GeoSmart Information

# FloodSmart BIA

## Basement Impact Assessment

### Site Address

31 Spencer Rise

Camden

NW5 1AR

### Grid Reference

528925, 186028

### Report Prepared for

Pierre Guenin

### Date Updated

20/03/2026

### Date Issued

19/09/2025

### Report Status

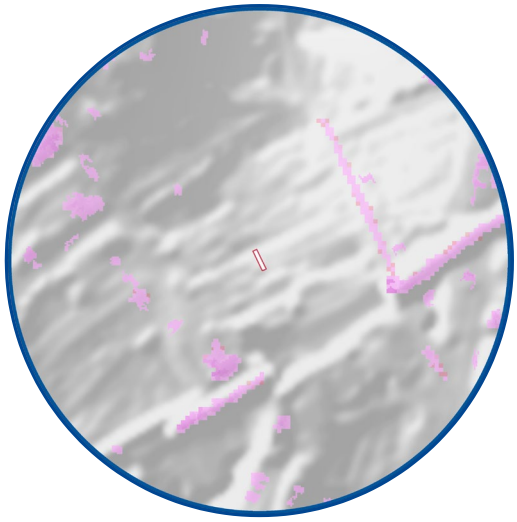
FINAL

### Site Area

122 $m^2$

### Report Reference

87184R3



## RISK – Low

Based on the results of the screening and scoping assessment, the existing and proposed basement foundations are located within the London Clay (a non-aquifer) which is unlikely to support a significant groundwater system; therefore, the proposed basement redevelopment is unlikely to be impacted by groundwater or cause any impacts to the wider groundwater system.

The available data is considered sufficient to inform the conclusions of this assessment and confirm the most appropriate mitigation required, without the need for further Site Investigation.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# 1. Executive summary

## Site analysis

| Source | Risks to the proposed development* | Impacts from the proposed development ** | After Mitigation *** |
|---|---|---|---|
| Groundwater | Low | Low | Low |
| Surface water | Low | Low | Very Low |

*RISKS TO THE PROPOSED DEVELOPMENT consider the risk of flooding in the proposed basement from each of the listed sources. They are based on a detailed analysis of the flooding risks to the proposed development, including national risk maps, EA model data, BGS borehole records and Site Investigation (where available). Note that the risks presented in the baseline mapping are applicable to surface development only, whereas the risks presented on the table are applicable to the proposed subterranean development and therefore may be higher than presented within the screening data or any associated FRAs.

**IMPACTS FROM THE PROPOSED DEVELOPMENT consider the potential impacts that the proposed basement may have on the underlying hydrogeology, including to what extent the flood risks would be increased at neighbouring properties.

*** AFTER MITIGATION reflects a final risk rating, which would be applicable to the development should all suggested mitigation be implemented.

### Summary of existing and proposed development

The Site is currently used within a residential capacity as a two-storey (plus loft conversion and basement level) terraced, three-bedroom dwelling. Site plans are included within Appendix A.

The existing building includes a basement with FFL estimated at c. 2.3 m below ground level (bgl) in the north and c. 1.15 m bgl in the south. Through a comparison to LiDAR DTM elevation data, this has been estimated to equate to an approximate level of c. 53.3 mAOD. Open lightwells are present to the front and rear of the basement.

The basement is used for miscellaneous residential purposes including a living room, a kitchen, and storage. It is understood that the storage areas reflect former coal stores. Access to the basement is provided via both an internal stairway and an external stairway in a front lightwell.

Development proposals comprise the extension and refurbishment of the dwelling, including a loft dormer conversion. The basement is proposed to be extended into the existing coal store areas and rear lightwell, and will include a guest bedroom and living space, with associated utility and WC space. The front lightwell will also include a bin storage enclosure.

No lowering of the basement is proposed, and FFLs are to remain at c. 2.3 m bgl in the north and c. 1.15 m bgl in the south (or c. 53.3 mAOD). The depth of the foundations is assumed to be c. 0.5 m below FFL for the purposes of this assessment. Access to the basement will be provided similarly to existing, with an internal stairway as well as an external stairway in the front lightwell.

## Summary of hydrogeological conditions

BGS 1:50,000 mapping indicates the Site is underlain directly by bedrock comprising the London Clay Formation (clay and silt), which is designated as Unproductive Strata (i.e. a non-aquifer).

The London and Thames Valley Model indicates that the Site is directly underlain by London Clay bedrock to a depth of c. 65 m bgl, with the Lambeth Group beneath.

There have been no site-specific ground investigations to confirm the depth of the water table. Nearby site investigation undertaken at 1 Spencer Rise (Ground & Water, 2018-2019) and 24 Churchill Road (Chelmer Site Investigations, 2017) would suggest that there is unlikely to be a significant groundwater flow within the prevailing area, with the groundwater encountered at this property considered likely to relate to perched groundwater within Made Ground or limited groundwater migration through sand and silt bands of the Head, which are not present at the Site and so would not be relevant to the Site itself.

The Site is located within Flood Zone 1 and the Risk of Flooding from Rivers and Sea (RoFRS) mapping indicates a Very Low risk of fluvial flooding.

No relevant surface watercourses have been identified within the vicinity of the Site; however, a subterranean watercourse (the River Fleet) has been identified within London Clay. Based on the topography it is likely the culverted water course follows the valley c. 110 m west from the Site:

- The approximate former elevation of the River Fleet is c. 9 m beneath ground levels at the Site. The London Clay extends beneath both the Site and the valley, and it is unlikely that there is any hydraulic connection between the culverted river and groundwater beneath the site. The Fleet has also been incorporated into the sewer network and given the relative elevation and distance it is unlikely to represent a flood risk even in the event of damage or blockage.

Flooding of the existing basement has not been reported.

## Summary of groundwater flood risks and impacts

The sources reviewed, including BGS mapping, the London Thames Valley Model, BGS borehole data and nearby ground investigation, indicates that the Site is underlain by London Clay bedrock, which is unlikely to contain significant groundwater. Groundwater seepage from pore water within the near surface clays under negative pressure or from isolated permeable horizons within the London Clay may be encountered and, while this should be monitored, it is unlikely to be a significant flow.

Given that the proposed development is unlikely to interact with a significant underlying groundwater system and reflects no lowering of finished floor levels, the proposals are unlikely to affect the groundwater table or increase the flood risk to any nearby basements.

The proposed development is considered to be compliant with the London Borough of Camden's policy on groundwater risks and impacts, as included within the Camden Planning Guidance for Basements.

The available data is considered sufficient to inform the conclusions of this assessment and confirm the most appropriate mitigation required, without the need for further Site Investigation.

### Summary of surface water flood risk

The Risk of Flooding from Surface Water (RoFSW) mapping shows the Site to be at Very Low risk of pluvial flooding in the present day scenario, which rises to Very Low to Low in the climate change scenario.

The Low mapped risk reflects ponding of surface water within the existing front and rear lightwells. Whilst the rear lightwell will be removed as part of the proposed extension, the front lightwell reflects an ingress point for surface water, and appropriate mitigation is recommended to reduce the risk for surface water to enter the basement itself.

## Recommendations / Next steps

Recommendations for mitigation are provided below, based upon the proposed basement and wider development design:

- Based on the current limited information, the Site is not considered to warrant any major mitigation in terms of groundwater flooding. However, it is recommended that development proposals utilise flood resilient basement design / waterproof construction methods, in line with the BS 8102:2009 code of practice.
- Non return flap valves on sewer lines should be implemented on sewer inlets, and a sump and pump could also be considered.
- A Sustainable Drainage Strategy should be developed for the Site to ensure that the additional surface water run-off created by the proposed development is managed safely on-Site.
- To prevent any accumulation of surface water in the front lightwell via collection of inflows and to reduce the potential for water to enter the basement, positive drainage features should be implemented into the lightwell.

# 2. Introduction

## Background and purpose

GeoSmart Information Ltd was commissioned in September 2025 to undertake the groundwater and surface water aspects of a Basement Impact Assessment (BIA) for the proposed development at 31 Spencer Rise (the Site). The Site is located at national grid reference TQ 28925 86028 within the London Borough of Camden. Existing and proposed Site plans and drawings are provided in Appendix A.

## Objective

This document comprises a desk-based assessment of the potential impact of the proposed basement development on surface water and groundwater flow and flooding and has been designed to support a planning submission for the proposed development.

## Report scope

The scope of works undertaken includes:

- An outline of the hydrological and hydrogeological conditions with relevance to construction of the basement at the Site.
- An assessment of the impacts of the proposed development on surface water and groundwater flows and levels.
- Assessment will be presented using the clearly-defined reporting framework as outlined in the widely referenced Camden Planning Guidance for Basements. This report will consider the following sections:
    1) Screening – first stage in assessing the impact of a proposed basement development is to recognise what issues are relevant to the proposed site.
    2) Scoping – identify the potential impacts for each of the matters of concern identified in the screening stage.
    3) Recommendations – recommendations are made based on the outcome of the assessment.

## Report limitations

It is noted that the findings presented in this report are based on a desk study of information supplied by third parties. Whilst we assume that all information is representative of past and present conditions, we can offer no guarantee as to its validity and a proportionate programme of site investigations would be required to fully verify these findings.

The basemap used is the OS Street View 1:10,000 scale, however the Site boundary has been drawn using BlueSky aerial imagery to ensure the correct extent and proportion of the Site is analysed.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

# Datasets

The following table shows the sources of information that have been consulted as part of this report:

### Table 1. Datasets consulted to obtain confirmation of sources of flooding and risk

| Source of flooding | Datasets consulted | | | | |
|---|---|---|---|---|---|
| | Commercial Flood Maps | Local Policy & Guidance Documents* | Environment Agency | Thames Water (Appendix B) | OS Data |
| Historical | X | X | X | | |
| River (fluvial) / Sea (tidal/coastal) | X | X | X | | |
| Surface water (pluvial) | X | X | X | | |
| Groundwater | X | X | | | |
| Sewer | | X | | X | |
| Culvert/bridges | | X | | | X |
| Reservoir | | X | X | | |

*Local guidance and policy, referenced below, has been consulted to determine local flood conditions and requirements for flood mitigation measures.

# Relevant local guidance

For this report, several documents have been consulted for local policy and guidance and relevant information is outlined below:

## *Camden Local Plan (Camden Borough Council, 2017):*

### Policy A5 Basements

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- Neighbouring properties;
- The structural, ground or water conditions of the area;
- The character and amenity of the area;
- The architectural character of the building; and
- The significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and, where appropriate, a Basement Construction Plan.

The Council will require applicants to demonstrate that proposals for basements:

- Do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';
- Avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- Avoid cumulative impacts;
- Do not harm the amenity of neighbours;
- Provide satisfactory landscaping, including adequate soil depth;
- Do not harm the appearance or setting of the property or the established character of the surrounding area;
- Protect important archaeological remains; and
- Do not prejudice the ability of the garden to support trees where they are part of the character of the area.

## *Camden geological, hydrogeological and hydrological study: guidance for subterranean development (ARUP, 2010):*

- Although the majority of the London Clay is considered to be a fine grained cohesive soil, there are sandier units present, particularly toward the deeper parts of the London Clay. These tend to be interbedded sandy clayey silts and sandy silts with beds up to 5m thick. These units may affect groundwater flow and the local engineering properties of the ground.
- The London Clay has a relatively low permeability to ground water. In essence, the London Clay presents an almost complete barrier to groundwater. In practice, this barrier is not complete: groundwater can permeate slowly through intact London Clay, and it can move more quickly along any fissures and cracks in the clay, and through localised zones that contain a higher proportion of silts or sands. However, even in the presence of fissures or silty zones, groundwater flow rates in the London Clay are significantly slower than in the River Terrace Deposits and the Bagshot Formation.

## *Camden Planning Guidance: Basements (Camden Council, 2021):*

- The Camden Planning Guidance: Basements policy was adopted in January 2021. The guidance is viewed as an exemplar of policy in regard to development of basements[1] by GeoSmart.
- The Screening questions from this guidance have been used in Section 4 of this report.

[1] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/668958/Basements_Review_Summary_of_Responses.pdf

# 3. Site Setting

## Location description

The Site is located in Camden within a setting of primarily residential land use. It is bound to the south by the highway of Spencer Rise, and to the west and east by residential dwellings.

The nearest buildings are directly adjacent to the western and eastern faces of the existing and proposed basement.

There has been significant basement development within the vicinity of the Site, with basements a common design feature of the surrounding dwellings. A basement level has been identified within the adjacent dwelling to the west (29 Spencer Rise) using Google Streetview.

Figure 1. Aerial image of the Site (Bluesky, 2026)


Figure 2 (overleaf) indicates ground levels within 500 m of the Site typically fall relatively steeply away from an area of increased elevation to the north of the Site.

Figure 3 (overleaf) indicates that the general ground levels on the Site are between 54.39 and 56.76 mAOD with the Site typically falling to the south. This is based on EA elevation data obtained for the Site to a 1 m resolution with a vertical accuracy of ±0.15 m.

Figure 2. Site Location and Relative Elevations (GeoSmart, 2026)

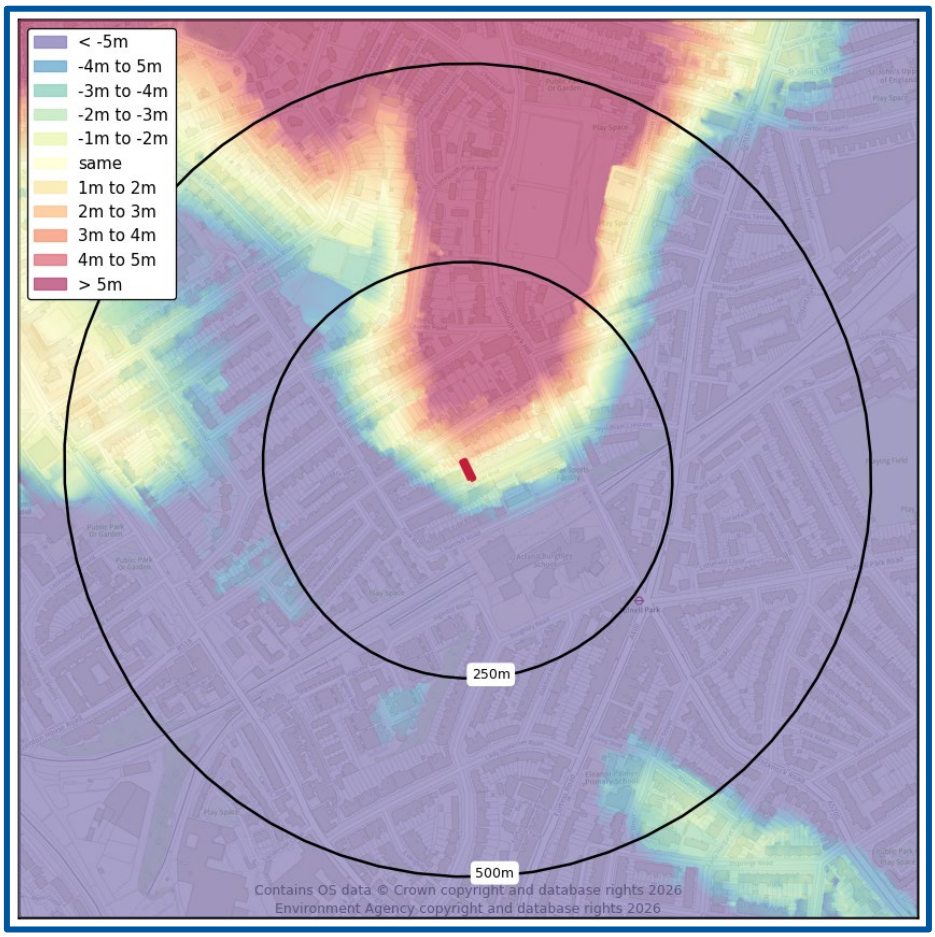
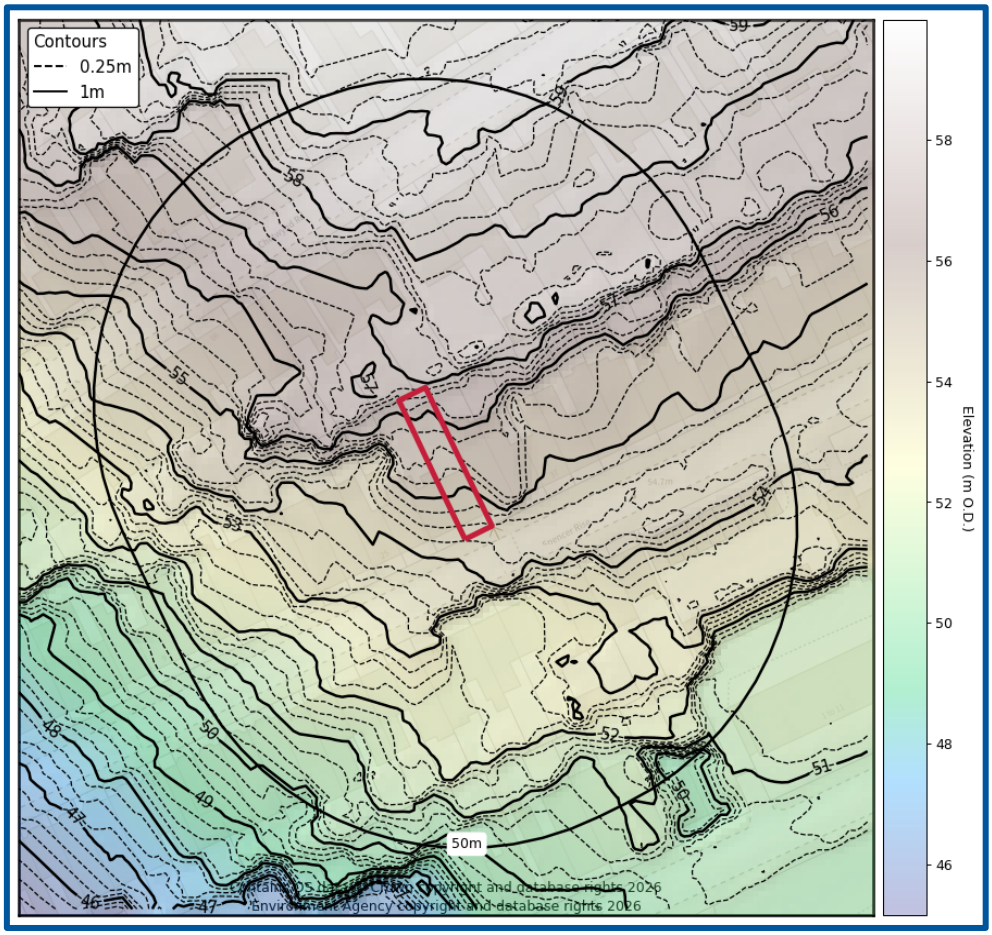


Figure 3. Environment Agency LiDAR ground elevation data (GeoSmart, 2026)




# Proposed development

The Site is currently used within a residential capacity as a two-storey (plus loft conversion and basement level) terraced, three-bedroom dwelling. Site plans are included within Appendix A.

The existing building includes a basement with FFLs estimated from scaled Site plans to be at c. 2.30 m below ground level (bgl) in the north and c. 1.15 m bgl in the south. Through a comparison to LiDAR DTM elevation data, this has been estimated to equate to an approximate level of c. 53.3 mAOD. Open lightwells are present to the front and rear of the basement.

The basement is used for miscellaneous residential purposes including a living room, a kitchen, and storage. It is understood that the storage areas reflect former coal stores. Access to the basement is provided via both an internal stairway and an external stairway in the front lightwell.

Development proposals comprise the extension and refurbishment of the dwelling, including a loft dormer conversion. The basement is proposed to be extended into the existing coal store areas and rear lightwell, and will include a guest bedroom and living

space, with associated utility and WC space. The front lightwell will also include a bin storage enclosure.

No lowering is proposed to the basement, and FFLs are to remain at c. 2.30 m bgl in the north and c. 1.15 m bgl in the south (or c. 53.3 mAOD). The depth of the foundations is assumed to be c. 0.5 m below FFL for the purposes of this assessment. Access to the basement will be provided similarly to existing, with an internal stairway as well as an external stairway in the front lightwell.

The effect of the overall development may result in an increase in number of occupants and/or users of the building but will not result in the change of use, nature or times of occupation. The estimated lifespan of the development is 100 years.

# Surface water features

According to Ordnance Survey (OS) mapping included in Figure 4, there are two mapped surface water features within 250 m of the Site:

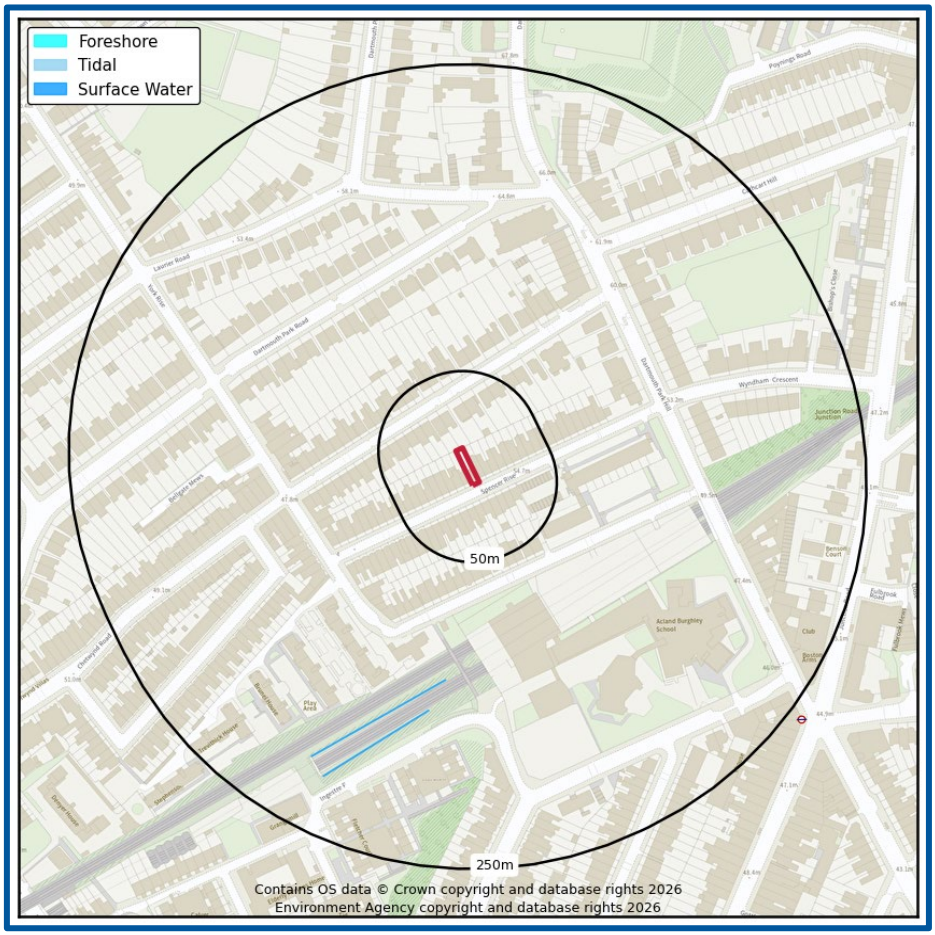
- Two drainage ditches (c. 125 m and 150 m south west at their closest points) associated with a railway cutting. As these ditches reflect drainage structures rather than standing water features, and are set at a significantly lower elevation (c. 41.6 mAOD compared to minimum Site levels of 54.39 mAOD), they are not considered to be relevant for consideration of the underlying groundwater table at the Site.

A subterranean river (the River Fleet) has been identified as passing through the Borough from Highgate Ponds upon Hampstead Heath (c. 940 m north west) (Talling, 2025; Barton & Myers, 2016). It is anticipated to pass c. 110 m west of the Site, beneath York Rise, although its exact location is unknown.

The mapping indicates that the River Fleet flowed along a valley at a significantly lower surface elevation than the Site (approximately 46 mAOD at its closest point to the Site), and as such is anticipated to be set significantly below Site levels.

The River Fleet is also understood to be culverted along the majority of its length and incorporated into the sewer network, and as such it is considered unlikely to have an appreciable influence upon the groundwater level beneath the Site.

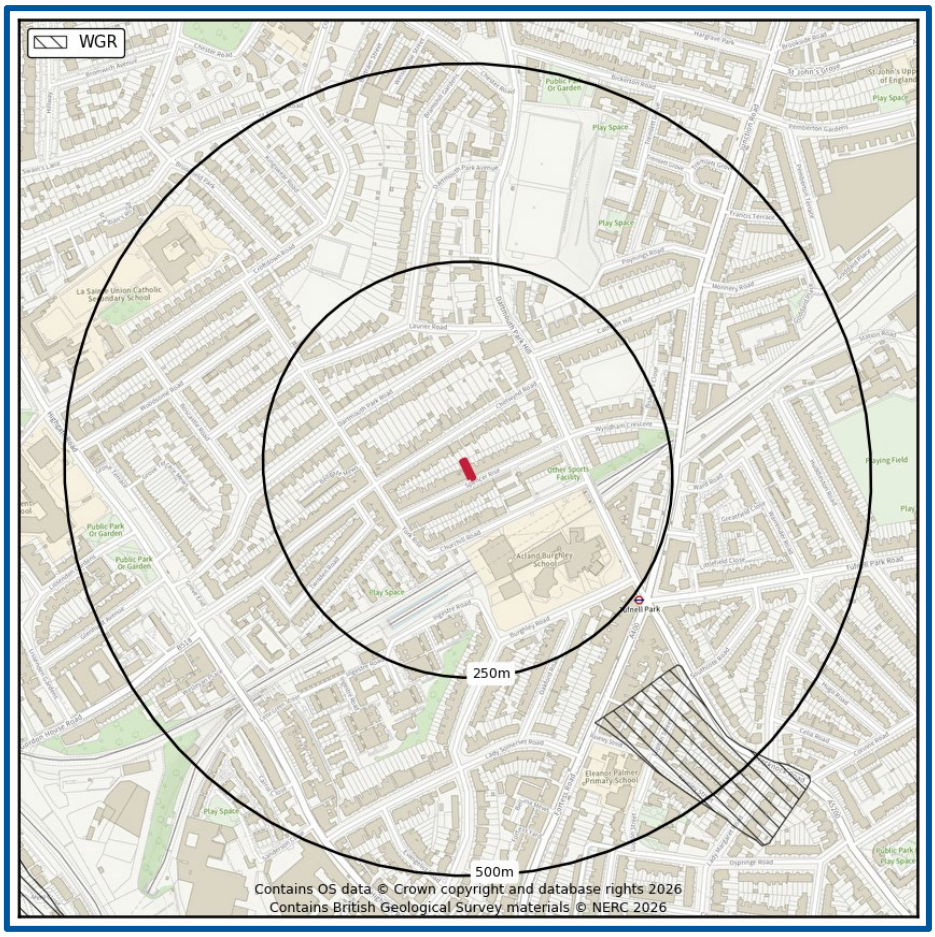
Figure 4. EA Surface Water Features (OS, 2026)



# Ground Conditions

British Geological Survey (BGS) mapping indicates there is no underlying superficial geology at the Site (BGS, 2026; Figure 5).

Figure 5. Superficial Geology (BGS, 2026)

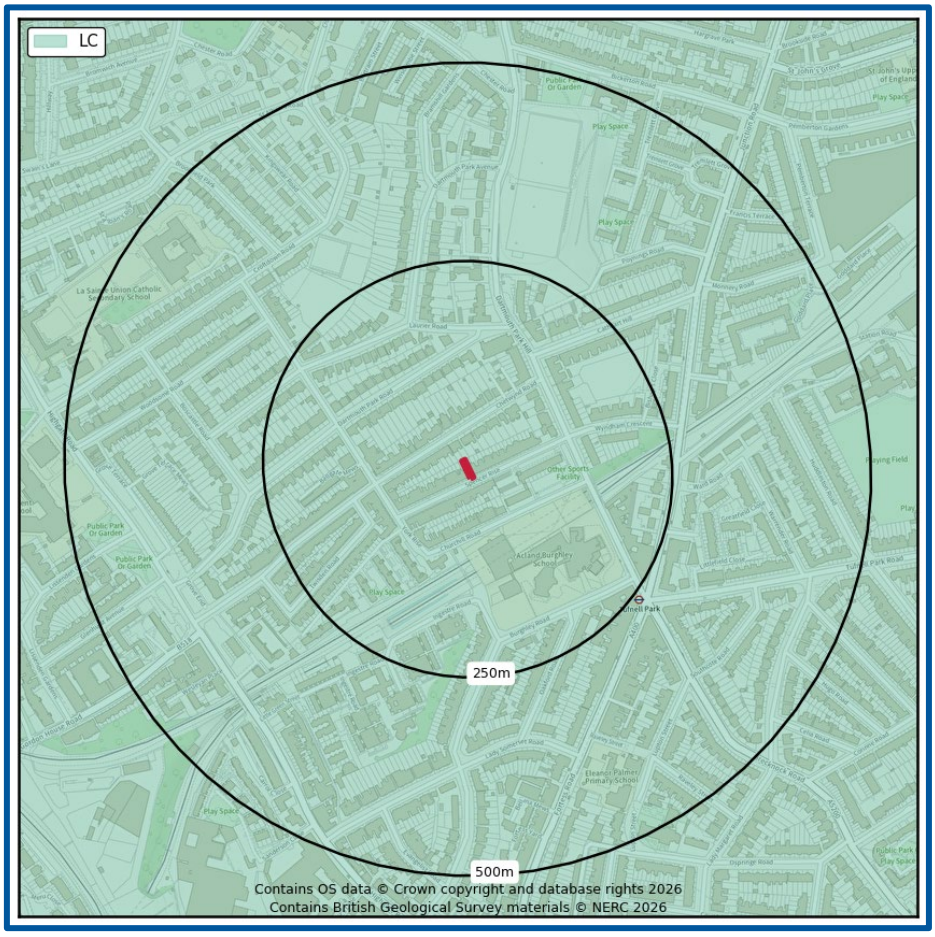


BGS mapping indicates that the underlying bedrock geology (Figure 6) consists of the London Clay Formation (LC) (BGS, 2026) which is classified as Unproductive Strata (EA, 2026).

London Clay bedrock mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay (BGS, 2026). It is unlikely to support significant groundwater flow (EA, 2026).

Based on the known history of the Site, significant Made Ground is not anticipated to be present at the Site.

Figure 6. Bedrock Geology (BGS, 2026)



## *BGS Borehole Database*

The BGS website was used to extract ground information from the nearest borehole records to the Site (Figure 7). The full logs are presented in Appendix C.

The nearest BGS boreholes mapped as underlain by the same strata as the Site are located c. 200 m to the east at an elevation of c. 51.30 mAOD (ref: TQ28NE39) and c. 360 m to the west at an elevation of c. 49.89 mAOD (ref: TQ28NE22), with both elevations estimated using LiDAR elevation data. A summary of the geological strata encountered by the boreholes is provided in Table 2.

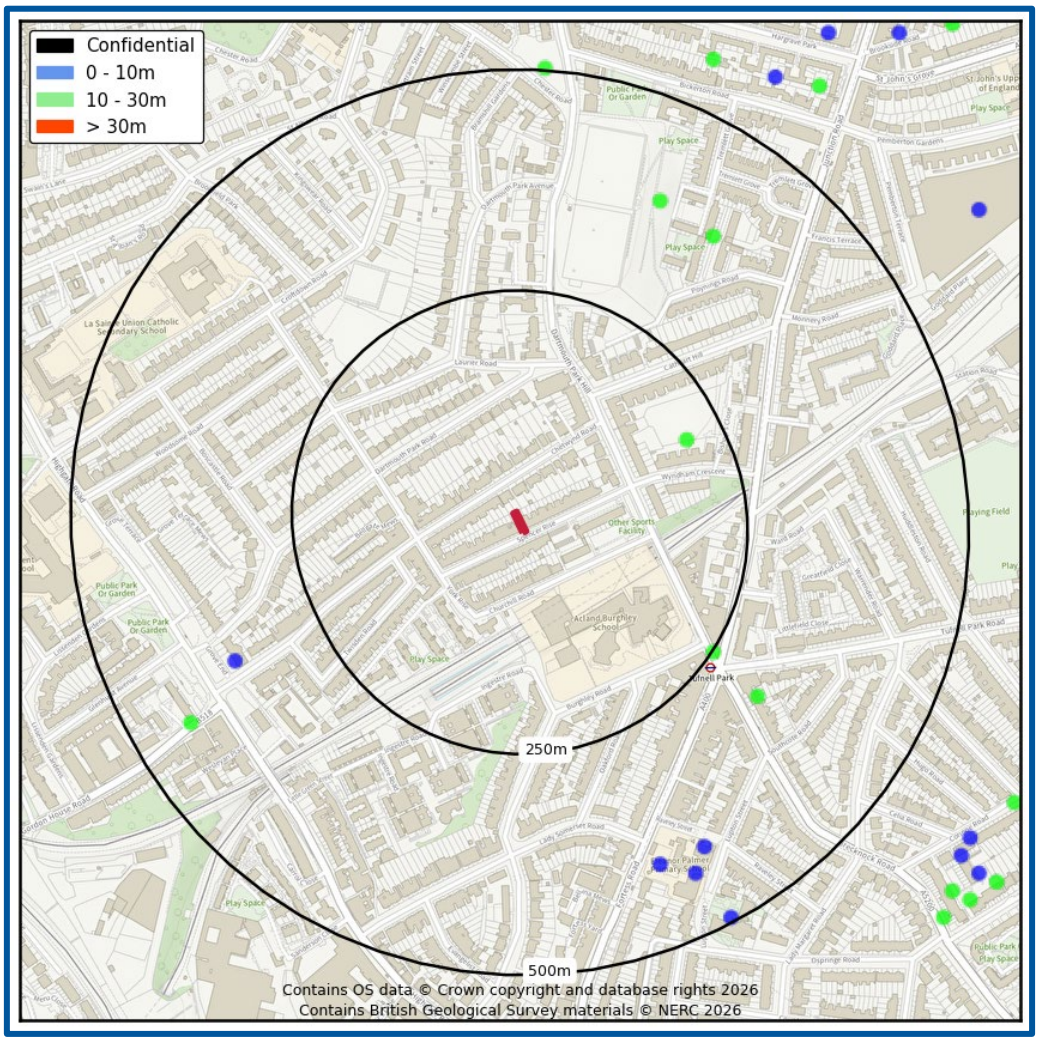
It is noted that given the reasonable distance to the boreholes they are unlikely to be fully representative of the underlying hydrogeological conditions at the Site itself; however, they have been included for completion, and provide a general indication of the prevailing geological conditions.

### Table 2. Summary of BGS borehole information

| Strata encountered | BGS borehole TQ28NE39 | | BGS borehole TQ28NE22 | |
|---|---|---|---|---|
| | Base of strata (m bgl) | Strata composition | Base of strata (m bgl) | Strata composition |
| Made Ground | 0.3 | No specific details provided | - | N/A |
| Unspecified superficial deposits* | - | N/A | 1.52 | Brown clay |
| | - | N/A | 1.83 | Brown gravel |
| London Clay | 3.66 | Brown clay | >9.14 (base of borehole) | Blue clay |
| | 5.18 | Brown & blue clay (mixed) | | |
| | >10.67 (base of borehole) | Dark brown clay | | |

*The record for TQ28NE22 suggests that the London Clay is overlain by a modest thickness of an unspecified and unmapped superficial geology, comprising clay and gravel. It is possible that this reflects an unmapped extent of Head deposits within the valley to the west of the Site from the nature of the strata encountered.

Figure 7. Borehole records (BGS, 2026)



## *London and Thames Valley Model*

The London and Thames Valley Model has been considered to further infer the local geology at the Site (BGS, 2026). This model is a visualisation of the geology across the London and Thames Valley which is constructed from publicly available data, and as such should not be used as a replacement for Site Investigation. However, it is a useful tool at inferring the stratigraphy that could be present beneath the Site.

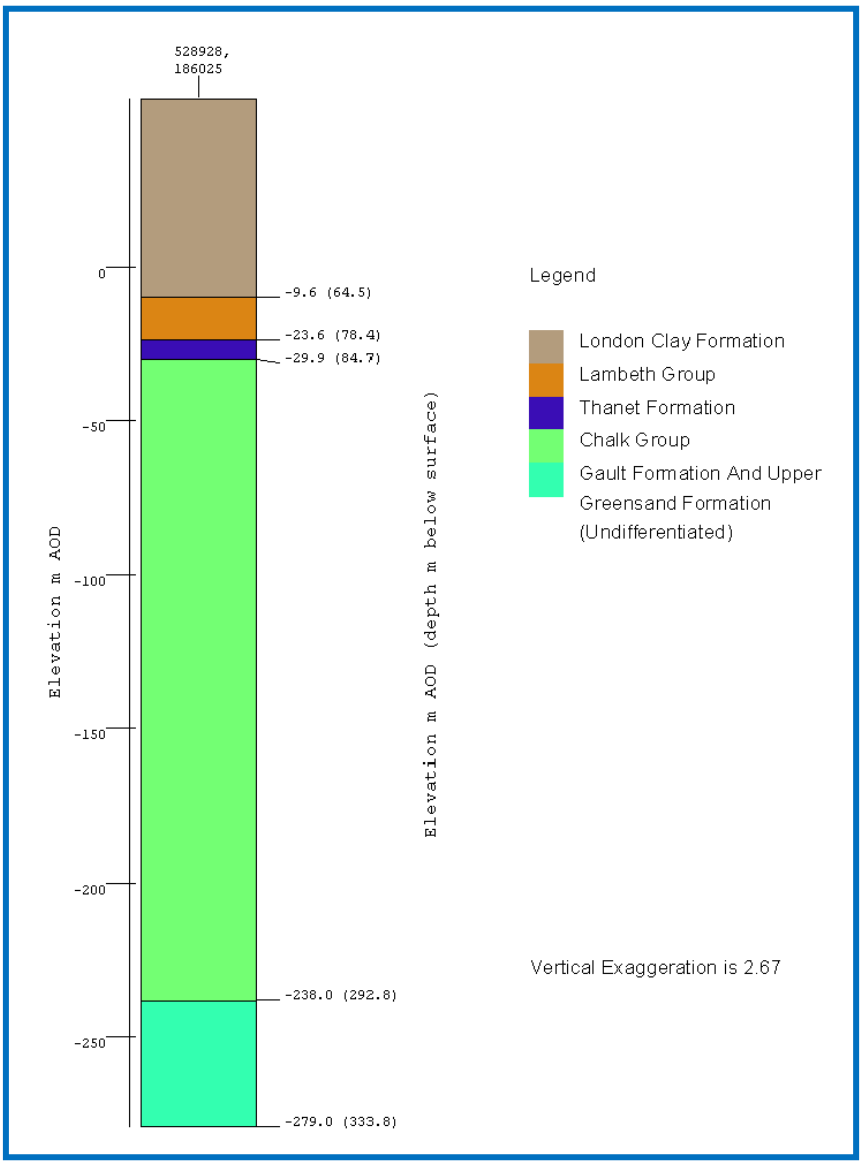
The underlying geology predicted by the London and Thames Valley Model is presented within Table 3 and Figure 8 (overleaf)

### Table 3. Summary of the strata indicated within the London and Thames Valley Model (BGS, 2026)

| Geological formation | Approximate level of base of formation (mAOD) | Approximate depth to base of formation (m bgl) |
|---|---|---|
| London Clay Formation | -10 | 65 |
| Lambeth Group | -24 | 78 |
| Thanet Formation | -30 | 85 |
| Chalk Group* | -238 | 293 |
| Gault Formation And Upper Greensand Formation (Undifferentiated) | -279 | 334 |

*The Chalk Group is a Principal Aquifer, which is likely to contain significant groundwater. However, this groundwater is at such significant depth, with a significant thickness of intervening low permeability strata, that the risk to the Site from the chalk aquifer is negligible.

Figure 8. BGS London and Thames Valley Model (BGS, 2026)






## *Site investigation*

No ground investigation is known to have been conducted at the Site. However, two nearby ground investigations have been identified through a review of the planning portal.

### 1 Spencer Rise

A nearby ground investigation undertaken by Ground & Water at 1 Spencer Rise (c. 70 m west at elevations of approximately 47-49 mAOD) has been identified on the planning portal. The investigation included confirmation of the underlying geology and groundwater table, as well as monitoring of the groundwater table in February 2018, December 2018, and January 2019. The site investigation included 3 boreholes (BH1, WS1, and WS2) to depths of 8.45, 4.70, and 4.50 m bgl, respectively. The results of Site Investigation have been summarised within Table 4.

## Table 4. Summary of Site Investigation at 1 Spencer Rise

| Strata encountered | BH1 | | WS1 | | WS2 | |
|---|---|---|---|---|---|---|
| | Base of stratum (m bgl) | Strata composition | Base of stratum (m bgl) | Strata composition | Base of stratum (m bgl) | Strata composition |
| Made Ground | 0.40 | Gravelly sandy silty clay | 0.90 | Gravelly silty sand | N/A – wooden decking to 0.12 m bgl | |
| | | | | | 0.40 | Sandy gravelly clay |
| Head* | 1.20 | Slightly gravelly, slightly sandy silty clay | 2.10 | Sandy clay | 2.10 | Sandy clay |
| London Clay Formation | 3.20 | Slightly sandy silty clay | 3.50 | Silty sandy clay | 3.50 | Silty sandy clay with very fine selenite crystals throughout |
| | 6.40 | Silty sandy clay | >4.70 (base of borehole) | Silty sandy clay with very fine selenite crystals throughout | >4.50 (base of borehole) | |
| | >8.45 (base of borehole) | Brown silty clay | | | | |

*The presence of unmapped Head superficial deposits (which may also have been encountered within BGS borehole TQ28NE22) would suggest that the valley structure to the west of the Site may in fact be underlain by Head deposits associated with hillwash along the valley slopes. Given that the Site is elevated an appreciable distance above the levels of both 1 Spencer Rise and the location of TQ28NE22, it is considered unlikely that the Head deposits would extend to beneath the Site itself.

### 24 Churchill Road

An additional ground investigation undertaken by Chelmer Site Investigations at 24 Churchill Road (c. 60 m south-west at elevations of approximately 46-47 mAOD) has been identified on the planning portal (application ref: 2018/0522/P). The investigation included confirmation of the underlying geology and groundwater table in March 2017. The site investigation included 14 boreholes to a maximum depth of 10 m bgl. The strata encountered by the closest borehole to the Site (BH11) have been summarised within Table 5.

**Table 5. Summary of Site Investigation at 24 Churchill Road (BH11)**

| Strata encountered | Base of strata (m bgl) | Strata composition |
|---|---|---|
| Made Ground | 0.63 | Slightly sandy clayey silt with occasional brick concrete fragments and rare flint gravel |
| | 0.83 | Silty clay with occasional brick fragments |
| London Clay | >4.10 (base of borehole) | Silty clay with selenite crystals |

## *Summary*

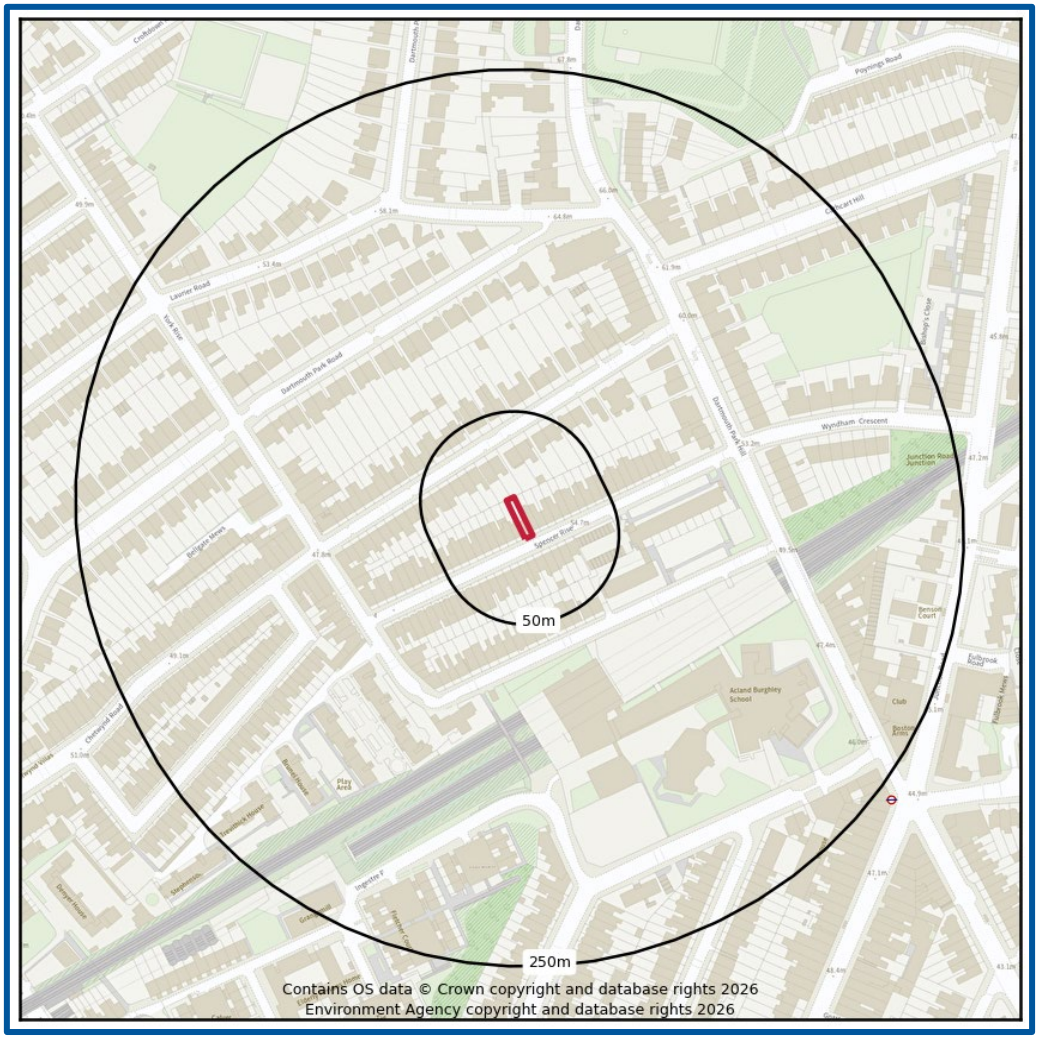
The boreholes and London and Thames Valley Model are generally consistent with the published geological mapping (BGS, 2026) and nearby Site Investigations, and indicate that underlying geology comprises London Clay to a proven depth in excess of 10.67 m bgl, anticipated to extend to approximately 65 m bgl.

It is noted that borehole records and ground investigation at 1 Spencer Rise within the valley to the west of the Site encountered unmapped superficial deposits considered likely to reflect Head. It is considered unlikely that these deposits would extend onto the Site itself given the Site's position approximately at the crest of the eastern valley slope, with the absence of any superficial deposits noted within the ground investigation at 24 Churchill Road.

## *Source protection zones*

An assessment of the EA's groundwater Source Protection Zones (SPZs) has been undertaken (Figure 9) within the vicinity of the Site and confirms the Site is not located within an SPZ.

Figure 9. Source protection zone map (EA, 2026)



# Groundwater

There have been no site-specific ground investigations at the Site itself to confirm the depth of the water table. Groundwater flooding within the existing basement has not been reported. No watercourses have been identified within proximity of the Site that would be anticipated to appreciably influence local groundwater levels.

Both BGS boreholes (ref: TQ28NE22 and TQ28NE39) were reported to remain dry through the excavations of their 10.67 and 9.14 m depths, respectively. TQ28NE39 was excavated between 09/03/1948 and 11/03/1948, whilst no date is provided within the log for TQ28NE22.

It is noted that given the appreciable distance to the above boreholes, the boreholes are unlikely to be representative of the depth to groundwater at the Site.

The nearby ground investigation undertaken at 1 Spencer Rise (Ground & Water, 2018/2019), c. 70 m to the west of the Site, did not encounter groundwater during the excavation of the three on-Site boreholes to a maximum depth of 8.45 m bgl.

Groundwater monitoring return visits between February 2018 and February 2019 reported as such:

- WS1 (well depth 4.5 m bgl): groundwater depth of 4.00 m bgl on 12/02/2018, rising to 2.30 m bgl on 21/02/2018.
    - The associated report (Ground & Water, 2019) indicated that this groundwater was considered likely to relate to perched groundwater within Made Ground or limited groundwater migration through sand and silt bands of the Head, which then accumulated within the standpipe due to the low permeability of the London Clay at the base of the well.
- BH1 (well depth 5.04 mbgl): well remained dry throughout.

The ground investigation undertaken at 24 Churchill Road (Chelmer Site Investigation, 2017), c. 60 m south-west, did not encounter groundwater within ten of the thirteen boreholes in March 2017. Three encountered groundwater at depths between 3.00 and 3.80 m bgl, generally corresponding to silty clay with pockets of sand. Whilst the depth of the encountered sandy horizons are not specified, it is anticipated that the groundwater encountered relates to these pockets rather than the permeability of the background clays.

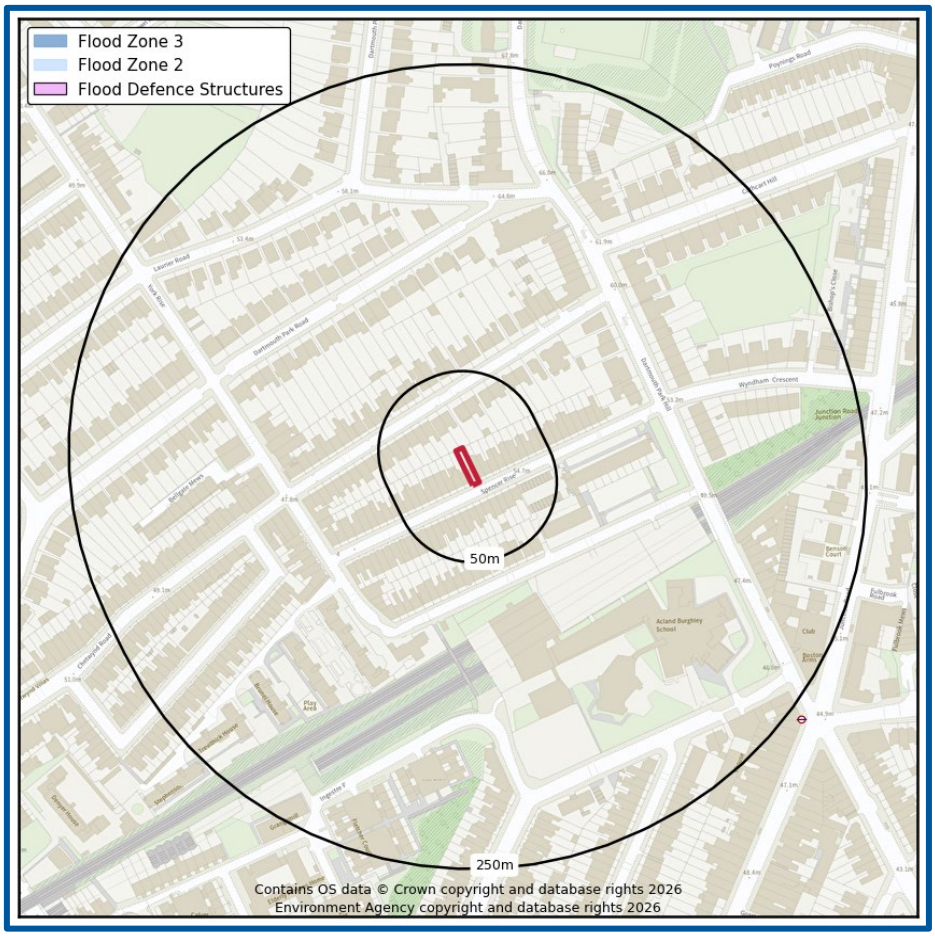
No water wells have been identified within 500 m of the Site.

# 4. Flood risk

## Fluvial and tidal flood risk

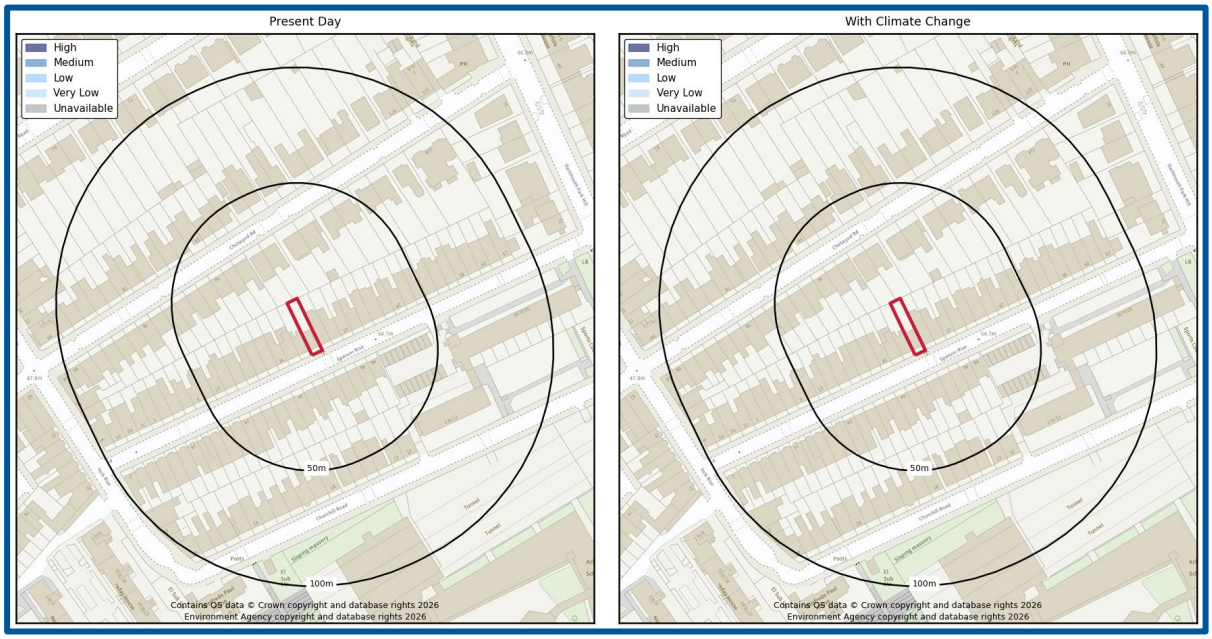
According to the Environment Agency's (EA) Flood Map for Planning Purposes (Figure 10), the Site is located within Flood Zone 1 and is classified as having a Low probability of fluvial and tidal (coastal) flooding (EA, 2026).

Figure 10. EA Flood Map for Planning Purposes (EA, 2026)



According to the EA's Risk of Flooding from Rivers and Sea (RoFRS) map (Figure 11), which considers the type, condition and crest height of flood defences, the Site has a Very Low risk of flooding in both the present day and future scenarios.

Figure 11. Risk of Flooding from Rivers and Sea map (EA, 2026)



# Surface water (pluvial) flood risk

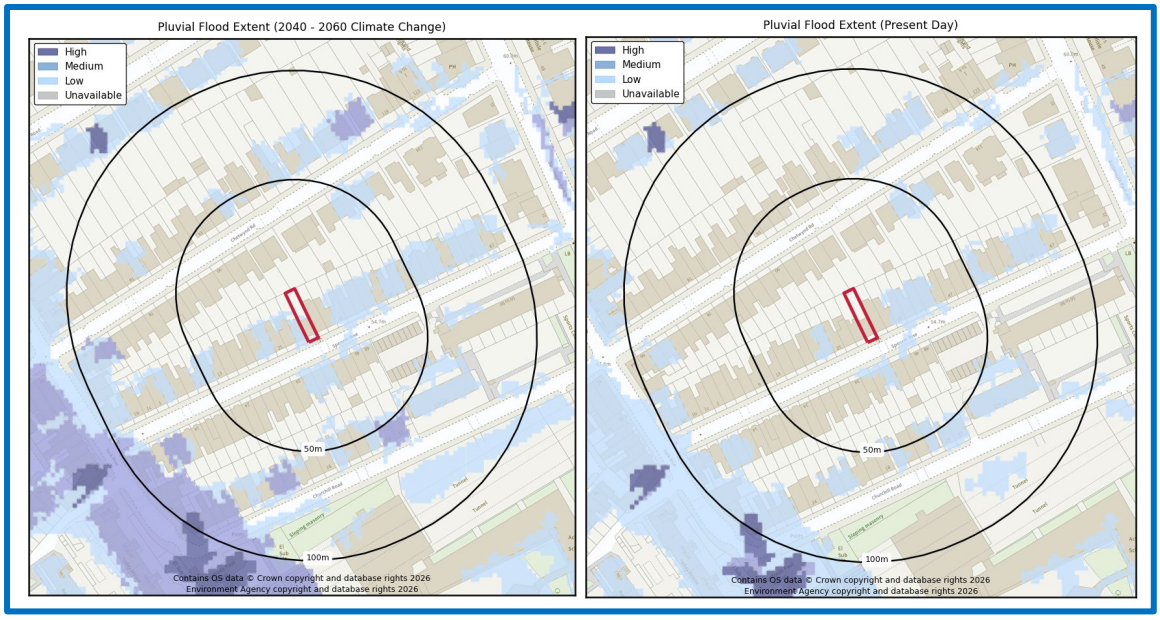
Surface water flooding occurs when intense rainfall exceeds the infiltration capacity of the ground and overwhelms the drainage systems. It can occur in most locations even at higher elevations and at significant distances from river and coastal floodplains.

According to the EA's Risk of Flooding from Surface Water (pluvial) flood mapping, the Site has a Very Low risk of pluvial flooding in the present day, rising to Very Low to Low with climate change.

Figure 12 confirms the extent of flooding during 3.3% AEP (1 in 30 year - high risk); 1% AEP (1 in 100 year - medium risk) and 0.1% AEP (1 in 1000 year - low risk) events in both the present day and climate change (2050s) scenarios. This indicates that the proposed basement is located in an area at Very Low risk of surface water flooding in the present day scenario and Very Low to Low risk in the climate change scenario.

The SFRA confirms that the Site is located within a Critical Drainage Area ('Group3_001') (AECOM, 2024).

Figure 12. Risk of Flooding from Surface Water (pluvial) extent map (EA, 2026)




The existing and proposed basement developments are within an area mapped as at Very Low to Low risk of surface water flooding in the climate change scenario. Existing open lightwells have been identified at the front and rear of the building, with the rear lightwell proposed to be replaced by the extended basement as part of the development proposals. The front lightwell could act as an ingress point for surface water, either via direct accumulation or interflows via groundwater pathways (e.g. through the soil).

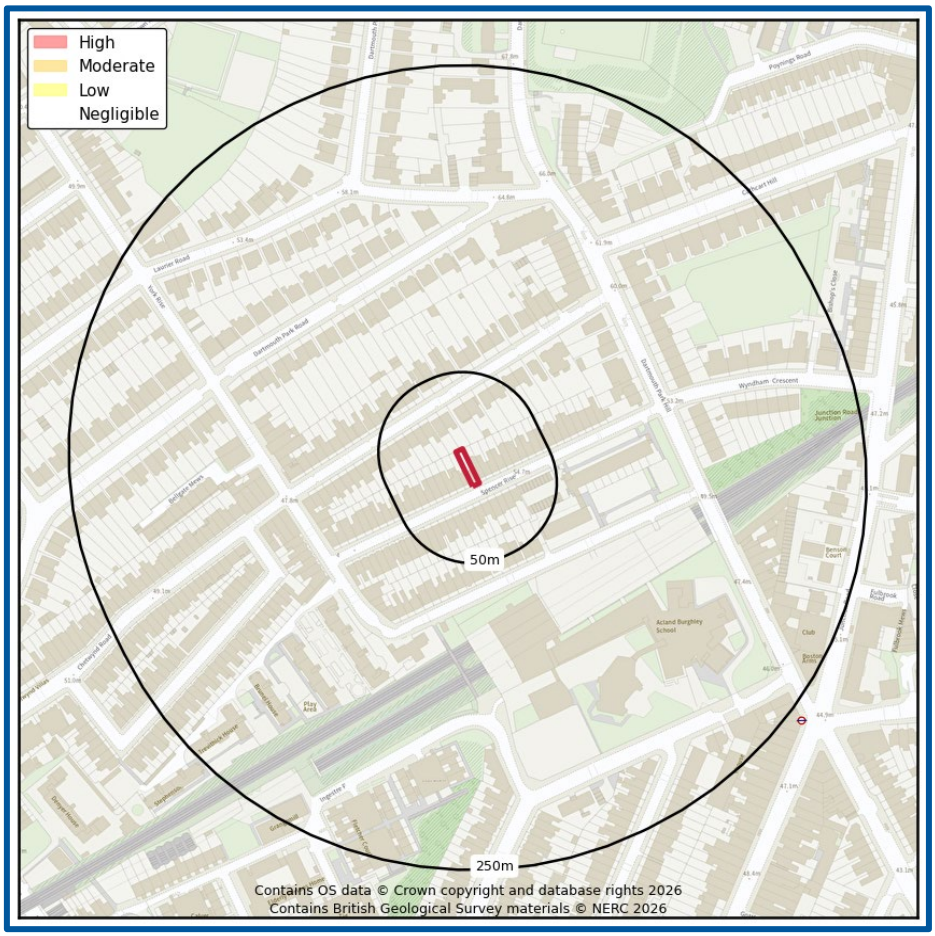
On balance, the risk of surface water flooding affecting the basement is considered to be Low. Appropriate mitigation should therefore be provided to reduce the risk of surface water flooding within the basement.

# Groundwater flood risk

Groundwater flooding occurs when sub-surface water emerges from the ground at the surface or into Made Ground and structures. This may be as a result of persistent rainfall that recharges aquifers until they are full; or may be as a result of high river levels, or tides, driving water through near-surface deposits. Flooding may last a long time compared to surface water flooding, from weeks to months. Hence the amount of damage that is caused to property may be substantially higher.

Groundwater Flood Risk screening data (Figure 13) indicates there is a Negligible risk of groundwater flooding at the surface in the vicinity from regional scale mechanisms during a 1 in 100 year event.

Figure 13. GeoSmart GW5 Groundwater Flood Risk Map (GeoSmart, 2026)



## *Groundwater flood risks to the basement*

The GW5 map reflects the groundwater risk to the surface; however, the risks will be higher for the proposed basement. The underlying hydrogeological conditions and associated risks to the basement are discussed below:

- The Site is not underlain by superficial deposits and the underlying London Clay bedrock is classified as Unproductive Strata. Flooding of the existing basement has not been reported.
- The London and Thames Valley Model, paired with the nearest boreholes, indicates that the Site is directly underlain by the London Clay Formation to an anticipated depth of approximately 65 m bgl, with the Lambeth Group beneath.
- There have been no site-specific ground investigations to confirm the depth of the water table. Nearby site investigations (Ground & Water, 2018-2019; Chelmer Site Investigation, 2017) would suggest that there is unlikely to be a significant groundwater flow within the prevailing area, with the groundwater encountered at 1 Spencer Rise considered likely to relate to perched groundwater within Made Ground or limited groundwater migration through sand and silt bands of the Head, which would not be relevant to the Site itself.
- The SFRA indicates that incidents of historical ground water flooding have not been recorded within 50 m of the Site (AECOM, 2024), and Figure 19 of the SFRA does not map the Site within an area at risk of groundwater flooding.

The existing and proposed foundations will be located within London Clay strata and therefore are unlikely to be affected by significant groundwater flows. It is noted that the development proposals include the provision of basement sleeping accommodation. An overall Low risk of groundwater flooding has therefore been identified for the proposed basement.

## *Groundwater impacts resulting from the basement*

The potential impacts of the proposed development on the local groundwater system and nearby development are summarised below:

- A basement has been identified at the neighbouring property, 29 Spencer Rise, directly adjacent to the west of the basement. Lower ground floor levels appear to be a common design feature of the properties along Spencer Rise.
- The proposed basement development involves the extension of the basement into an existing coal store area with no proposed increase in depth.
- The Site is considered extremely unlikely to interact with an appreciable underlying groundwater system, and as such would have no appreciable impact on groundwater or cumulative impacts with nearby basements.

As such, the development proposals are considered very unlikely to have any appreciable impact on the wider groundwater system, and the potential impacts to the underlying groundwater system resulting from the basement have been placed at Low.

# Flooding from artificial sources

Artificial sources of flood risk include waterbodies or watercourses that have been amended by means of human intervention rather than natural processes. Examples include reservoirs (and associated water supply infrastructure), docks, sewers and canals. The flooding mechanism associated with flood risk from artificial sources is primarily related to breach or failure of structures (reservoir, lake, sewer, canal, flood storage areas, etc.)

## *Sewer flood risk*

Flooding from the sewer network can occur when flow entering the system exceeds its available discharge capacity, the system becomes blocked or it cannot discharge due to a high water level in the receiving watercourse. Water then begins to back up through the sewers and surcharge through manholes, potentially flooding highways and properties.

Appendix A, Figure 23 of the SFRA has identified 6-20 incidences of flooding as a result of surcharging sewers within the NW5 1 postcode. However, it is recognised that this four digit postcode covers a large area, and instances of flooding are not specific to the Site (AECOM, 2024).

Records held by Thames Water indicate that there have been no incidences of flooding related to the surcharging of public sewers at the Site (Thames Water, 2025; Appendix B).

Note that in the event of a leak in the sewer or water main service trenches could provide a potential pathway for water to enter the basement. It is therefore recommended that water proof construction methods are used on the basement.

## *Canal failure*

Canals typically present a residual risk to Site rather than a direct flood risk due to the water levels being highly managed within an operating zone. Flooding can still occur from canals as a result of overtopping due to prolonged rainfall or embankment failure.

According to Ordnance Survey (OS) mapping, there are no canals within 500 m of the Site.

## *Culverts and bridges*

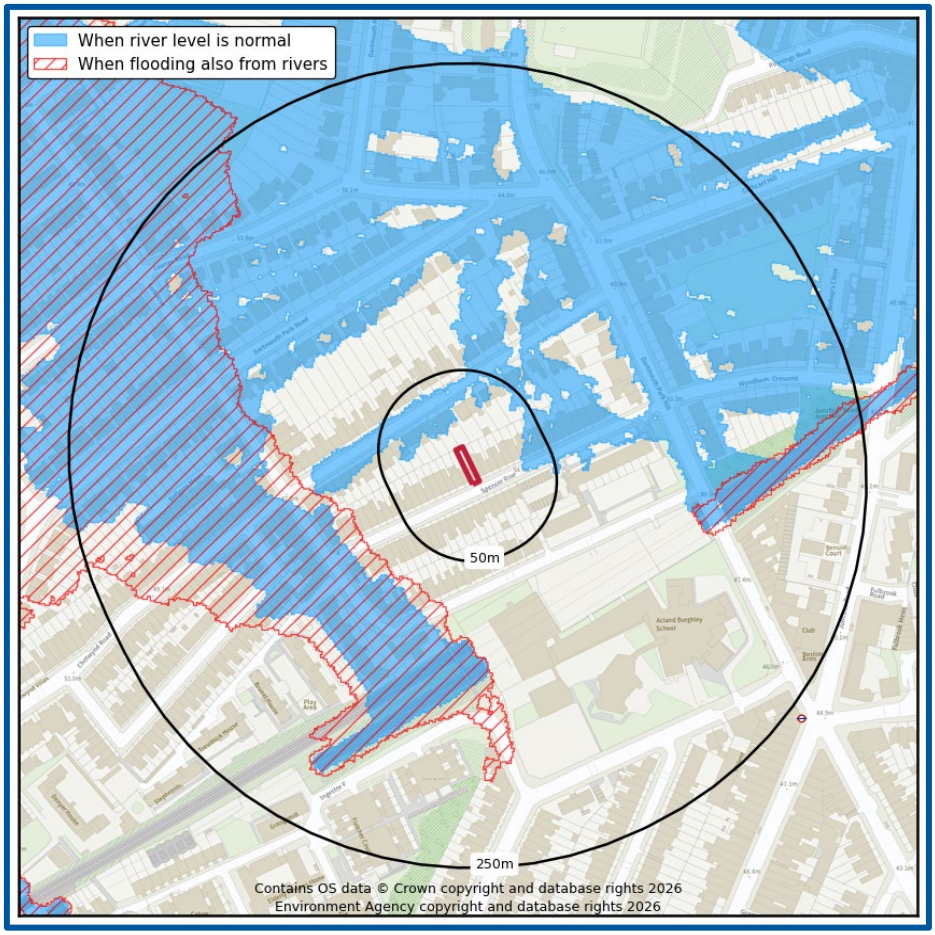
The blockage of watercourses or structures by debris (that is, any material moved by a flowing stream including vegetation, sediment and man-made materials or refuse) reduces flow capacity and raises water levels, potentially increasing the risk of flooding. High water levels can cause saturation, seepage and percolation leading to failure of earth embankments or other structures. Debris accumulations can change flow patterns, leading to scour, sedimentation or structural failure.

Culverts and bridges have not been identified within 50 m of the Site.

## *Reservoir Flooding*

According to the EA's Risk of Flooding from Reservoir mapping, the Site is not at risk of flooding from reservoirs (Figure 14) (EA, 2026).

Figure 14. Risk of reservoir flooding map (GeoSmart, 2026)



# 5. Basement Impact Assessment

The following sections follow guidance discussed in the relevant sections of the Camden Planning Guidance for Basements. This provides a clearly defined reporting framework against which to consider potential matters of concern and to scope out further work required.

## Screening

### Table 6. Groundwater Screening

| Groundwater | | | |
|---|---|---|---|
| Impact Question | Evidence | Carried forward into Scoping? | Reference |
| 1a. Is the site located directly above an aquifer? | The Site is not mapped as underlain by superficial deposits. The underlying bedrock comprises the London Clay, designated as Unproductive Strata (i.e. a non-aquifer). | No | BGS (2026)<br>EA (2026) |

| | | | |
|---|---|---|---|
| 1b. Will the proposed basement extend beneath the water table surface? | Site investigation has not been undertaken at the Site to confirm the depth to the local water table.<br><br>According to the Site plans no lowering is proposed to the basement FFL, which is set at a maximum of c. 2.3 m bgl (c. 53.3 mAOD), with the foundations assumed to be an example depth of 0.50 m below FFL (c. 52.5 mAOD).<br><br>The foundations are set within horizons of the London Clay, a non-aquifer which is unlikely to support significant groundwater flow. As such, the existing and proposed basement is unlikely to extend beneath the water table level. | No | BGS (2026)<br><br>Nearby SI (Ground & Water, 2018/2019) |
| 2. Is the site within 100m of a watercourse, well (used / disused) or potential spring line? | There are no watercourses within 100 m of the Site. No wells or potential spring lines have been identified within 100 m of the Site.<br><br>A subterranean river (the River Fleet) potentially flows along a valley c. 110 m west of the Site; its exact location is unknown. The Fleet is culverted and has been incorporated into the sewer network for much of its length. The surface elevation along the approximate course of the Fleet is also set significantly beneath the Site level, with both the Fleet and the Site underlain by London Clay (a non-aquifer), and as such the Fleet is considered unlikely to have an appreciable influence upon the groundwater level beneath the Site. | No | OS (2026)<br><br>EA (2026)<br><br>BGS (2026) |
| 3. Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas? | The proposed development involves an overall increase in impermeable surfaces at the Site. | Yes | Site plans |

| | | | |
|---|---|---|---|
| 4. As part of site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SUDS)? | The proposed development involves an increase in impermeable surfaces at the Site and therefore less surface water will infiltrate to ground. | No | Site plans |
| 5. Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than, the mean water level in any local pond (not just the pond chains on Hampstead Heath) or spring line? | There are no ponds or watercourses within 500 m of the Site.<br>The River Fleet, a culverted subterranean river, passed through a valley c. 110 m from the Site, set approximately 9 m below ground levels at the Site; its exact location is unknown. Given that the Fleet has been incorporated into the sewer network, with both the Fleet and the Site underlain by London Clay (a non-aquifer), it is not considered to present a flood risk to the Site. | No | OS (2026)<br>EA (2026)<br>Talling (2025)<br>Barton & Myers (2016) |

Table 7. Surface Water and Flooding Screening

| Surface water and flooding | | | |
|---|---|---|---|
| Impact Question | Evidence | Carried forward into Scoping? | Reference |
| 1. Is the site within the catchment of the pond chains on Hampstead Heath? | According to Figure 14 of the ARUP 'Camden Geological, Hydrogeological and Hydrological Study', the Site is located within an area outside of the catchment of the pond chains on Hampstead Heath. | No | ARUP (2010) |

| | | | |
|---|---|---|---|
| 2. As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off) be materially changed from the existing route? | Surface water runoff from the proposed development is presumed to continue to drain into the nearby sewer as existing. | No | Site plans |
| 3. Will the proposed basement development result in a change in the proportion of hard surfaced / paved external areas? | The proposed development involves an increase in impermeable surfaces at the Site. | Yes | Site plans |
| 4. Will the proposed basement result in changes to the profile of the inflows (instantaneous and long-term) of surface water being received by adjacent properties or downstream watercourses? | Surface water runoff from the proposed development is presumed to continue to drain into the nearby sewer. | No | Site plans |
| 5. Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses? | The existing and proposed developments are residential, which is considered to be Low hazard according to the Simple Water Quality Index. Therefore, a decrease in the quality of surface water runoff is not anticipated. | No | Site plans |

| | | | |
|---|---|---|---|
| 6. Is the site in an area identified to have surface water flood risk according to either the Local Flood Risk Management Strategy or the Strategic Flood Risk Assessment or is it at risk from flooding, for example because the proposed basement is below the static water level of nearby surface water feature. | The Site is located within a Critical Drainage Area (CDA). According to EA mapping, the risk of pluvial flooding across the Site is Very Low in the present day scenario, rising to Very Low to Low in the future climate change scenario. The Low risk reflects ponding within the existing lightwells, and whilst the rear lightwell will be replaced by the proposed extended basement footprint, the front lightwell reflects a potential ingress point for surface water to enter the basement. | Yes | SFRA (AECOM, 2024)<br>EA (2026) |

## Screening summary

The screening process identifies the following issues to be carried forward to scoping for further assessment:

- The proportion of impermeable areas at the Site will increase as a result of the proposed development;
- The Site is located within a CDA and has a Very Low to Low risk of surface water flooding when accounting for climate change.

The other potential concerns considered within the screening process have been demonstrated to be not applicable or not significant when applied to the proposed development.

# Scoping

Where a potential impact has been identified at the screening stage above, the potential further need for assessment is considered and scoped. The scoping stage should aim to build on the information provided in the screening stage. During this phase, a desk study should be undertaken to determine the preliminary impacts of the proposed basement development. This initial assessment should be used to identify any site investigation works required.

## Table 8. Groundwater Scoping

| Groundwater | | |
|---|---|---|
| Impact Question | Potential Impact & Assessment | Is further assessment required? |
| 3. Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas? | The proposed development involves an increase in impermeable surfaces at the Site.<br>Any increase in impermeable areas could result in increased surface water runoff in heavy rainfall events, which could increase the risk of pluvial flooding at the Site.<br>A Sustainable Drainage Strategy should be developed for the Site to ensure that the extra surface water flows created by the proposed development are managed safely on-Site. Should this be provided, no further assessment of the possible impacts would be considered necessary. | No |

## Table 9. Surface Water and Flooding Scoping

| Surface Water and Flooding | | |
|---|---|---|
| Impact Question | Potential Impact & Assessment | Is further assessment required? |
| 3. Will the proposed basement development result in a change in the proportion of hard surfaced / paved external areas?<br><br>6. Is the site in an area identified to have surface water flood risk according to either the Local Flood Risk Management Strategy or the Strategic Flood Risk Assessment or is it at risk from flooding, for example because the proposed basement is below the static water level of nearby surface water feature. | As discussed above within the Groundwater Scoping, a SuDS strategy should be developed for the Site to ensure that the extra surface water flows created by the proposed development are managed safely on-Site.<br><br>The Site is located within a CDA, with EA mapping showing a Very Low risk of flooding in the present day scenario, which rises to Very Low to Low in the future climate change scenario.<br><br>The Low risk is mapped within the areas of the front and rear lightwells, which is likely to reflect collection of inflows and ponding of surface water within the lightwells and could affect the basement itself.<br><br>As the development proposals involve the extension of the existing basement into the rear lightwell and storage area, no ingress points would be present to the rear at basement level. However, it is recommended that positive intervening drainage is implemented within the front lightwell, and that the lightwell is graded to direct flows away from the basement threshold in order to reduce the risk of surface water ingress within the basement. | No |

# 6. Conclusions and Recommendations

## Site setting constraints

### Table 10. Risk ratings following Site analysis

| Source | Risks to the proposed development* | Impacts from the proposed development ** | After Mitigation *** |
|---|---|---|---|
| Groundwater | Low | Low | Low |
| Surface water | Low | Low | Very Low |

*RISKS TO THE PROPOSED DEVELOPMENT consider the risk of flooding in the proposed basement from each of the listed sources. They are based on a detailed analysis of the flooding risks to the proposed development, including national risk maps, EA model data, BGS borehole records and Site Investigation (where available). Note that the risks presented in the baseline mapping are applicable to surface development only, whereas the risks presented on the table are applicable to the proposed subterranean development and therefore may be higher than presented within the screening data or any associated FRAs.

**IMPACTS FROM THE PROPOSED DEVELOPMENT consider the potential impacts that the proposed basement may have on the underlying hydrogeology, including to what extent the flood risks would be increased at neighbouring properties.

*** AFTER MITIGATION reflects a final risk rating, which would be applicable to the development should all suggested mitigation be implemented.

The proposed basement is considered unlikely to cause any adverse impacts to the underlying groundwater table, and therefore further ground investigation on the grounds of groundwater impact is not deemed necessary.

### Table 11. Summary of responses to key questions in the report

| | |
|---|---|
| Key sources of flood risks identified | Surface water (see Sections 4 & 5). |
| Key sources of impacts identified | None (see Sections 4 & 5). |
| Are standard mitigation measures likely to provide protection from flooding to/from the Site? | Yes (see exec summary). |
| Is any further Site Investigation recommended? | No. |

# 7. Further information

The following table includes a list of additional products by GeoSmart:

| Additional GeoSmart Products | | | |
|---|---|---|---|
| ✓ | Additional assessment:<br>SuDSmart Report |  | The SuDSmart Report range assesses which drainage options are available for a Site. They build on technical detail starting from simple infiltration screening and work up to more complex SuDS Assessments detailing alternative options and designs.<br>Please contact info@geosmartinfo.co.uk for further information. |
| | Additional assessment:<br>EnviroSmart Report |  | Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective.<br>Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements.<br>Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions.<br>Please contact info@geosmartinfo.co.uk for further information. |

# 8. References and glossary

## References

**AECOM (2024).** Strategic Flood Risk Assessment. Accessed from: https://www.camden.gov.uk/documents/20142/4820180/Camden+Strategic+Flood+Risk+Assessment+1.pdf on 09/09/25.

**ARUP (2010).** Camden Geological, Hydrogeological, and Hydrological Study. Accessed from: https://www.camden.gov.uk/basement-developments?inheritRedirect=true on 09/09/25.

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**Ground & Water (2019).** Ground Investigation and Basement Impact Assessment Report, 1 Spencer Rise. Ref: GWPR2459. Accessed from planning ref: 2018/2442/P within the planning portal.

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**Ordnance Survey Mapping (2026).** © Crown copyright. All rights reserved. Licence number AL 100054687. For full terms and conditions visit www.ordnancesurveyleisure.co.uk

**Talling (2025).** London's Lost Rivers. Accessed from: https://www.londonslostrivers.com/ on 09/09/25.

**Thames Water (2025).** Thames Water Property Searches – Sewer Flooding History Enquiry. SFH/SFH Standard/2025_5218888.

GeoSmart Information

# Glossary

## General terms

| | |
|---|---|
| BGS | British Geological Survey |
| EA | Environment Agency |
| GeoSmart groundwater flood risk model | GeoSmart's national groundwater flood risk model takes advantage of all the available data and provides a preliminary indication of groundwater flood risk on a 50m grid covering England and Wales. The model indicates the risk of the water table coming within 1 m of the ground surface for an indicative 1 in 100 year return period scenario. |
| Dry-Island | An area considered at low risk of flooding (e.g. In a Flood Zone 1) that is entirely surrounded by areas at higher risk of flooding (e.g. Flood Zone 2 and 3) |
| Flood resilience | Flood resilience or wet-proofing accepts that water will enter the building, but through careful design will minimise damage and allow the re-occupancy of the building quickly. Mitigation measures that reduce the damage to a property caused by flooding can include water entry strategies, raising electrical sockets off the floor, hard flooring. |
| Flood resistance | Flood resistance, or dry-proofing, stops water entering a building. Mitigation measures that prevent or reduce the likelihood of water entering a property can include raising flood levels or installation of sandbags. |
| Flood Zone 1 | This zone has less than a 0.1% annual probability of river flooding |
| Flood Zone 2 | This zone has between 0.1 and 1% annual probability of river flooding and between 0.1% and 0.5 % annual probability sea flooding |
| Flood Zone 3 | This zone has more than a 1% annual probability of river flooding and 0.5% annual probability of sea flooding |
| Functional Flood Plain | An area of land where water has to flow or be stored in times of flood. |
| Hydrologic model | A computer model that simulates surface run-off or fluvial flow. The typical accuracy of hydrologic models such as this is ±0.25m for estimating flood levels at particular locations. |
| OS | Ordnance Survey |
| Residual Flood Risk | The flood risk remaining after taking mitigating actions. |
| SFRA | Strategic Flood Risk Assessment. This is a brief flood risk assessment provided by the local council |

| | |
|---|---|
| SuDS | A Sustainable drainage system (SuDS) is designed to replicate, as closely as possible, the natural drainage from the Site (before development) to ensure that the flood risk downstream of the Site does not increase as a result of the land being developed. SuDS also significantly improve the quality of water leaving the Site and can also improve the amenity and biodiversity that a Site has to offer. There are a range of SuDS options available to provide effective surface water management that intercept and store excess run-off. Sites over 1 Ha will usually require a sustainable drainage assessment if planning permission is required. The current proposal is that from April 2014 for more than a single dwelling the drainage system will require approval from the SuDS Approval Board (SABs). |

## Aquifer Types

| | |
|---|---|
| Principal aquifer | These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. |
| Secondary A aquifer | Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. |
| Secondary B aquifer | Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. |
| Secondary undifferentiated | Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type due to the variable characteristics of the rock type. |
| Unproductive Strata | These are rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow. |

## NPPF (2024) terms

| | |
|---|---|
| Exception test | Applied once the sequential test has been passed. For the exception test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. |
| Sequential test | Aims to steer new development to areas with the lowest probability of flooding. |
| Essential infrastructure | Essential infrastructure includes essential transport infrastructure, essential utility infrastructure and wind turbines. |

| | |
|---|---|
| Water compatible | Water compatible land uses include flood control infrastructure, water-based recreation and lifeguard/coastal stations. |
| Less vulnerable | Less vulnerable land uses include police/ambulance/fire stations which are not required to be operational during flooding and buildings used for shops/financial/professional/other services. |
| More vulnerable | More vulnerable land uses include hospitals, residential institutions, buildings used for dwelling houses/student halls/drinking establishments/hotels and sites used for holiday or short-let caravans and camping. |
| Highly vulnerable | Highly vulnerable land uses include police/ambulance/fire stations which are required to be operational during flooding, basement dwellings and caravans/mobile homes/park homes intended for permanent residential use. |

# Data Sources

| | |
|---|---|
| Aerial Photography | Contains Ordnance Survey data © Crown copyright and database right 2026<br>BlueSky copyright and database rights 2026 |
| Geology (Bedrock/Superficial/Borehole locations) | Contains British Geological Survey materials © NERC 2026<br>Ordnance Survey data © Crown copyright and database right 2026 |
| Flood Risk (Flood Zone/RoFRS/Pluvial/Surface Water Features/Reservoir/SPZ) | Environment Agency copyright and database rights 2026<br>Ordnance Survey data © Crown copyright and database right 2026 |
| Flood Risk (Groundwater) | GeoSmart, BGS & OS<br>GW5 (v2.4) Map (GeoSmart, 2026)<br>Contains British Geological Survey materials © NERC 2026<br>Ordnance Survey data © Crown copyright and database right 2026 |
| Topographic Data | OS LiDAR/EA<br>Contains Ordnance Survey data © Crown copyright and database right 2026<br>Environment Agency copyright and database rights 2026 |

# 9. Appendices

GeoSmart Information

# Appendix A

## Site plans


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CIAT
CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING BLOCK PLAN

## SCALE
1:200 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 97 | - |




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CIAT CHARTERED PRACTICE

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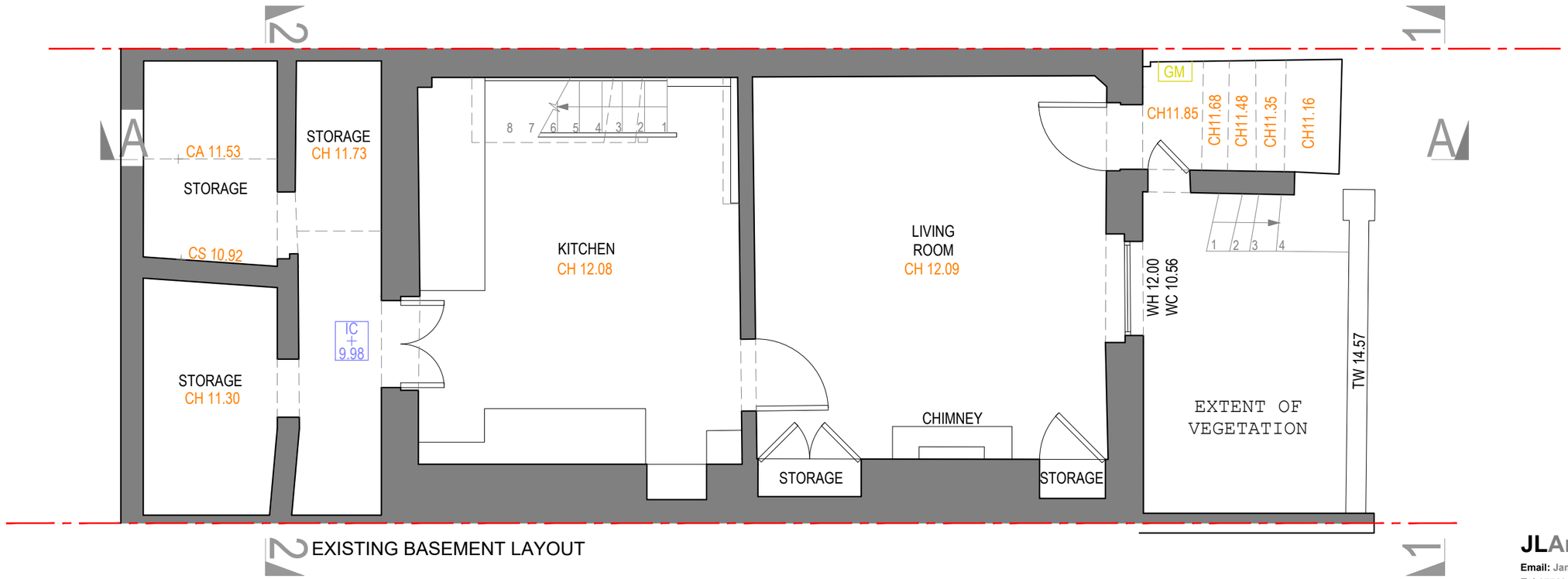
## DRAWING
LOCATION PLAN

## SCALE
1:1250 on A4

0 25 50 75 100 125m @1:1250

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 99 | - |




2 EXISTING BASEMENT LAYOUT

1

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

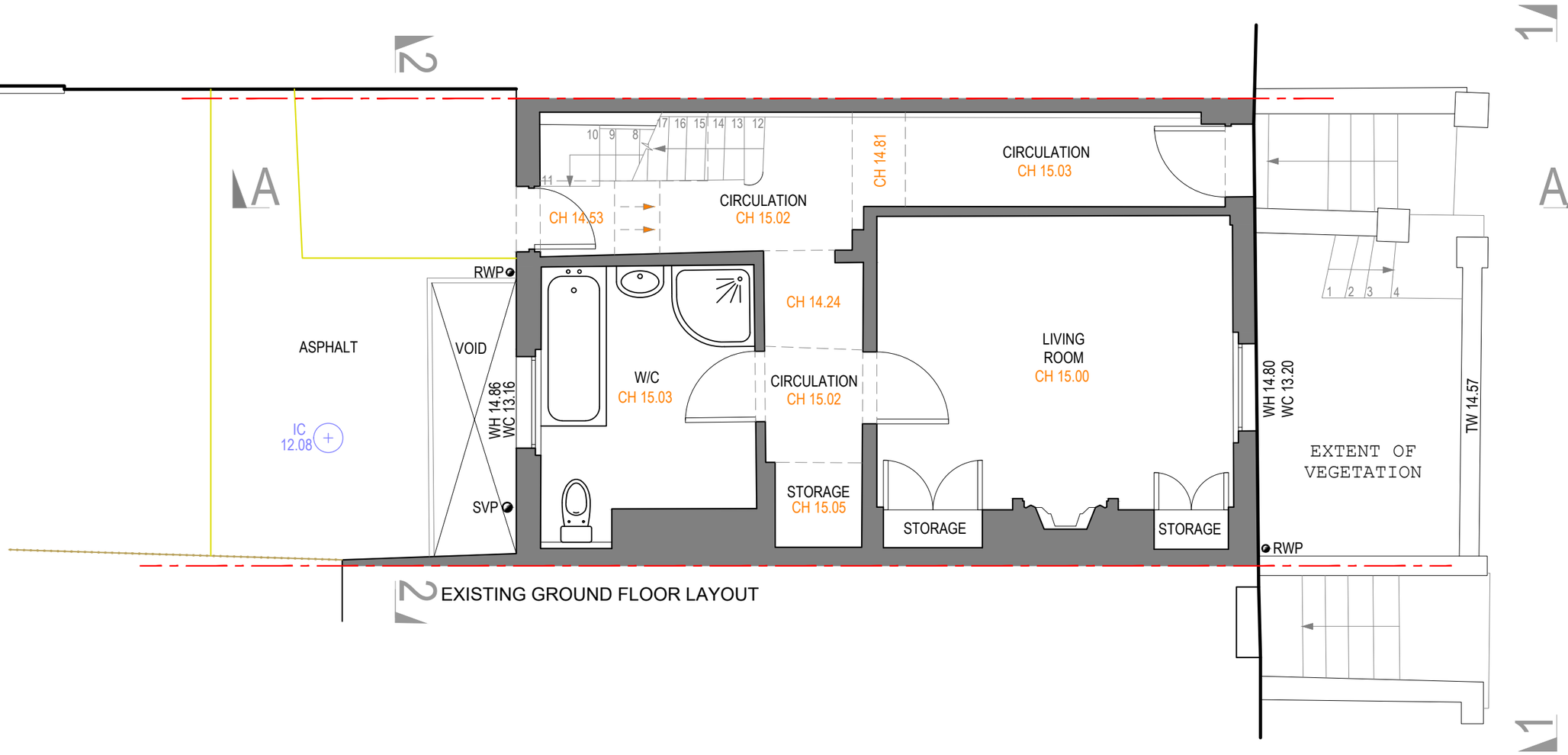
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING BASEMENT FLOOR PLAN

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 100 | - |




2 EXISTING GROUND FLOOR LAYOUT

0 5m @ 1:50

1

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

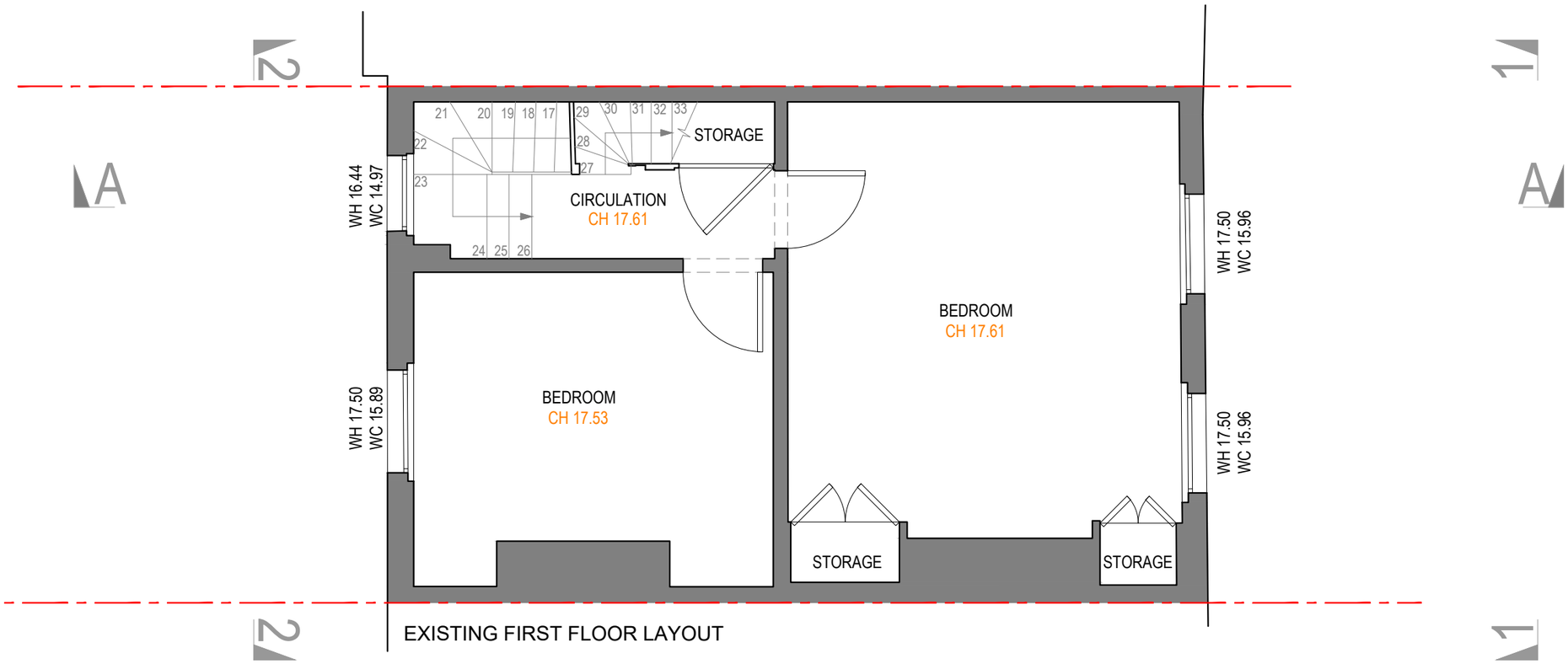
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING GROUND FLOOR PLAN

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 101 | - |




EXISTING FIRST FLOOR LAYOUT

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING FIRST FLOOR PLAN

## SCALE
1:50 on A3

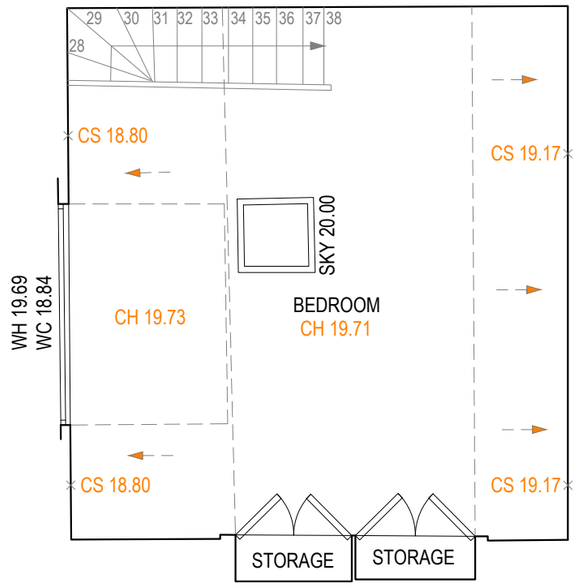
| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 102 | - |

2

A

1

A




2

EXISTING ATTIC LAYOUT

1

0 5m @ 1:50


**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk


CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING ATTIC PLAN

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 103 | - |


0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING ROOF PLAN

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 104 | - |


EXISTING FRONT ELEVATION

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

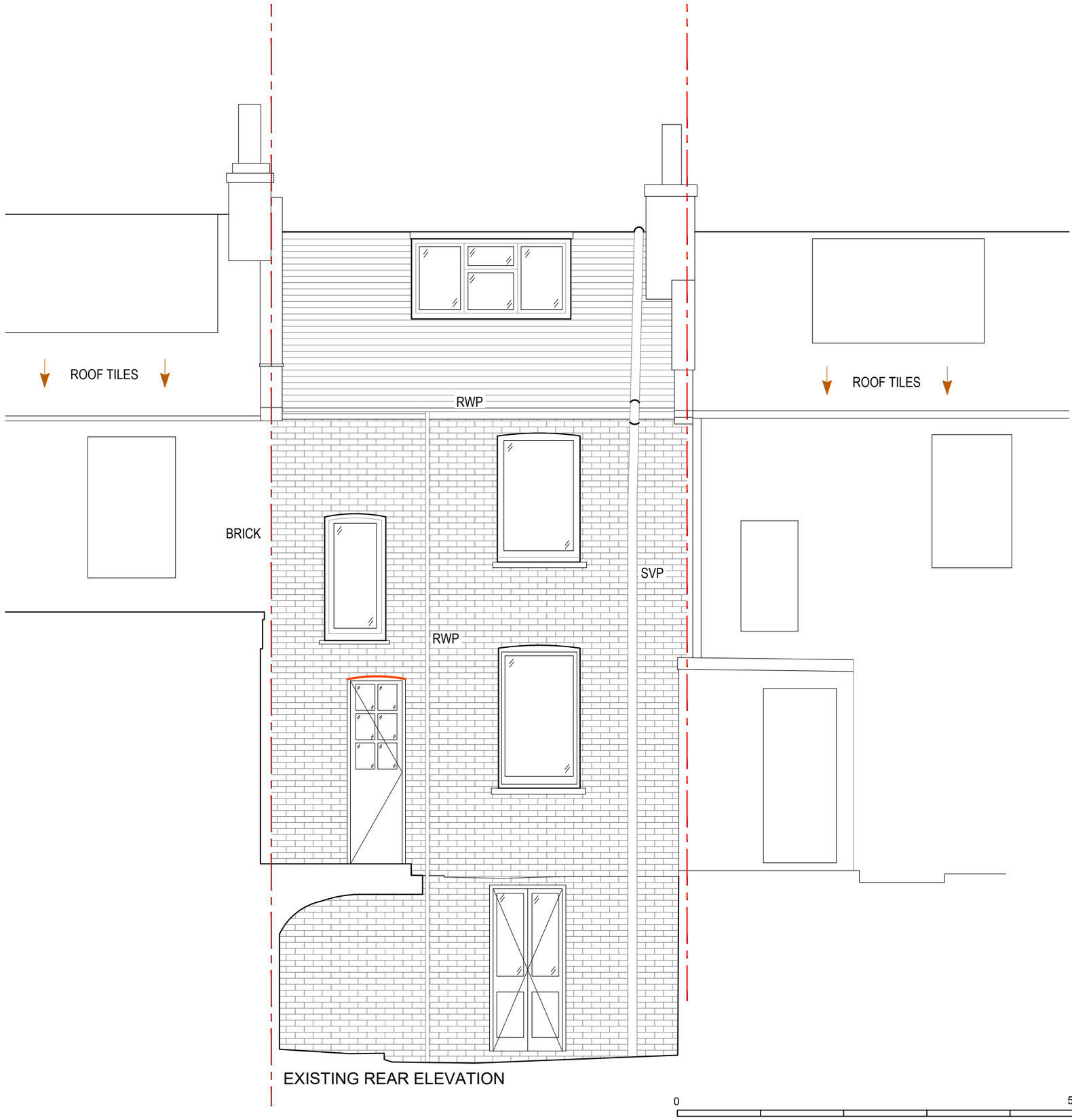
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING FRONT ELEVATION

## SCALE
1:50on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 105 | - |




EXISTING REAR ELEVATION

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

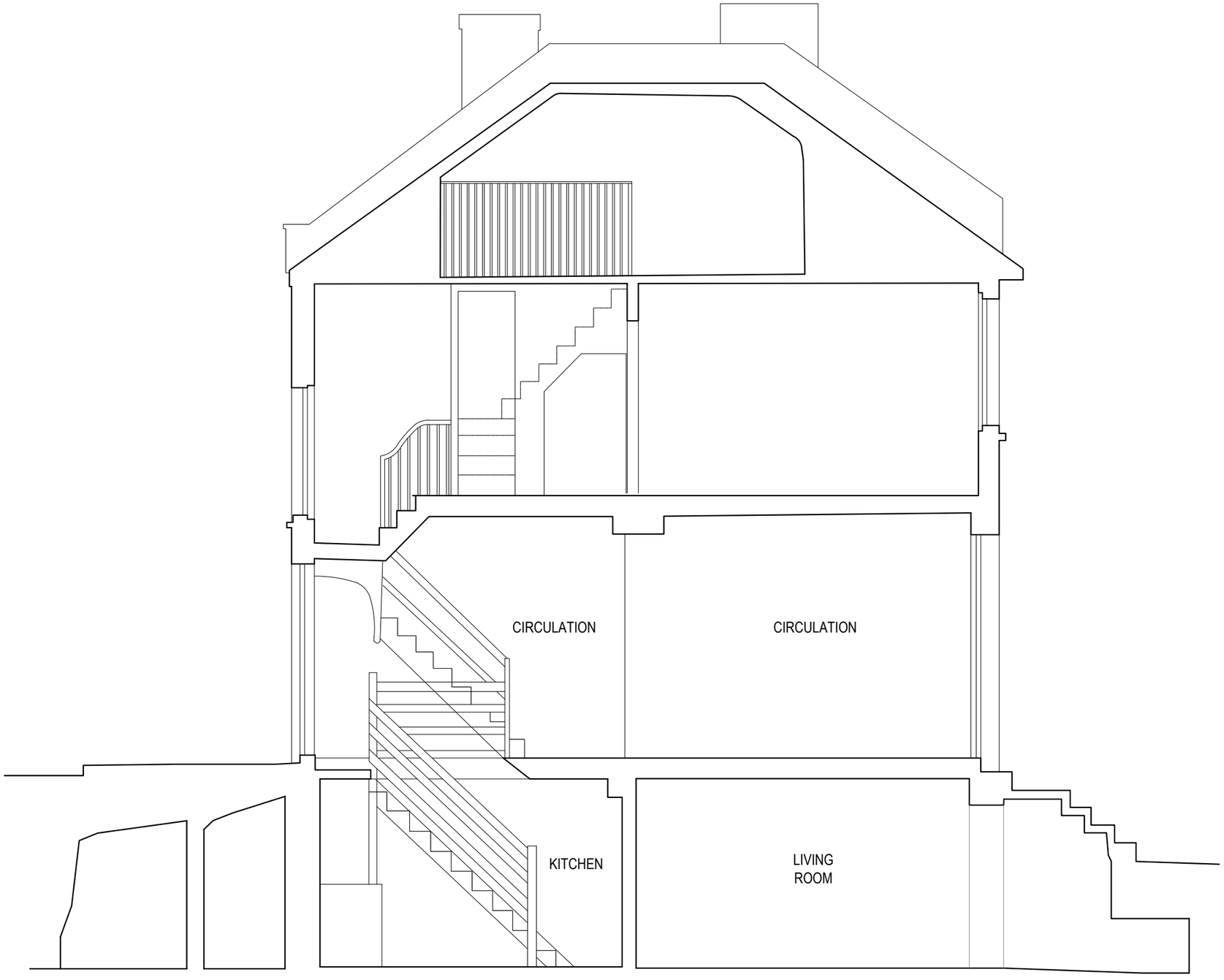
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING REAR ELEVATION

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 106 | - |




EXISTING SECTION

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

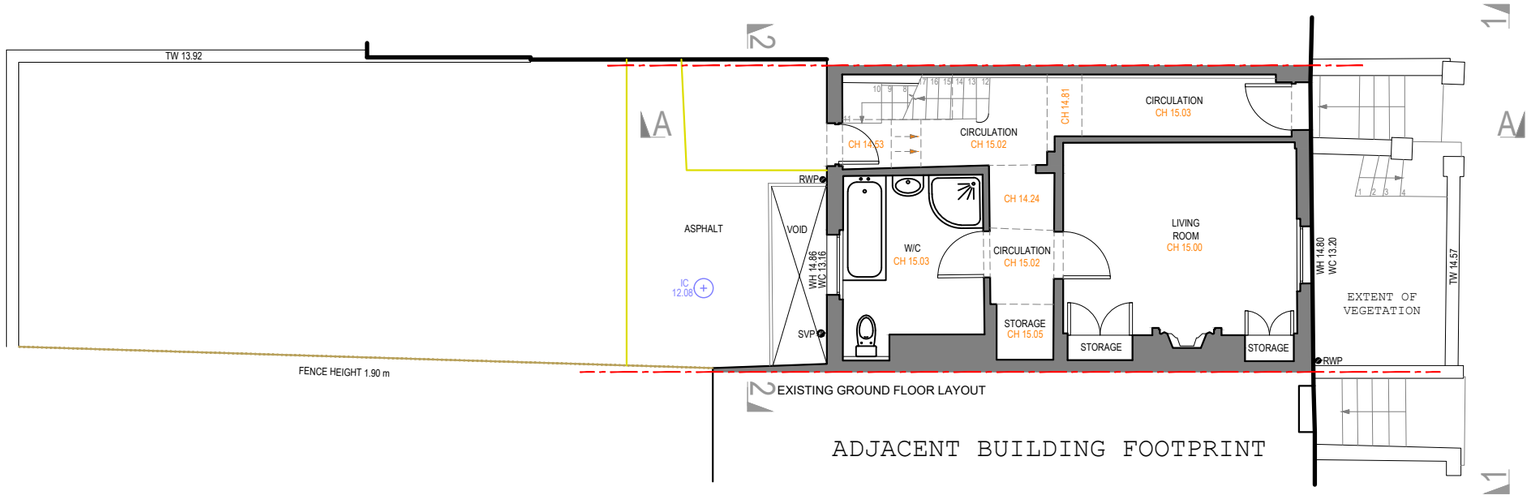
## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING SECTION

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 107 | - |

ADJACENT BUILDING FOOTPRINT




0 10m @ 1:100

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING SITE PLAN

## SCALE
1:100 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 108 | - |


**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

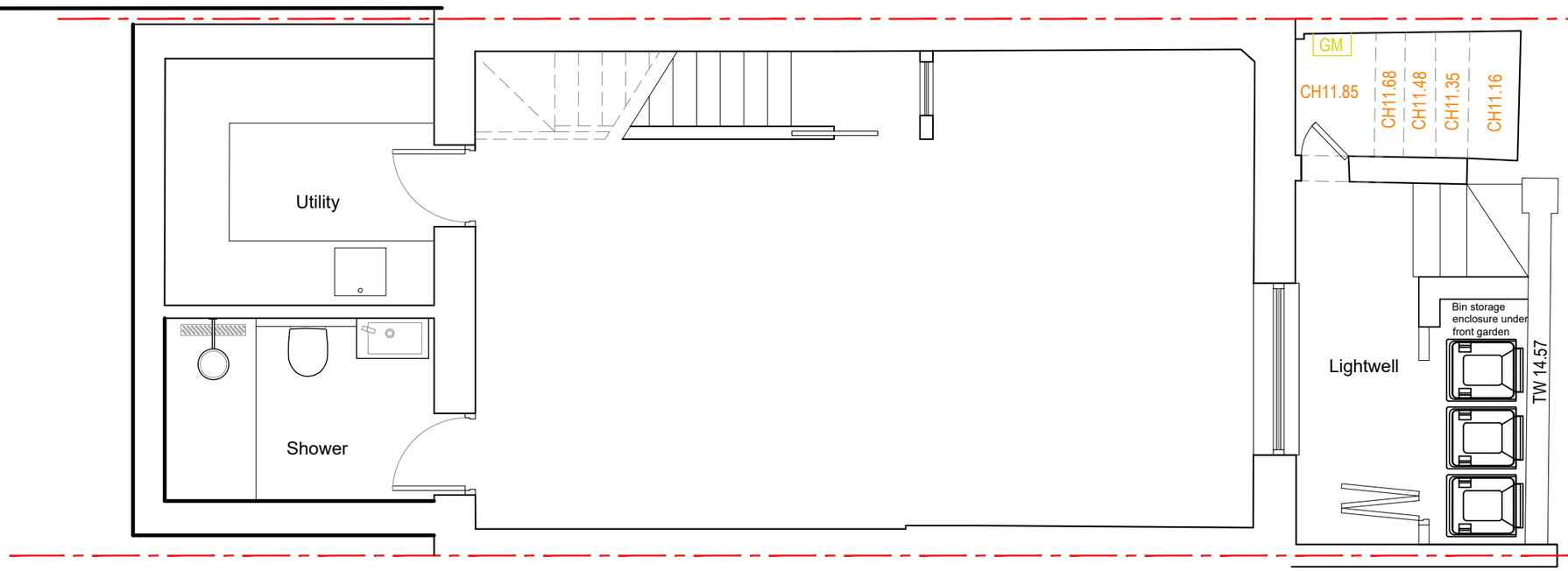
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
EXISTING STREET SCENE

## SCALE
1:50on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 109 | - |




PROPOSED BASEMENT LAYOUT

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

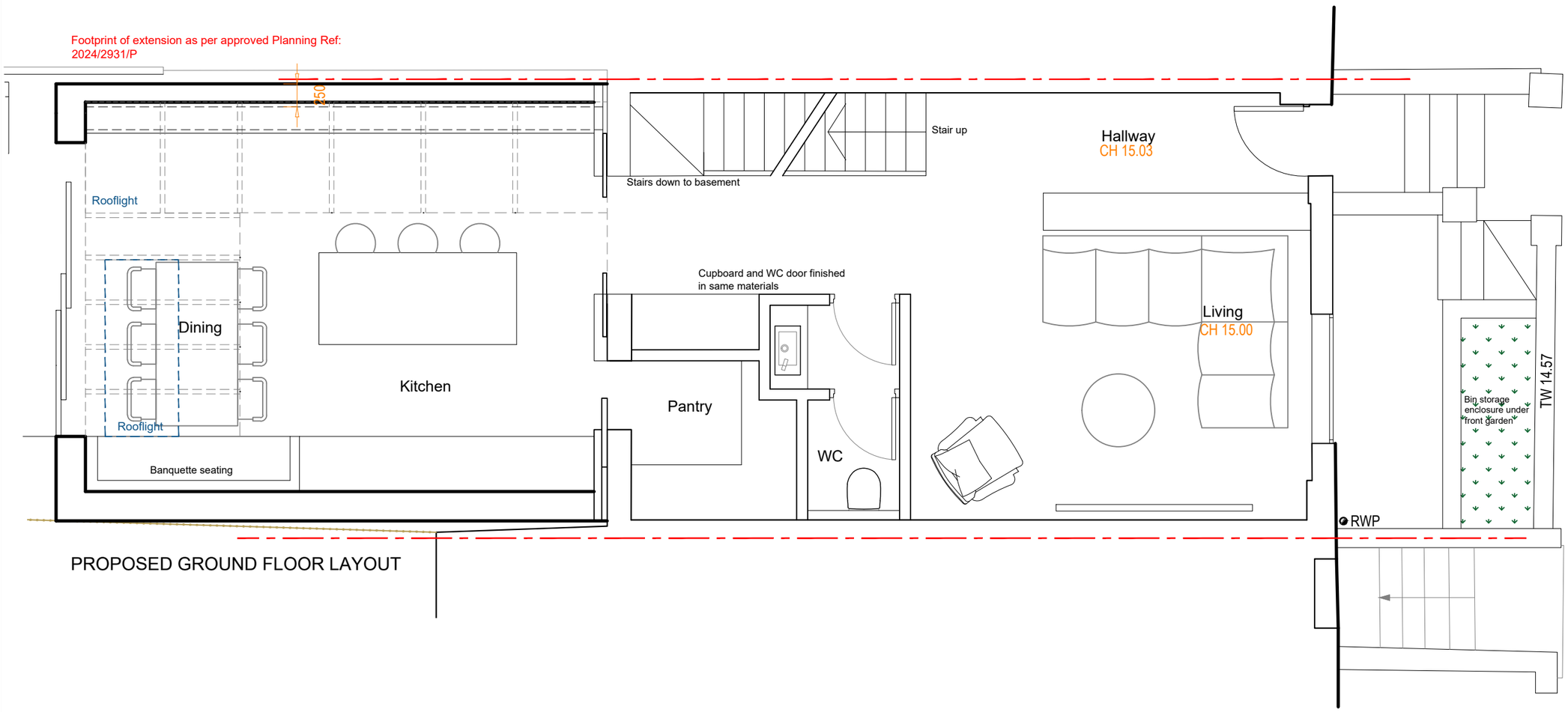
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
PROPOSED BASEMENT FLOOR PLAN

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 200 | - |




PROPOSED GROUND FLOOR LAYOUT

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

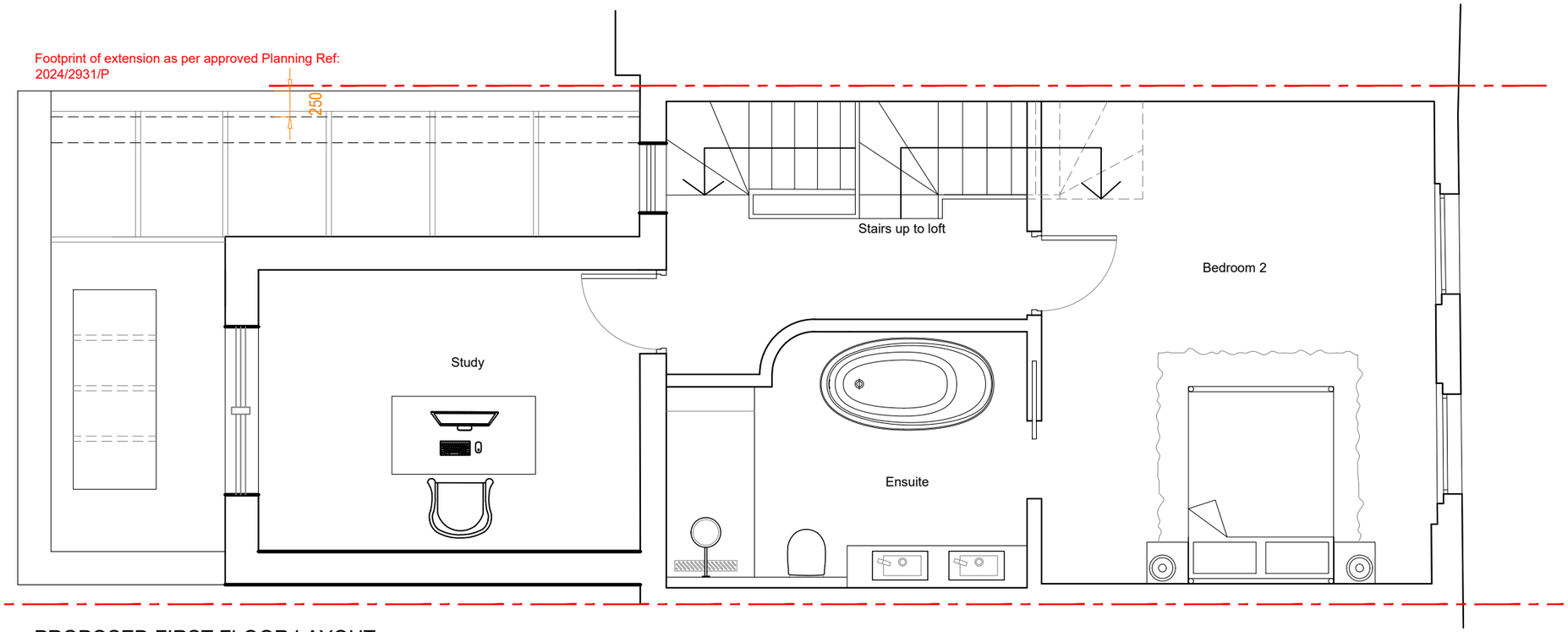
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
PROPOSED GROUND FLOOR PLAN

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 201 | - |




PROPOSED FIRST FLOOR LAYOUT

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

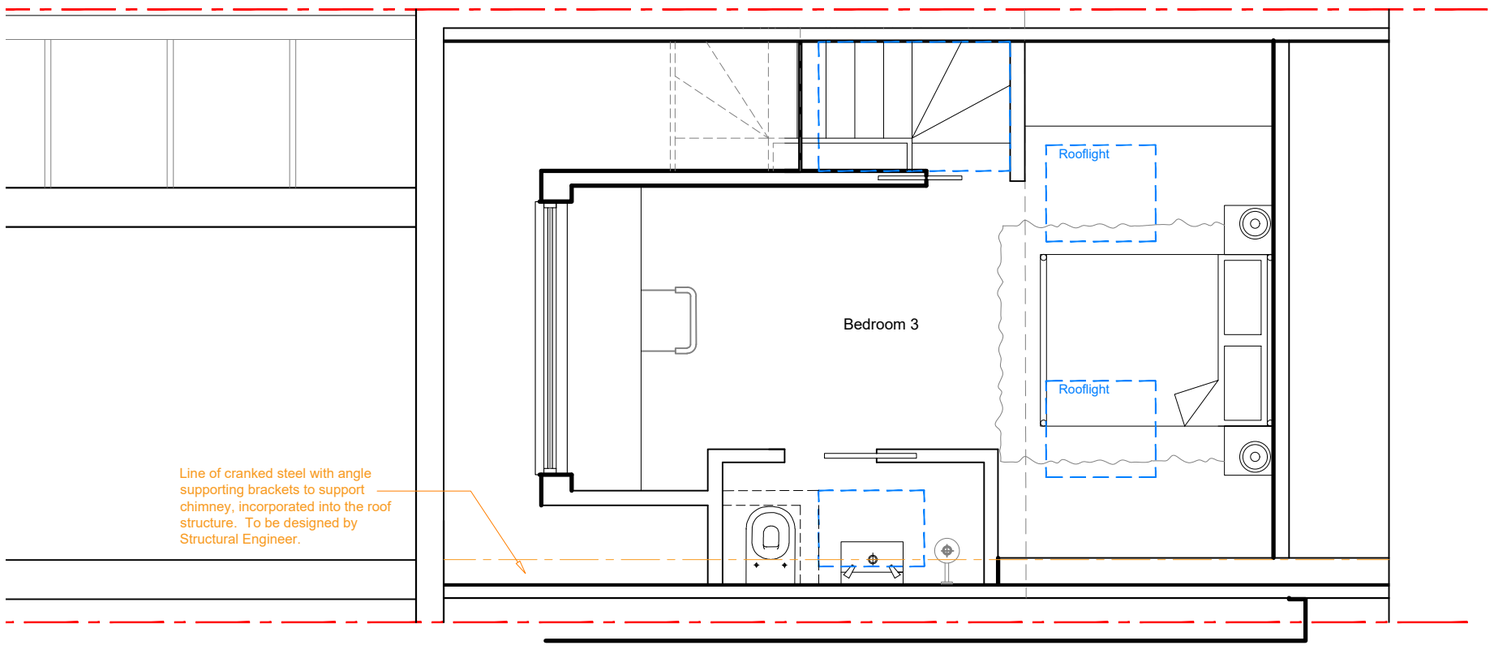
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
PROPOSED FIRST FLOOR PLAN

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 202 | - |




PROPOSED LOFT LAYOUT

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

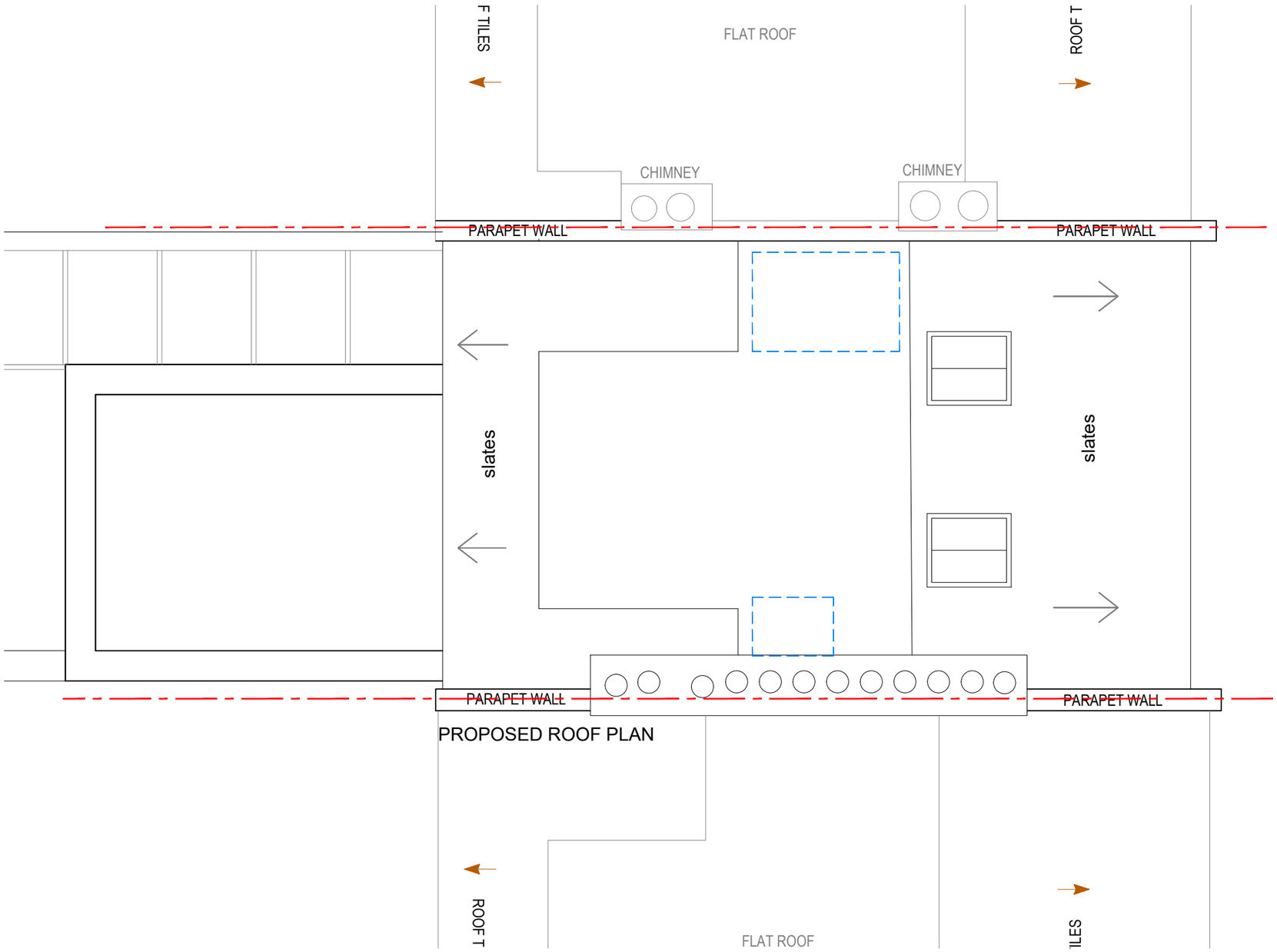
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
PROPOSED LOFT PLAN

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 203 | - |




PROPOSED ROOF PLAN

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
PROPOSED ROOF PLAN

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 204 | - |


PROPOSED FRONT ELEVATION

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

**CLIENT**
PIERRE GUENIN

**PROJECT**
PROPOSED REFURBISHMENT AND EXTENSION

**ADDRESS**
31 SPENCER RISE
LONDON
NW5 1AR

**DRAWING**
PROPOSED FRONT ELEVATION

**SCALE**
1:50on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 205 | - |


PROPOSED REAR ELEVATION

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

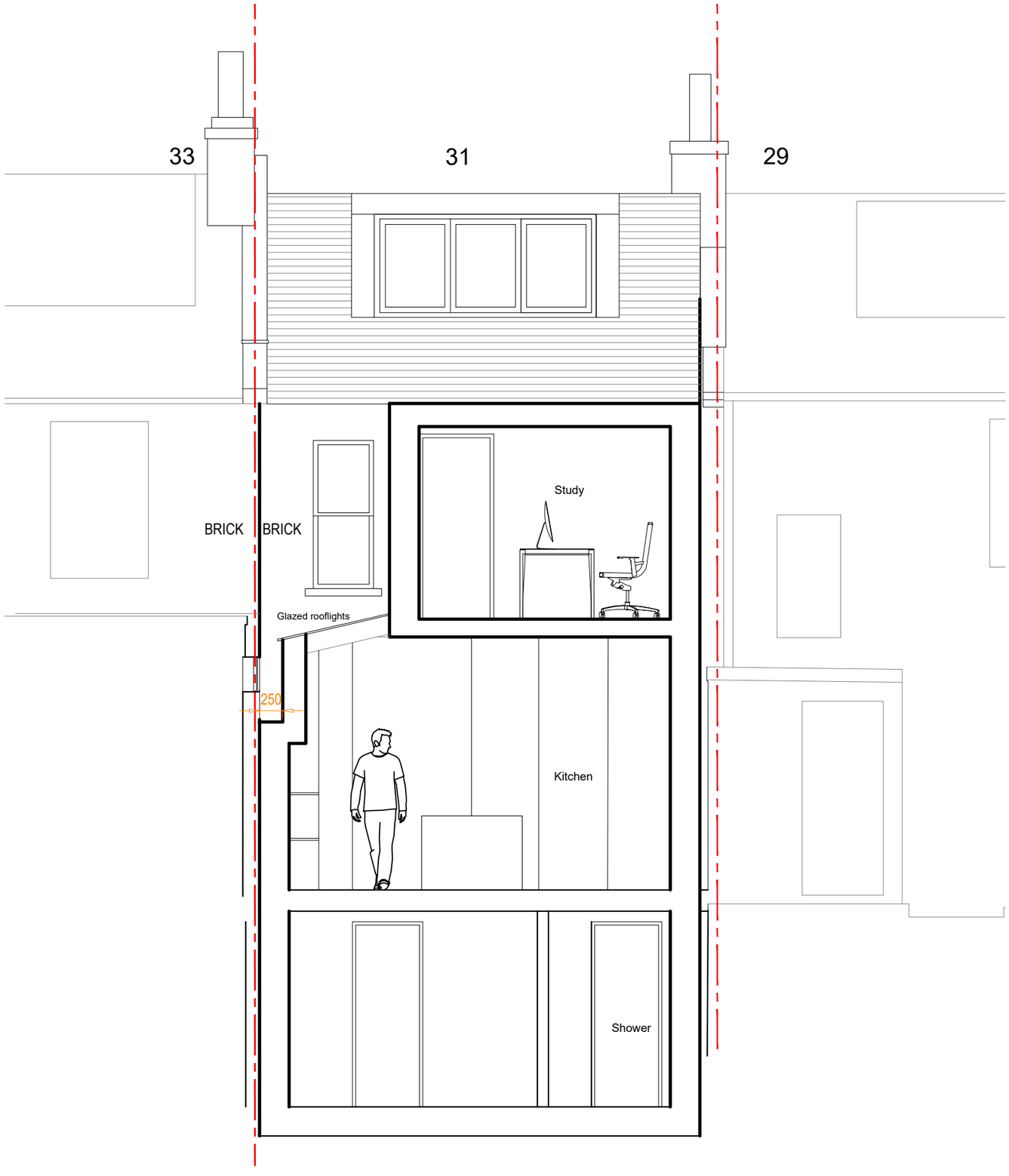
## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

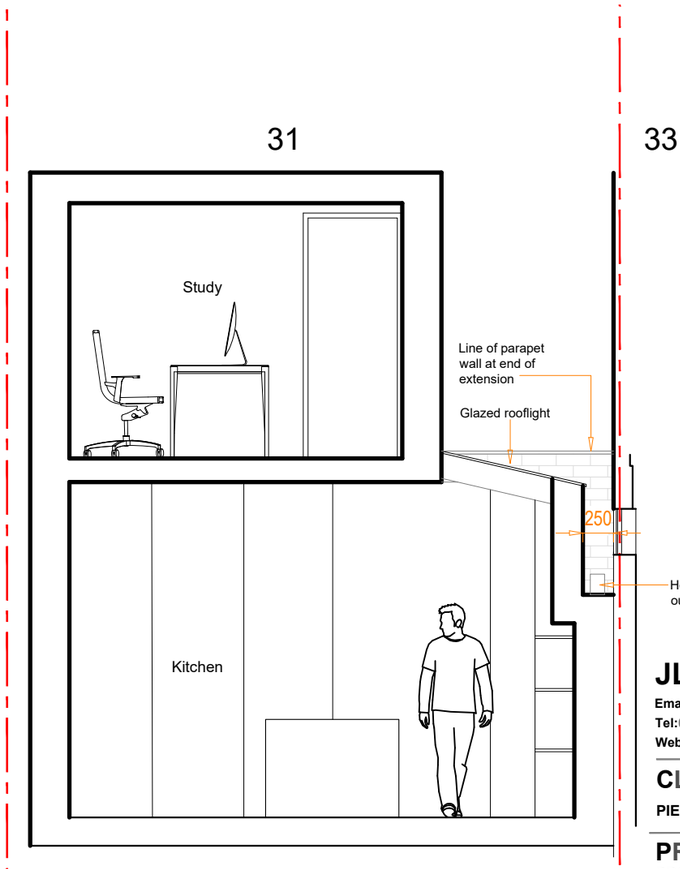
## DRAWING
PROPOSED REAR ELEVATION

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 206 | - |




PROPOSED REAR SECTION




PROPOSED REAR CROSS SECTION

0 5m @ 1:50

**JLArchitecture**
**Email:** James@jlarchitecture.co.uk
**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
PROPOSED SECTION

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 207 | - |

**JLArchitecture**
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**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

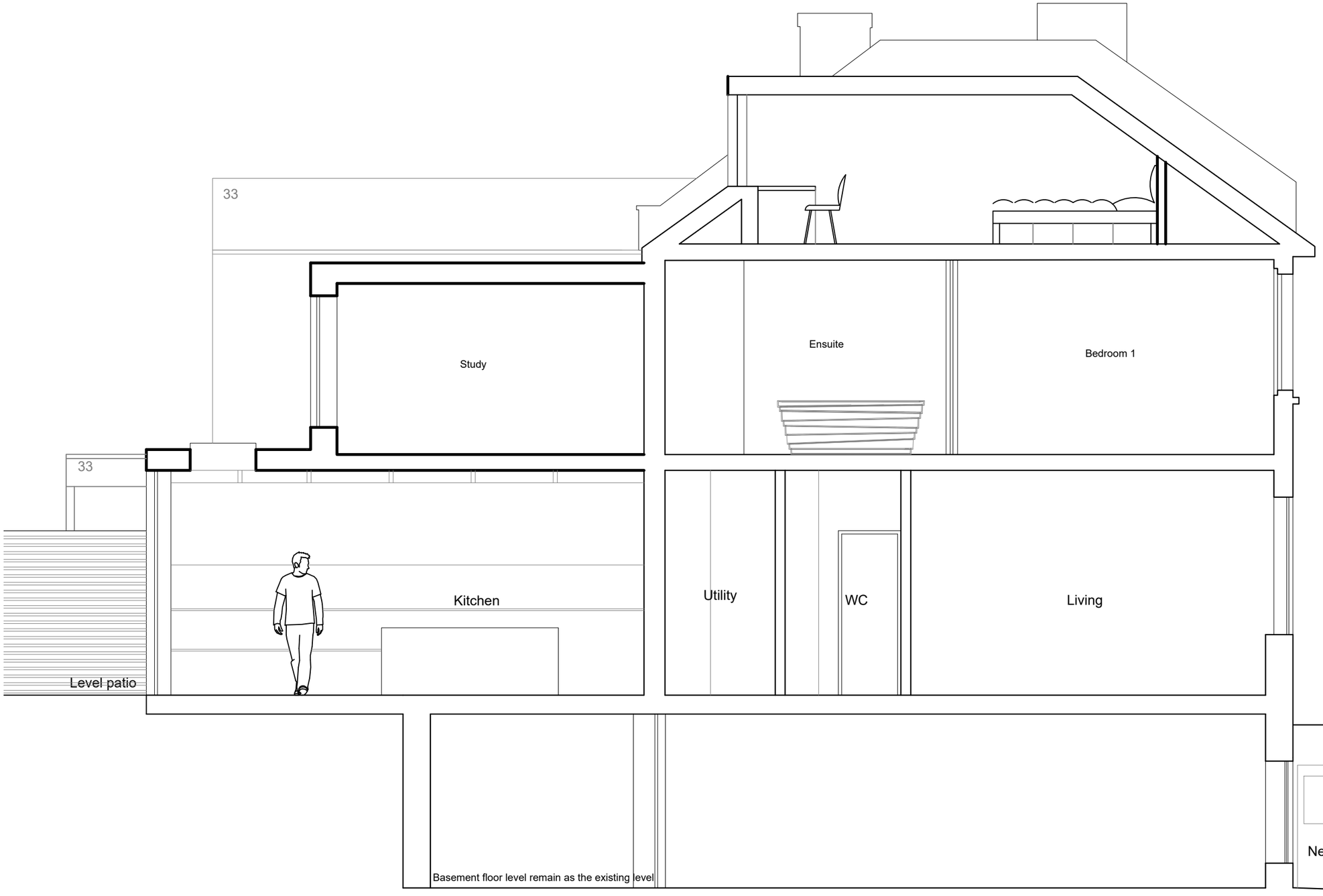
## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
PROPOSED SECTION

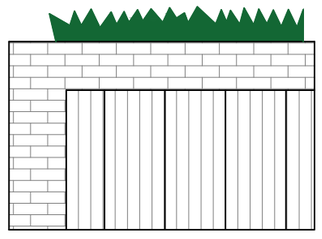
## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 208 | - |

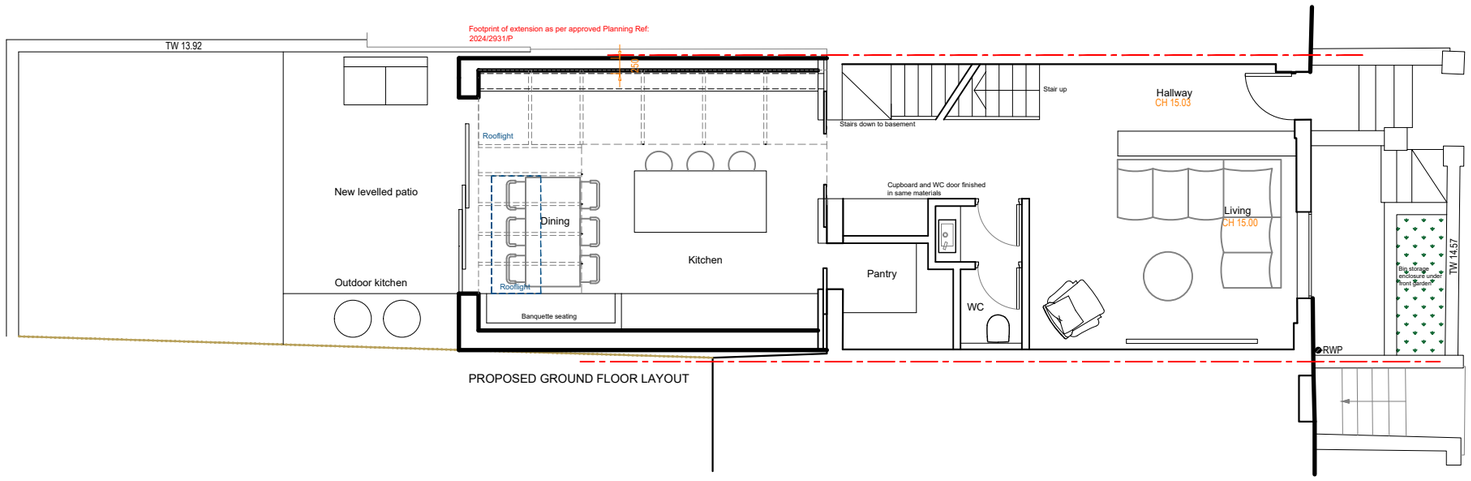
0 5m @ 1:50




PROPOSED LONG SECTION



Elevation of bin store viewed from the lightwell




PROPOSED GROUND FLOOR LAYOUT

0 10m @ 1:100

**JLArchitecture**
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**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
PROPOSED SITE PLAN

## SCALE
1:100 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 209 | - |


**JLArchitecture**
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**Tel:**07763850450
**Web:** www.jlarchitecture.co.uk

CIAT CHARTERED PRACTICE

## CLIENT
PIERRE GUENIN

## PROJECT
PROPOSED REFURBISHMENT AND EXTENSION

## ADDRESS
31 SPENCER RISE
LONDON
NW5 1AR

## DRAWING
PROPOSED STREET SCENE

## SCALE
1:50 on A3

| DRAWN BY | DRWG NOS. | REV |
|---|---|---|
| JL | 210 | - |

GeoSmart Information

# Appendix B

## Thames Water sewer flooding report

# Sewer Flooding
## History Enquiry

Property Searches

Geosmart Information Ltd

Suite 9-11
1st Floor
Old Bank

| | |
|---|---|
| **Search address supplied** | 31<br>Spencer Rise<br>London<br>NW5 1AR |
| **Your reference** | 87184 |
| **Our reference** | SFH/SFH Standard/2025_5218888 |
| **Received date** | **4 September 2025** |
| **Search date** | **4 September 2025** |

Thames Water Utilities Ltd
Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB

property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches

0800 009 4540

# Sewer Flooding
## History Enquiry

Property Searches

**Search address supplied:** 31,Spencer Rise,London,NW5 1AR

**This search is recommended to check for any sewer flooding at a specific address or area**

TWUL are responsible in respect of the following:-

(i) any negligent or incorrect entry in the records searched;

(ii) any negligent or incorrect interpretation of the records searched;

(iii) and any negligent or incorrect recording of that interpretation in the search report

(iv) compensation payments

Thames Water Utilities Ltd
Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB

property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches

0800 009 4540

# Sewer Flooding
History Enquiry

Thames Water Property Searches

**History of Sewer Flooding**

**Is the requested address or area at risk of flooding due to overloaded public sewers?**

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk

Thames Water Utilities Ltd
Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB

property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches

0800 009 4540

# Appendix C

## BGS Borehole logs



N.1765

Misc. 256

TQ/28 NE/39.

W. S. Ltd. 3,000/3/48.

**C. ISLER & Co., LTD.,**
**ARTESIAN & CONSULTING WELL ENGINEERS**
**BEAR LANE, SOUTHWARK, S.E.1.**

Telegraphic Address: "ISLER, LONDON."
Telephone No.: WATERLOO 7044 (3 lines).

BIRMINGHAM BRANCH: 93, Broad Street.
LEEDS BRANCH: Bardon Chambers, King Street.

CHART

of Borehole at London Freehold Properties, 10, Wyndham Crescent, London, W.19.

Bored by B. Wiffen, Date Commenced 9. 3. 48. 194

Water Levels: Standing Dry Ft. Pumping Ft. ,, Completed 11.3.48. 194

Supply Galls. per hour. Analysis if made

Lined with Ft. Ins. of Ins. Tubes Ft. above / below Surface.

TQ/28 NE/39. 2911 8612
256

Boring Stage above / below Ground or Street Level Ft. Height above Sea Level Ft.

| Stratum | Thickness. | Total. | Water level. Rods in | Rods out |
|---|---|---|---|---|
| TRIAL BOREHOLE No. 1. | | | | |
| Made up ground | 1 0 | | | |
| Brown Clay | 11 0 | 12 0 | | |
| Brown & Blue Clay (mixed) | 5 0 | 17 0 | | Hole |
| Dark Brown Clay | 18 0 | 35 0 | | dry |

6" LONDON N. 23 S/W

Rec. 25.3.48

WELL BORING at Junction Chetwynd Rd & Highgate Rd. Kentish Town. County [TQ 28 NE: 22] C 5 22

Geol. map — 1 in. map New Series — 6 in. map 3 S.W.

Made by — Date

Sunk — feet. — Bored — feet.

Communicated by L. C. C.

Height above Ordnance Datum 137·70. — Rest level of water 2860·8587 256.

Yield

Quality (with copy of analysis on separate sheet)

| GEOLOGICAL FORMATION | NATURE OF STRATA | THICKNESS Feet | THICKNESS Inches | DEPTH Feet | DEPTH Inches |
|---|---|---|---|---|---|
| SUPD | Brown Clay. | 5 | — | | 152 |
| LC | Brown gravel. | 1 | — | 6 | — 1·83 |
| | Blue clay. | 24 | - | 30 | — 9·14 |
| | (all dry). | | | | |

GEOLOGICAL SURVEY AND MUSEUM, JERMYN STREET, LONDON, S.W. 1.

(59478X) Wt. W39753/0131 2,500 4/31 H. J. R. & L., Ltd. Gp. 616

# Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil, groundwater, flood risk and drainage specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by GeoSmart solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, GeoSmart may, by prior written agreement, agree to such release, provided that it is acknowledged that GeoSmart accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. GeoSmart accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against GeoSmart except as expressly agreed with GeoSmart in writing.

For full T&Cs see http://geosmartinfo.co.uk/terms-conditions

# Important consumer protection information

This search has been produced by GeoSmart Information Limited, Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU.

Tel: 01743 298 100

Email: info@geosmartinfo.co.uk

GeoSmart Information Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

## The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- sets out minimum standards which firms compiling and selling search reports have to meet.
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.
- By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

## The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence.
- at all times maintain adequate and appropriate insurance to protect consumers.
- conduct business in an honest, fair and professional manner.
- handle complaints speedily and fairly.
- ensure that products and services comply with industry registration rules and standards and relevant laws.
- monitor their compliance with the Code.

GeoSmart Information

## Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

*Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.*

## TPOs contact details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

Please ask your search provider if you would like a copy of the search code

## Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Liz Lloyd

Finance Manager

GeoSmart Information Limited

Suite 9-11, 1st Floor,

Old Bank Buildings,

Bellstone, Shrewsbury, SY1 1HU

Tel: 01743 298 100

support@geosmartinfo.co.uk

# 10. Terms and conditions, CDM regulations and data limitations

Terms and conditions can be found on our website:

http://geosmartinfo.co.uk/terms-conditions/

CDM regulations can be found on our website:

http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/

Data use and limitations can be found on our website:

http://geosmartinfo.co.uk/data-limitations/