

This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
41m NE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
41m E	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
41m E	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

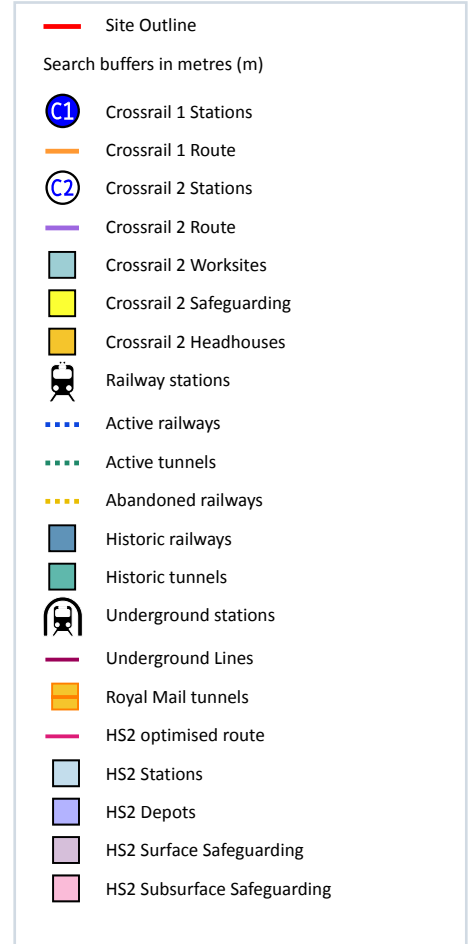
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

6

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 135 >](#)

Location	Land Use	Year of mapping	Mapping scale
187m S	Tramway Sidings	1924	2500
193m SE	Tramway Sidings	1924	2500
217m N	Railway Sidings	1959	10560
235m N	Railway Sidings	1963	2500
235m N	Railway Sidings	1963	1250
243m N	Railway Sidings	1924	2500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.



22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

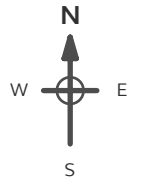
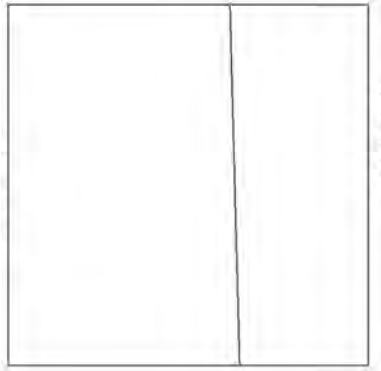
Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



Site Details:
 S P B METAL WORKS LTD, 12,
 GLOUCESTER ROAD, LUTON,
 LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series
Map date: 1880
Scale: 1:2,500
Printed at: 1:2,500

Surveyed 1880
 Revised 1880
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1880
 Revised 1880
 Edition N/A
 Copyright N/A
 Levelled N/A

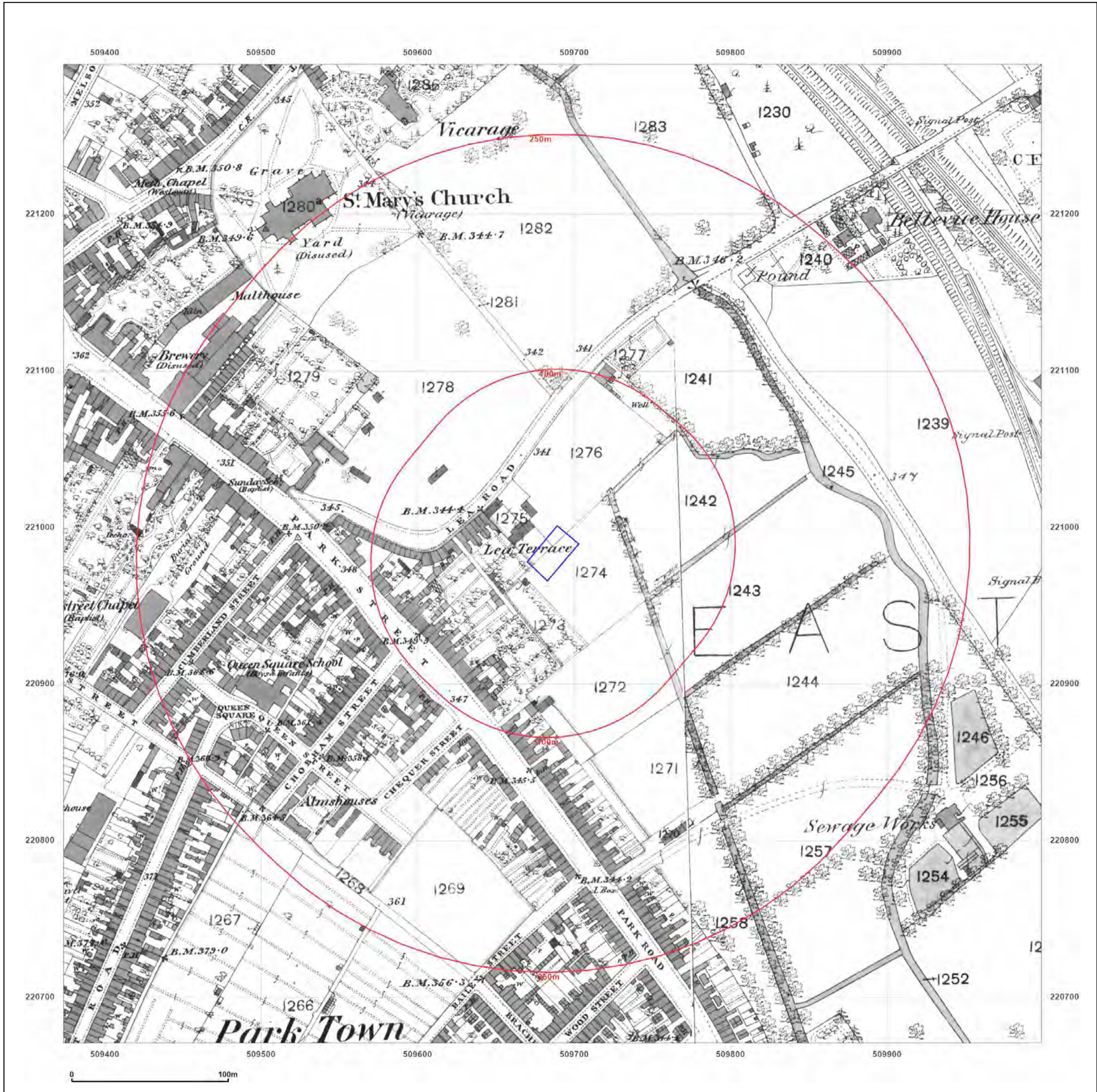


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series Town Plan

Map date: 1880

Scale: 1:500

Printed at: 1:1,000



Surveyed 1880
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series

Map date: 1901

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1901
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series

Map date: 1924

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1924
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1924
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

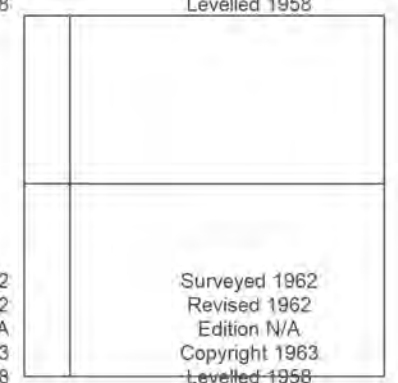
Map date: 1963

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1958



Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1958

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1958

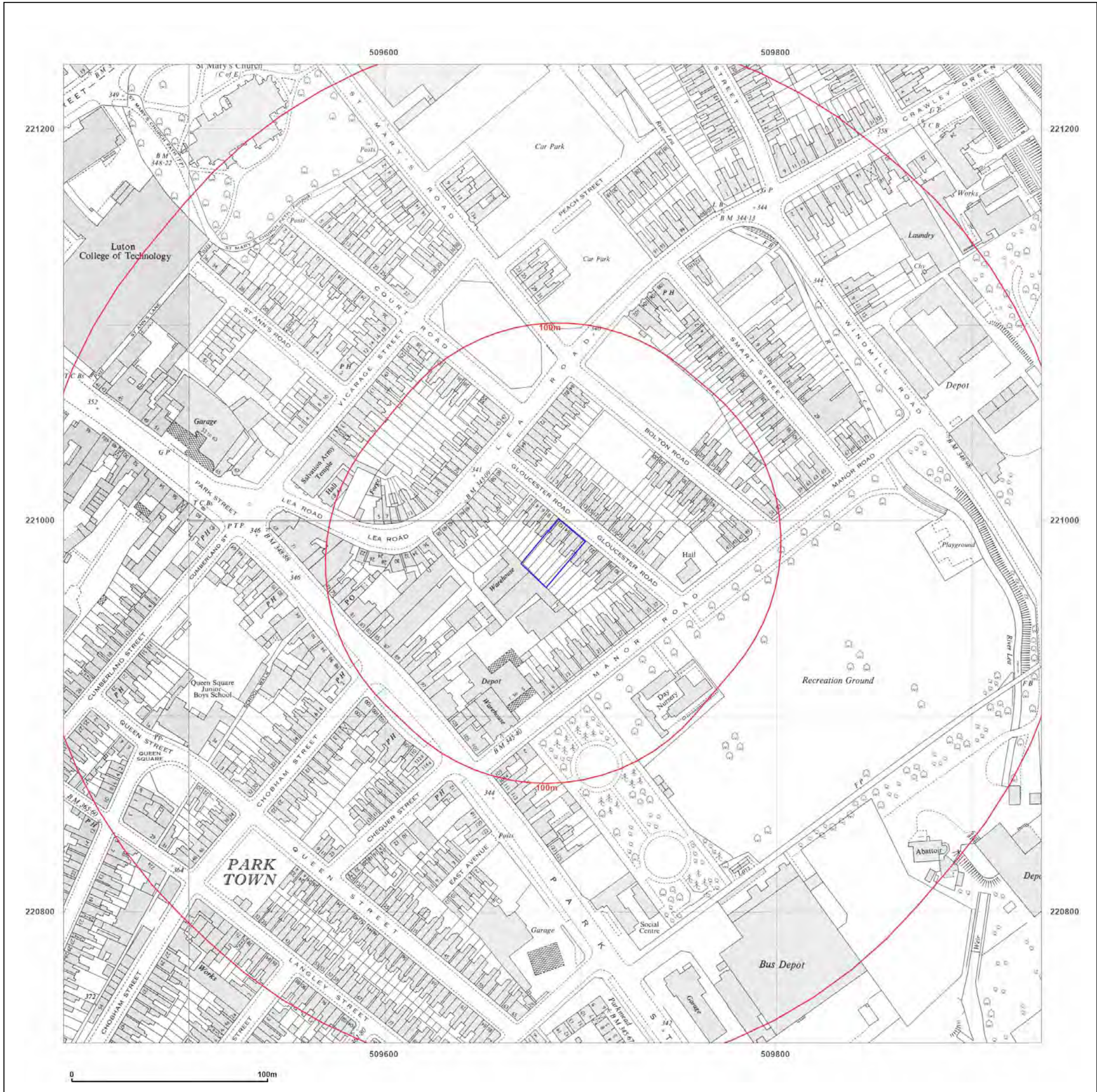


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

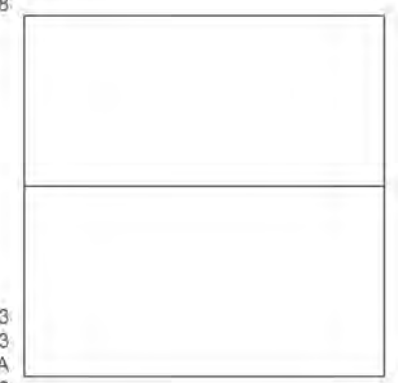
Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1963
Revised 1963
Edition 1964
Copyright 1964
Levelled 1958



Surveyed 1963
Revised 1963
Edition N/A
Copyright 1966
Levelled 1958

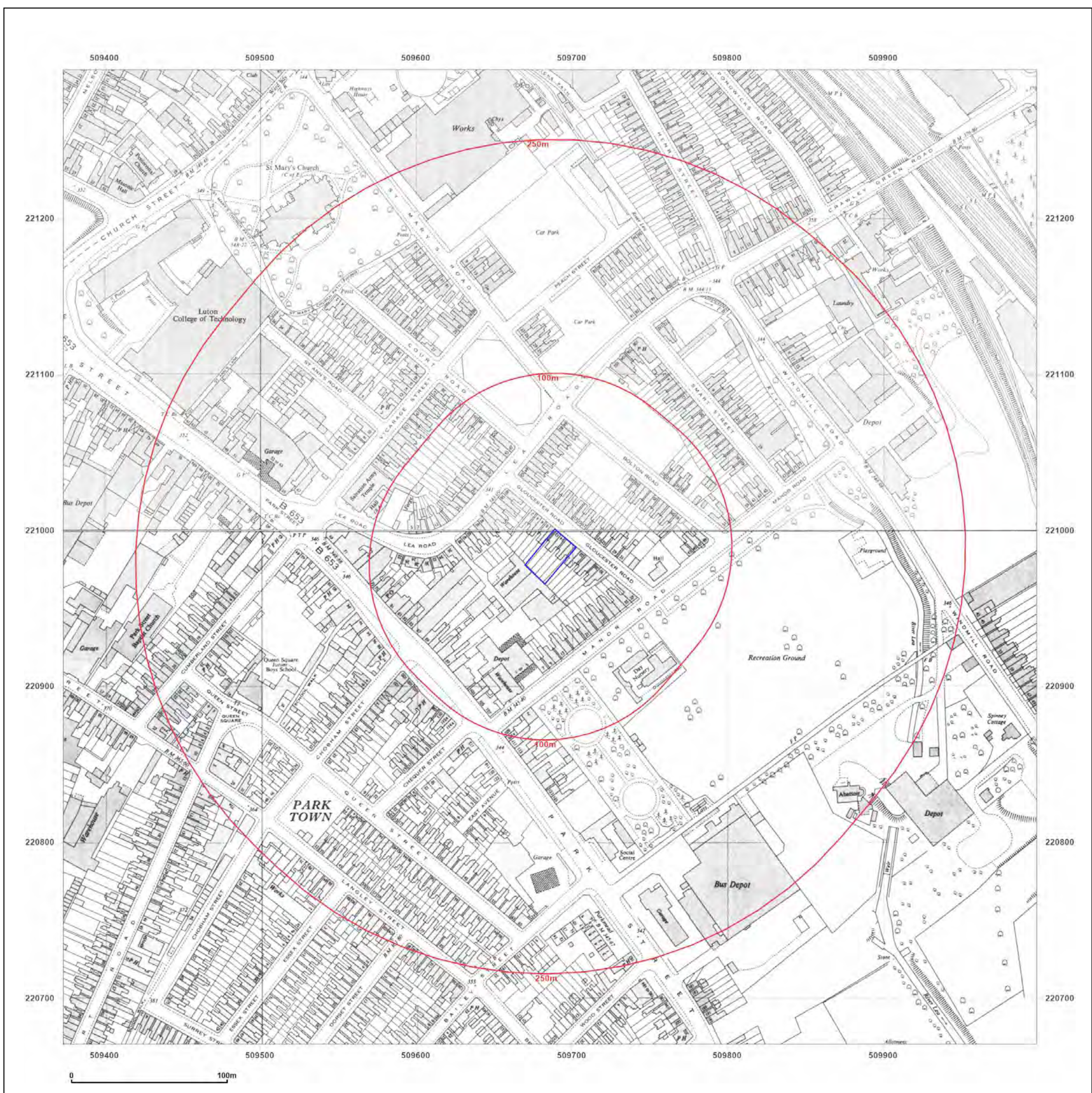


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

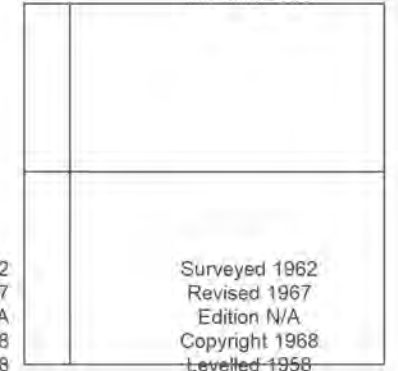
Map date: 1968

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1967
Revised 1967
Edition N/A
Copyright 1968
Levelled 1958



Surveyed 1962
Revised 1967
Edition N/A
Copyright 1968
Levelled 1958

Surveyed 1962
Revised 1967
Edition N/A
Copyright 1968
Levelled 1958

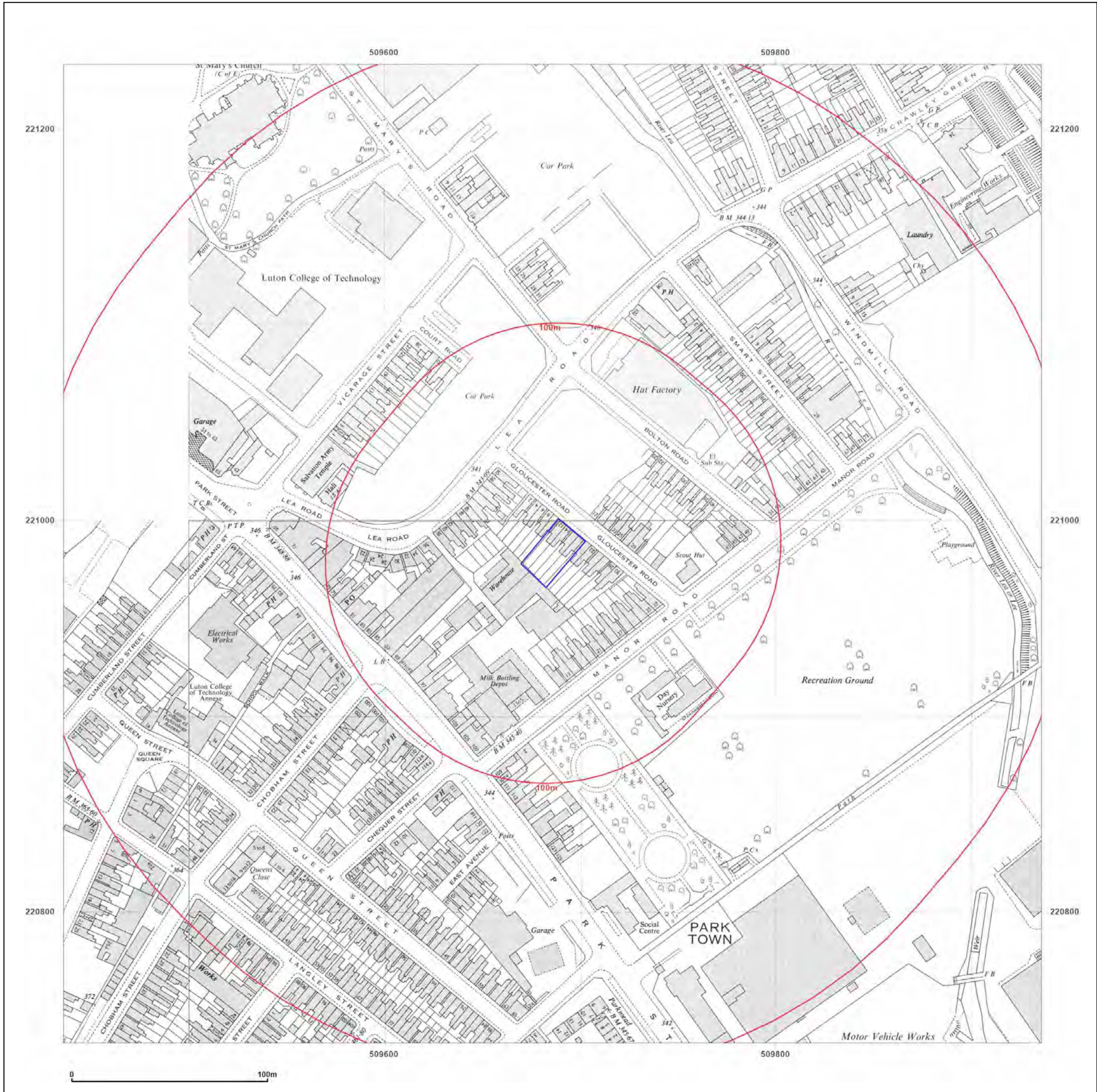


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

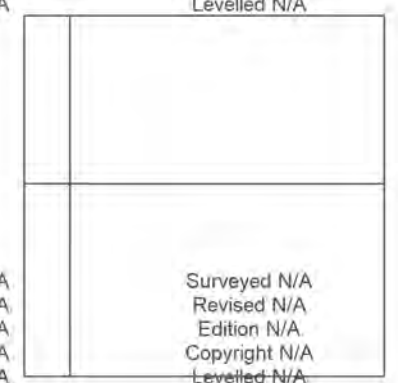
Map date: 1974-1975

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright 1974	Copyright N/A
Levelled N/A	Levelled N/A



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A

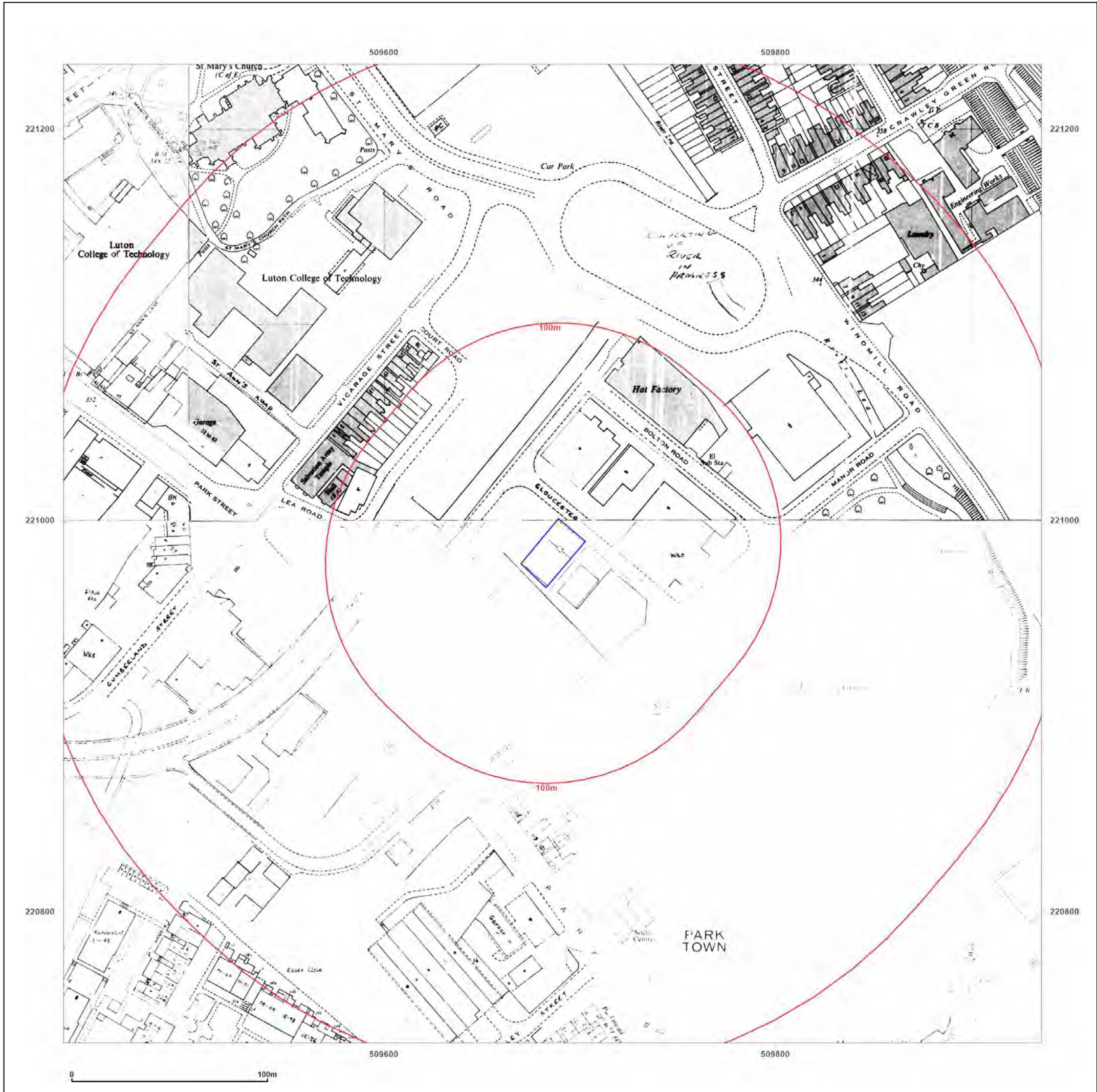


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

Map date: 1975-1978

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1975 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1977 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1978 Levelled 1958	Surveyed N/A Revised N/A Edition N/A Copyright 1977 Levelled N/A

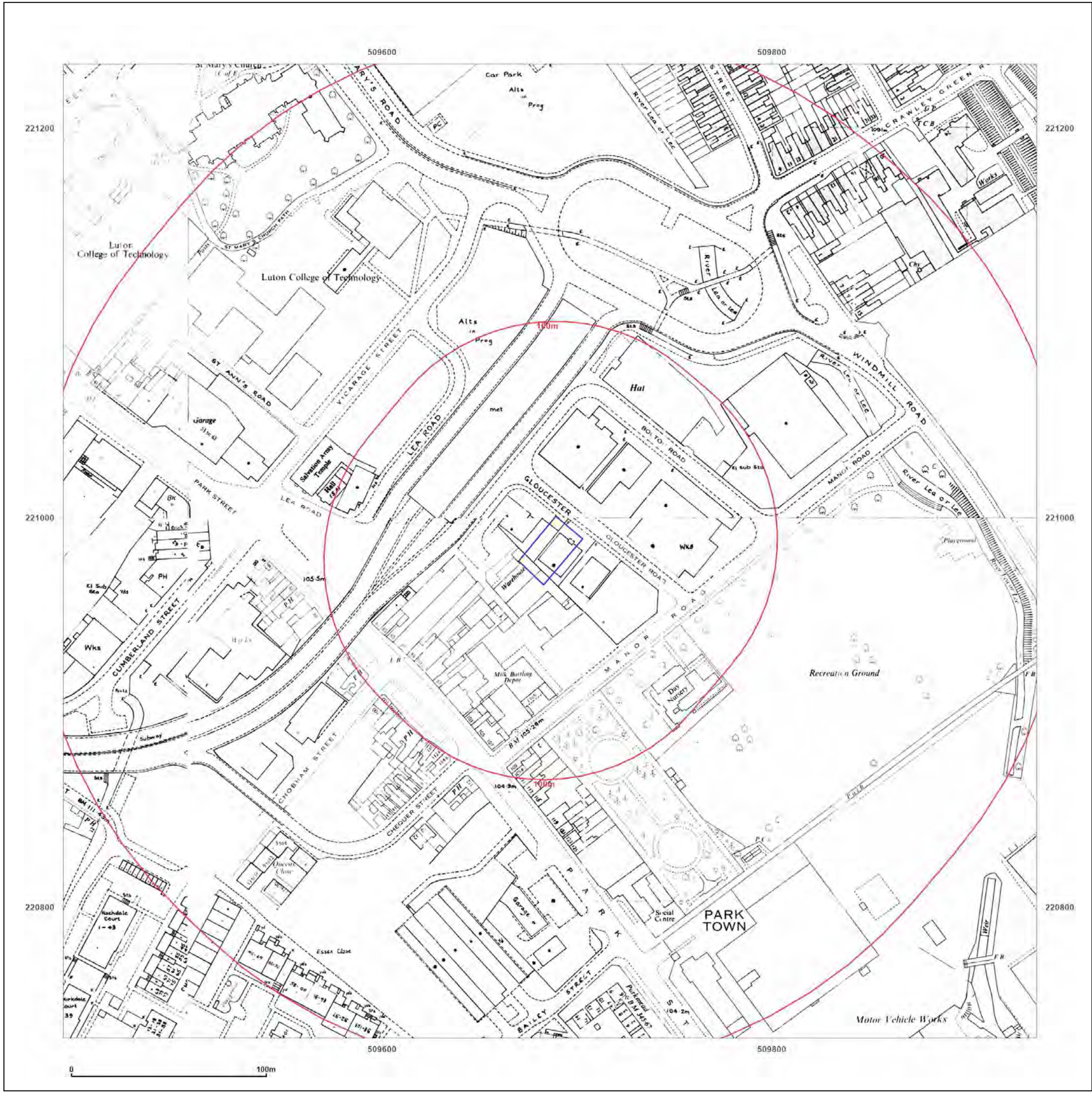


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

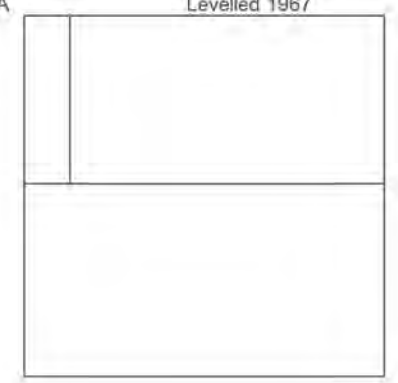
Map date: 1975-1979

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A	Surveyed 1967
Revised N/A	Revised 1979
Edition N/A	Edition N/A
Copyright 1975	Copyright 1979
Levelled N/A	Levelled 1967

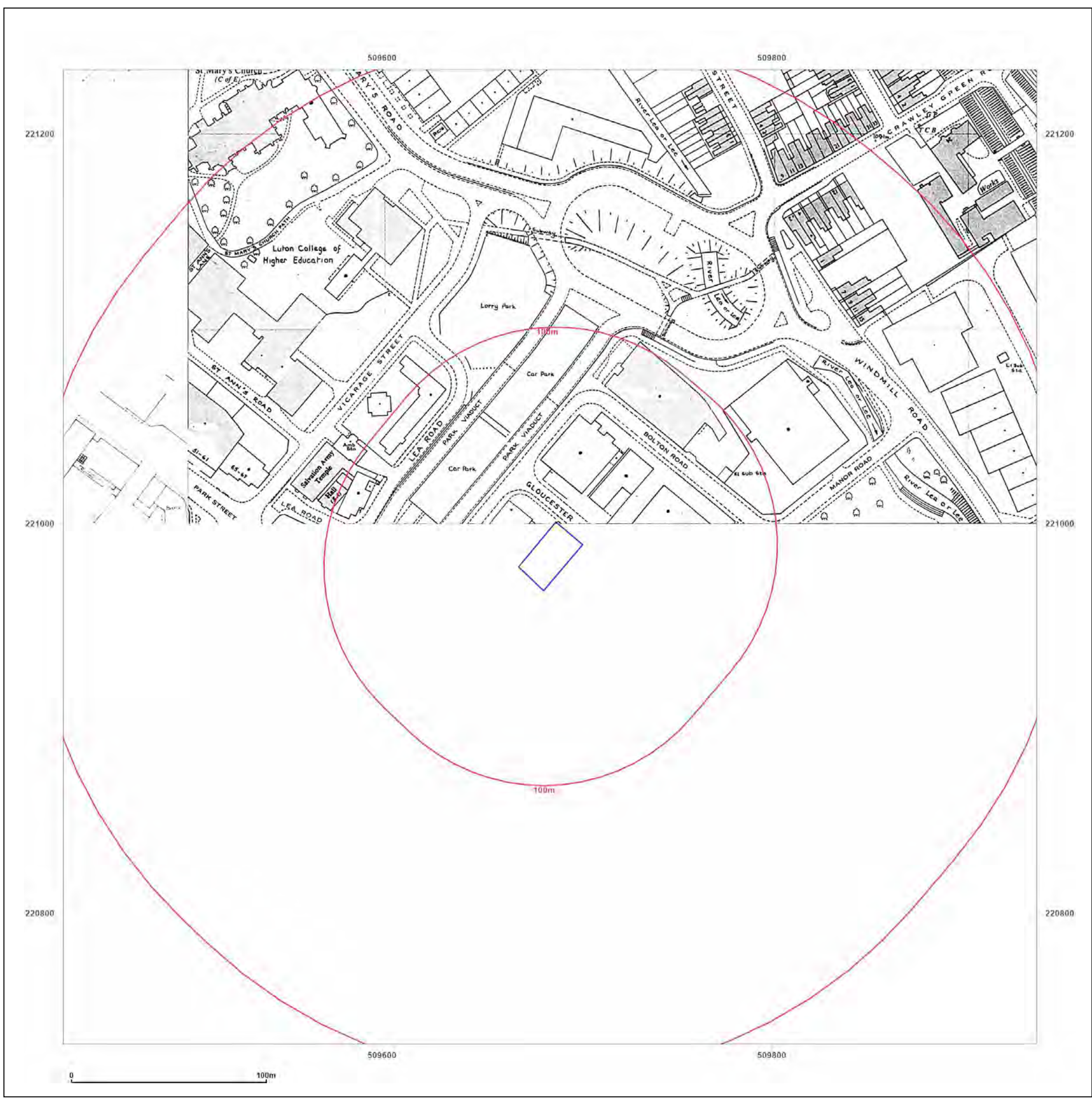


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

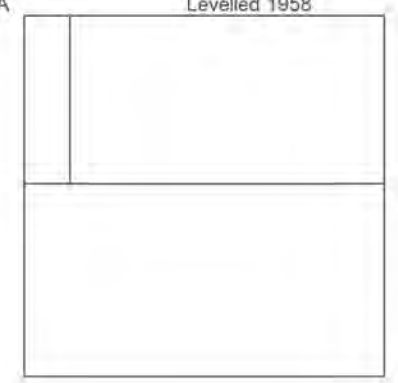
Map date: 1977-1981

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A	Surveyed 1962
Revised N/A	Revised 1980
Edition N/A	Edition N/A
Copyright 1977	Copyright 1981
Levelled N/A	Levelled 1958

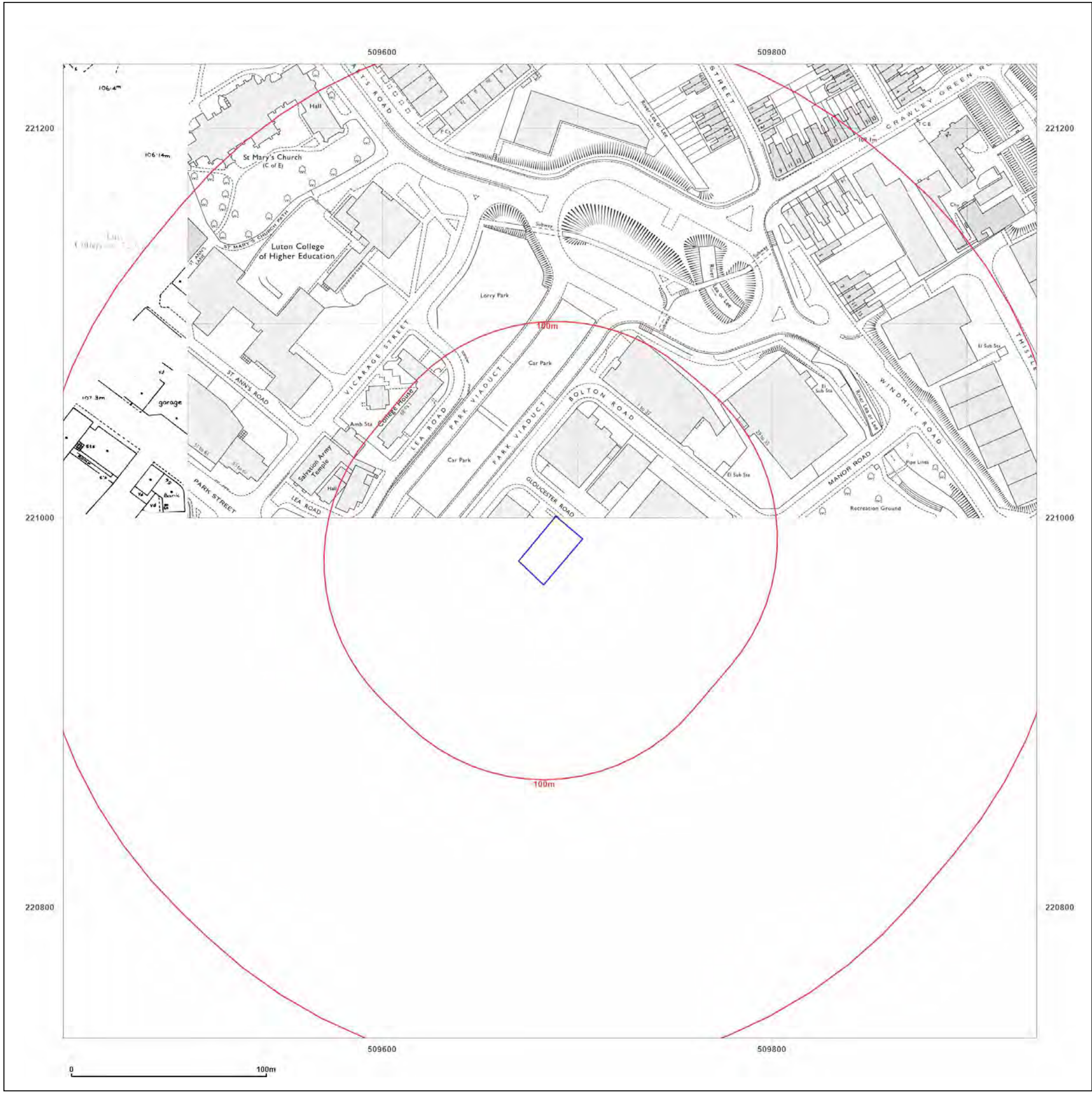


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

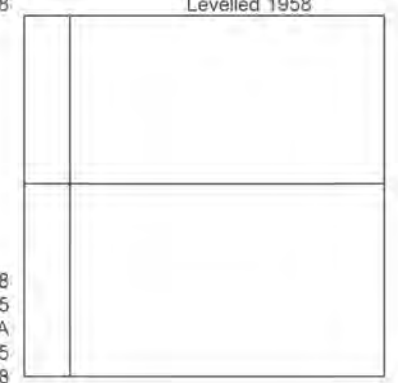
Map date: 1985-1986

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958	Surveyed 1958
Revised 1985	Revised 1986
Edition N/A	Edition N/A
Copyright 1985	Copyright 1986
Levelled 1958	Levelled 1958



Surveyed 1958
Revised 1985
Edition N/A
Copyright 1985
Levelled 1958

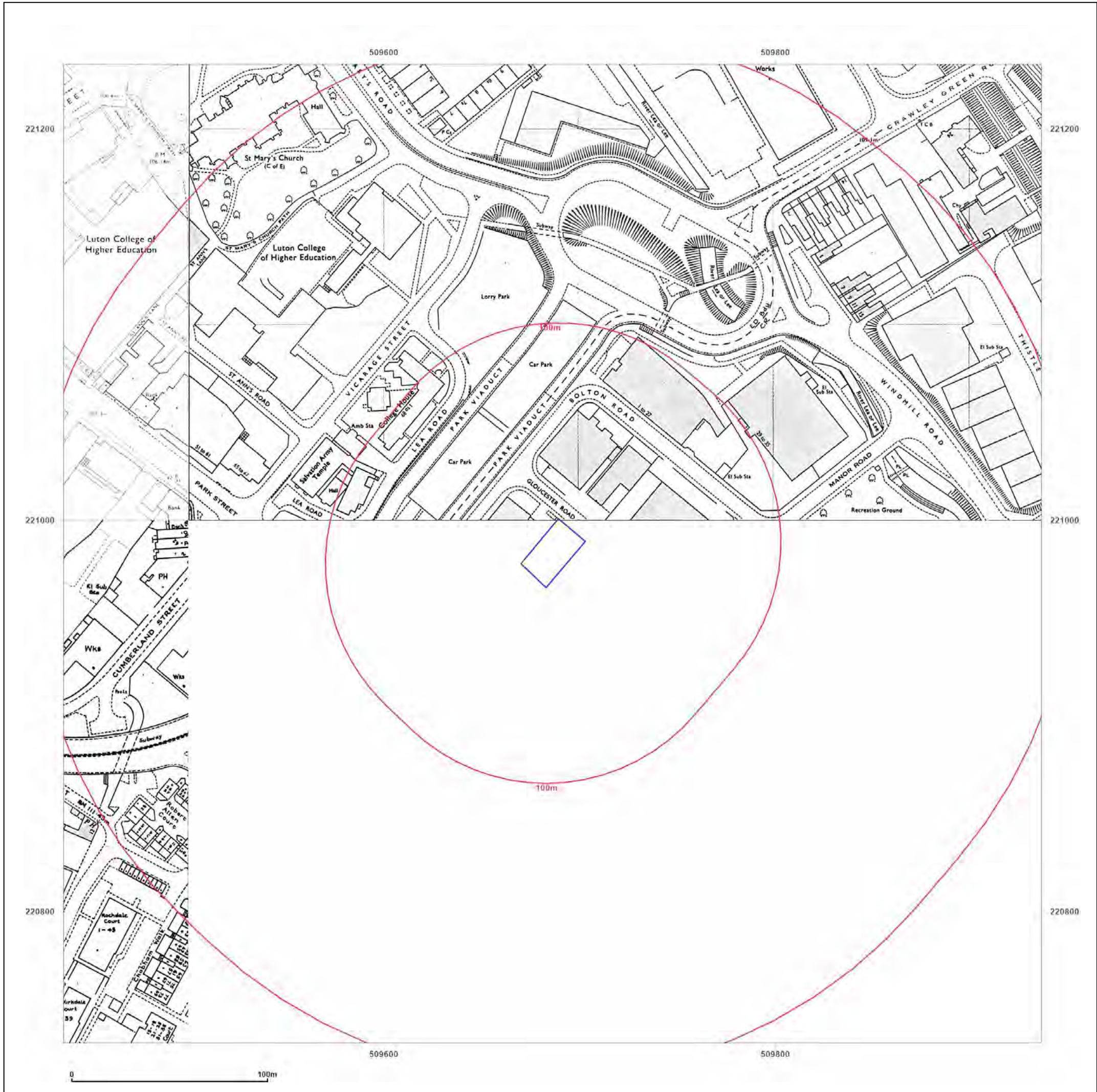


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

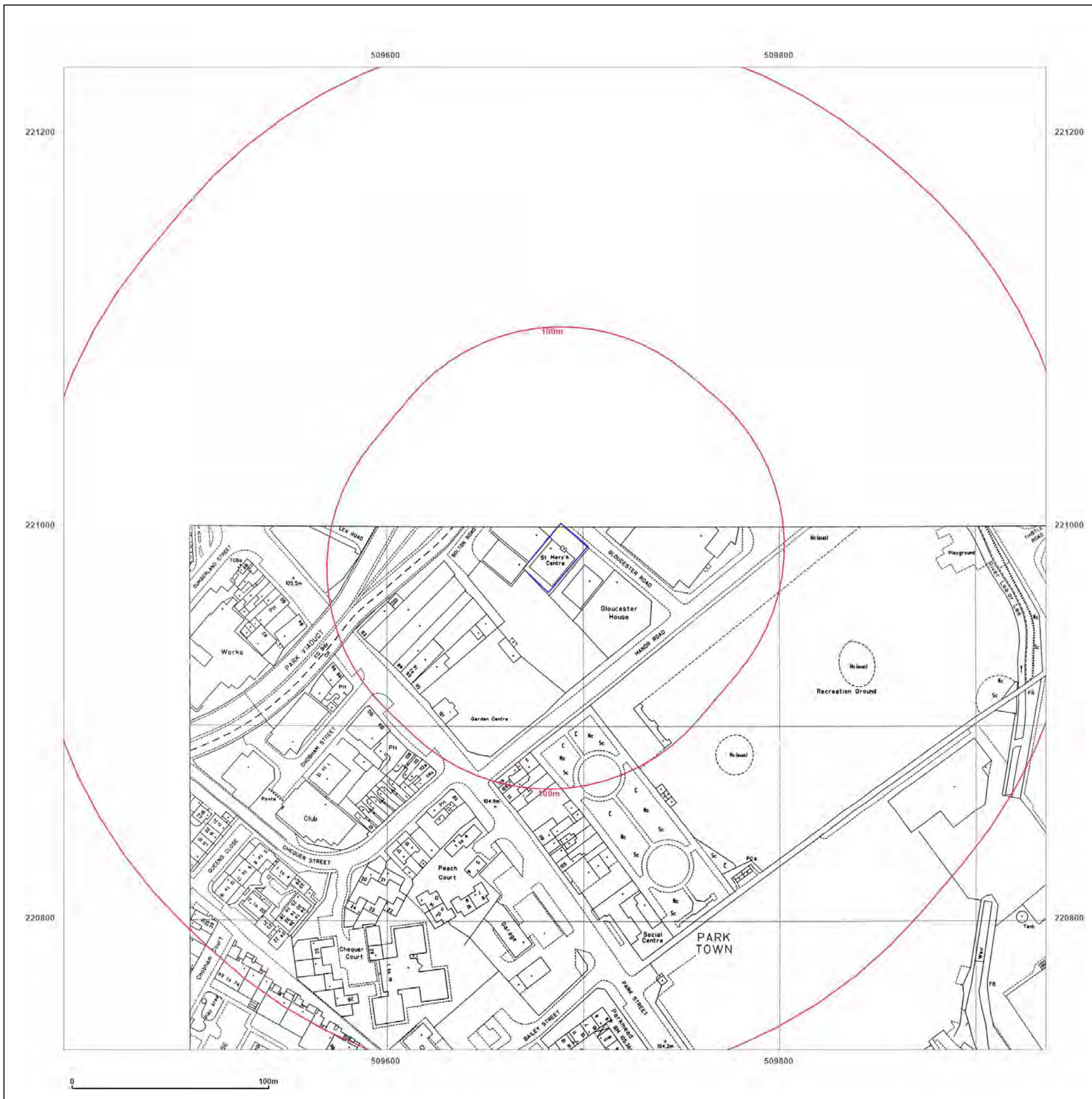


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

Map date: 1991-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A
Surveyed 1990 Revised 1990 Edition N/A Copyright 1991 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A

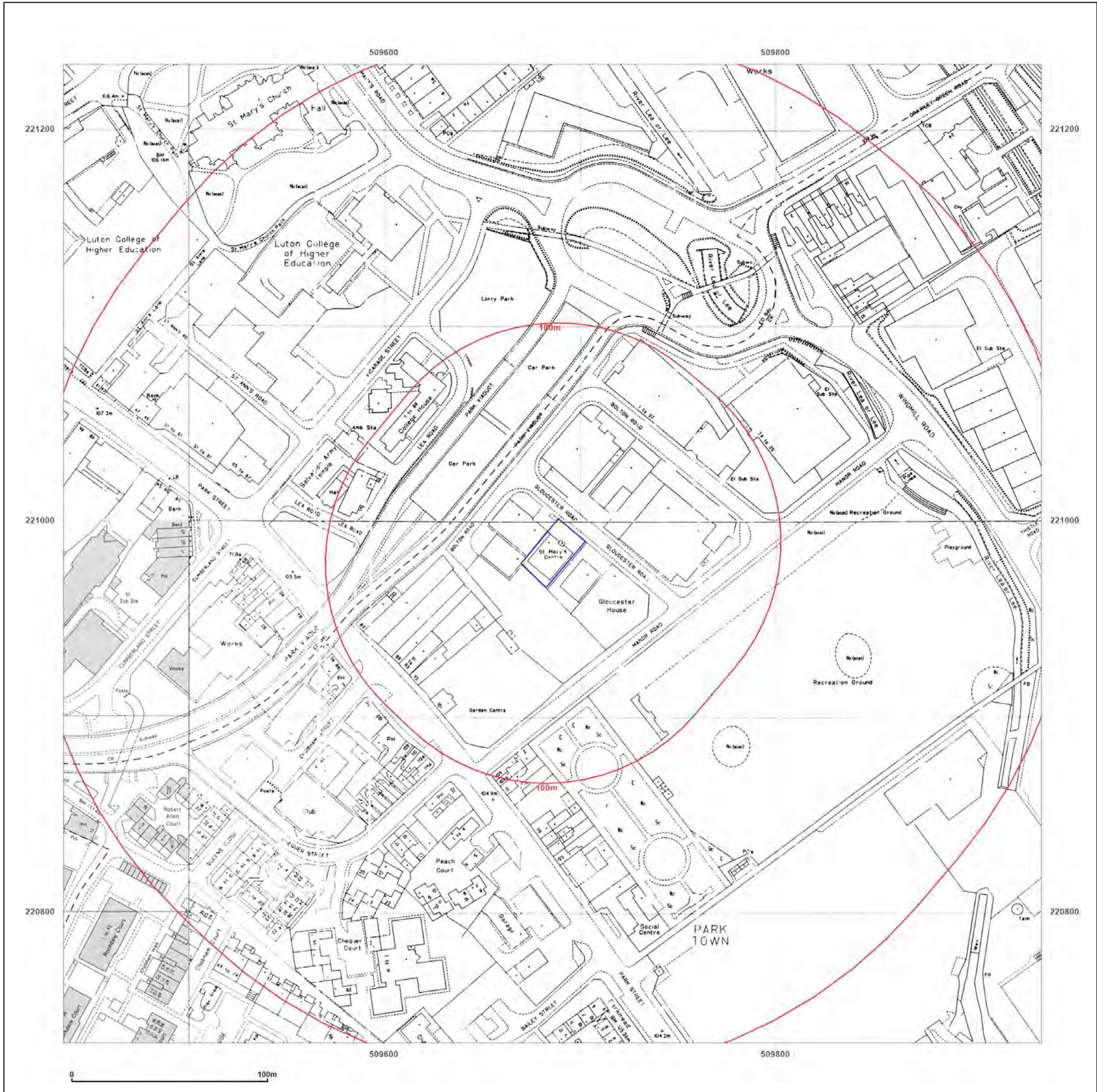


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A

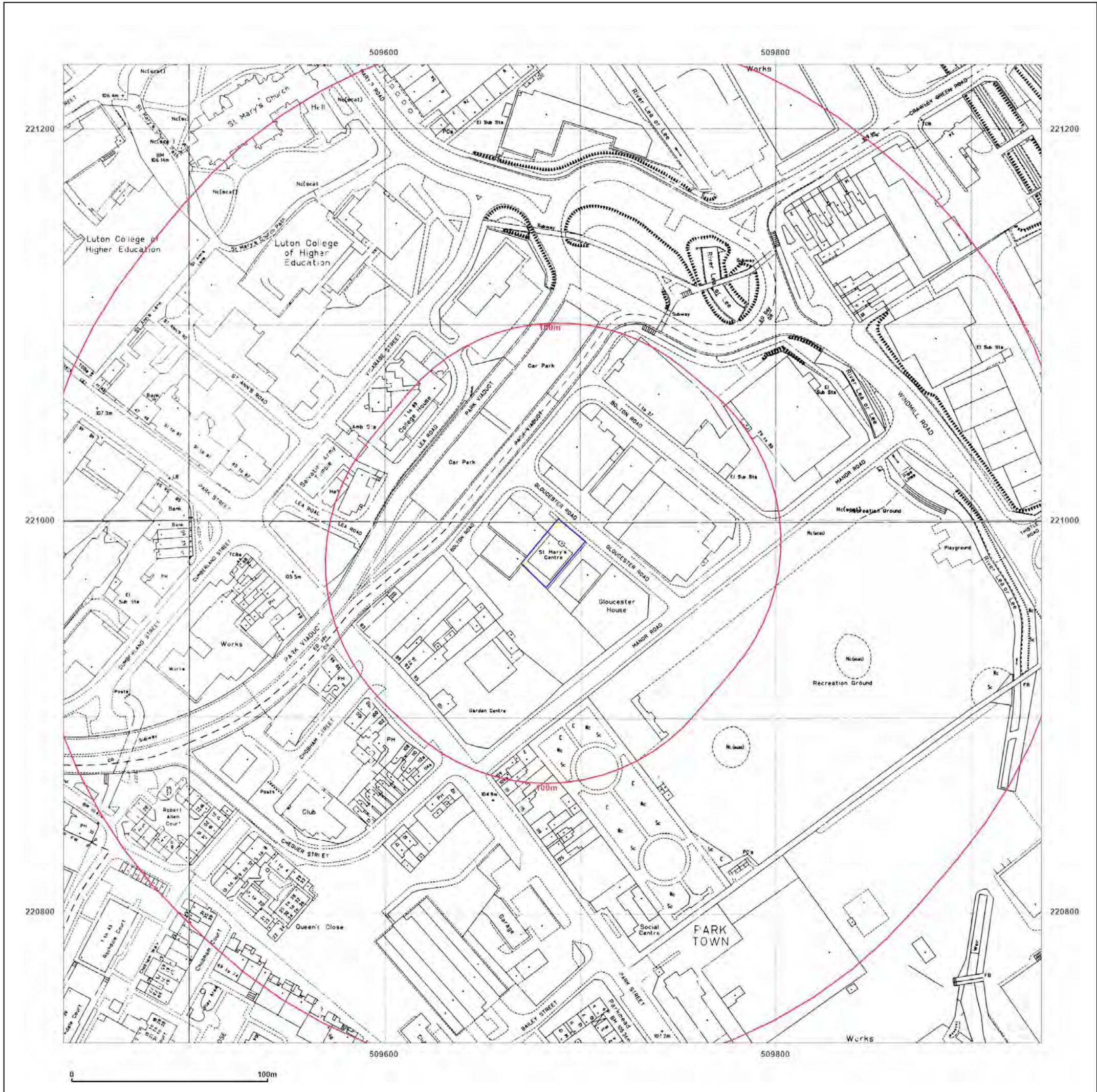


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

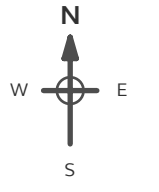
Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A	Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A
--	--



Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1995 Levelled N/A
--	--

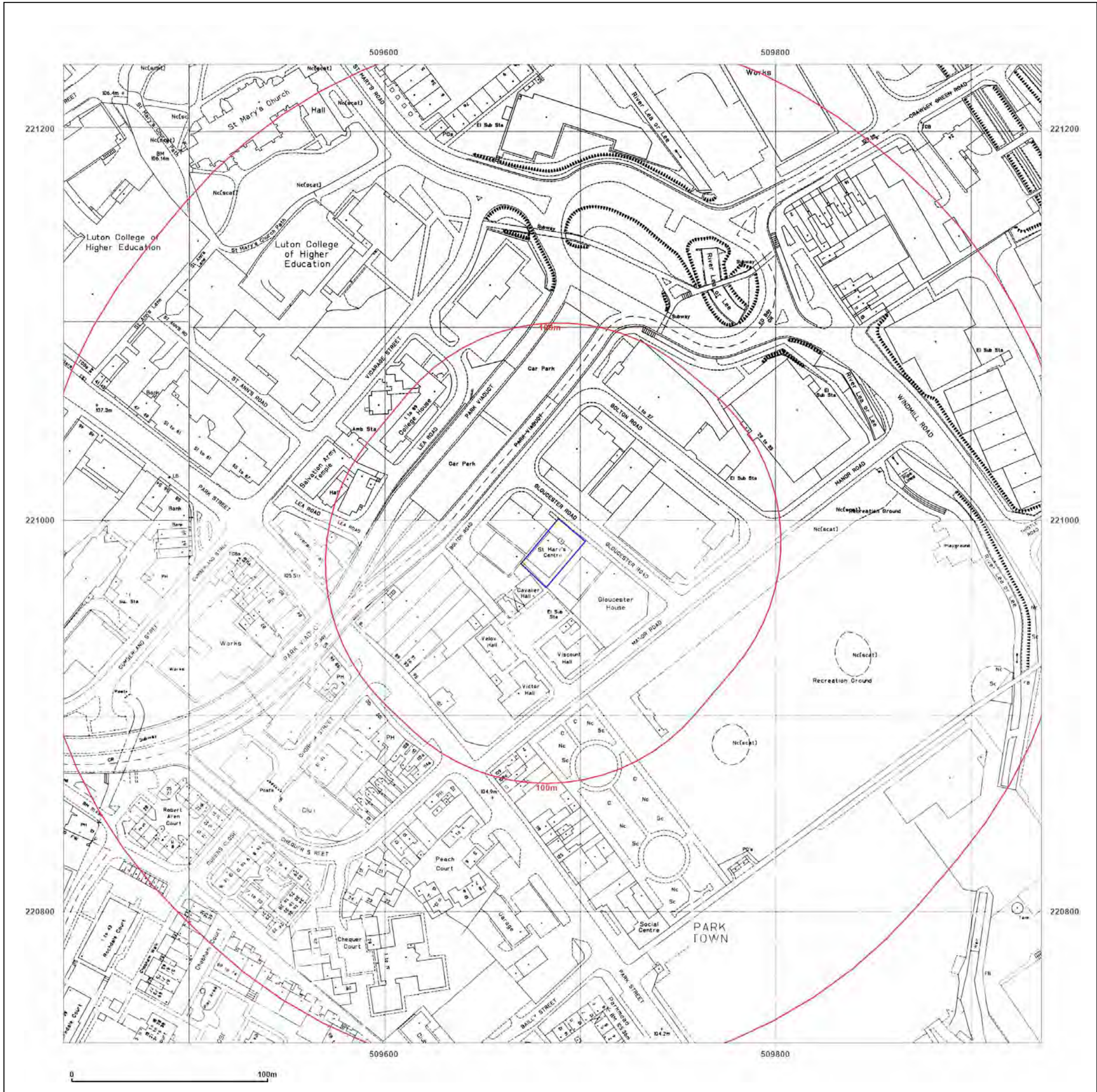


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,000



<p>Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A</p>	<p>Surveyed 1995 Revised 1995 Edition N/A Copyright 1995 Levelled N/A</p>
---	---

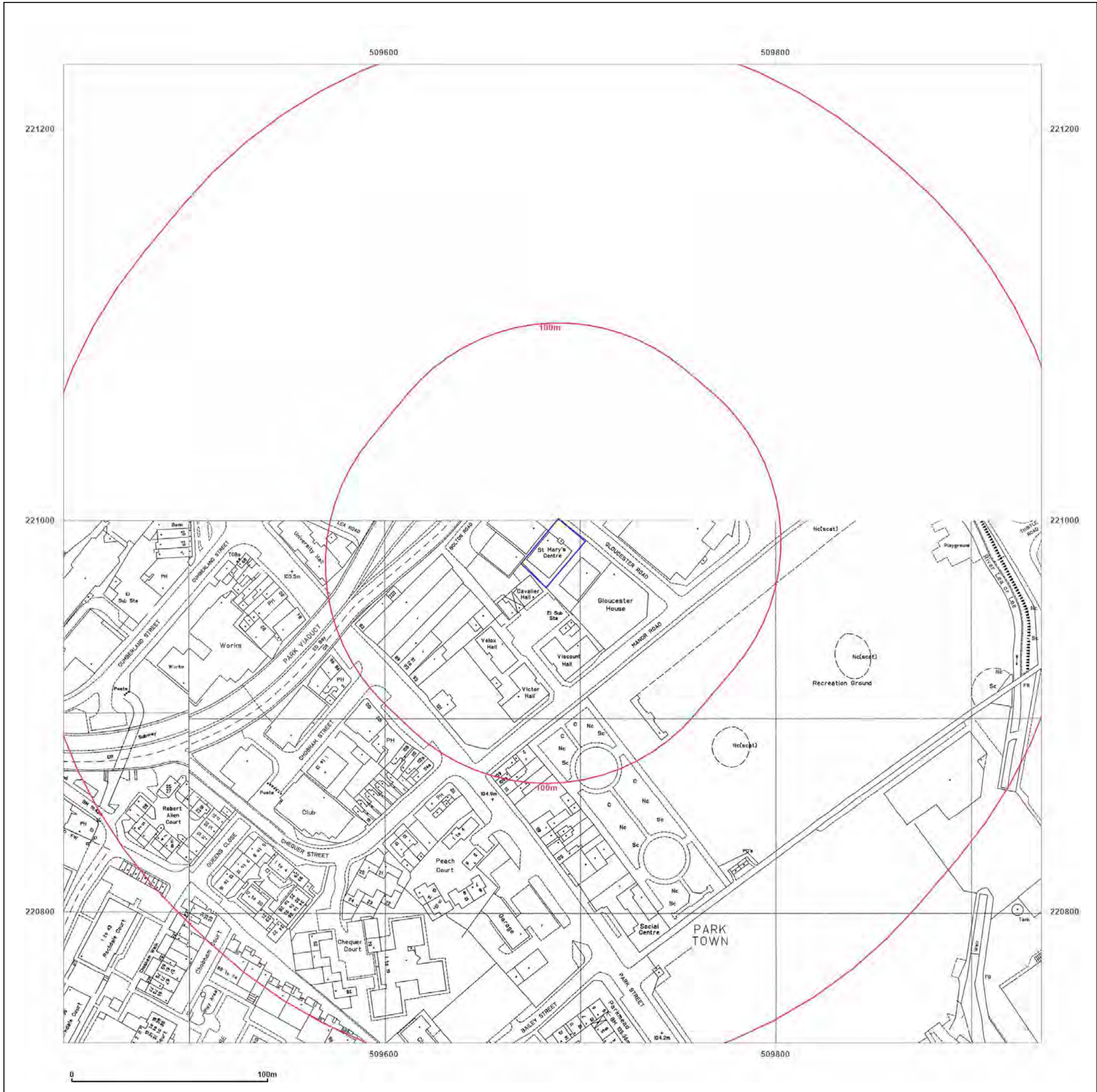


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

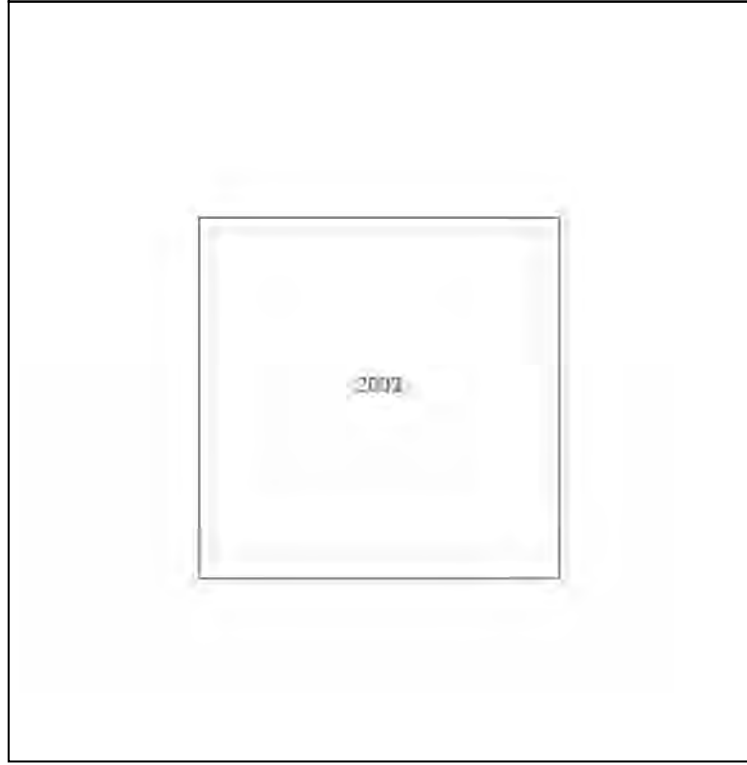
Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

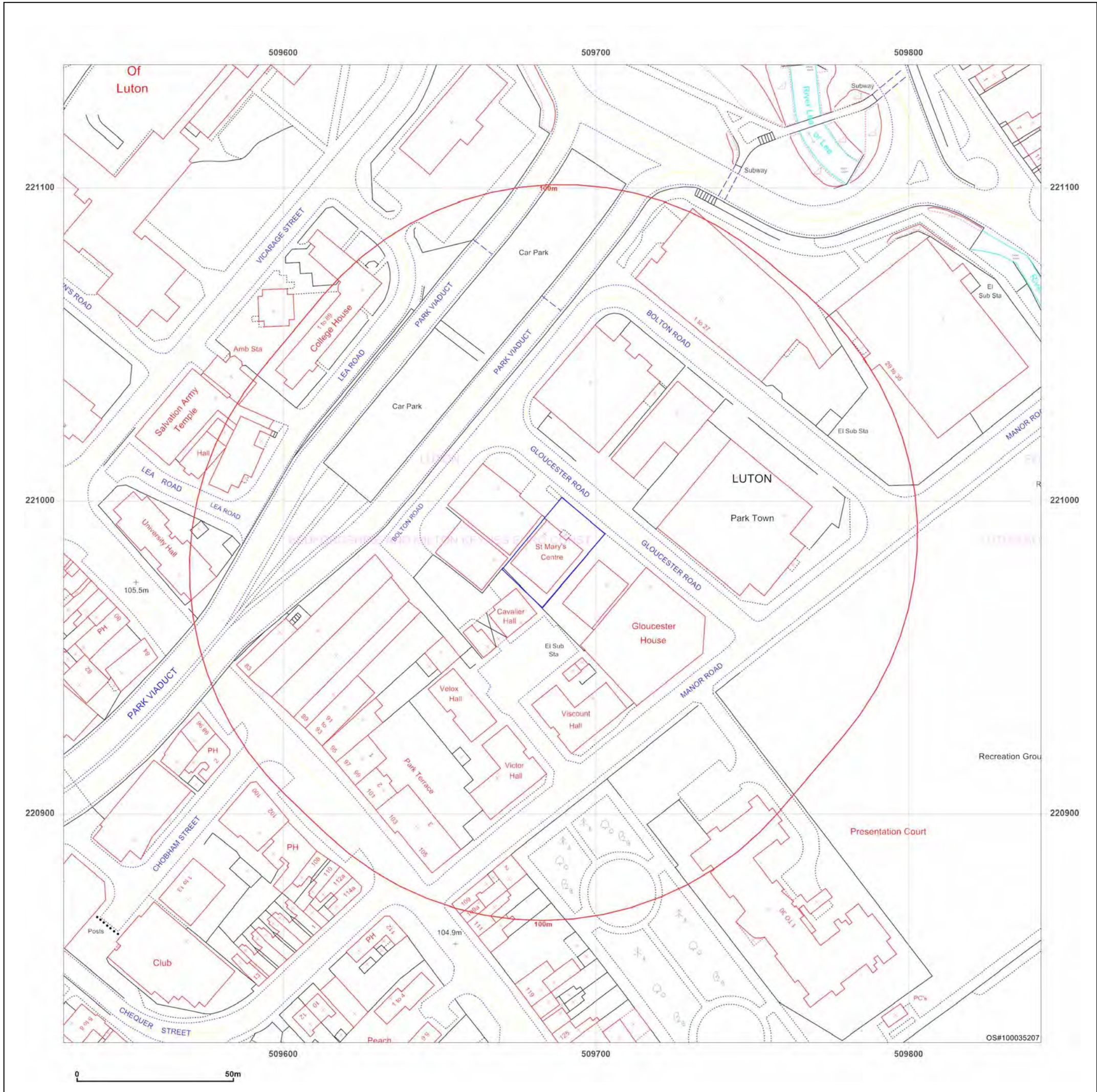


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series

Map date: 1879

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
Revised 1879
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1879
Revised 1879
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series

Map date: 1899-1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1879
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

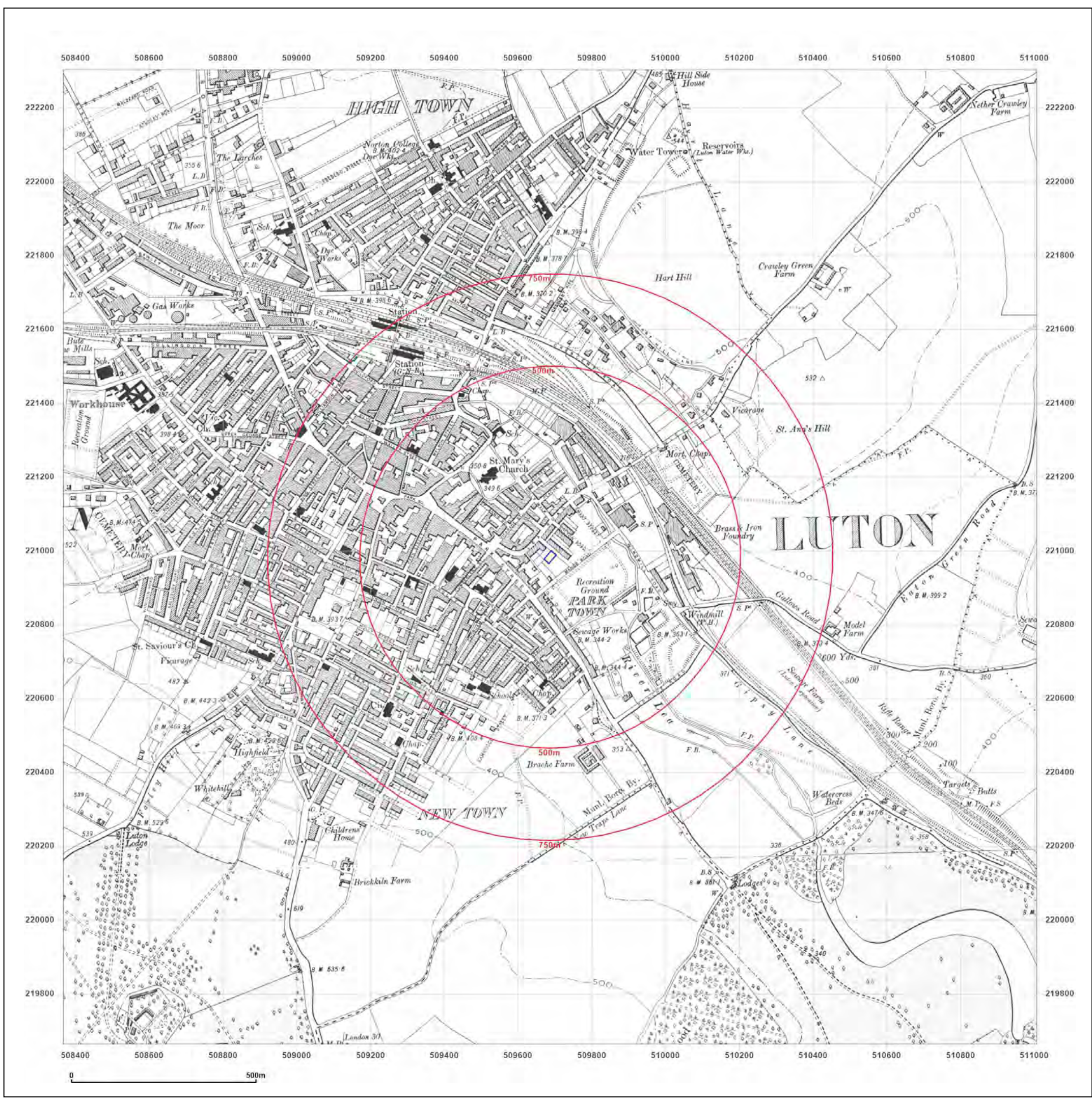


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series

Map date: 1922

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879 Revised 1922 Edition N/A Copyright N/A Levelled N/A
Surveyed 1878 Revised 1922 Edition N/A Copyright N/A Levelled N/A

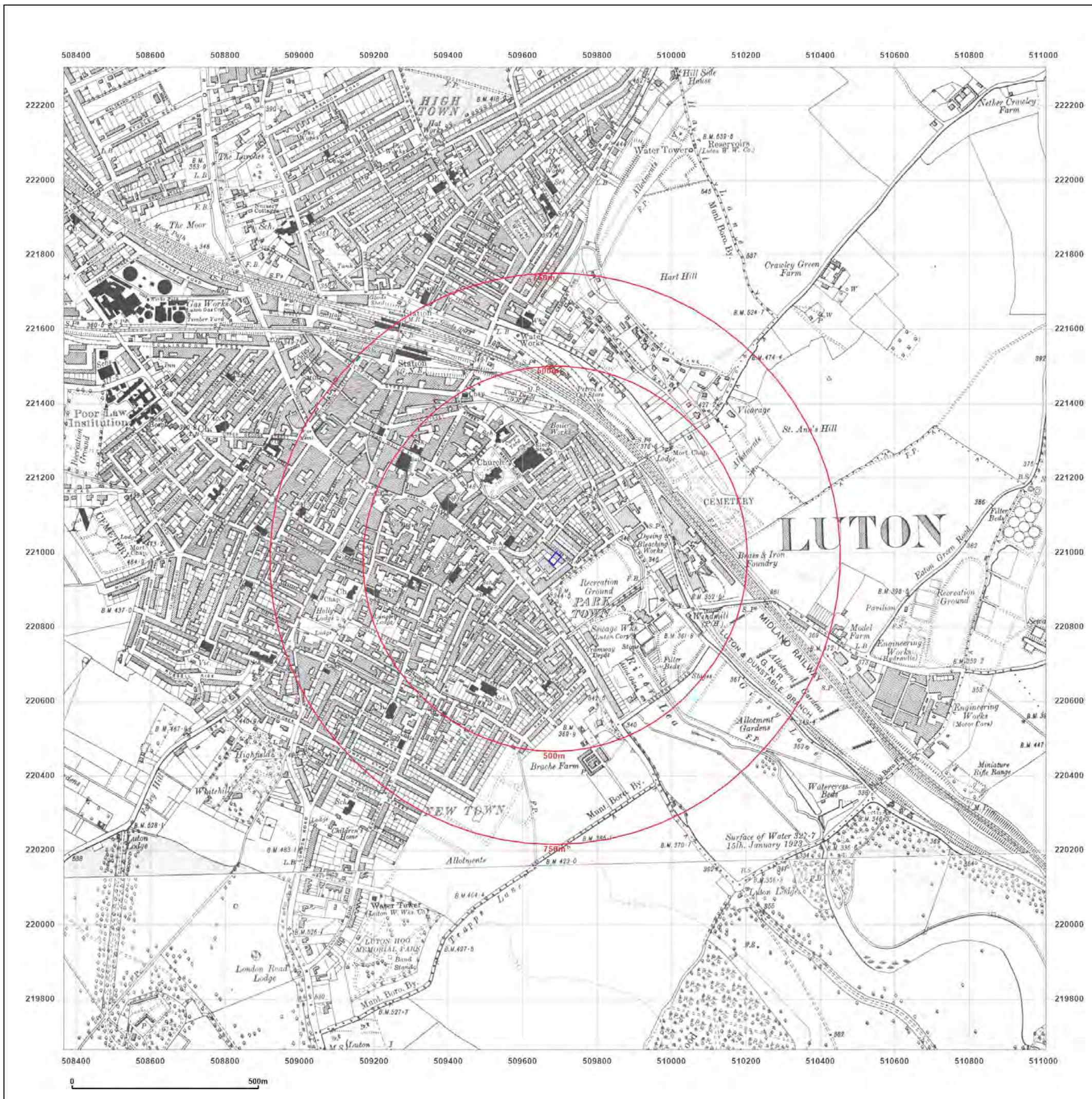


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf




Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series
Map date: 1922
Scale: 1:10,560
Printed at: 1:10,560



<p>Surveyed 1879 Revised 1922 Edition N/A Copyright N/A Levelled N/A</p>
<p>Surveyed 1878 Revised 1922 Edition N/A Copyright N/A Levelled N/A</p>

Powered by

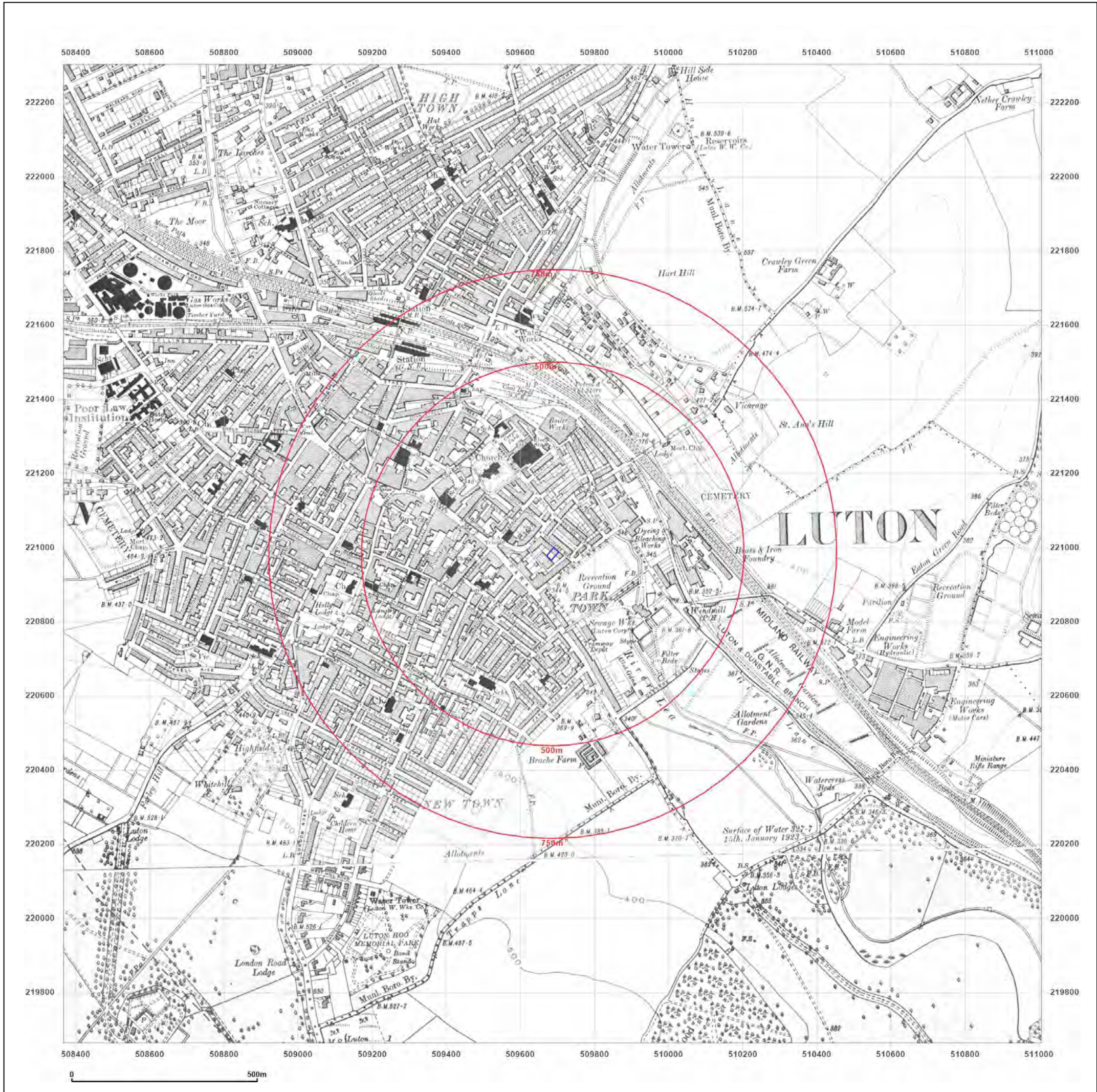


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1979
Revised 1938
Edition N/A
Copyright N/A
Levelled 1923

Surveyed 1878
Revised 1938
Edition N/A
Copyright N/A
Levelled 1923

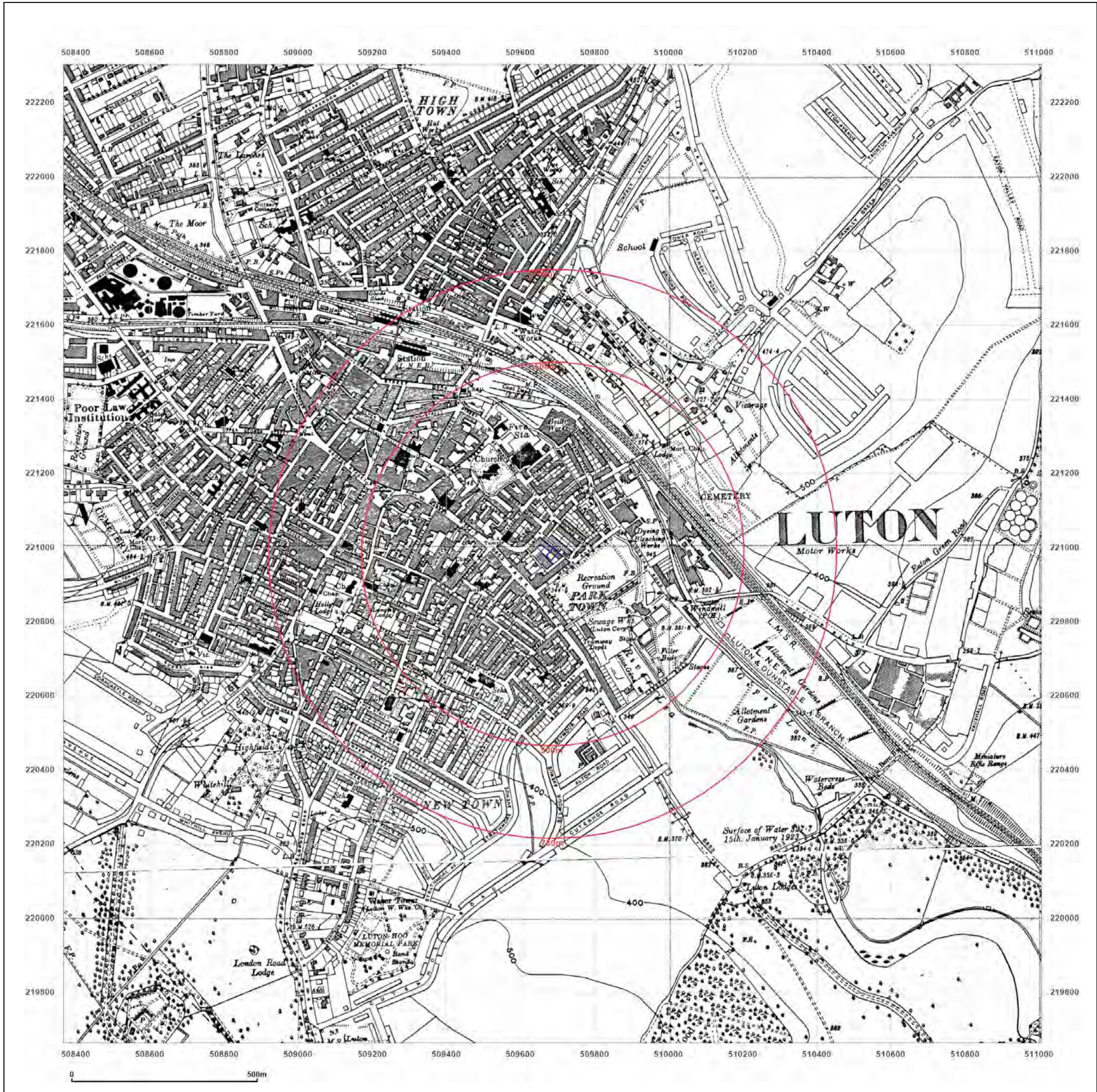


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series
Map date: 1938
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1879
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1878
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Powered by

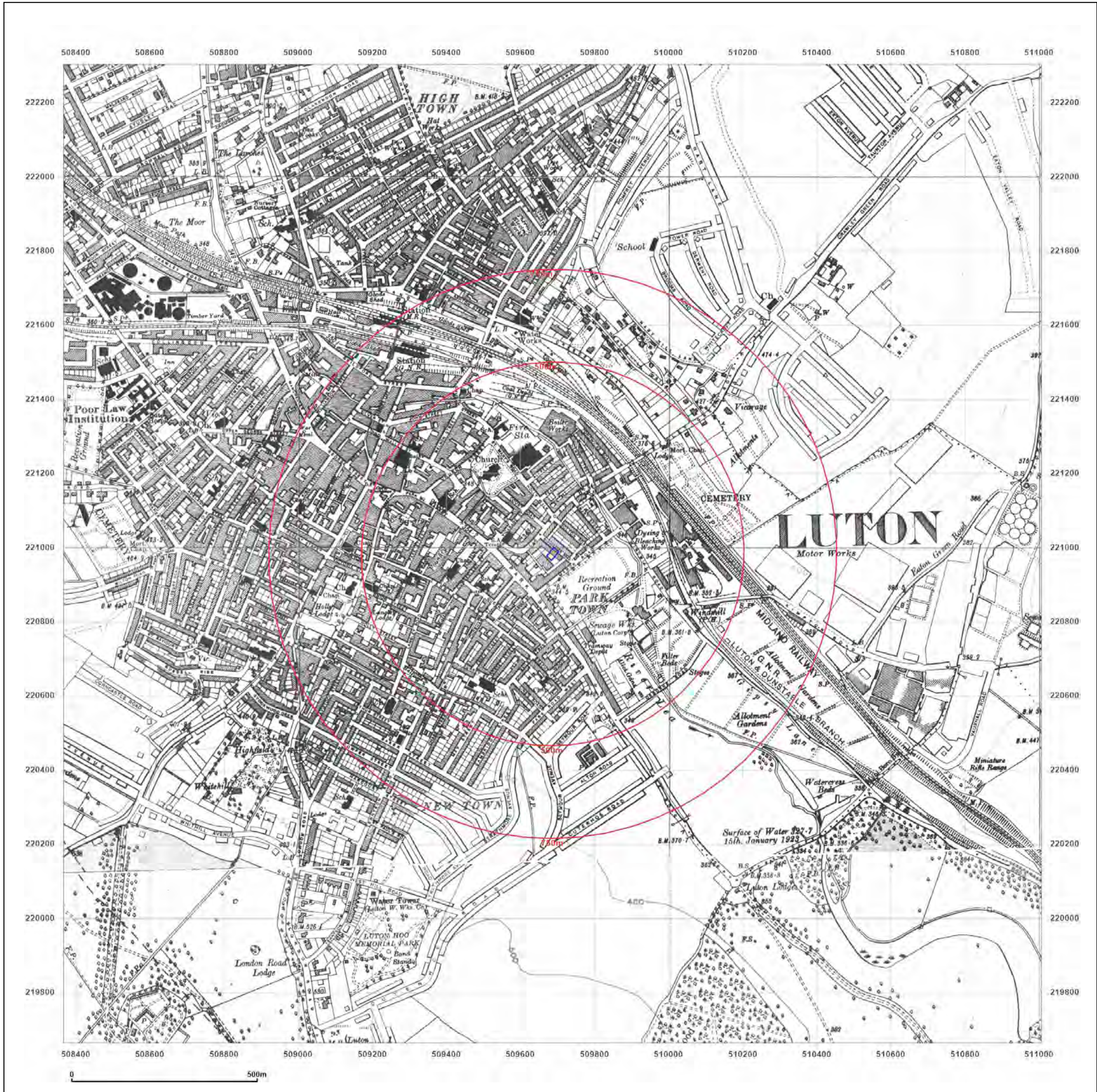


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1878
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

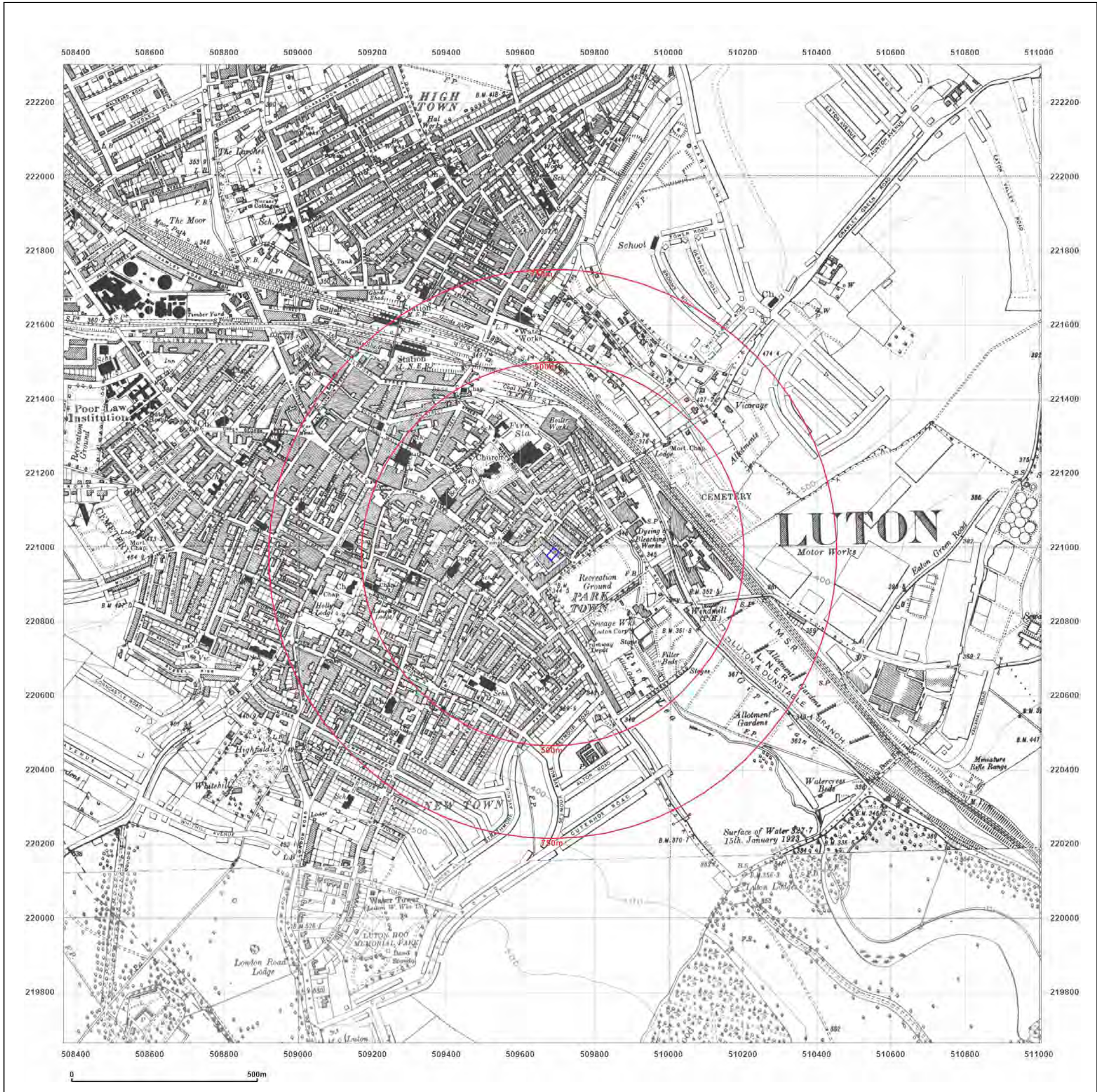


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: County Series

Map date: 1947

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1878
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

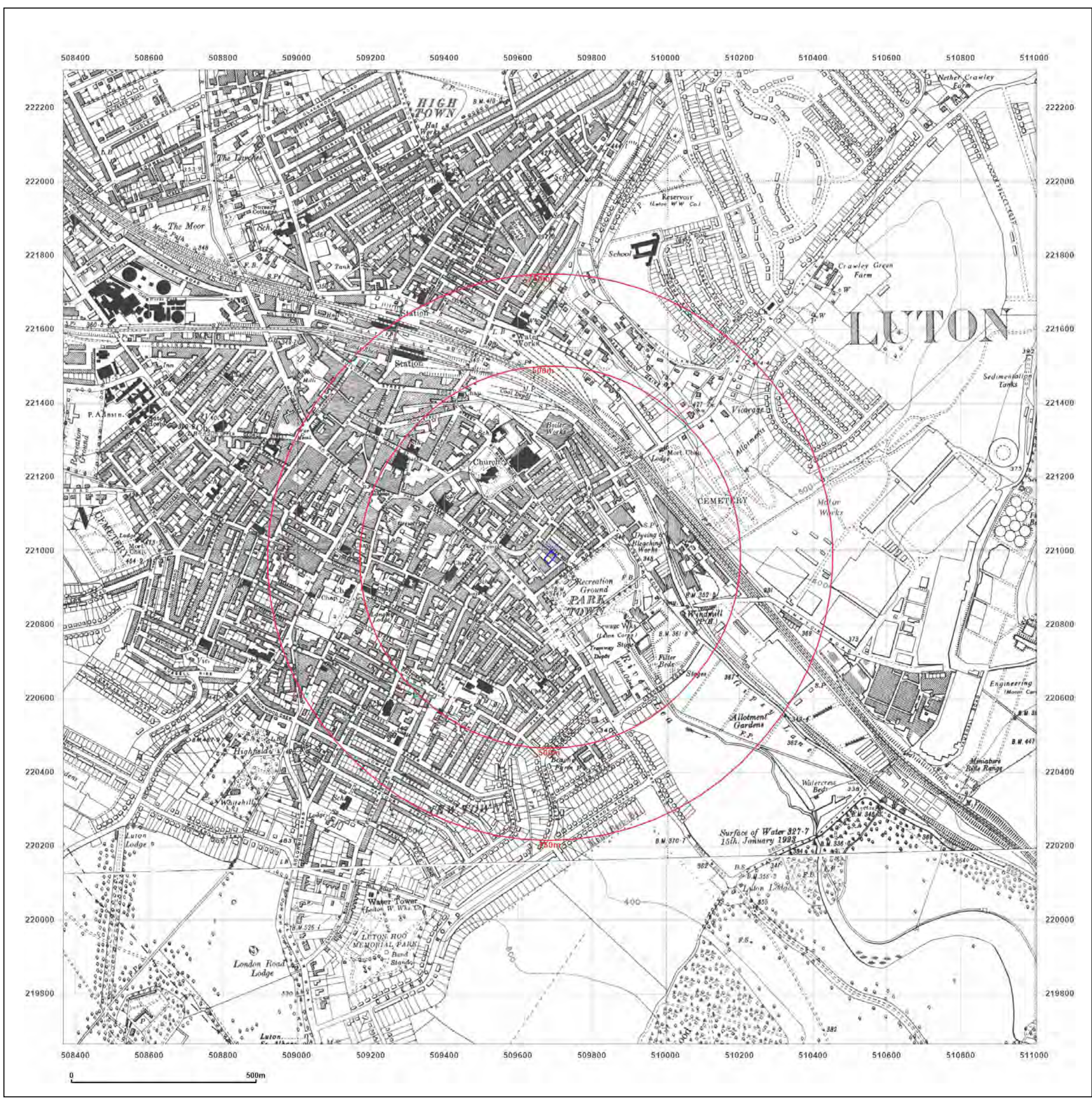


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: Provisional

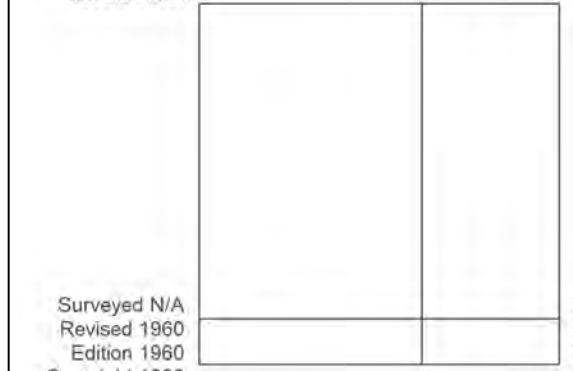
Map date: 1960

Scale: 1:10,560

Printed at: 1:10,560



Surveied 1951 Revised 1951 Edition 1960 Copyright 1960 Levelled N/A	Surveied N/A Revised 1959 Edition N/A Copyright 1960 Levelled N/A
---	---



Surveied N/A Revised 1960 Edition 1960 Copyright 1960 Levelled N/A	Surveied N/A Revised 1959 Edition N/A Copyright 1960 Levelled N/A
--	---

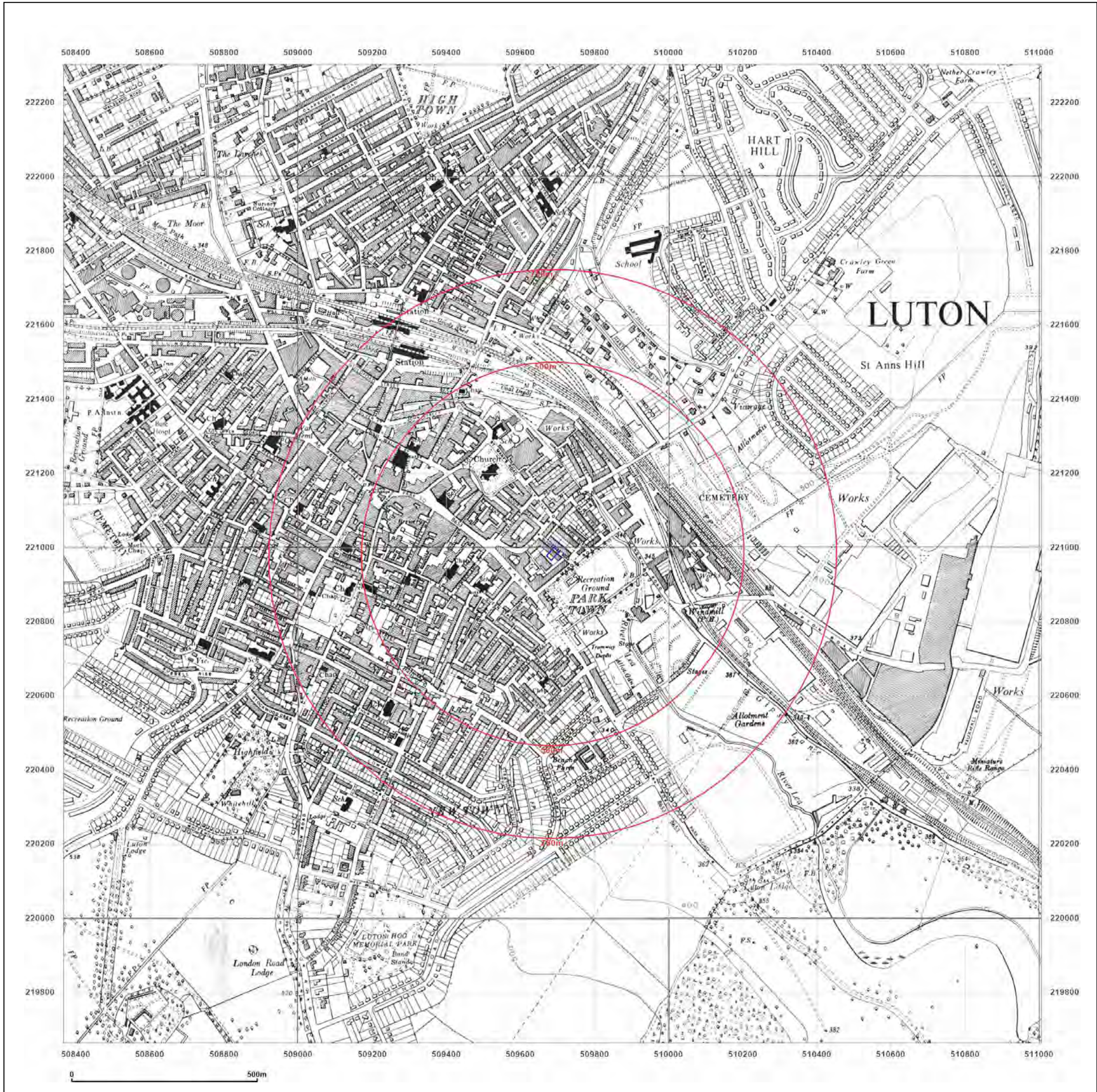


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: Provisional

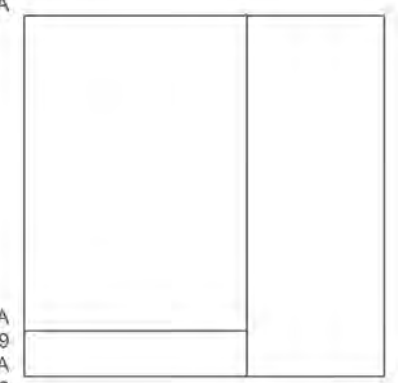
Map date: 1960-1964

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1964
Edition 1960
Copyright 1960
Levelled N/A



Surveyed N/A
Revised 1959
Edition N/A
Copyright 1960
Levelled N/A

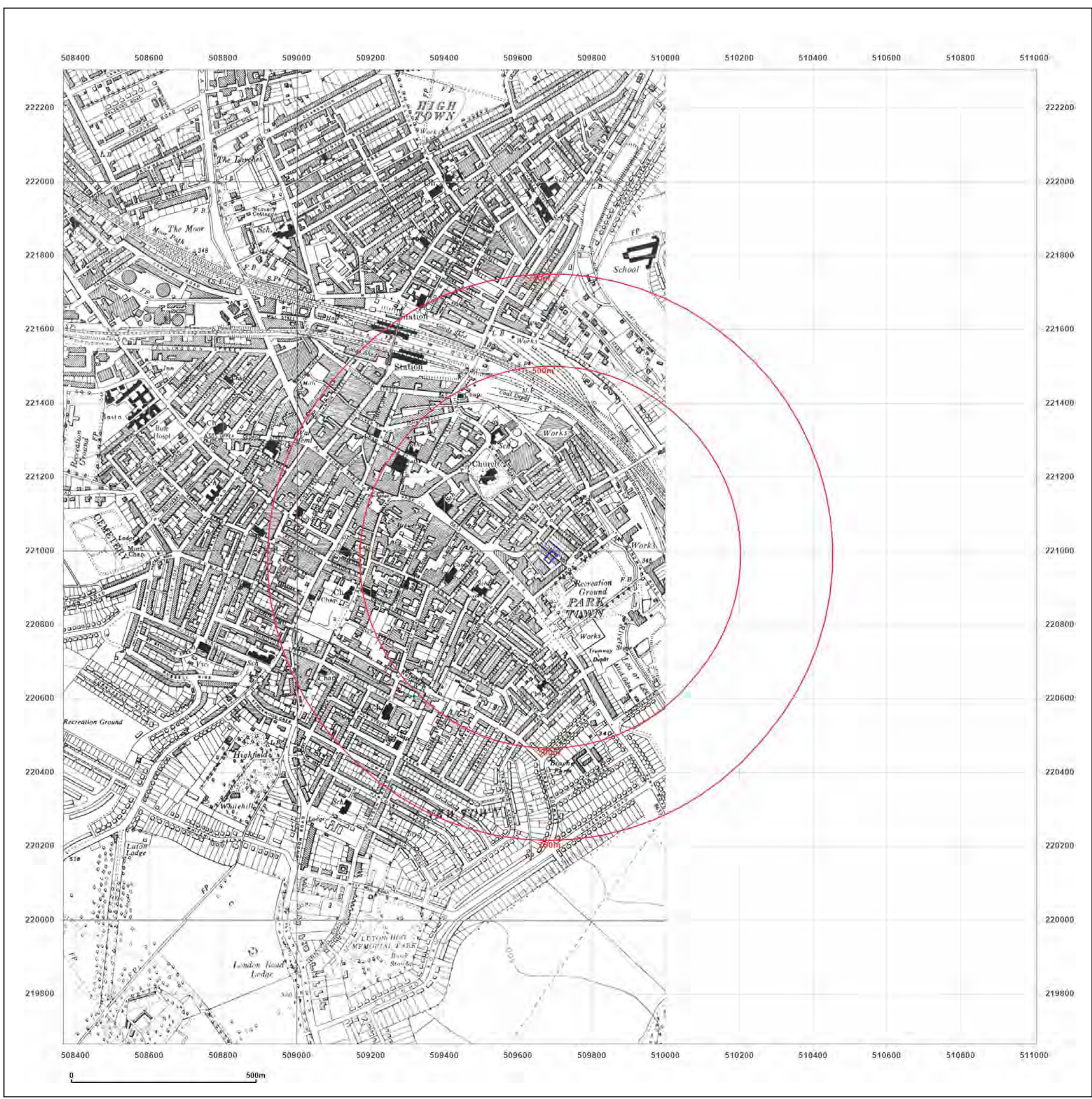


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: Provisional

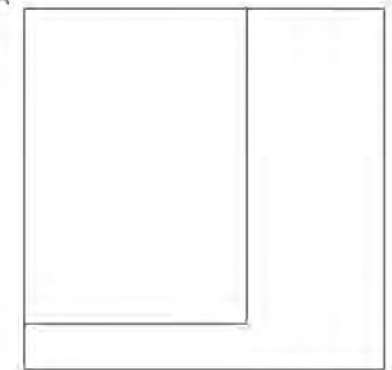
Map date: 1971

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1971
Edition N/A
Copyright 1960
Levelled N/A

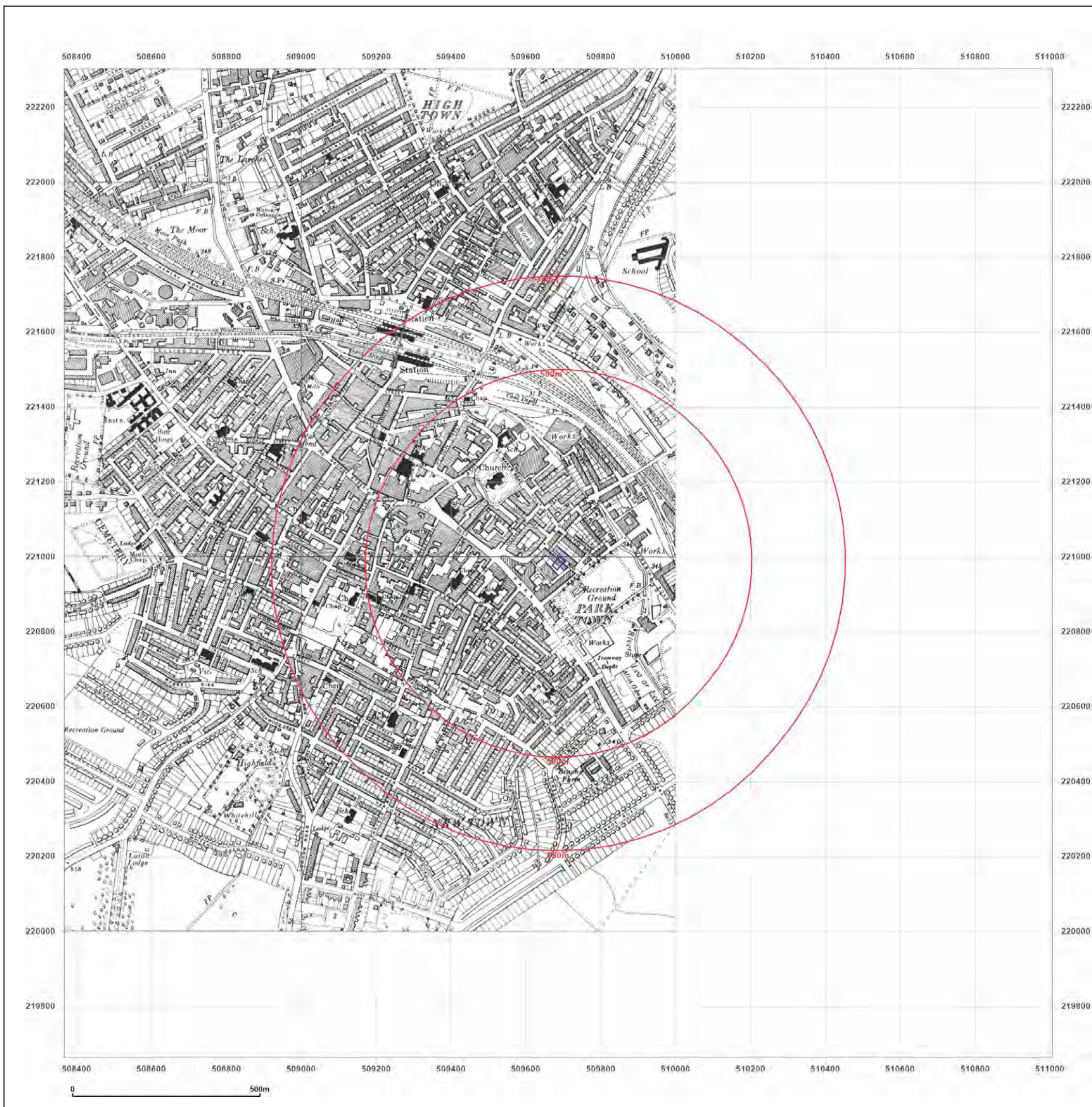


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

Map date: 1974-1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1976
Edition N/A
Copyright 1977
Levelled 1970

Surveyed 1973
Revised 1975
Edition N/A
Copyright 1975
Levelled 1973

Surveyed 1973
Revised 1974
Edition N/A
Copyright 1975
Levelled 1971

Surveyed 1972
Revised 1974
Edition N/A
Copyright 1974
Levelled 1973

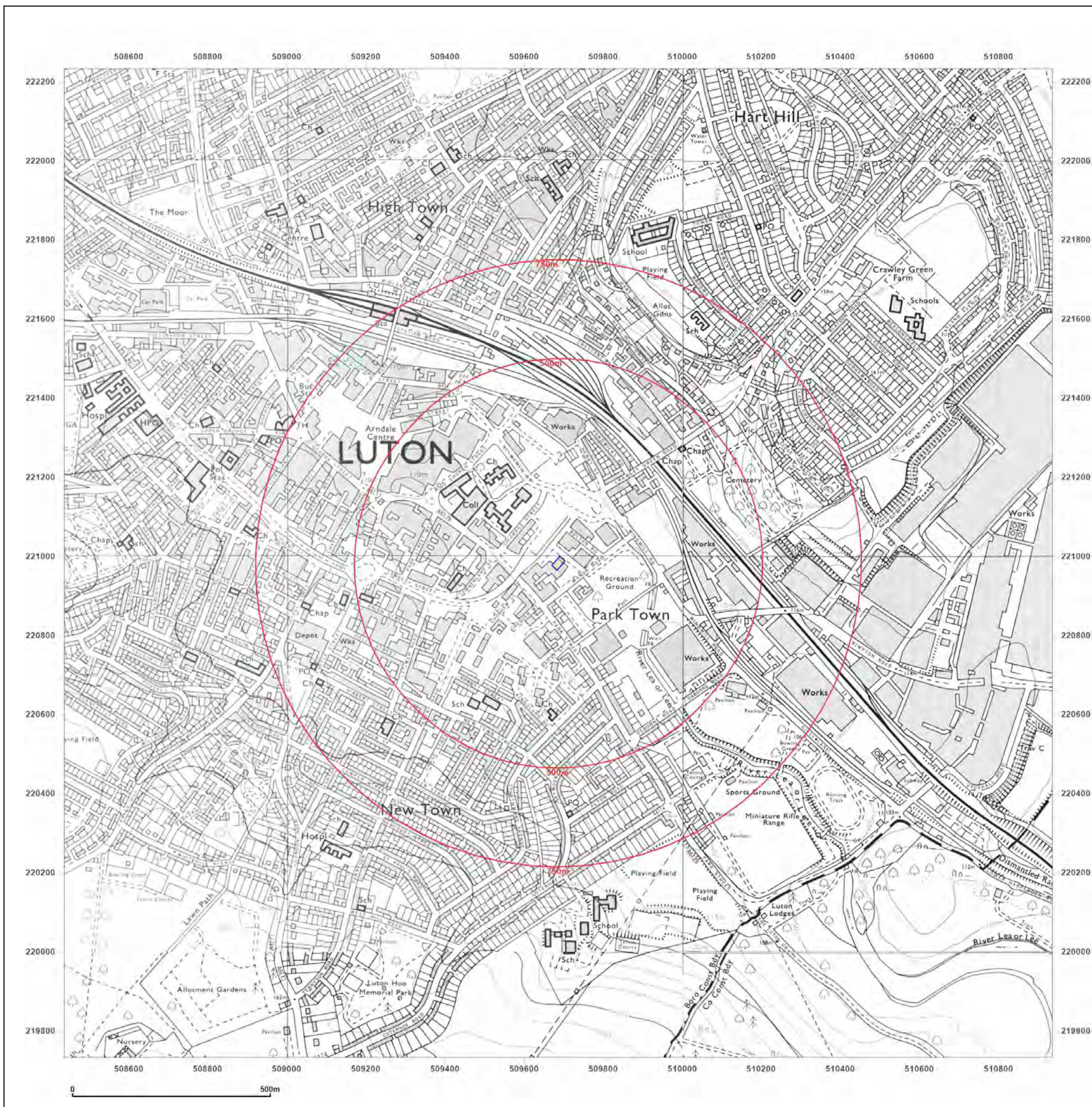


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

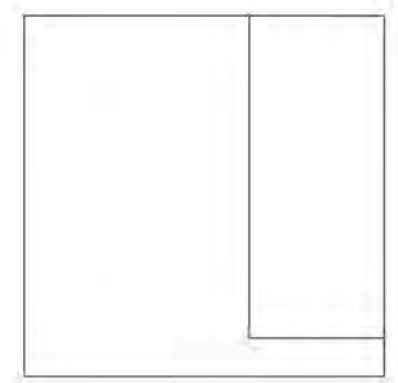
Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1985
Edition N/A
Copyright N/A
Levelled N/A

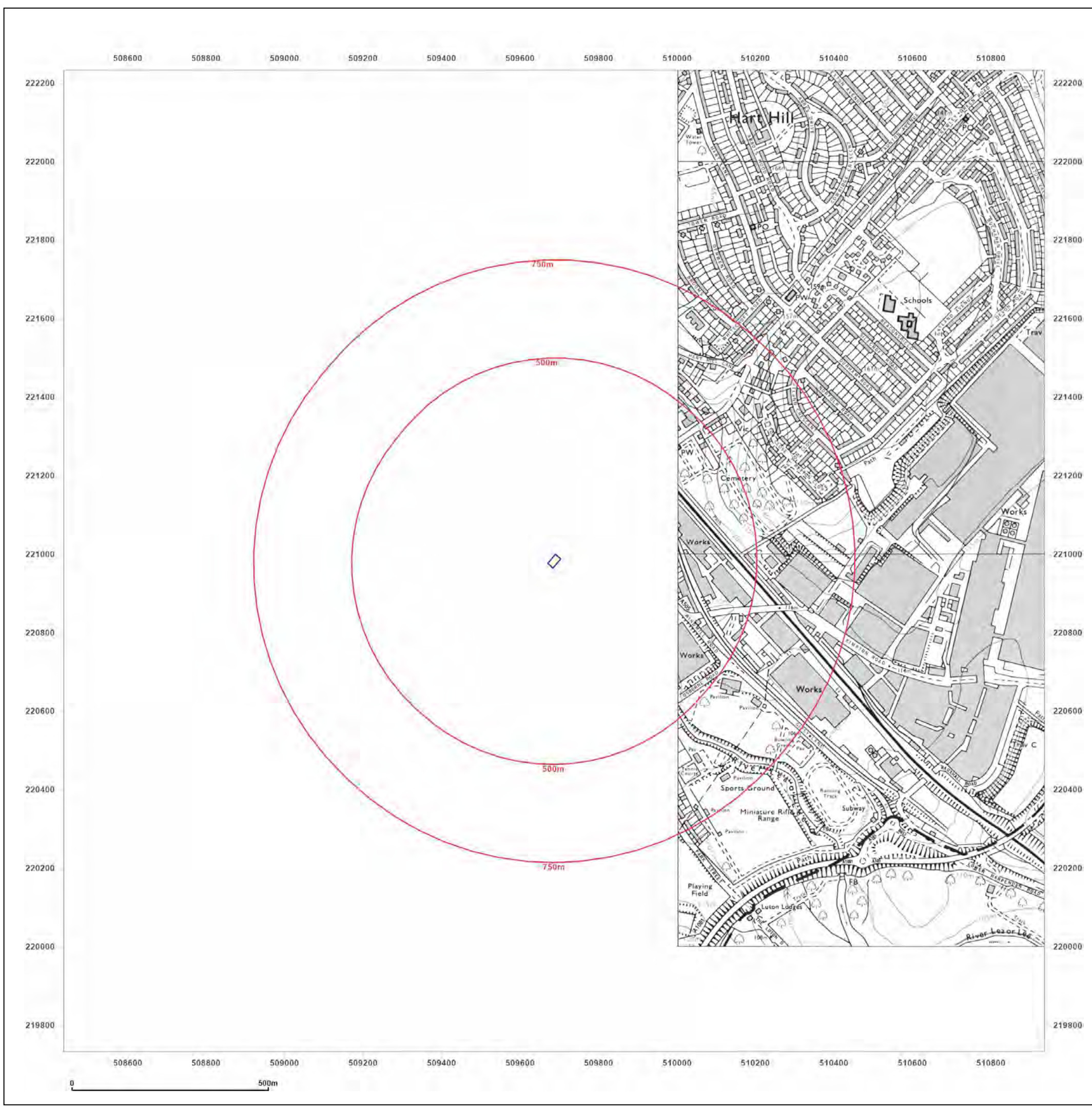


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

S P B METAL WORKS LTD, 12,
GLOUCESTER ROAD, LUTON,
LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid

Map date: 1991

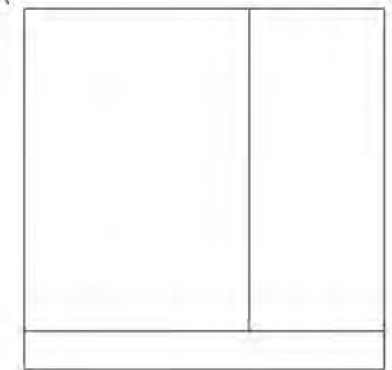
Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1989
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

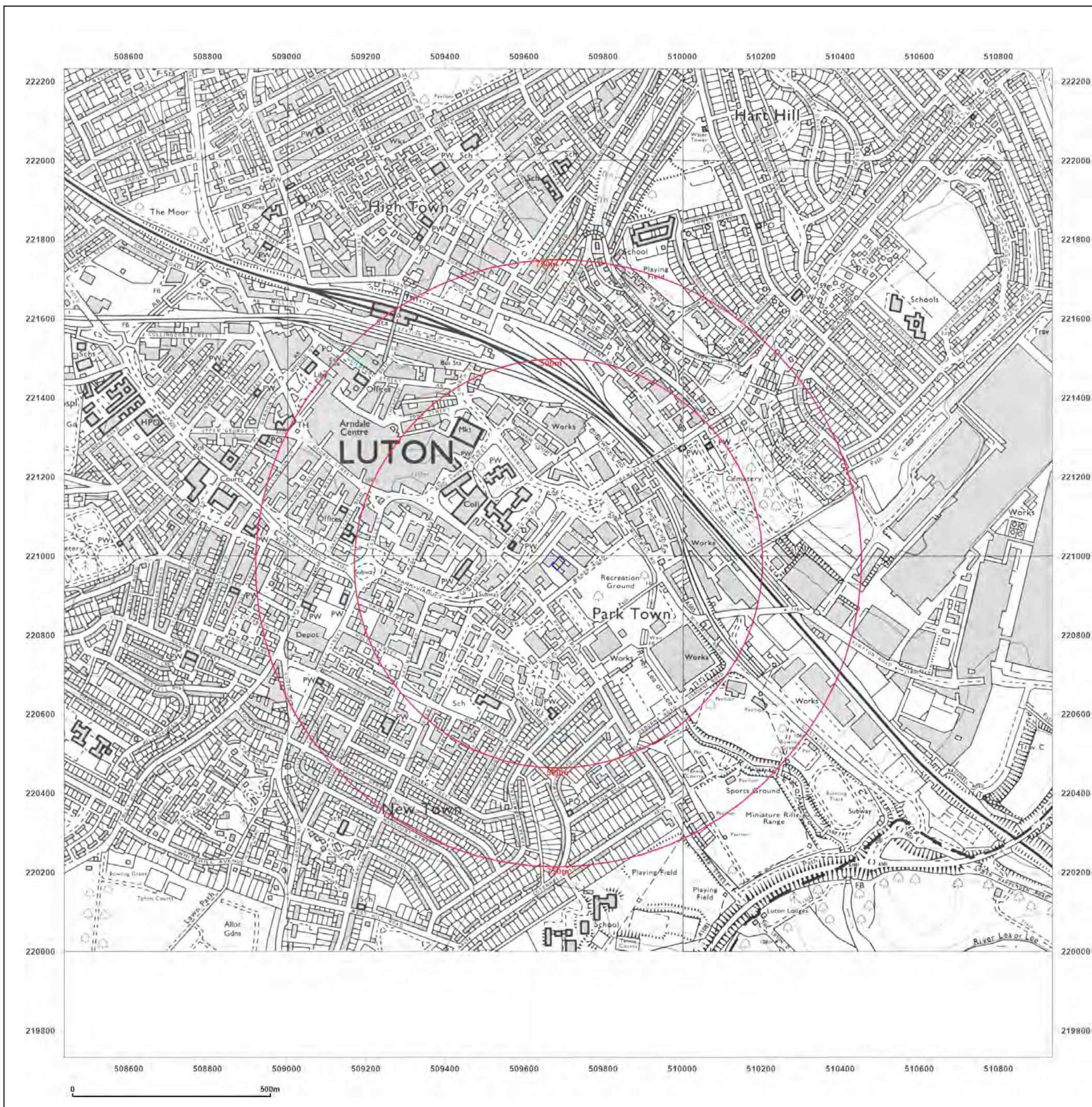


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

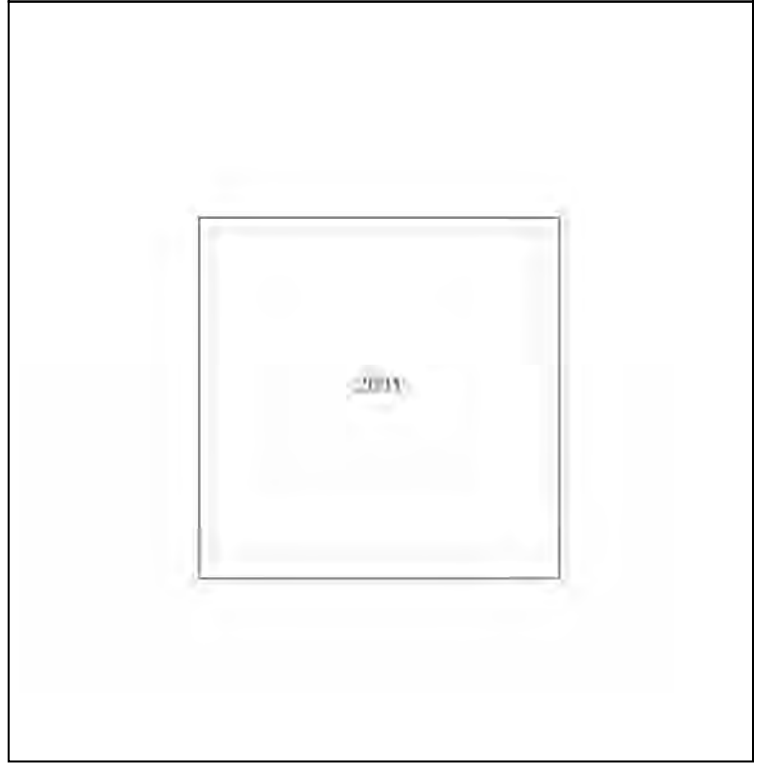
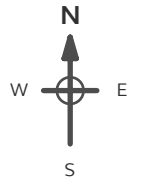


Site Details:

S P B METAL WORKS LTD, 12, GLOUCESTER ROAD, LUTON, LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000



Powered by



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

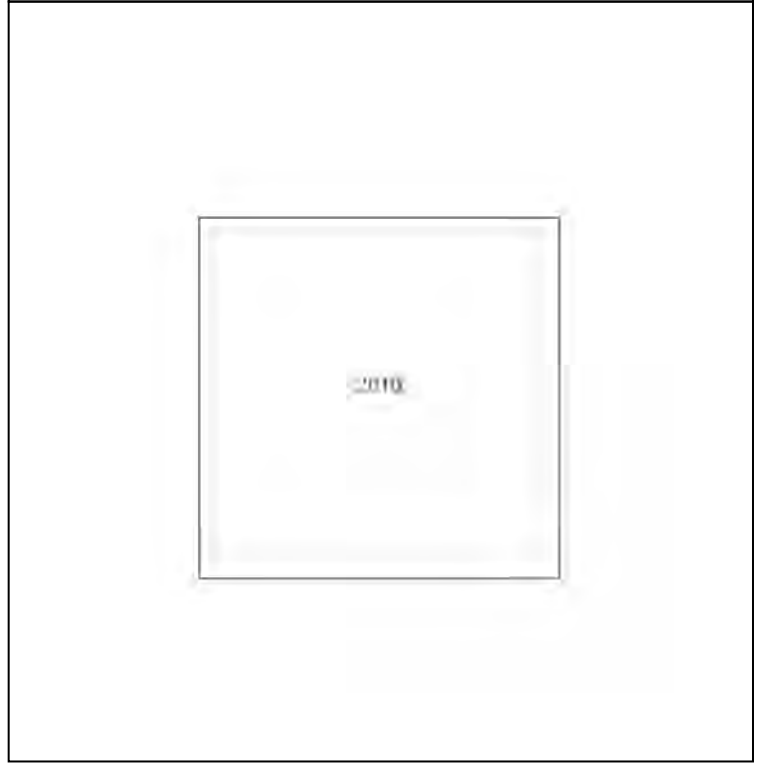
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:
 S P B METAL WORKS LTD, 12,
 GLOUCESTER ROAD, LUTON,
 LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000



Powered by


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

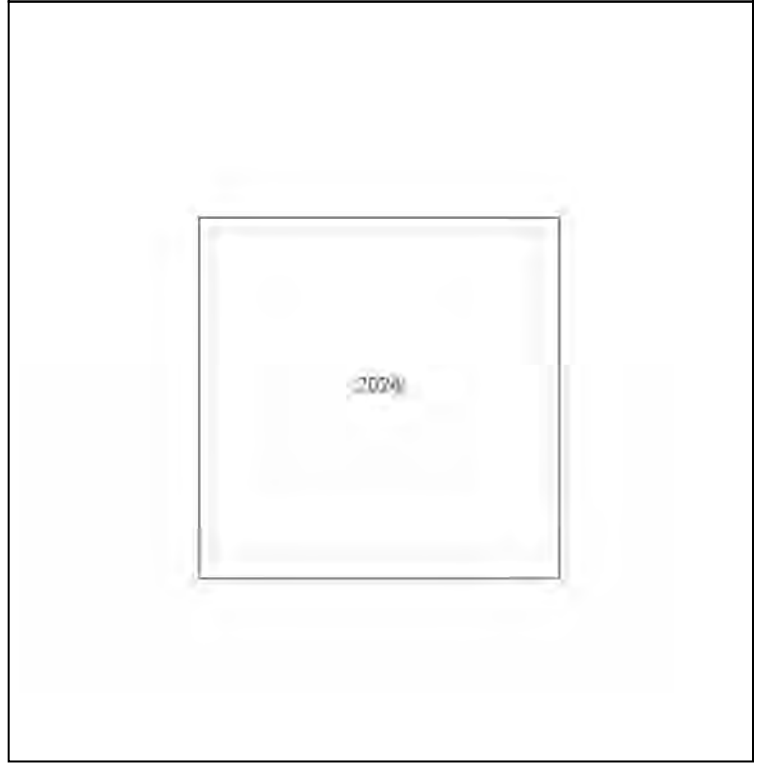
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:
 S P B METAL WORKS LTD, 12,
 GLOUCESTER ROAD, LUTON,
 LU1 3HX

Client Ref: R3532
Report Ref: GS-I4X-E1U-YPJ-KGI
Grid Ref: 509686, 220983

Map Name: National Grid
Map date: 2024
Scale: 1:10,000
Printed at: 1:10,000



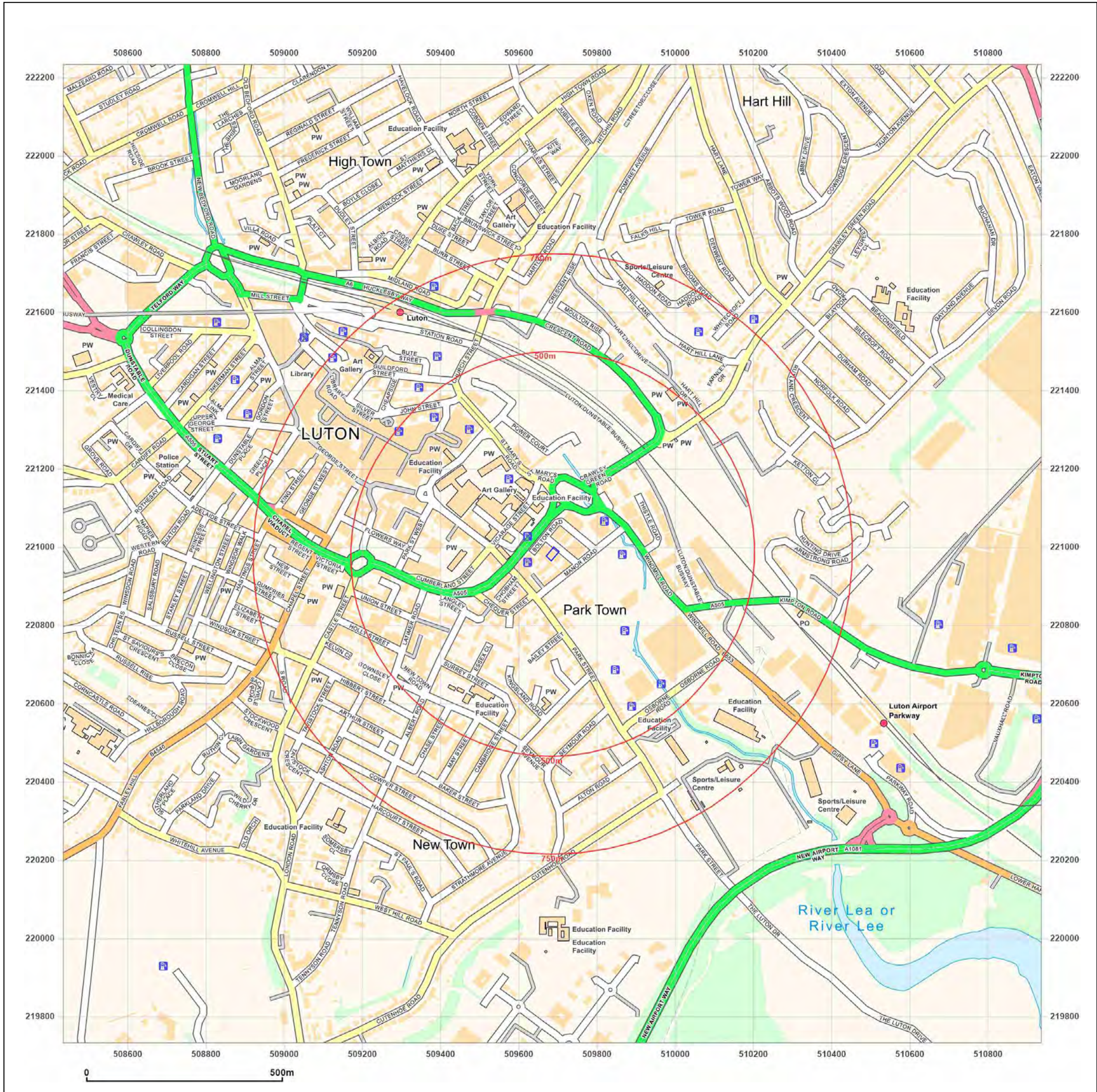
Powered by

 Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



APPENDIX 2

REPORT LIMITATIONS

LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd based on a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget, and staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2024 and should be read considering any subsequent changes in legislation, statutory requirements, and industry best practices. Ground conditions can also change over time and further investigations, or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full of those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on-site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site.