are older they generally have a precision of 25m. Where because of the age of the landfill we have not been able to precisely locate the extent of the landfill site we have created a 200m buffer around the grid reference assigned by the Environment Agency.

Question A.6 The response to this question is based on data supplied by the Department of Environment Transport and the Regions which has been collected by Local Planning Authorities.

Question A.10 The response to this question is based on details of national prosecutions by the Environment Agency.

Question A.11 The response to this question is based on details of abstraction licences issued by the Environment Agency (and its predecessor, the National Rivers Authority).

Question A.12 The response to this question is based on details of consents issued by the Environment Agency (and its predecessor, the National Rivers Authority) to discharges to the watercourse from non-IPC processes.

Section B - Enquiries Concerning Site History

Enquiry	Reply
LAND USE	
Past Industrial Land Use	
B.1 Are there any industrial sites (indicating potentially contaminative land use) shown on historical Ordnance Survey maps	within 0 - 250 metres? Yes Please refer to the Additional Information section for details of records found.
Current Industrial Land Use	
B.2 Are there any industrial sites (indicating potentially contaminative land use) in Trade Listings	within 0 - 250 metres? Yes Please refer to the Additional Information section for details of records found.

Footnotes:

Question B.1 Historical maps are a valuable and recognised source of information for investigating site history. They assist in identifying any previous potential contaminative uses which may have been carried out at a particular location.

The Historical Industrial Land Use data used in this reply is the result of a systematic analysis of Ordnance Survey maps dating from the 1880s, as well as more recent editions of the Ordnance Survey National Grid Series.

Evidence of past contamination is drawn from at least 4, and up to 6 historic map editions. The first of these editions will be the earliest County Series maps, which date from between 1860 and 1890 and are to a scale of 1:10,560. The second edition of County Series maps dates from circa 1900, and the third circa 1930.

Question B.2 The reply to this question is based on industrial uses identified from the 1995 Ratings List compiled by the Valuation Office Agency (VOA), as supplied by the VOA to local authorities responsible for the billing and collection of business rates ("Billing Authorities").

Section C - Enquiries Concerning Land Instability

Enquiry

Reply

SUBSIDENCE**Natural Subsidence Risk**

- C.1** What is the risk to the property from natural subsidence?

There is very low risk of foundation damage to properties from natural subsidence hazards.

Please refer to the Additional Information section for full details of how natural subsidence hazard is broken down into its component hazards, namely swelling clay, landslip, gulls & cambering, ground dissolution and compressible ground. These are described below. Each hazard is rated here according to its contribution to the overall level of hazard in the postcode.

Where the risk of subsidence is above average we recommend that specific advice is commissioned from a qualified member of the RICS.

MINING AND MINERAL EXTRACTION**Shallow Mining**

- C.2** What is the risk to the property from shallow mining ?

The risk of shallow mining is assessed to be very low.

Where the risk is moderate or above this does not necessarily mean that there is any risk of foundation damage as this also depends on the type of mining and the type of property involved. However we would recommend that specific advice is commissioned from a qualified member of the Royal Institution of Chartered Surveyors.

Coal Mining Areas

- C.3** Is the property in a coal mining area or in an area (without past or present, deep or open-cast, coal mining activity) in which coal bearing strata are known or expected to be present?

No

Mineral Extraction and Quarrying

- C.4** Are there sites where quarrying or mineral extraction activity is currently being carried out

within 0 - 250 metres? No
within 251 - 500 metres? No

Footnotes:

Question C.1 This assessment is based on postcode geohazard information supplied by the BGS. A postcode unit contains on average 15 properties

Question C.2 This assessment is based on information supplied by the BGS and takes into account many types of mining in addition to coal, such as ironstone or limestone extraction. Shallow mine workings less than 40 metres below the ground surface are considered to cause a particular subsidence hazard as they can sometimes produce potentially damaging surface collapses. This shallow mining search does not take into account deeper mining, which can be assessed through a Coal Authority mining search described at C.3.

Question C.3 The reply to this question is based upon 1km sq areas.

Question C.4 The reply to this question is based upon the BGS compendium of mines, quarries and mineral sites operating commercially in England and Wales since 1993. The original data was compiled by BGS in 1993-94 primarily from BGS records and from information supplied by local authorities, industrial sources and the Valuation Office Agency.

Section D - Enquiries Concerning Natural Perils

Enquiry	Reply
FLOODING	
Flood Risk	
D.1 Is the postcode in or within 250m of an indicative fluvial and/or tidal floodplain?	Yes Please refer to the Additional Information section for details of records found.

RADON AND RADON PROTECTION MEASURES**Radon Affected Area**

D.2 Is the property in a radon-affected area as defined by National Radiological Protection Board (NRPB) and if so what percentage of homes are above the action level?	<1 percent of homes above the action level. Whether or not a home actually has a basic or high radon concentration can only be established by having the building tested. The NRPB provides a radon testing service please refer to the Contacts section of this report.
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Radon Protection Measures

D.3 Is the property in an area where radon protection measures are required for new properties or extensions to existing ones under building regulations BR211	No
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Footnotes:

Question D.1 (a) The limits of the fluvial floodplain are indicative of the area which could be affected by flood events, overtopping or breaching of flood defence structures. They are based on the areas which are potentially at risk from river flooding from an event with a 1% annual probability of exceedence (100 year average return period) for rivers, under present conditions. (b) The limits of the tidal floodplain shown are indicative of the area which could be affected by flood events, overtopping or breaching of flood defence structures. They are based on the areas which are potentially at risk from river or coastal flooding from an event with a 0.5% annual probability of exceedence (200 year average return period), under present conditions.

Question D.2 The NRPB recommends an Action Level of 200 Becquerels per cubic metre. Where more than 1% of houses are estimated to exceed the Action Level the area should be regarded as radon-affected.

Question D.3 Where it is estimated that the radon concentration in 3% or more of homes exceeds the Action Level, protective measures need to be installed in new dwellings (and extensions to existing ones). These areas are estimated through a combined analysis of geological data from the British Geological Survey (BGS) and measurement data from the National Radiological Protection Board (NRPB). The dual data system forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211, 1999).

Section E - Enquiries Concerning Other Matters

Enquiry

Reply

AIR QUALITY

Air Quality

E.1 Is there a mean air quality reading for the area in which the property is situated?

within 0 - 250 metres? Yes

within 251 - 500 metres? Yes

The above are mean averages and as such are only indicative.

Footnotes:

This data is based on map based estimates of background pollutant concentrations compiled by AEA Technology's National Environmental Technology Centre on behalf of the Department of the Environment, Transport and the Regions. Data from almost 200 DETR monitoring sites were used in creating the maps. However, ambient pollutant concentrations often vary on a fine spatial scale. AEA Technology's high resolution maps are generated by mathematical means and cannot therefore be as accurate as measured data.

Emission inventories are estimates of the amount and the type of pollutants that are emitted to the air each year from all sources. There are many sources of air pollution, including traffic, household heating, agriculture and industrial processes.

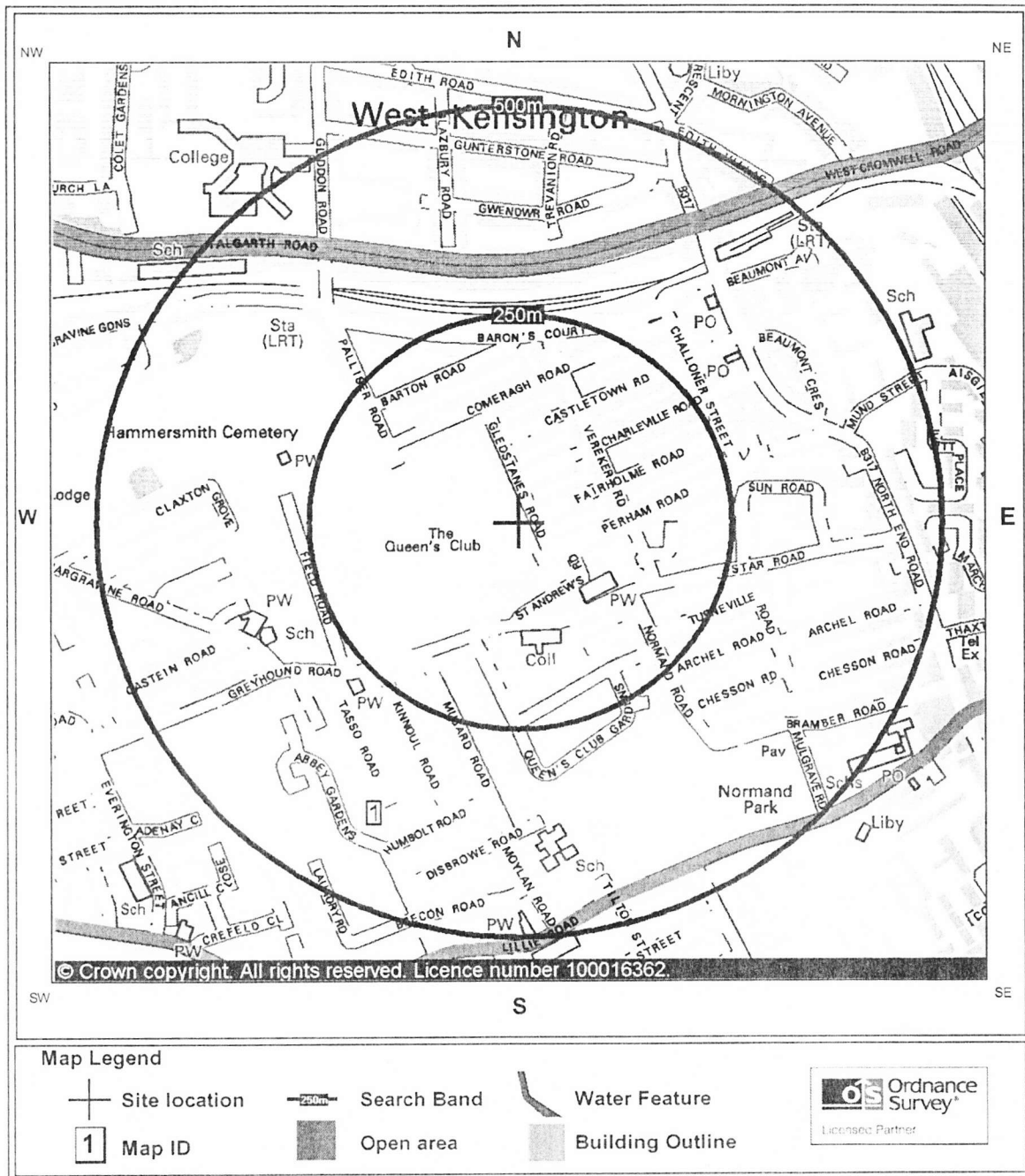
Carbon dioxide (CO₂) contributes to global warming, but has an insignificant direct effect on health.

A number of pollutants are toxic to humans and the environment. These include particles (PM₁₀), heavy metals, NO₂ from NO_x

Pollutants such as SO₂, NO_x and ammonia cause acidification (including acid rain), which can damage ecosystems and buildings. Combinations of some of these pollutants in the air can react together, to produce other pollutants, known as secondary pollutants. For example ozone is made by a chemical reaction between other pollutants in the air. At ground level, it can affect peoples' health and can damage crops, forests and some materials

Section A - Enquiries of Statutory Registers

Enquiry No A.9 - Emissions to Air - Records within 251 - 500m

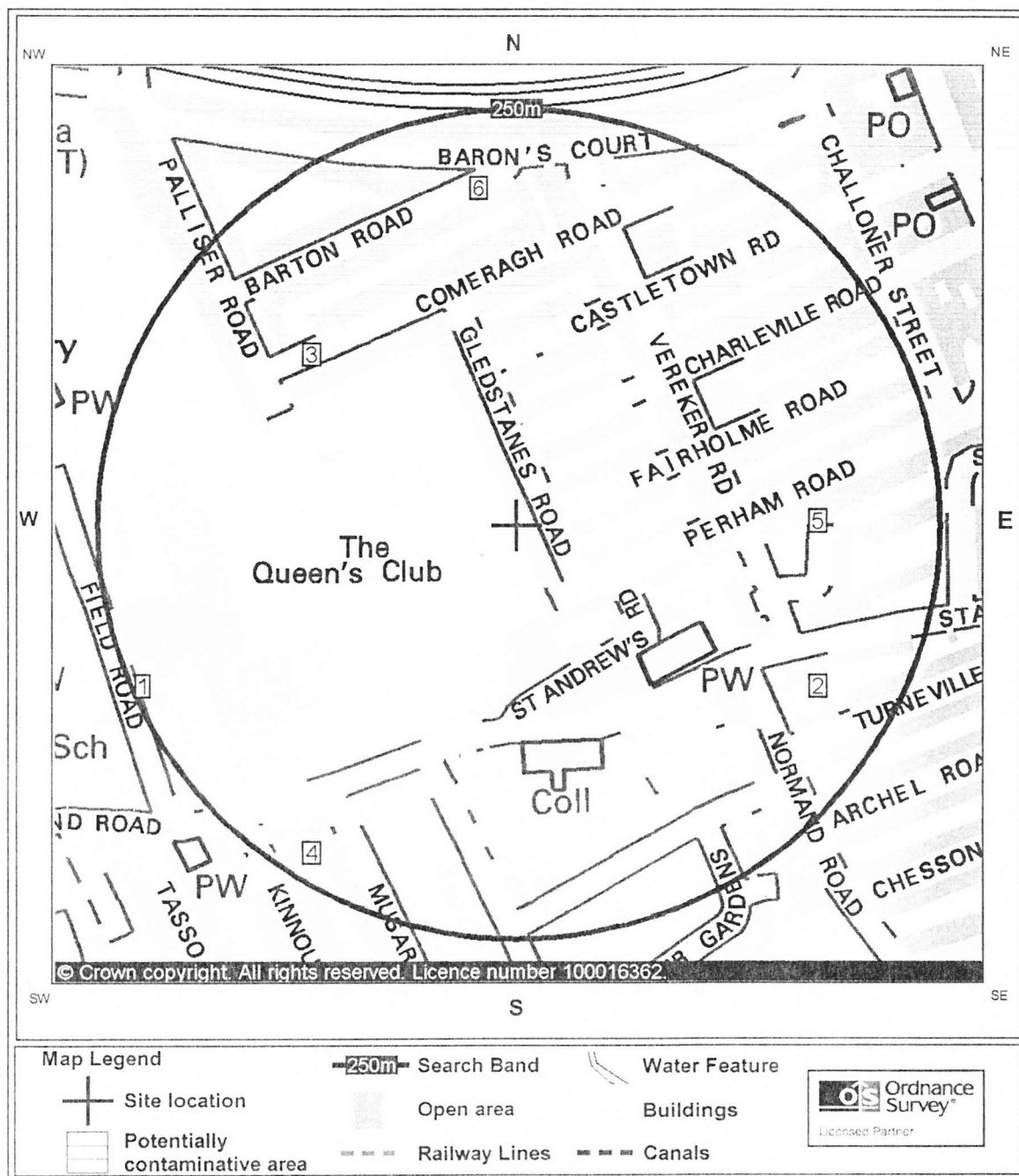


IPC Part B Authorisations

Map ID	1
Grid Reference	524200E 177700N
Direction	South-West
Map Reference	TQ 242 777
Process Types	Vehicle respray
Year Of Authorisation	1997

Section B - Enquiries Concerning Site History

Enquiry No B.1 - Past Industrial Land Use - Records within 0 - 250m



Historical Industrial Landuse

Map ID	1
Grid Reference	524150E 177950N
Direction	West
Current Map Reference	TQ 241 779
Use Recorded	Smithy
Map Edition	2nd OS County Series Revision
Map Scale	25"
Use Recorded	Smithy

Map ID 2

<i>Grid Reference</i>	524550E 177950N
<i>Direction</i>	East
<i>Current Map Reference</i>	TQ 245 779
<i>Use Recorded</i>	Depot / Goods Yard / Yards / Warehouses / Workshops
<i>Map Edition</i>	2nd OS County Series Revision
<i>Map Scale</i>	25"
<i>Use Recorded</i>	Depot / Goods Yard / Yards / Warehouses / Workshops
<i>Map Edition</i>	3rd OS County Series Revision
<i>Scale of Map</i>	25"
<i>Use Recorded</i>	Motor / Engine / Engineering / Vehicle Works / Garages
<i>Map Edition</i>	OS National Grid Survey
<i>Map Scale</i>	25"
<i>Use Recorded</i>	Motor / Engine / Engineering / Vehicle Works / Garages
<i>Map Edition</i>	OS National Grid Survey
<i>Use Recorded</i>	Electricity Generation / Sub Station / Power Station
	General Industrial

Map ID	3
<i>Grid Reference</i>	524250E 178150N
<i>Direction</i>	-
<i>Current Map Reference</i>	TQ 242 781
<i>Map Edition</i>	OS National Grid Survey
<i>Scale of Map</i>	25"
<i>Use Recorded</i>	Motor / Engine / Engineering / Vehicle Works / Garages

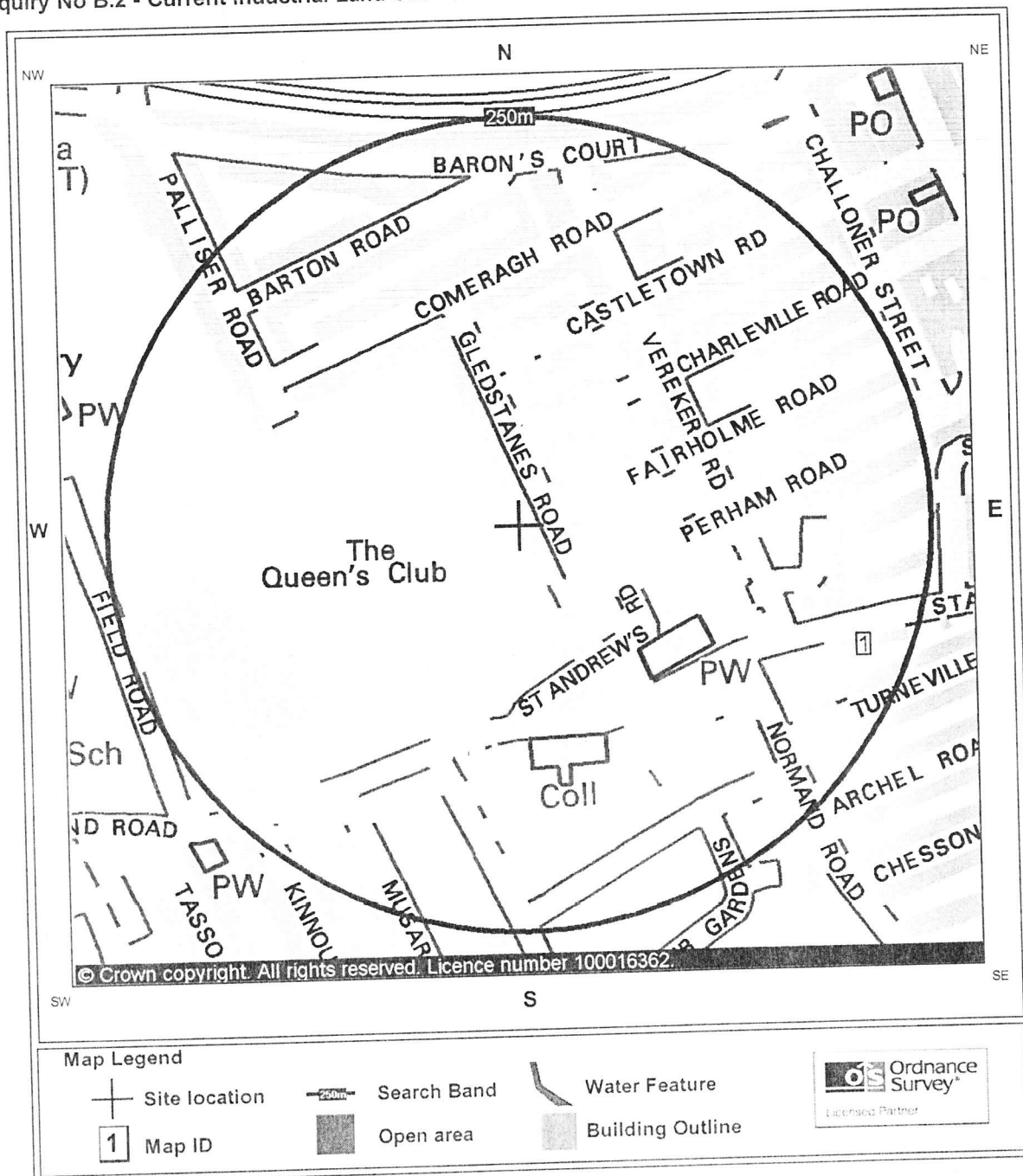
Map ID	4
<i>Grid Reference</i>	524250E 177850N
<i>Direction</i>	South
<i>Current Map Reference</i>	TQ 242 778
<i>Map Edition</i>	OS National Grid Survey
<i>Scale of Map</i>	25"
<i>Use Recorded</i>	Electricity Generation / Sub Station / Power Station

Map ID	5
<i>Grid Reference</i>	524550E 178050N
<i>Direction</i>	East
<i>Current Map Reference</i>	TQ 245 780
<i>Map Edition</i>	OS National Grid Survey
<i>Scale of Map</i>	25"
<i>Use Recorded</i>	Electricity Generation / Sub Station / Power Station

Map ID	6
<i>Grid Reference</i>	524350E 178250N
<i>Direction</i>	North
<i>Current Map Reference</i>	TQ 243 782
<i>Map Edition</i>	OS National Grid Survey
<i>Scale of Map</i>	25"
<i>Use Recorded</i>	Tram Depot / Locomotive / Engine / Trains / Carriage Works / Sheds / Sidings

Section B - Enquiries Concerning Site History

Enquiry No B.2 - Current Industrial Land Use - Records within 0 - 250m



Current Industrial Land Use

Map ID	1
Grid Reference	524580E 177969N
Direction	East
Organisation	Mike Wells Car Stereos
Property	57-63
Street	Star Road
Town	London
Postcode	W14 9QE
Description	WORKSHOP AND PREMISES

Category

Workshop and premises

Section C - Enquiries Concerning Land Instability**Enquiry No C.1 - Natural Subsidence Risk - Records within Postcode****Natural Subsidence***Postcode*

W14 9HU

Natural Subsidence

There is a very low overall risk of foundation damage to properties from natural subsidence hazards, breaking down into the following 5 hazards:

Swelling Clays

Swelling clays are assessed to be very low hazard.

Swelling clays can change volume due to variation in ground moisture. This can cause ground movement, particularly in the upper 2 metres of the ground that may affect foundations. Ground moisture variations can relate to a number of factors, including weather variations (annual or longer term), vegetation effects (particularly growth or removal of trees) and man-made activity.

Compressible Ground

Compressible ground is assessed to be very low hazard.

Certain types of ground, such as that developed beneath river plains, can contain very soft layers or pockets. These can compress under the weight of overlying structures, such as buildings, resulting in progressive depression of the ground and disturbance of foundations.

Gulls and Cambering

Gulls and cambering is assessed to be very low hazard.

Plateau edges above steep landslipped slopes can become unstable and 'bend', or 'camber', downwards causing the ground to develop cracks called 'gulls'. This can cause localised problems for building foundations.

Landslip

Landslip is assessed to be very low hazard.

Particular types of slopes can become unstable under certain circumstances, causing down-slope movement of the ground and disruption to buildings. A combination of factors, including, amongst others, the rock type, the presence of excess water (natural or relating to man-made activity), the angle of the slope, and construction work (e.g. cuttings or embankments) can all contribute.

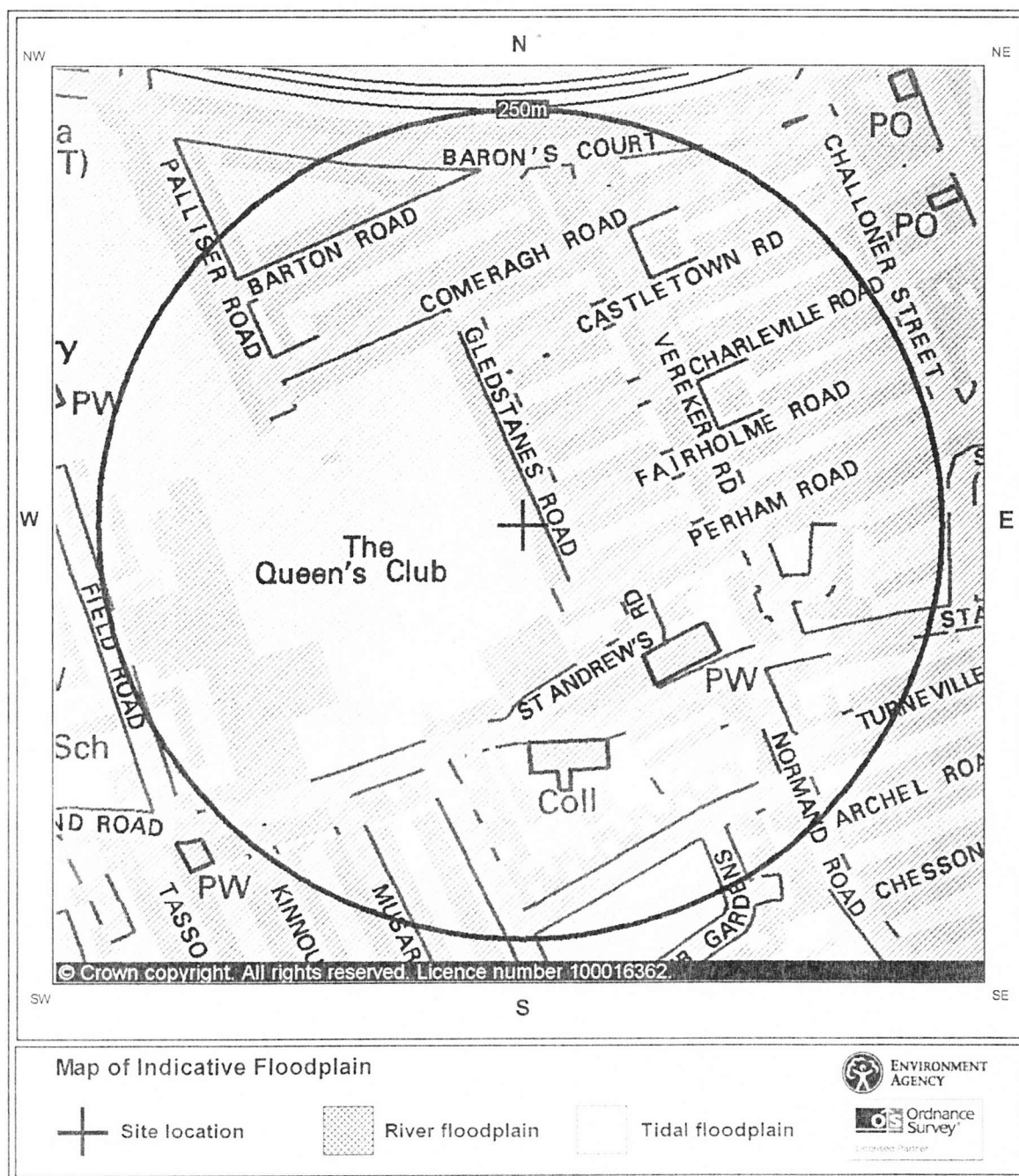
Ground Dissolution

Ground dissolution is assessed to be very low hazard.

Some types of bedrock can contain layers of material that can dissolve within ground water. This can cause underground cavities to develop that, with time, can reach the surface and cause significant ground movement, such as the development of collapse hollows that can directly impinge on buildings.

Section D - Enquiries Concerning Natural Perils

Enquiry No D.1 - Flood Risk - Records within 0 - 250m



Flood Risk

Flood Risk

Tidal flood plain

The map shows the extent of the indicative tidal (coastal) flood plain, where there is at least one in two hundred (or 0.5%) chance of flooding each year. A tidal floodplain is where high tides or storms may cause flooding of low-lying areas by sea water.

Properties within the indicative flood plain are at risk from flooding, although the risk varies. The maps do not take account of local flood defences because they are built to varying standards. For example,

much of London is in a tidal floodplain, but the risk of flooding is reduced to one in one thousand by the Thames Barrier.

For further information your client should contact the Environment Agency Flood Line on 0845 988 1188.

Section E - Enquiries Concerning Other Matters**Enquiry No E.1 - Air Quality - Records within 0 - 250m****Air Quality**

<i>Grid Reference</i>	524375E 177875N
<i>Direction</i>	South
<i>Nitrogen dioxide (NO2)</i>	30 - 35 ppb (Poor)
<i>Oxides of Nitrogen (NOx)</i>	Above 64 ppb (Very poor)
<i>Sulphur dioxide (SO2)</i>	6 - 8 ppb (Moderate)
<i>Benzene</i>	Above 1.75 ppb (Good)
<i>Butadiene</i>	Above 0.4 ppb (Poor)
<i>Carbon monoxide (CO)</i>	0.6 - 0.8 ppm (Moderate to poor)
<i>Particles (PM10)</i>	Above 27.5 ug-m-3 (Very poor)
<i>Lead</i>	80 - 100 ng-m-3 (Poor)
<i>Ozone - summer levels</i>	12 - 16 ppb (Good)
<i>Ozone - daily Levels</i>	15 - 20 days where ozone >= 50ppb (Moderate)
<i>Date Stamp</i>	November 1999 (Annual Survey)

<i>Grid Reference</i>	524375E 178125N
<i>Direction</i>	-
<i>Nitrogen dioxide (NO2)</i>	30 - 35 ppb (Poor)
<i>Oxides of Nitrogen (NOx)</i>	Above 64 ppb (Very poor)
<i>Sulphur dioxide (SO2)</i>	6 - 8 ppb (Moderate)
<i>Benzene</i>	Above 1.75 ppb (Good)
<i>Butadiene</i>	Above 0.4 ppb (Poor)
<i>Carbon monoxide (CO)</i>	Above 0.8 ppm (Poor)
<i>Particles (PM10)</i>	Above 27.5 ug-m-3 (Very poor)
<i>Lead</i>	80 - 100 ng-m-3 (Poor)
<i>Ozone - summer levels</i>	12 - 16 ppb (Good)
<i>Ozone - daily Levels</i>	15 - 20 days where ozone >= 50ppb (Moderate)
<i>Date Stamp</i>	November 1999 (Annual Survey)

Section E - Enquiries Concerning Other Matters**Enquiry No E.1 - Air Quality - Records within 251 - 500m****Air Quality**

<i>Grid Reference</i>	524125E 177875N
<i>Direction</i>	South-West
<i>Nitrogen dioxide (NO2)</i>	30 - 35 ppb (Poor)
<i>Oxides of Nitrogen (NOx)</i>	Above 64 ppb (Very poor)
<i>Sulphur dioxide (SO2)</i>	6 - 8 ppb (Moderate)
<i>Benzene</i>	Above 1.75 ppb (Good)
<i>Butadiene</i>	Above 0.4 ppb (Poor)
<i>Carbon monoxide (CO)</i>	0.6 - 0.8 ppm (Moderate to poor)
<i>Particles (PM10)</i>	Above 27.5 ug-m-3 (Very poor)
<i>Lead</i>	80 - 100 ng-m-3 (Poor)
<i>Ozone - summer levels</i>	12 - 16 ppb (Good)
<i>Ozone - daily Levels</i>	15 - 20 days where ozone >= 50ppb (Moderate)
<i>Date Stamp</i>	November 1999 (Annual Survey)

<i>Grid Reference</i>	524125E 178125N
<i>Direction</i>	West
<i>Nitrogen dioxide (NO2)</i>	30 - 35 ppb (Poor)
<i>Oxides of Nitrogen (NOx)</i>	Above 64 ppb (Very poor)
<i>Sulphur dioxide (SO2)</i>	6 - 8 ppb (Moderate)
<i>Benzene</i>	Above 1.75 ppb (Good)
<i>Butadiene</i>	Above 0.4 ppb (Poor)
<i>Carbon monoxide (CO)</i>	Above 0.8 ppm (Poor)
<i>Particles (PM10)</i>	Above 27.5 ug-m-3 (Very poor)
<i>Lead</i>	80 - 100 ng-m-3 (Poor)
<i>Ozone - summer levels</i>	12 - 16 ppb (Good)
<i>Ozone - daily Levels</i>	15 - 20 days where ozone >= 50ppb (Moderate)
<i>Date Stamp</i>	November 1999 (Annual Survey)

Environment Agency Office

South East - Thames
Riverside Works
Sunbury

Telephone (01932) 789 833

Local Authority

Hammersmith & Fulham Council
River View House Beaver Lane
Hammersmith
London
W6 9AR

National Radiological Protection Board

Chilton
Didcot
Oxon
OX11 0RQ

Telephone 0800 614529

The NRPB provides a radon testing service. Radon tests are made over a three month period in order to provide a more reliable result. The total cost of a measurement is about £38.00. Radon tests can be ordered from the NRPB on the above freephone number.

British Geological Survey

Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG

Telephone 0115 936 3143

The BGS can provide a detailed geological report on the area in which the property is located.

The Property Search Group

Ground Floor
Room 2
293 Green Lanes
London
N13 4XS
Telephone 020 8886 4234
