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PRELIMINARY UNEXPLODED ORDNANCE (UXO) RISK ASSESSMENT

FOR THE SITE AT

84 SOUTH HILL PARK, LONDON NW3 2SB

This report has been produced by RMS UXO LIMITED on behalf of JOMAS

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UK UXO Risk Mitigation Process

CIRIA 681 Phases

RMS UXO Detailed Phases

1. Preliminary Risk Assessment

2. Detailed Risk Assessment

3. Risk Mitigation

4. Implementation

1

•Consultancy

2

•Preliminary Desk Top Risk Assessment

3

•Detailed Desk Top Risk Assessment

4

•Risk Mitigation Strategy / Plan

5

•Survey

- Search & Clear
- Non-Intrusive Survey
- Intrusive Survey

6

•Data

- Processing
- Interpretation
- Quality Assurance

7

•UXO Support - Mitigation

- Site Investigation On Site Support
- Construction On Site Support
- Explosive Ordnance Engineer - Watching Brief
- Training - Safety Awareness Briefings
- Training - Online UXO Safety Awareness Briefings
- Training - Train the Trainer UXO Safety
- On-Call / Rapid response
- Target Investigation
- Disposal

8

•Reporting

- Final reporting
- As Low As Reasonably Possible (ALARP) Certification

9

•Post Construction / Build UXO Support

Purpose of Assessment

This Preliminary Risk Assessment serves as a qualitative screening tool to evaluate the likelihood of encountering unexploded ordnance (UXO) at 84 South Hill Park, London NW3 2SB. The assessment takes into account the basic factors impacting the potential presence of UXO, as detailed in Stage One of the CIRIA UXO risk management process, to provide an informed understanding of the associated risks at the Site.

Location

The Client has defined the Site as 84 South Hill Park, London NW3 2SB is approximately centred on the National Grid Reference: TQ 27346 85983.

The Site is situated in the Borough of Hampstead, approximately 350m north of Hampstead Heath Station.

Background

This assessment, undertaken by RMS UXO Limited, (RMS UXO), serves as an initial analysis aimed at understanding the potential risks associated with unexploded ordnance (UXO) at (Site Address). The assessment is conducted following the guidelines specified by CIRIA C681, "Unexploded Ordnance, a Guide for the Construction Industry".

The data compilation and analysis have been carried out by a team of UXO specialists at RMS UXO. Various resources have been used for this assessment; including but not limited to, extensive historical archives, comprehensive library documents, unique geo-databases, and other online materials.

The assessment is structured around the following key aspects to provide a preliminary understanding of the UXO risk profile for the Site:

- Primary Site Information
- Former Military Involvement
- Indicators of potential aerial dropped UXO threats
- Assessment of any Risk Reduction Factors
- Overview of Proposed Intrusive Activities
- Need for Extended Investigation

The main objective is to identify any need for a more detailed UXO Risk Assessment. This preliminary analysis aims to go through the basic risk factors associated with UXO at the site, serving as a practical 'initial move' in the UXO risk management process. The report and its conclusions will be based on preliminary research from RMS UXO's team at the time of production.

Considerations

Site Location	84 South Hill Park, London NW3 2SB
History of Military Activity	Geodata cross-referencing does not indicate a significant level of Allied military activity in close proximity to the Site, however due to HAA battery recorded approximately 150m east of the Site, the risk of Allied UXO cannot be entirely discounted.
Pre-WWII History	Pre-WWII mapping reveals the Site comprised a multi-storey residential structure.

Post-WWII History	Post-WWII mapping reveals the Site received clearance from bomb damage.
WWII Air Raid Activity	Overall, the Borough of Hampstead sustained a very high level of bombing. An average of 166 items of ordnance were recorded per 1,000 acres; this does not include incendiary bomb 'showers'.
Bomb Damage	London County Council bomb damage mapping indicates the Site was damaged beyond repair.
Site Access	The Site is anticipated to have received a high level of access due to the residential nature of the Site, however this would have decreased significantly during any bombing raids and after the damage seen to the Site.
Post War Development	Consulted recent aerial photography of the Site appears to show a largely high level of development with the modern structures being seen on the Site by 1962.
Proposed Works	Client provided information shows that future SI works will comprise 1No. Window Sample borehole to 8m and hand pits to 1.2m.

Conclusions

During the war the Borough of Hampstead was subject to a very high level of bombing, a preliminary search of local records, consulted mapping and photography suggests the Site in question sustained some bomb damage. Furthermore, this is coupled with the heavy bombing in the vicinity which requires further research into possible bomb strikes. Therefore, there is a potential risk posed by UXO the extent of which needs clarification.

Recommendations

As per CIRIA C681 the Preliminary Risk Assessment aims to evaluate the potential risk from UXO, based on historical data including wartime bombing records. Recommendations suggest advancing to a Detailed UXO Risk Assessment per CIRIA guidelines for a thorough examination of wartime conditions in the anticipated work area. This entails obtaining local bombing records, WWII-era aerial imagery, and other historical data. Before, or instead of a Detailed Assessment, implementing UXO Risk Mitigation Measures for planned intrusive works is advisable.

Should the client possess any subjective or data-driven insights into UXO risks on-site, contacting RMS UXO is encouraged.

This report has been constructed with professional thought and care by RMS UXO. Historical data has been meticulously collected and reviewed from third party sources. The validity of this information has been checked to the best of our ability, but RMS UXO holds no accountability for errors resulting from missing or incomplete information. Moreover, despite best efforts to compile a comprehensive historical dataset RMS UXO disclaims responsibility for any subsequent modifications to risk evaluations or mitigation proposals that may be necessitated by the discovery of additional information post factum.