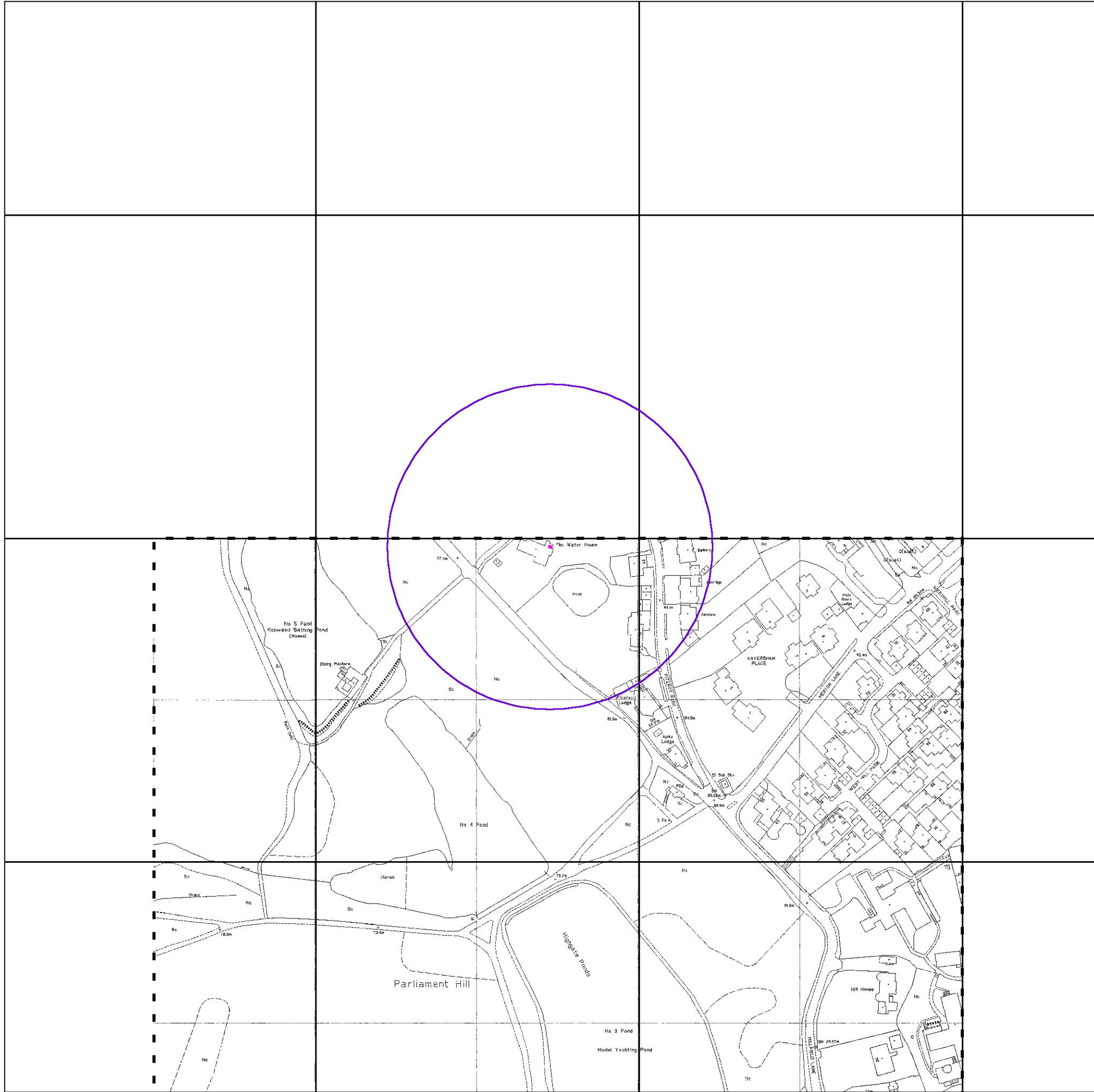


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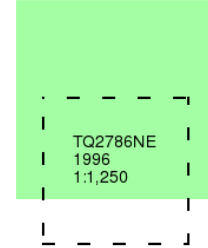
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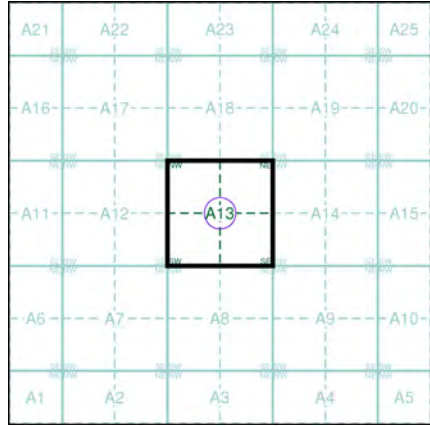
Large-Scale National Grid Data
Published 1996
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 126583522_1_1
Customer Ref: J17146
National Grid Reference: 527740, 186990
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

The Waterhouse, Millfield Lane, LONDON, N6 6HQ



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

527600

527800

528000

187200

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187000

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0 100 m

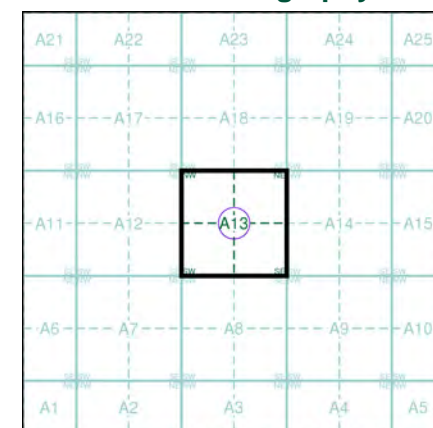


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

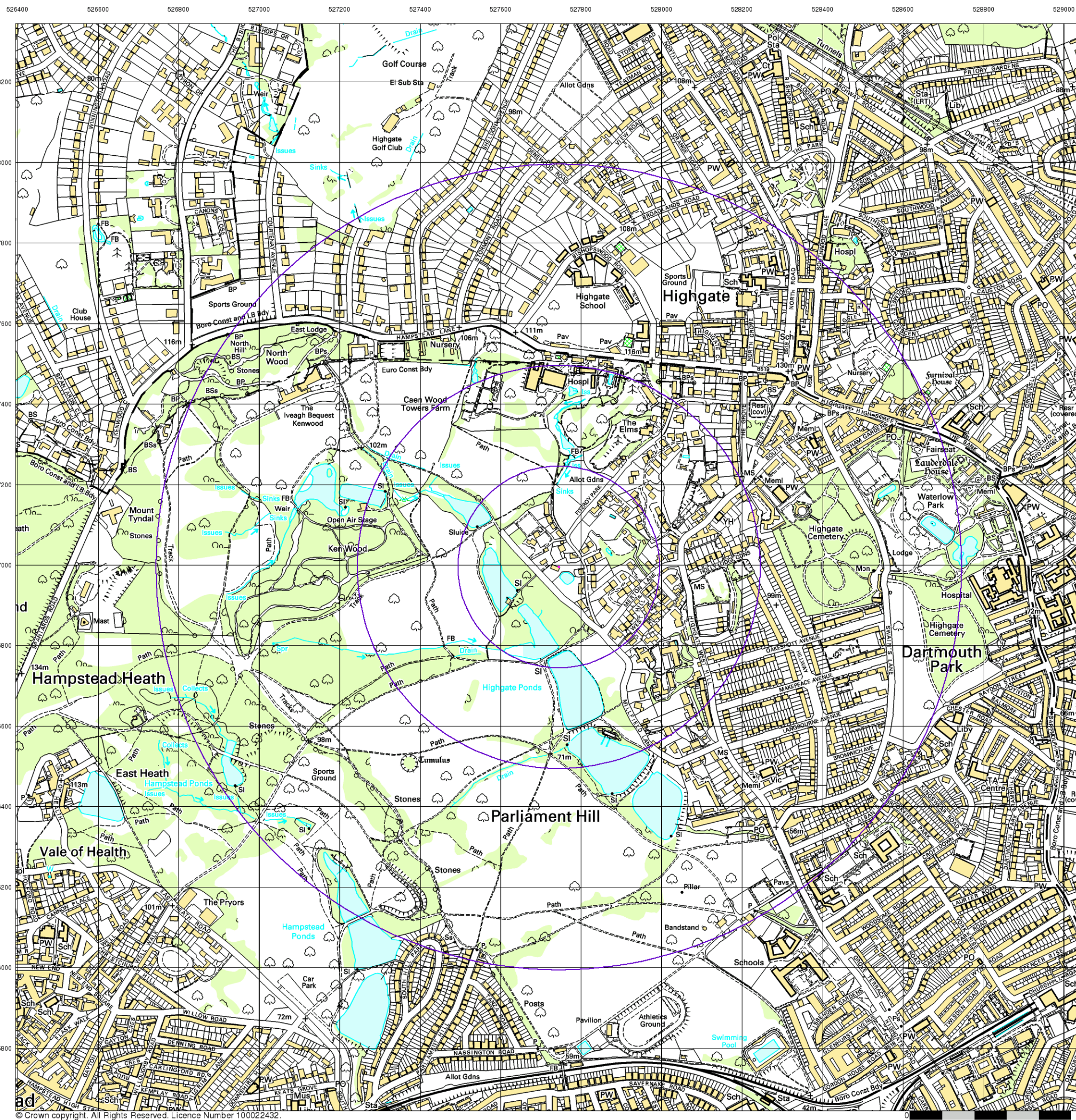
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National Grid Reference: 527740, 186990
Slice: A
Site Area (Ha): 0.01
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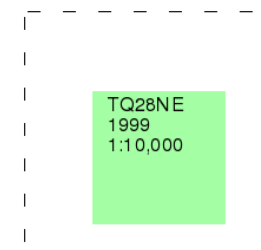
10k Raster Mapping

Published 1999

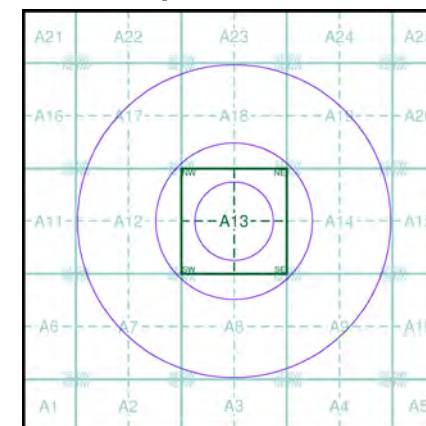
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 126583522_1_1
Customer Ref: J17146
National Grid Reference: 527740, 186990
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

The Waterhouse, Millfield Lane, LONDON, N6 6HQ



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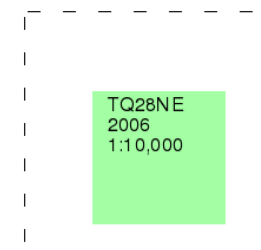
10k Raster Mapping

Published 2006

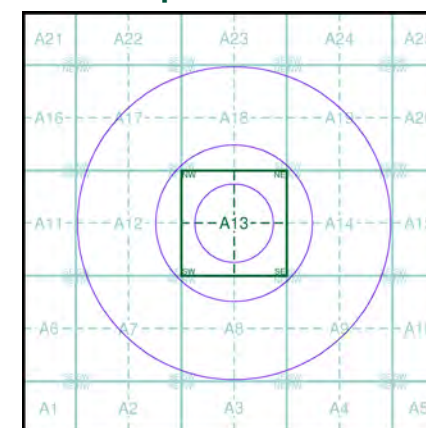
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 126583522_1_1
Customer Ref: J17146
National Grid Reference: 527740, 186990
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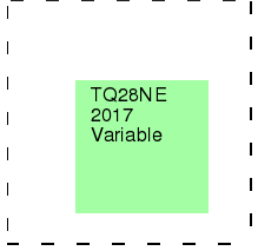
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Web: www.envirocheck.co.uk



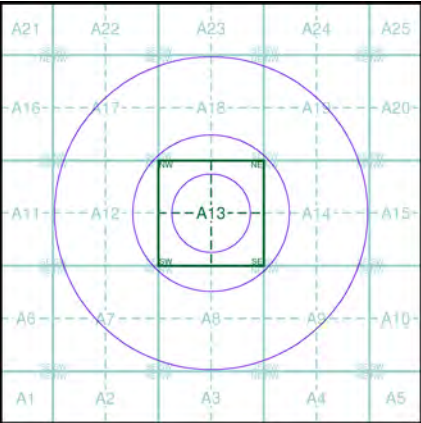
VectorMap Local
Published 2017
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 126583522_1_1
Customer Ref: J17146
National Grid Reference: 527740, 186990
Slice: A
Site Area (Ha): 0.01
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Express Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	GEA
Project	The Waterhouse
Site Address	Millfield Lane, N6 6HQ
Report Reference	EP4894-00
Date	31/05/2017
Originator	LA

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the Waterhouse site. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

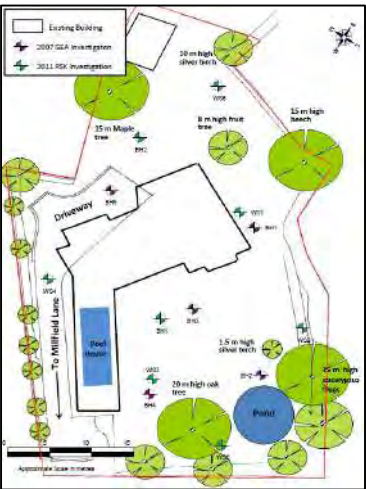
Background

This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence's extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.

The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense 'first step' in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely 'no' risk from UXO to a project.

Risk Assessment Considerations	
<p>Site location and description/current use</p>	<p>The site is situated in Fitzroy Park, located in the London Borough of Camden.</p> <p>The site is comprised of one large building in the approximate centre of the site, surrounded by areas of open ground and light vegetation, with denser vegetation around the periphery of the site. Several buildings are located to the north of the site, and area of open ground to the east, Millfield Lane runs along the southern site boundary and Wallace House is adjacent to the west.</p> <p>The site is approximately centred on the OS grid reference: TQ 2773986991.</p> 
<p>Are there any indicators of current/historical military activity on/close to the site?</p>	<p>1st Line Defence holds no evidence in house to suggest any current or historical military presence at or near the proposed site. The closest recorded military installation was a heavy anti-aircraft (HAA) battery located approximately 700m south-east of the site location.</p>
<p>What was the pre- and post-WWII history of the site?</p>	<p>Historical OS mapping indicates that pre-WWII the site was largely an area of open land with small buildings in the east and west site area. Post WWII mapping c.1952 shows a larger building has been developed close to the centre of the site, with the existing smaller buildings removed and the rest of the site to be open ground.</p>
<p>Was the area subject to bombing during WWII?</p>	<p>During WWII the site was located in the London Borough of St Pancras which was subject to a high density bombing campaign, with an average of 258 items per 1,000 acres. This included 641 H.E bombs, 8 parachute mines, 14 oil bombs, 11 phosphorous bombs, 20 V-1 flying bombs and 2 V2 long range rockets; totalling 696 items of ordnance over 2,694 acres.</p> <p>Available London bomb census mapping records no HE bomb strikes within the site area. However, the general area of the site was subject to an incendiary shower. Several bombs did fall in close vicinity to the site, the closest falling just to the south-east corner of the site boundary on Hampstead Heath. However, this bomb strike is not anticipated to have directly affected the site area.</p>
<p>Is there any evidence of bomb damage on/close to the site?</p>	<p>London County Council Bomb Damage Maps indicate that the site suffered no damage. The closest buildings to the site to have sustained damage was a building located approximately 70m west of the site area and another building approximately 60m to the east, they are both labelled as having general blast damage that was not structural.</p> <p>Low-resolution WWII-era aerial photography, provided by the client, shows no obvious bomb damage (such as craters) on site.</p>
<p>To what degree would the site have been subject to access?</p>	<p>The site was situated close to a residential area, the building adjacent to the west is labelled as 'The Bungalow' on mapping and therefore is likely to have been residential. The immediate surrounding area seems to be occupied by residential, or at least public buildings, including a bowling green and a farm. Consequently, the site and the surrounding area is likely to have been subject to frequent levels of access and post-raid checks, and any serious damage relating to a UXO should have been noticed and recorded. Further, aerial photography provided by the client indicates that the areas of</p>



	open land appear to be relatively well maintained, which would have been more conducive to the observation of UXO.
To what degree has the site been developed post-WWII?	Post-WWII a driveway and a large building was developed on site with a pool house was later constructed within the building. The remainder of the site appears to remain largely undeveloped. The risk of discovering items of UXO may be partially at the depths and locations of post-war excavations and foundations.
What is the nature and extent of the intrusive works proposed?	The exact nature of the proposed works was not available at the time of writing.

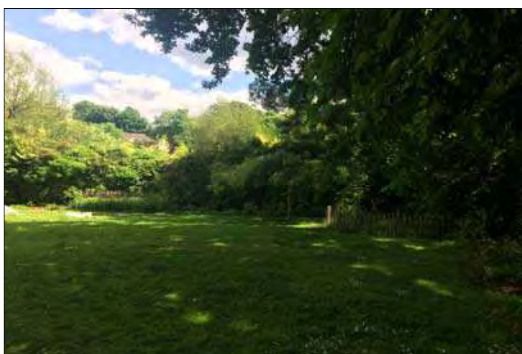
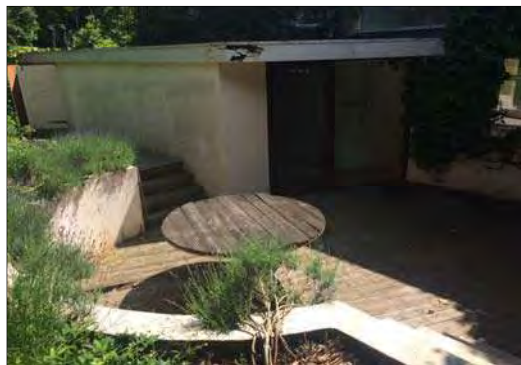
Summary and Conclusions

The site was located in the London Borough of St Pancras which was subject to a high density bombing campaign during WWII with an average of 258 items per 1,000 acres. In house-records indicate that the site was not subject to any bomb strikes, although it did fall under the area of an incendiary shower. The site itself is not recorded as sustaining any damage during this incendiary shower on LCC mapping. As the site was located within a residential and public area the site and the surrounding area is likely to have regular and frequent access; with no indication that this access to the site would have been severely reduced by the bomb strikes that fell close to the south-east of the site in open land. It is therefore anticipated that conditions largely conducive to the observation of evidence of UXO would have been present across the site area.

Recommendations

Based on the findings of this report, no significant risk from UXO has been identified above the 'background' level for this area of the UK. Whilst it would be possible to undertake additional research in the form of a Detailed UXO Risk Assessment, it is not thought likely that further information would significantly alter the findings of this report. It is therefore **not recommended that any further action is taken for this site.**

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.

Site The Water House, Millfield Lane, London, N6 6HQ**Client** Leonard & Ingrid Lewis**Engineer** Price & Myers**Job Number**
J17146**Sheet**
1 / 2**Picture 1: front of house****Picture 2: side of house****Picture 3: rear of house****Picture 4: rear garden****Picture 5: boundary fence****Picture 6: rear of house****Picture 7: rear garden****Picture 8: patio area**

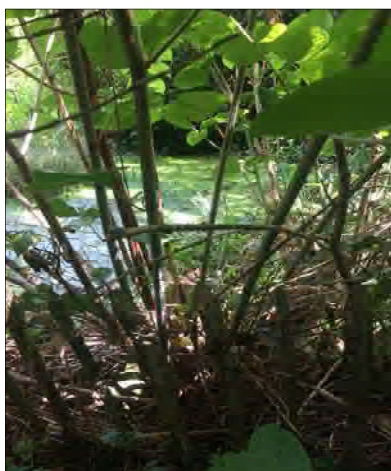
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Client	Leonard & Ingrid Lewis	Sheet 2 / 2
Engineer	Price & Myers	



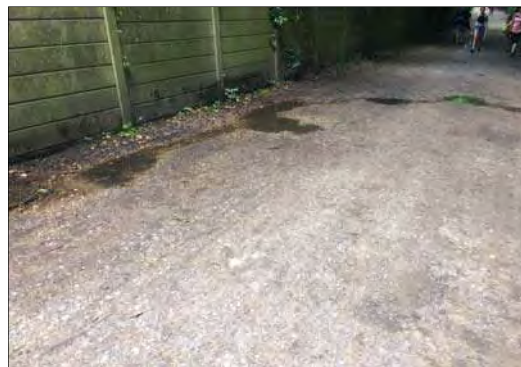
Picture 9: Japanese knotweed



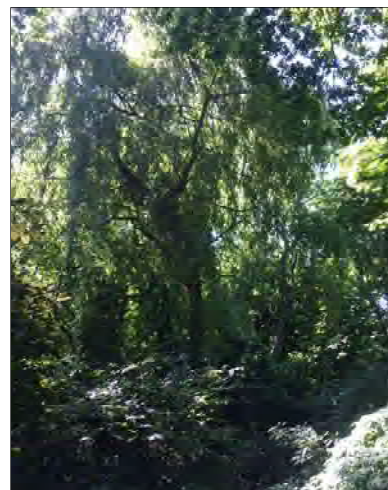
Picture 11: Japanese knotweed



Picture 13: Japanese knotweed



Picture 10: drive way



Picture 12: rear garden

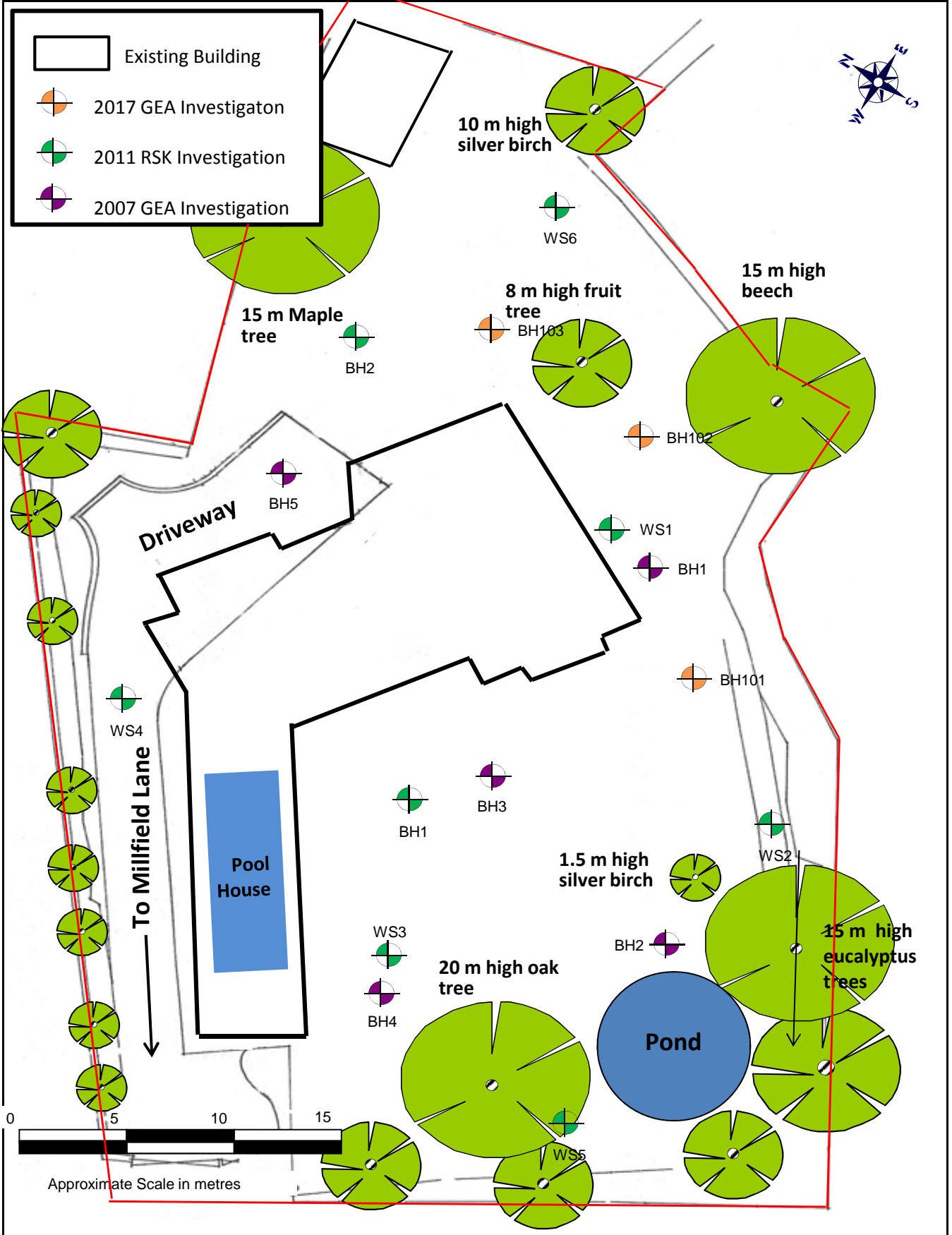
Site The Waterhouse, Millfield Lane, Highgate, London N6 6HQ

Client Leonard & Ingrid Lewis

Engineer Price & Myers

Job Number
J17146

Sheet
1 / 1



Geotechnical & Environmental Associates (GEA) is an engineer-led and client-focused independent specialist providing a complete range of geotechnical and contaminated land investigation, analytical and consultancy services to the property and construction industries.

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where information can be found on all of the services that we offer.

