

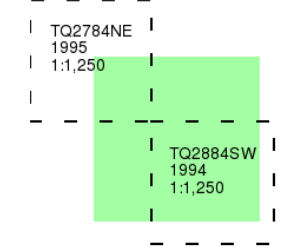
Large-Scale National Grid Data

Published 1994 - 1995

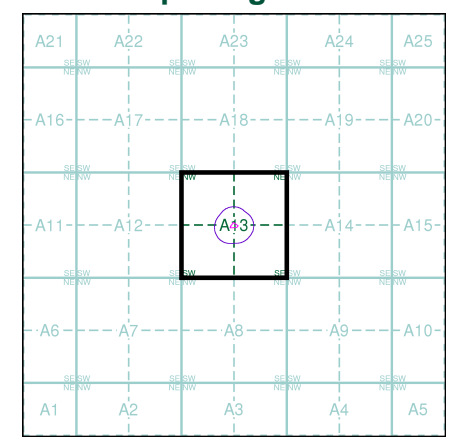
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999.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

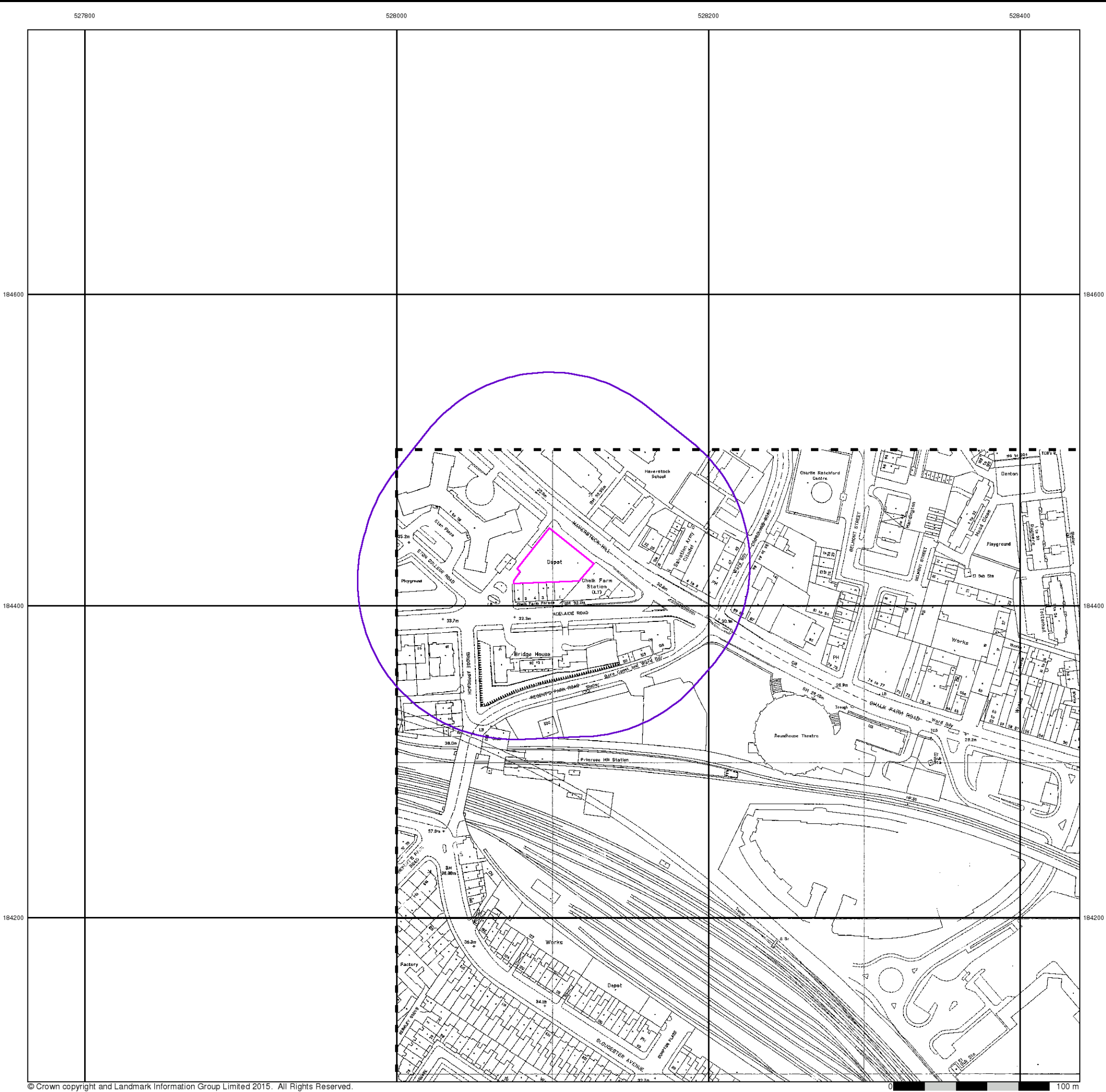
Order Number: 74513917_1_1
Customer Ref: J15316
National Grid Reference: 528100, 184430
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

5-17 Haverstock Hill, LONDON, NW3 2BP



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



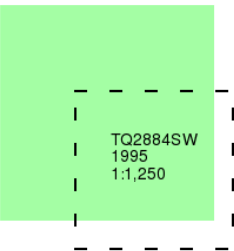
Large-Scale National Grid Data

Published 1995

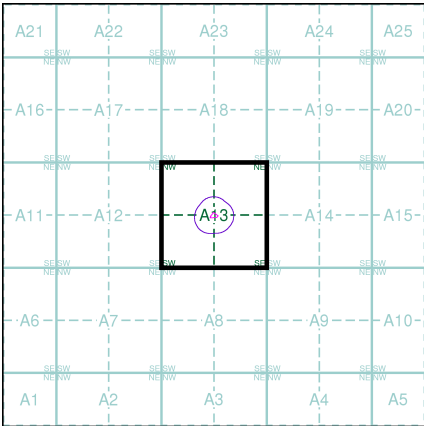
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999.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.

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Historical Map - Segment A13



Order Details

Order Number: 74513917_1_1
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Site Area (Ha): 0.11
Search Buffer (m): 100

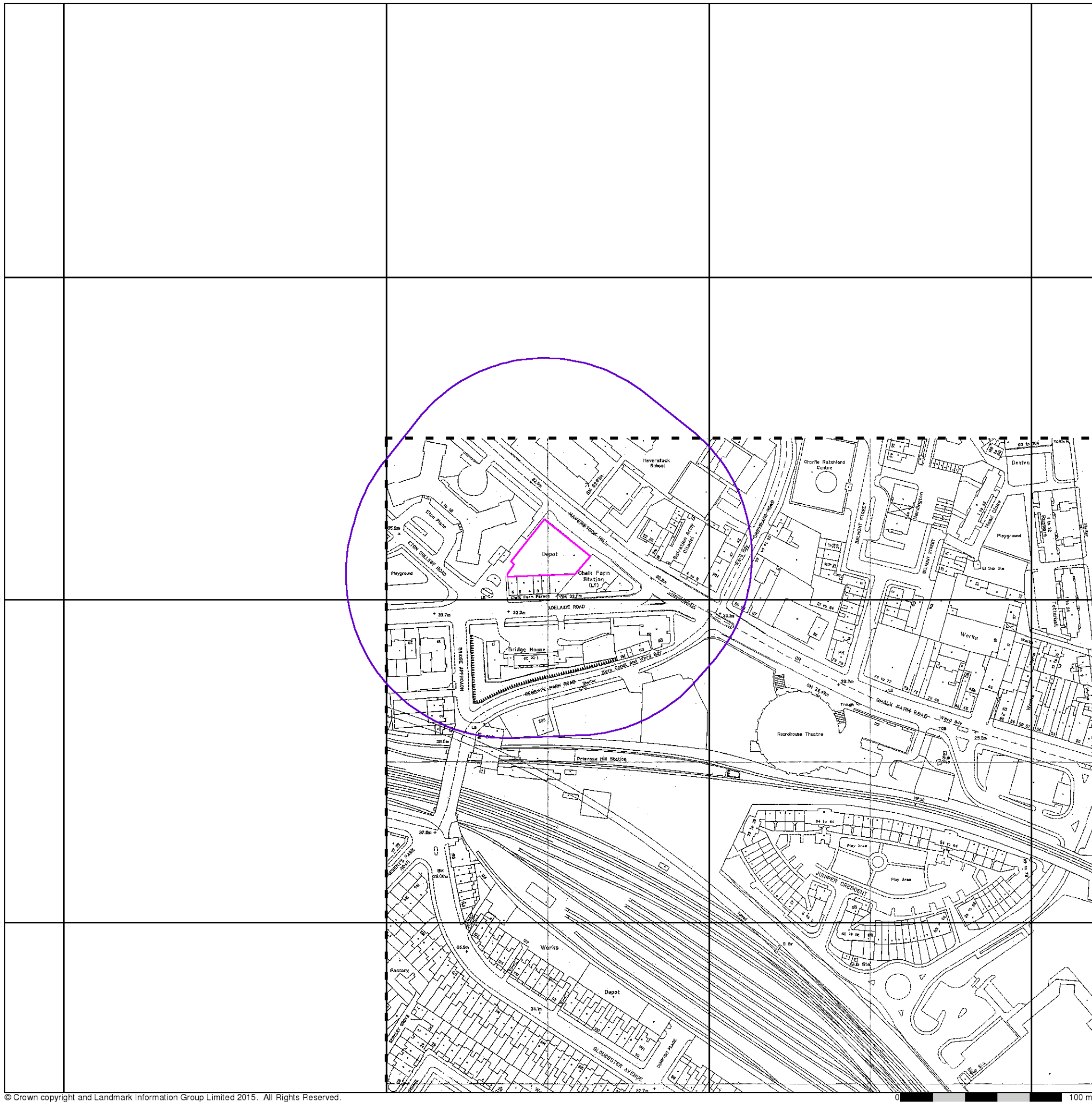
Site Details

5-17 Haverstock Hill, LONDON, NW3 2BP



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

184600
184400
184200



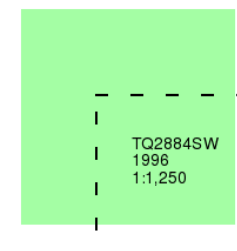
Large-Scale National Grid Data

Published 1996

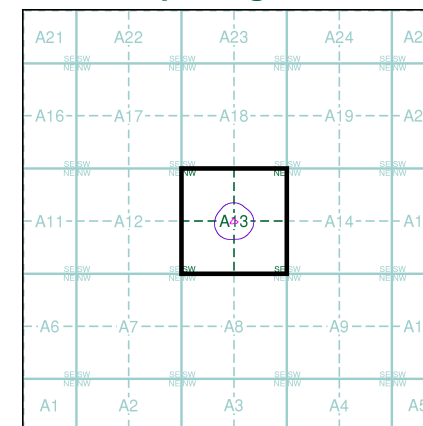
Source map scale - 1:1,250

'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: 74513917_1_1
Customer Ref: J15316
National Grid Reference: 528100, 184430
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

5-17 Haverstock Hill, LONDON, NW3 2BP



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10k Raster Mapping

Published 2006

Source map scale - 1:10,000

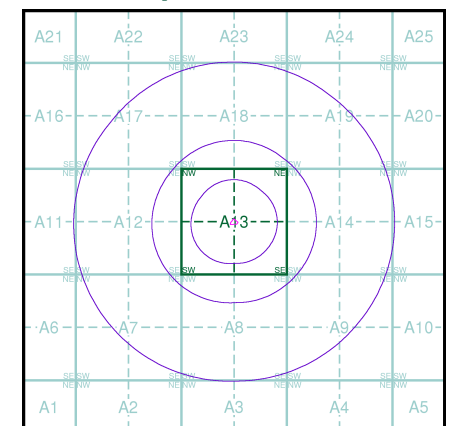
The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks 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)

TQ28NE
2006
1:10,000

TQ28SE
2006
1:10,000

Historical Map - Slice A



Order Details

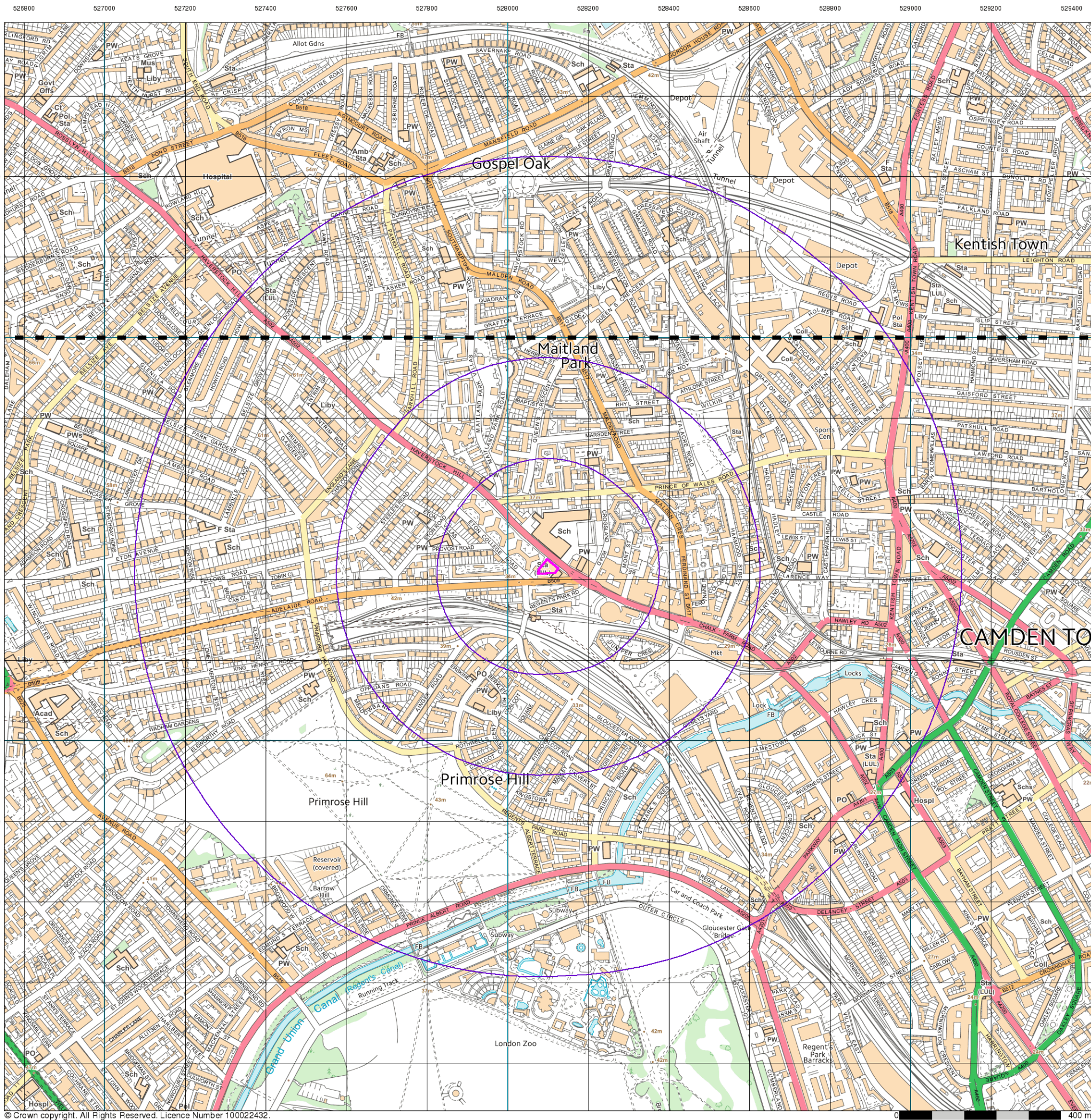
Order Number: 74513917_1_1
Customer Ref: J15316
National Grid Reference: 528100, 184430
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

5-17 Haverstock Hill, LONDON, NW3 2BP



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



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VectorMap Local

Published 2015

Source map scale - 1:10,000

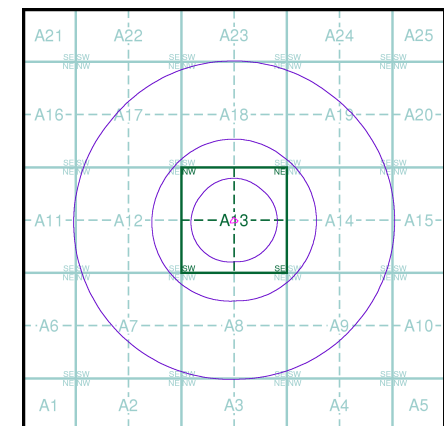
VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:12500 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)

TQ28NE
2015
Variable

TQ28SE
2015
Variable

Historical Map - Slice A



Order Details

Order Number: 74513917_1_1
Customer Ref: J15316
National Grid Reference: 528100, 184430
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 1000

Site Details

5-17 Haverstock Hill, LONDON, NW3 2BP



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



Ms Hannah Dashfield
GEA Ltd
Widbury Barn
Widbury Hill
Ware
Hertfordshire
SG12 7QE

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 5 November 2015
Our Ref FSR/PET/02/017530/ms

Dear Madam,

**THE ENVIRONMENTAL INFORMATION REGULATIONS 2004 - ENVIRONMENTAL
ENQUIRY**

Premises: 5-17 Haverstock Hill, London NW3 2BP

As requested, a search has been made for information on the above premises. A thorough search of current and historical files and databases has revealed no petroleum tank information for the site.

Please note that this report is restricted to matters currently known by the London Fire and Emergency Planning Authority. Although we hold extremely comprehensive records, it is possible that we do not hold any records whatsoever for some solid-filled and very old tanks. This will be for one of the following reasons:-

1. The records held by this Authority were passed to it from the Greater London Council in 1986. In 1965 the Greater London Council inherited petroleum related records from the London County Council and the outer London Boroughs / Councils. Some of the outer London records were incomplete.
2. For premises where petroleum tanks have been either removed or permanently made safe, the Authority's records have (in a minority of cases) been destroyed; and for these cases the Authority does not hold any records that indicate that there was ever a 'petroleum' interest at the premises.

As you are aware, a fee is levied for the provision of this information and payment should be made in accordance with the invoice, which will be sent under separate cover.

Any queries regarding this letter should be addressed to the Petroleum Group Admin Manager. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

Maria Sack

for Assistant Commissioner (Fire Safety)

Directorate of Operations

petroleum@london-fire.gov.uk

Reply to Maria Sack

Direct T 020 8555 1200 x30859

ENVIRONMENTAL ENQUIRY DETAIL FORM

Premises:
5-17 Haverstock Hill, London NW3 2BP
Our Reference:
FSR/PET/02/017530

Current licence / Petroleum Storage Certificate in force?
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Date last licence(s)/storage certificate(s) issued:
N/A

Known leaks or spills at this site:
N/A

Comments:
The Authority holds no record of petroleum storage tanks on this site.

Signed:	<i>Maria Sack</i>
----------------	-------------------

Name:	Maria Sack
--------------	------------

Position:	Administrative Officer
------------------	------------------------

Date:	5 November 2015
--------------	-----------------

Hannah Dashfield

From: Arthur, Anona <Anona.Arthur@camden.gov.uk>
Sent: 10 November 2015 16:46
To: Hannah Dashfield
Subject: Contaminated Land Enquiry: 5-17 Haverstock Hill
Attachments: 502-LandUseHistoric.csv

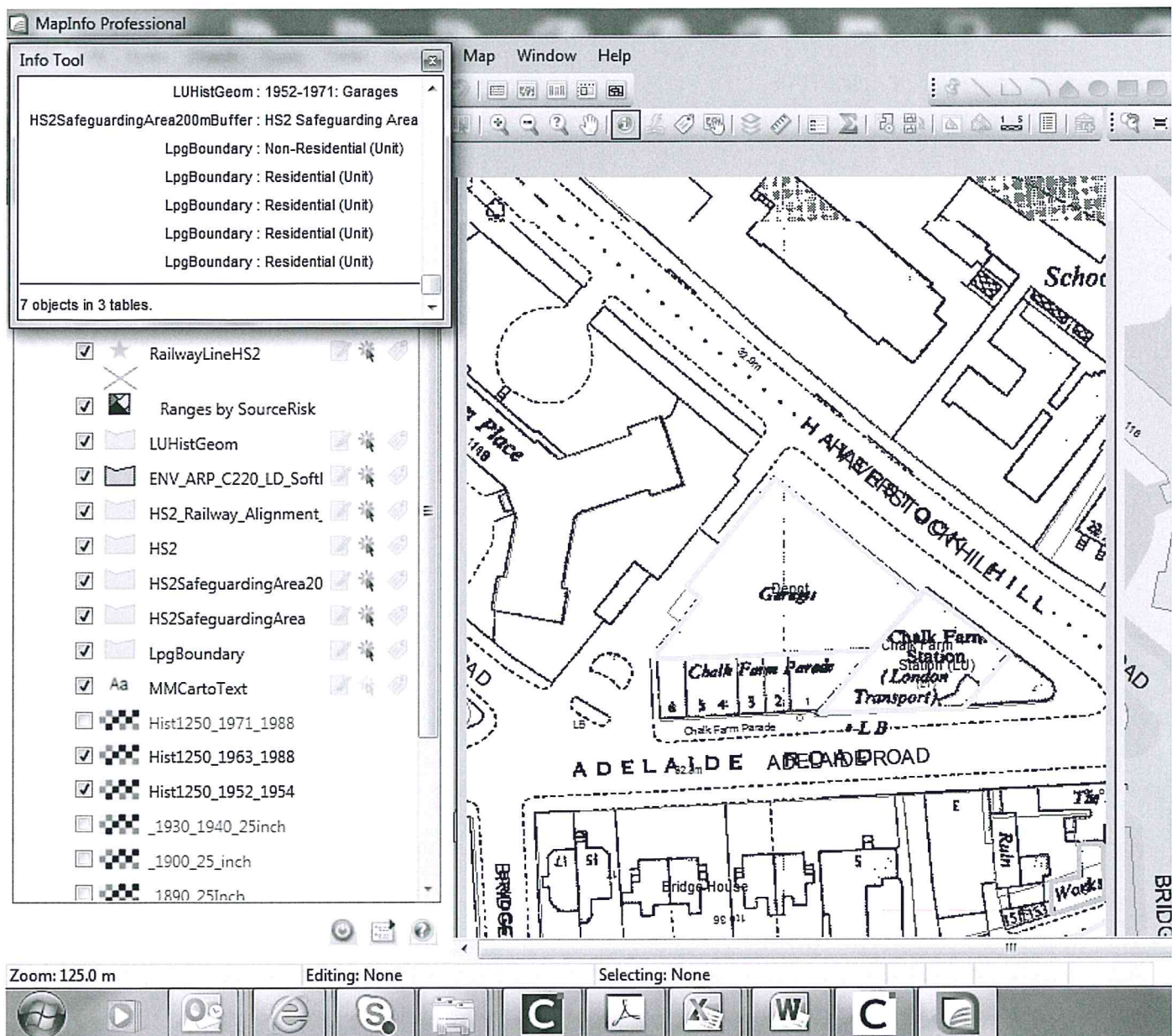
Dear Hannah

Thank you for your enquiry relating to the above I would like to confirm the following.

The historical land use of the site was Garages as indicated in the map below. The Council holds no other records in relation to this site.

Disclaimer:

The above response is provided from such information that is readily available to the Council and in its possession. It is believed to be correct but the Council expressly gives no warranty in this respect nor will the Council accept any liability whatsoever for any error, omission or loss occasioned thereby to any person (whether or not the person requested the information) and in particular the Council gives no warranty that it has researched all its relevant archives in order to respond to the request for information.



Regards

Anona Arthur
Environmental Health Officer / Contaminated Land Officer

Telephone: 020 7974 2990

From: Hannah Dashfield [mailto:Hannah@gea-ltd.co.uk]

Sent: 10 November 2015 14:50

To: Arthur, Anona

Subject: 5-17 Haverstock Hill - enquiry

Anona,

We are currently undertaking a desk study for 5-17 Haverstock Hill, located next to Chalk Farm London Underground Station. We understand that at some in the site's history it was possibly a petrol station and garage. We have undertaken a petroleum search, but they hold no records. Do you have any information relating to this site and its contaminative history?

Please feel free to contact me if you need anymore information.

Kind regards,

Hannah

Hannah Dashfield

Geotechnical & Environmental Associates
Widbury Barn
Widbury Hill
Ware
Herts SG12 7QE

mob 07808 770439
tel 01727 824666

email hannah@gea-ltd.co.uk
web www.gea-ltd.co.uk

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Express Preliminary UXO Risk Assessment

Client GEA Ltd.
Project Haverstock Hill
Site Address 5 – 17, Haverstock Hill, London, NW3 2BP
Report Reference OPN2876
Date 05/11/2015
Originator WE

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the Haverstock Hill 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.

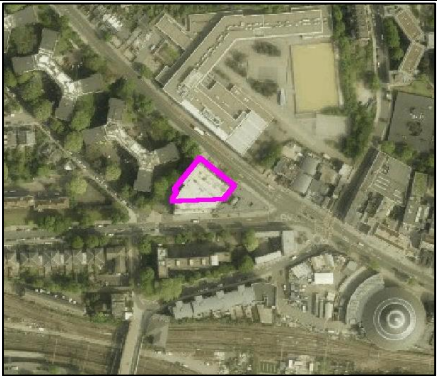
Background

This assessment uses the sources of information available in-house to 1st Line Defence Limited 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.

Risk Assessment Considerations	
Site location and description/current use	<div> <p>The site is located in the urban district of Chalk Farm in the London Borough of Camden. The site is approximately 3.5 Miles from the City of London.</p> <p>The site is occupied by a six storey building of mixed commercial and residential units.</p> <p>The north-eastern boundary faces Haverstock Hill. The eastern boundary of the property is adjacent to Chalk Farm tube station. The southern boundary of the building faces Eton College Road and contains five commercial units and open ground borders the west boundary of the site.</p> <p>The site is centred on the approximate OS grid reference: TQ 2810984425</p> </div> 
Are there any indicators of current/historical military activity on/close to the site?	1 st Line Defence could find no evidence in-house to suggest any current or historical military use on or close to the site of proposed works.
What was the pre- and post-WWII history of the site?	Historical mapping indicates that in 1916 the site was occupied by a row of terraced housing and their accompanying yards and gardens. Pre-WWII mapping indicates that significant development occurred to the northwest of the site, with the construction of the three blocks of flats that exist currently between Eton College Road and Haverstock Hill. However, due to the limitations in detail in this mapping it is unclear precisely as to what existed on the site pre-WWII. Following WWII the site was used for a number of commercial purposes and is recorded as both a garage and a depot. Further research would be needed, including the acquisition of more detailed historical mapping and local records, to learn more about the exact nature of the site during WWII.
Was the area subject to bombing during WWII?	<p>During WWII, the site lay on the boundary of the Metropolitan Boroughs of Hampstead and St Pancras, although the site was entirely within Hampstead.</p> <p>The Metropolitan Borough of Hampstead was subject to a moderate density bombing campaign, with 166 items recorded per thousand acres. A total of 321 High Explosive (HE) bombs, 6 parachute mines, 31 Oil bombs, 5 phosphorous bombs, 10 V1 (Doodlebug) Pilotless Aircraft and 3 V2 Long Range Rockets were recorded.</p> <p>The Metropolitan Borough of St Pancras was subject to a Moderate-High density bombing campaign, with a recorded average of 258.4 items per 1,000 acres. This included 641 high explosive (HE) bombs, 8 parachute mines, 14 oil bombs, 11 phosphorus bombs, 20 V1 pilotless aircrafts, and 2 V2 long range rocket bombs; totalling 696 items across 2,694 acres.</p> <p>The available London ARP bomb census mapping shows evidence of bomb strikes in close proximity to the site, although no strikes have been recorded within the site boundary. Of the recorded strikes proximate to the site, the most significant are the several bombs recorded to have fallen on the school directly to the north, across Haverstock Hill.</p> <p>In addition what is thought to be an unexploded parachute mine is recorded to have fallen within the locality of Eton Hall Flats, 100 metres to the northwest of the site. Furthermore there is evidence to suggest that Eton Place was also struck by an HE. There were several recorded HE strikes recorded to have fallen in the vicinity,</p>

	<p>especially following the railway lines to the south and southeast.</p>
<p>Is there any evidence of bomb damage on/close to the site?</p>	<p>The site and surrounding buildings were recorded to have suffered blast damage. There was no damage recorded in regard to the neighbouring Chalk Farm Station. In addition there were numerous blast damaged buildings to the west The nature of this damage would usually have been limited to shattered windows and damaged roofing, however the acquisition of WWII-era aerial photography would be necessary to confirm this.</p> <p>London County Council bomb damage mapping indicates that the school north of Haverstock Hill was labelled ‘completely destroyed’ as a result of several recorded HE bombs that fell on the area. There was also considerable damage recorded to the south eastern wing of Eton Place, the closest of the flats to the site.</p>
<p>To what degree would the site have been subject to access?</p>	<p>The site was located within an urban and largely residential area, it is therefore presumable that the area would have been subject to some level of regular access. However, as the precise nature and usage of the buildings within the site boundary is unclear it cannot be said with any degree of certainty what level of access the site would have been subject to.</p> <p>Furthermore Chalk Farm Tube Station is located adjacent to the site, that was apparently undamaged by bombing, it can be assumed that there would have been relatively high level of access to the surrounding area.</p>
<p>To what degree has the site been developed post-WWII?</p>	<p>Development of the site following WWII is unclear. Historical mapping suggests that the site was developed from <i>Garages</i> to a <i>Depot</i> c.1963. However poor quality mapping renders it difficult to ascertain at which point this depot was demolished and the currently residing structure built. Further research would be required, including the acquisition of more detailed historical mapping and WWII-era aerial photography, in order to learn more about the nature of the site and its subsequent redevelopment post-war.</p> <p>Significant change has occurred in the some of the surrounding area, with the redevelopment of some of the school buildings to the northeast, and the construction of a large residential apartment block to the southwest. Chalk Farm underground station appears to have remained relatively unchanged post-war.</p>
<p>What is the nature and extent of the intrusive works proposed?</p>	<p>The exact scope and nature of intrusive works proposed on site were not made available to 1st Line Defence at the time of writing of this report but are understood to include site investigation works.</p>

Summary and Conclusions
<p>Preliminary research for this report has identified a minimal risk of encountering ordnance on the Haverstock site.</p> <p>During WWII the site was located in the borough of Hampstead, bordering the borough of St Pancras. The borough of Hampstead was subject to moderate density bombing and the borough of St Pancras high density bombing during the course of WWII. Despite this, available records suggest that no ordnance fell directly on the site.</p> <p>According to historical mapping, the site was entirely occupied by a Depot/Garage during WWII which appears to have survived the war intact and unchanged (according to available post-war mapping and aerial photography). Serious damage/clearance is noted to the north-east of the site, but this is considered to be too far away to increase the UXO risk to the site itself.</p> <p>There is evidence to suggest numerous bomb strikes occurred in the surrounding area, although only the strike on the premises directly to the north of the site, across Haverstock Hill, appears to have caused minor damage to the</p>



site. This damage was likely limited to shattered windows and damaged roofing.

Although it remains uncertain, the occupation of the site is likely to have remained constant before and after WWII, with the bottom floor used as garages and the upper floors residential property. It is considered likely therefore that checks would have been made post-raid for evidence of UXO and that any such evidence should have been noted and reported on or adjacent to the site.

1st Line Defence could find no evidence in-house to suggest any current or historical military use on or close to the site of proposed works.

Recommendations

Given the findings of this report, it is not considered likely that carrying out additional research would result in a significant change to the assessed level of risk (minimal/low risk) based on the information currently available to 1st Line Defence. It is therefore recommended that **no 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.

Hannah Dashfield

From: Kaye Nigel <Nigel.Kaye@tube.tfl.gov.uk>
Sent: 20 January 2016 12:34
To: Hannah Dashfield
Subject: RE: 5-17 Haverstock Hill
Attachments: 140870_LUL SURVEY_Section Location.pdf; SSK106.pdf; RE: Proposed development 5-17 Haverstock Hill-LUL Tunnel Location

Hi Hannah,

Happy 2016.

The survey was issued to Francisco / Consibee a while ago. They even came back with some proposals for the building's foundations in a section showing our tunnels. I had some minor comments for him going forward, and I ask for details on the station elevation – but haven't heard back from him since.

Email thread and their drawings attached.

Kind regards,

Nigel Kaye | Infrastructure Protection Engineer
London Underground | 3rd Floor Albany House, London, SW1H OBD
Tel: 020 7027 8763 | Mob: 07802 670 411 nigel.kaye@tube.tfl.gov.uk



Mitigating risk - while helping London develop.

From: Hannah Dashfield [<mailto:Hannah@gea-ltd.co.uk>]
Sent: 20 January 2016 12:29
To: Kaye Nigel
Subject: 5-17 Haverstock Hill

Nigel,

Happy new year to you.

We are finishing off our report and I just wondered if the correlation survey has been completed to date?

Kind regards,

Hannah

Hannah Dashfield

Geotechnical & Environmental Associates
Widbury Barn
Widbury Hill
Ware
Herts SG12 7QE

mob 07808 770439
tel 01727 824666

Hannah Dashfield

From: Hannah Dashfield
Sent: 01 February 2016 12:05
To: Hannah Dashfield
Subject: FW: Proposed development 5-17 Haverstock Hill-LUL Tunnel Location

From: Kaye Nigel [mailto:Nigel.Kaye@tube.tfl.gov.uk]
Sent: 16 December 2015 11:54
To: 'Francisco Alcazar'
Cc: Cadman John; 'Jess, Paul @ London SMC'; paul.goldstraw@wtpartnership.com; Morris, Laura @ London HH; Benjamin Kee (benjaminkee@piercyandco.com); David Cawston (davidcawston@piercyandco.com); Dave Richards; Hobden, Mark (Mark.Hobden@sdgworld.net); Stoddart, Jonathan @ London HH; Peter Maguire (peter.maguire@wtpartnership.com); Chris Boydell; Ferguson, Rachel @ London HH; Christie, Jack @ London HH
Subject: RE: Proposed development 5-17 Haverstock Hill-LUL Tunnel Location

Hi Francisco,

In terms of our running tunnels, that horizontal clearance is good and unlikely to have any impact on us (our involvement will be minimal). I would, however, still expect to still see;

- a) a ground movement assessment (cl 3.24), which I suspect will confirm predicted nil or negligible impact
- b) a method statement for the piling works (in due course)
- c) it may be prudent for you to carry out a condition survey (as you would any other property) of the tunnels pre/post construction so you can easily demonstrate your works has had no adverse impact.

Our station is still immediately adjacent, and obviously I'm interested in this elevation too! – do you have details for the foundations and any (potential) impact here?

Hope you're well,

Kind regards,

Nigel Kaye | Infrastructure Protection Engineer
London Underground | 3rd Floor Albany House, London, SW1H 0BD
Tel: 020 7027 8763 | Mob: 07802 670 411 nigel.kaye@tube.tfl.gov.uk



Mitigating risk - while helping London develop.

From: Francisco Alcazar [mailto:francisco.alcazar@conisbee.co.uk]
Sent: 16 December 2015 11:32
To: Kaye Nigel
Cc: Cadman John; 'Jess, Paul @ London SMC'; paul.goldstraw@wtpartnership.com; Morris, Laura @ London HH; Benjamin Kee (benjaminkee@piercyandco.com); David Cawston (davidcawston@piercyandco.com); Dave Richards; Hobden, Mark (Mark.Hobden@sdgworld.net); Stoddart, Jonathan @ London HH; Peter Maguire (peter.maguire@wtpartnership.com); Chris Boydell; Ferguson, Rachel @ London HH; Christie, Jack @ London HH
Subject: RE: Proposed development 5-17 Haverstock Hill-LUL Tunnel Location

Nigel,

Thank you for sending the results of the correlation survey for the LUL tunnel.

We have interrogated the cad drawing in DWG format and found that our site boundary line is located outside of the 3m horizontal tunnel exclusion zone, as specified in your guidance document G0023 item 3.13.2. This will allow us to best position our building foundations (proposed piling) inside and adjacent to the site boundary, maximising the basement area.

We have attached pdf files with both, a sketch showing a section through the tunnel and basement foundations, and the survey plan with the section location for your comments.

Could you please confirm that our proposal for the basement and building foundations is acceptable.

Regards

Francisco

From: Kaye Nigel [<mailto:Nigel.Kaye@tube.tfl.gov.uk>]
Sent: 25 November 2015 10:35
To: Francisco Alcazar
Cc: Cadman John; 'Jess, Paul @ London SMC'
Subject: RE: Proposed development 5-17 Haverstock Hill

Francisco,

Please find the completed correlation survey for 5-17 Haverstock Hill attached in .zip format, as per accepted estimate LUL-El-Sur-022-15, comprising;

1. *Issue Sheet (M203 Chalk Farm Issue Sheet.xls)*
2. *CAD Drawing (DWG-SUR-N046-0000001.dgn)*
3. *CAD Model (N046-TLL-S-1MA001.dgn)*
4. *CAD Border (MR_Survey-a0.dgn)*
5. *Pdf of CAD Drawing (DWG-SUR-N046-0000001.pdf)*
6. *M203 Chalk Farm Control List.xls*
7. *M203 Chalk Farm Witness Diagrams.pdf*

Please confirm receipt,

Kind regards,

Nigel Kaye | Infrastructure Protection Engineer
London Underground | 3rd Floor Albany House, London, SW1H 0BD
Tel: 020 7027 8763 | Mob: 07802 670 411 nigel.kaye@tube.tfl.gov.uk



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From: Kaye Nigel
Sent: 03 November 2015 12:19
To: 'Francisco Alcazar'
Cc: Hui Oliver; Cadman John; Jess, Paul @ London SMC
Subject: RE: Proposed development 5-17 Haverstock Hill

Thanks Francisco,

I've spoken to my colleague Oliver regarding this earlier this morning. We'll be in touch as the correlation survey progresses.

Kind regards,

Nigel Kaye | Infrastructure Protection Engineer
London Underground | 3rd Floor Albany House, London, SW1H OBD
Tel: 020 7027 8763 | Mob: 07802 670 411 nigel.kaye@tube.tfl.gov.uk



Mitigating risk - while helping London develop.