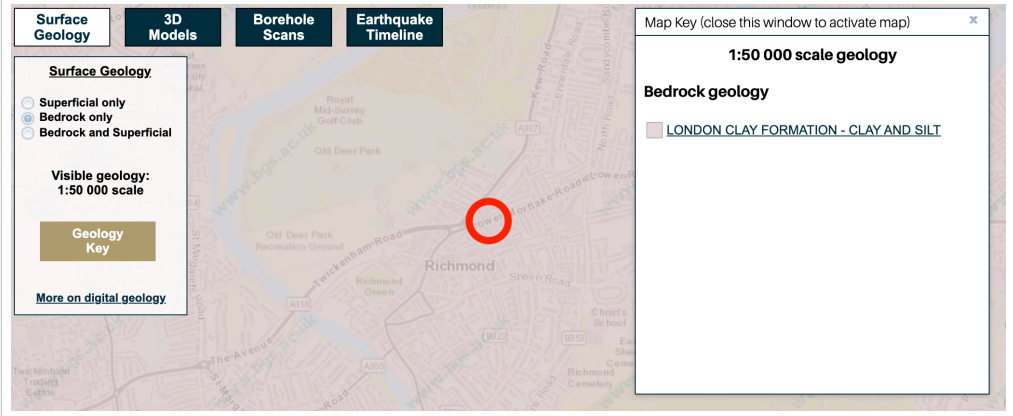


Surface Geology [BGS Extract]



Bedrock Geology [BGS Extract]



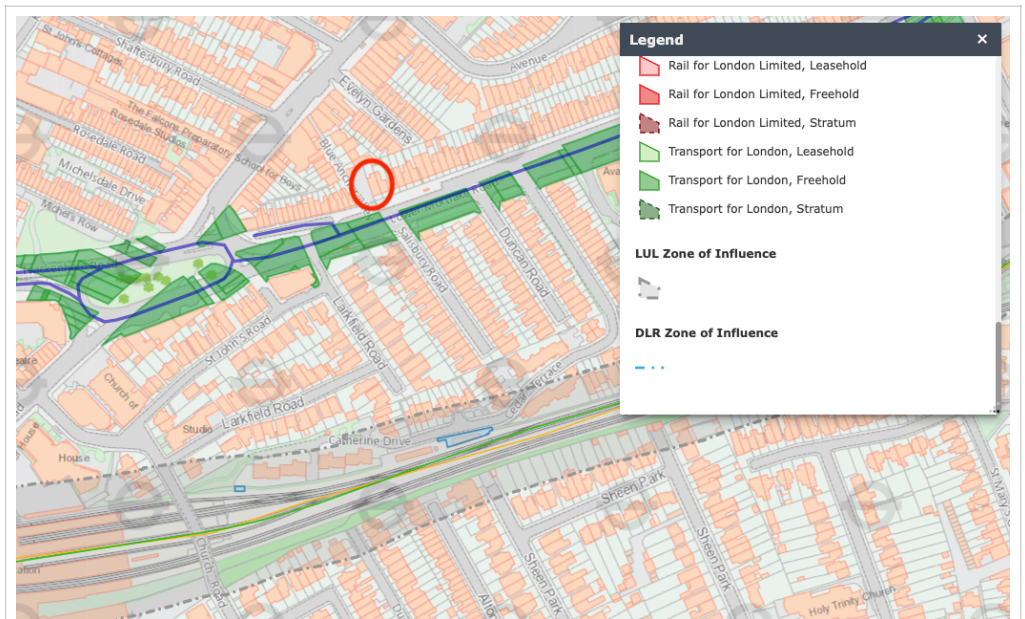
Borehole Information [BGS Extract]

2.3.6. LUL / TFL / NATIONAL RAIL

The closest TfL rail assets found are freehold land ownerships to the road frontage on the other side of Lower Mortlake Road, believed to have been obtained during the road widening as discussed above. This is considered to not be of concern to the project.

Lower Mortlake road itself forms part of the TfL road network, however this is not believed to provide any additional requirements for design above and beyond those of the National Highways agency.

2.3.7. HISTORIC STORM SEWERS

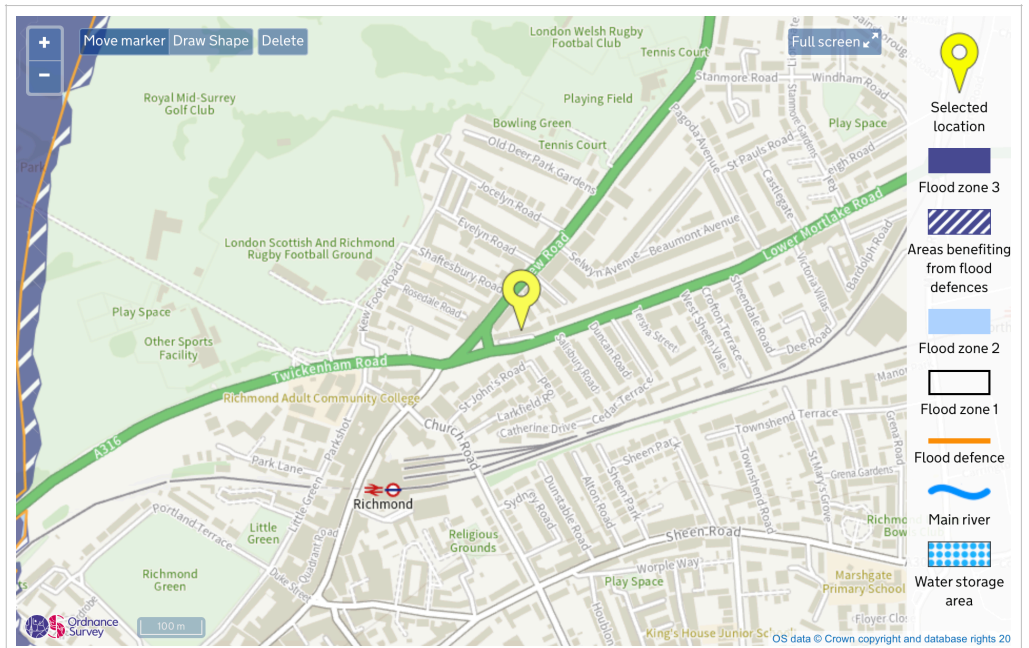


TfL Assets

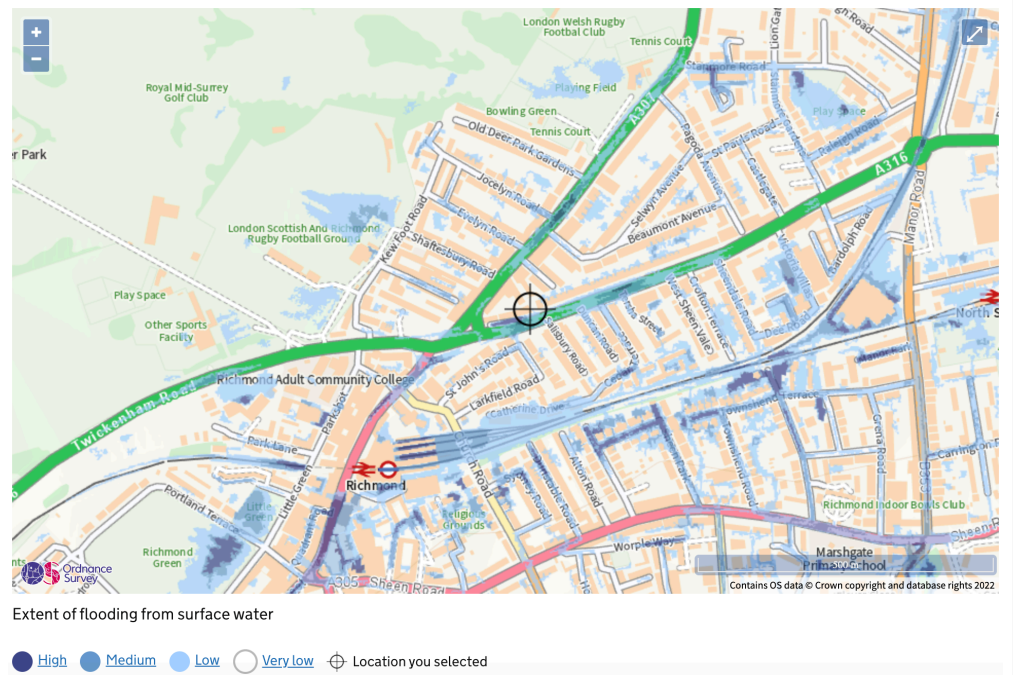
The Site is outside of the expected extent of London's historic storm sewers, with the branch at Barnes being the closest and as such historic storm sewers are not expected to be a concern on the project.

2.4. FLOOD RISK

With reference to the Environment Agency's Flood Risk map it can be seen that the Site lies With Flood Zone 1. The Site is on higher ground than the areas that historically experienced flooding. As such, a Flood Risk Assessment is not deemed a specific requirement



Ground Water Flood Zones [Extract from Environment Agency website]



Surface Water Flood Risk Map [Extract from Environment Agency website]

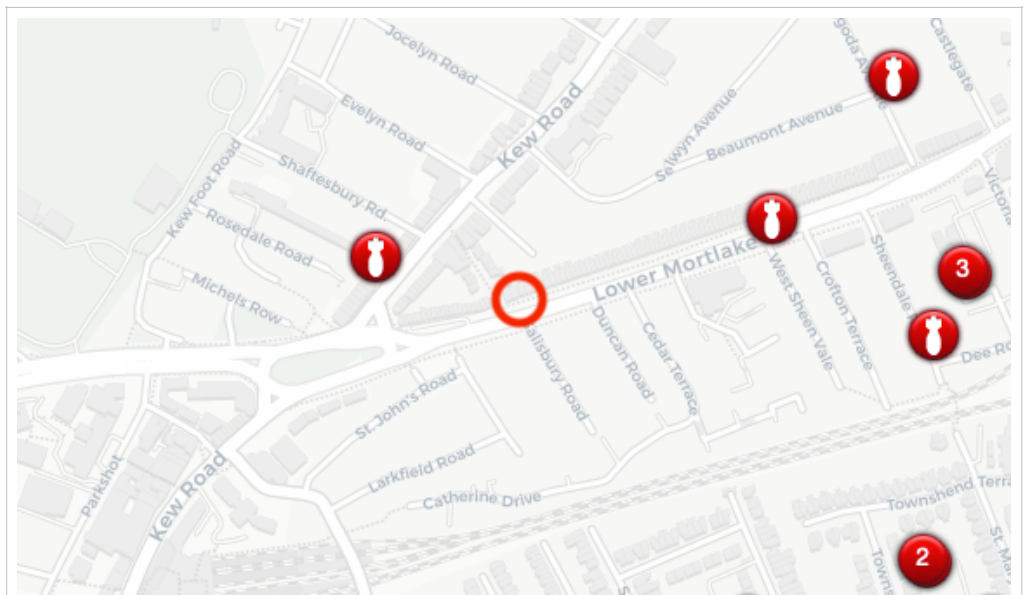
for this proposal. A commentary on flood risk is included within the “Surface & Foul Water Strategy (including FRA)” report, by Constructure.

2.5. AQUIFERS

From a review of DEFRA’s ‘magic map’ the Site does not appear to be within an aquifer.

2.6. UNEXPLODED ORDNANCE

From a review of the bombsight.org website a relatively small number of bombs landed in the area, with the closest appearing to be circa 50m to the north-west, by Kew Road.



Bomb Census [Extract from www.bombsight.org Maps]

Whilst this is considered a reasonable distance, we would recommend that a comprehensive 3rd party UXO check is commissioned, and any recommendations followed, prior to any basement excavations taking place.

2.7. NEIGHBOURING PROPERTIES

The semi-detached existing masonry residences of 47-49 Lower Mortlake Road do not have any adjoining neighbouring buildings. The closest buildings are the adjacent terraced housing along the Lower Mortlake Road, namely numbers 51 onwards. Between the Site and no. 51 Lower Mortlake Road is an access passageway to the property of no. 49a Lower Mortlake Road which is located in the (previously) rear garden of no. 49.

To the north of the Site are the properties that make up Blue Anchor Alley and the property of 49a Lower Mortlake Road.

To the west of the Site is the section of Blue anchor Alley that is used as access to the aforementioned properties, and beyond that is the older terrace of nos. 5-45 Lower Mortlake Road.