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# Envirocheck®

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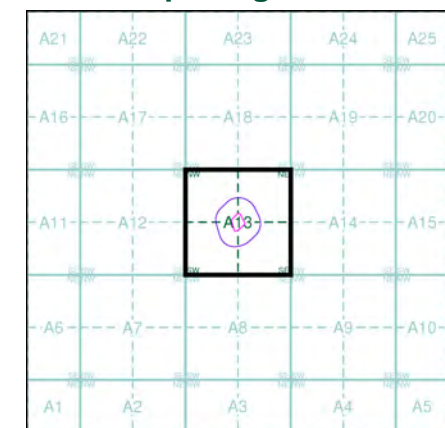
## Ordnance Survey Plan Published 1965 - 1968 Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

TQ3082
1965
1:2,500
TQ3081
1968
1:2,500

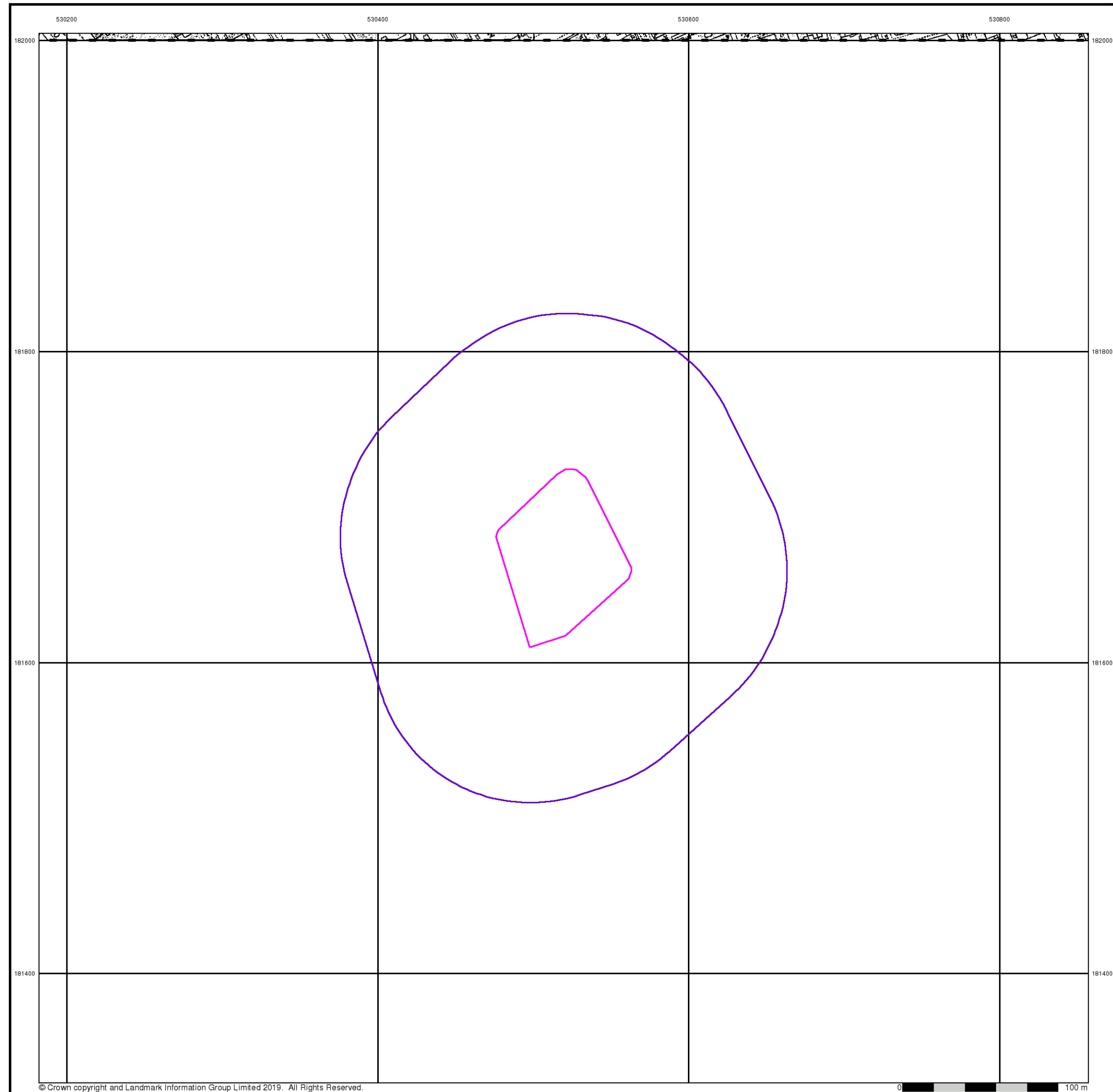
### Historical Map - Segment A13



**Order Details**  
Order Number: 221284170\_1\_1  
Customer Ref: 1129  
National Grid Reference: 530520, 181670  
Slice: A  
Site Area (Ha): 0.61  
Search Buffer (m): 100

**Site Details**  
Grange Central St Martins, Fisher Street, LONDON, WC1B 4AE

**Landmark**  
INFORMATION GROUP  
Tel: 0844 844 9952  
Fax: 0844 844 9951  
Web: www.envirocheck.co.uk



**Additional SIMs**  
**Published 1965**  
**Source map scale - 1:2,500**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

**Map Name(s) and Date(s)**

TQ3082  
1965  
1:2,500

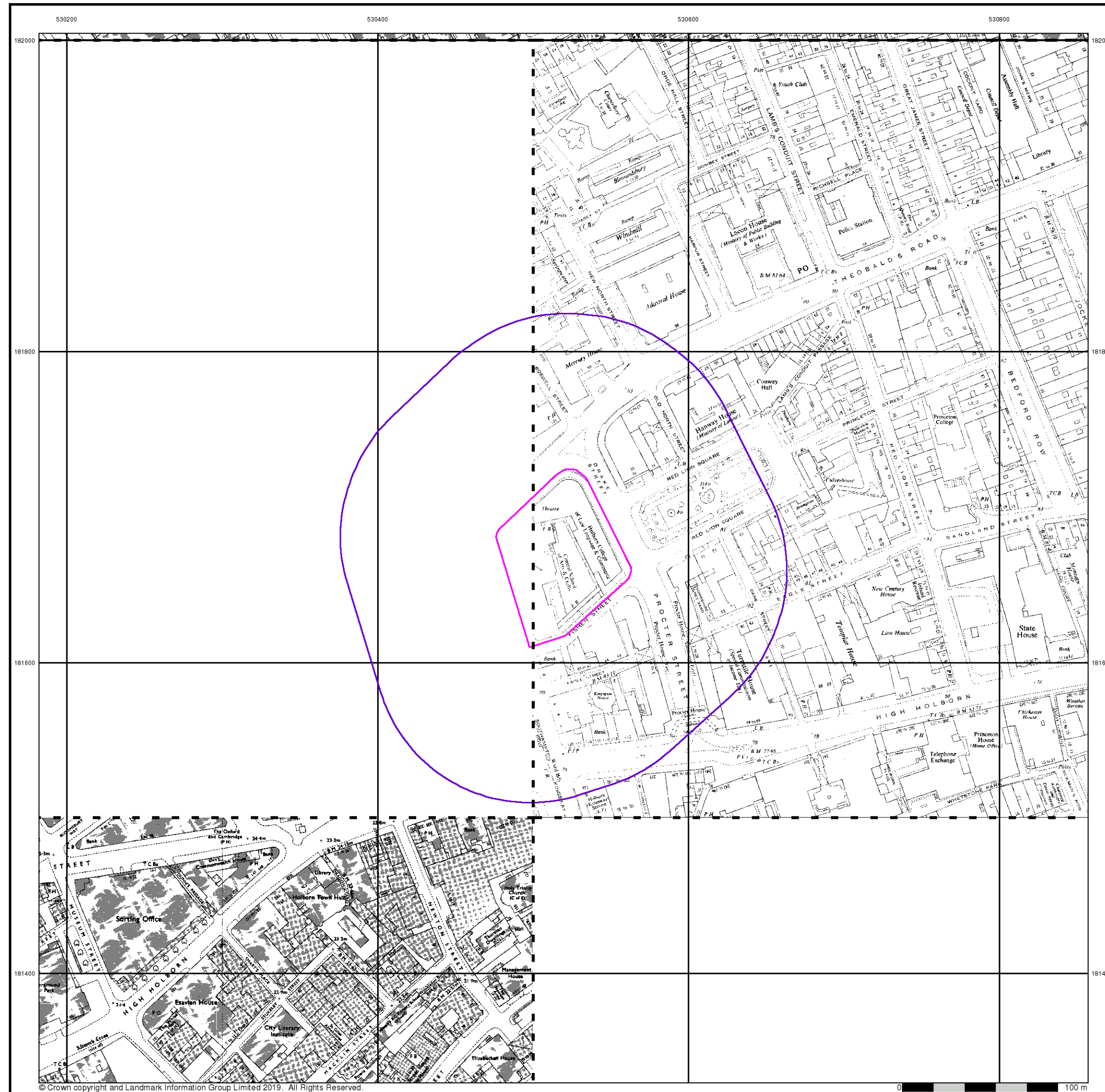
**Historical Map - Segment A13**

N

**Order Details**  
Order Number: 221284170\_1\_1  
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## Ordnance Survey Plan

Published 1966 - 1974

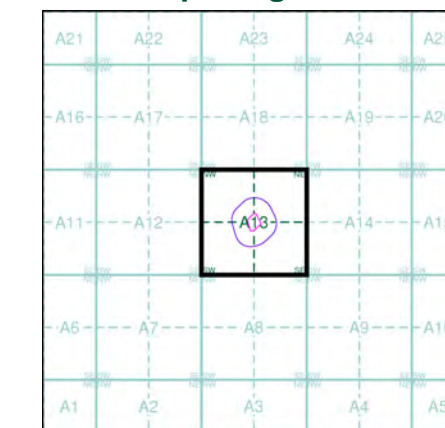
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

Q3082SV	Q3082SE
1973	1974
1:1,250	1:1,250
	Q3081NE
	1966
	1:1,250
Q3081SW	
1973	
1:1,250	

### Historical Map - Segment A13



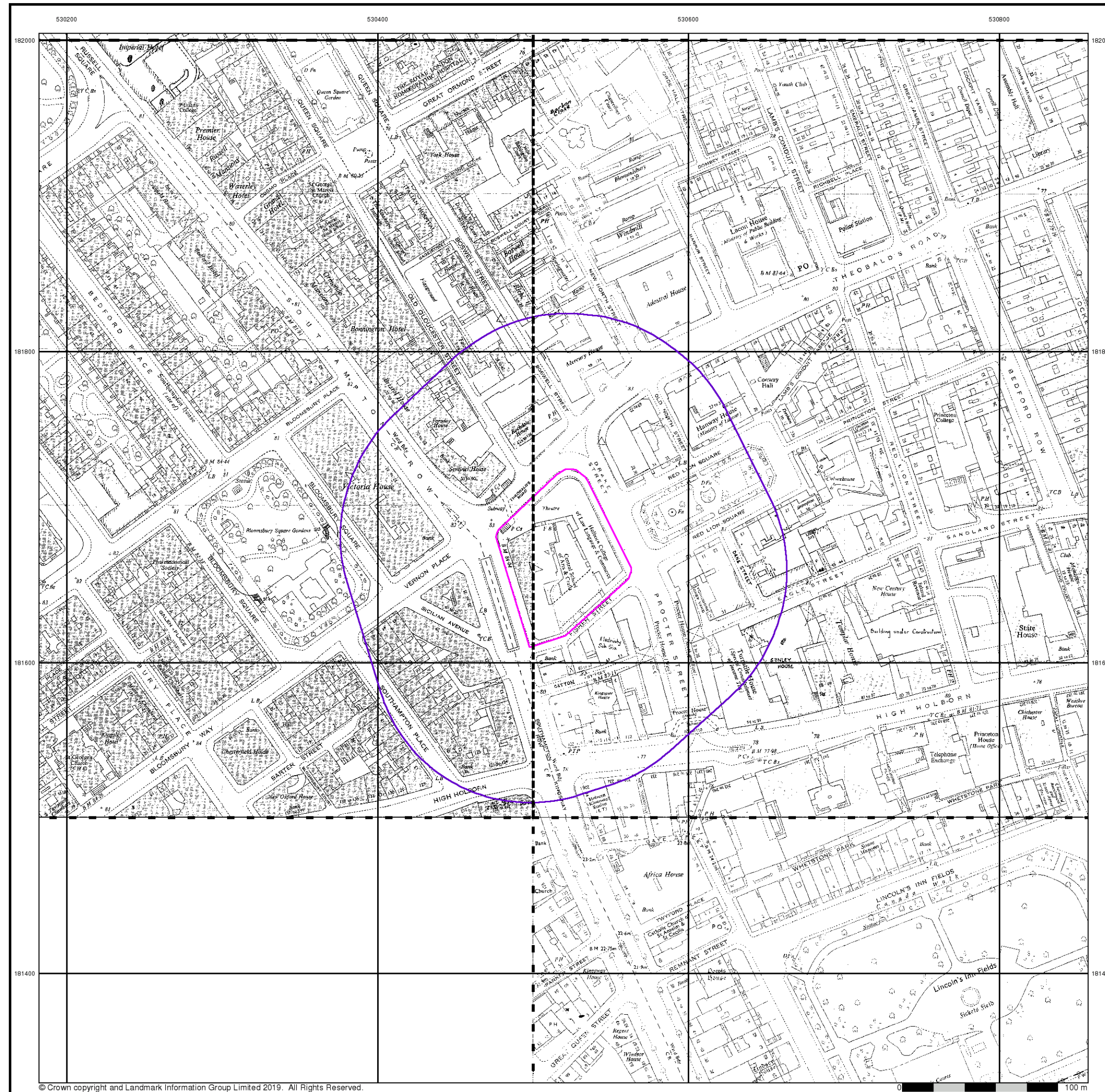
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### Site Details

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## Supply of Unpublished Survey Information

### Published 1974 - 1976

### Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

#### Map Name(s) and Date(s)

Q3082SW	1976	1:1,250
Q3081NW	1974	1:1,250
Q3081NE	1974	1:1,250
Q3081SE	1976	1:1,250

#### Historical Map - Segment A13

#### Order Details

Order Number:	221284170_1_1
Customer Ref:	1129
National Grid Reference:	530520, 181670
Slice:	A
Site Area (Ha):	0.61
Search Buffer (m):	100

#### Site Details

Grange Central St Martins, Fisher Street, LONDON, WC1B 4AE

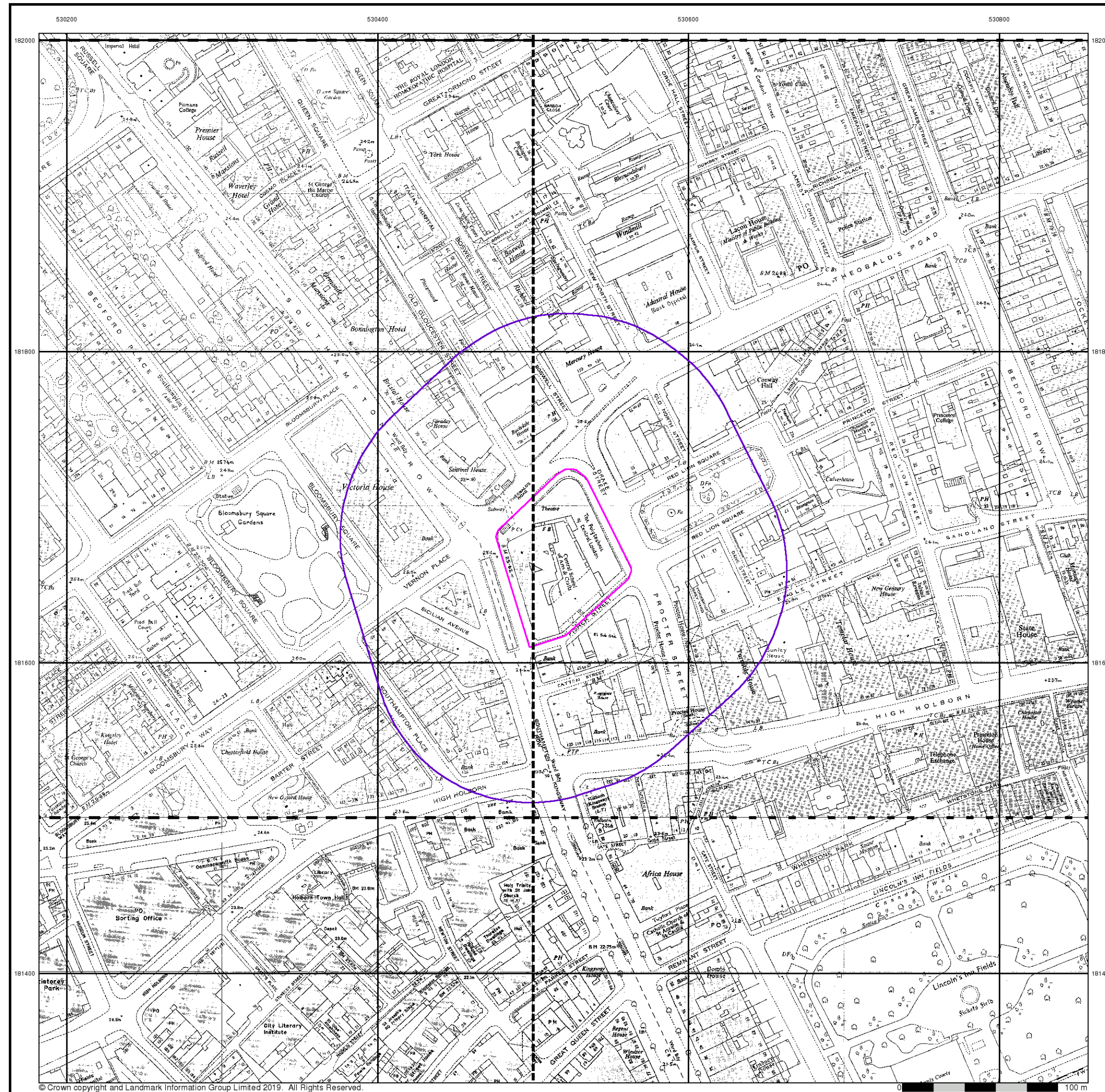
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A Landmark Information Group Service v50.0 14-Oct-2019 Page 12 of 18





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## Additional SIMs

Published 1982 - 1990

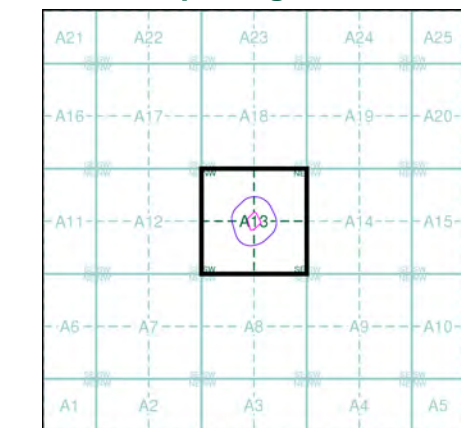
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

## Map Name(s) and Date(s)

Q3082SW	
1982	
1:1,250	
Q3081NW	Q3081NE
1987	1990
1:1,250	1:1,250
Q3081SW	Q3081SE
1983	1987
1:1,250	1:1,250

## Historical Map - Segment A13



## Order Details

Order Number: 221284170\_1\_1  
Customer Ref: 1129  
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Slice: A  
Site Area (Ha): 0.61  
Search Buffer (m): 100

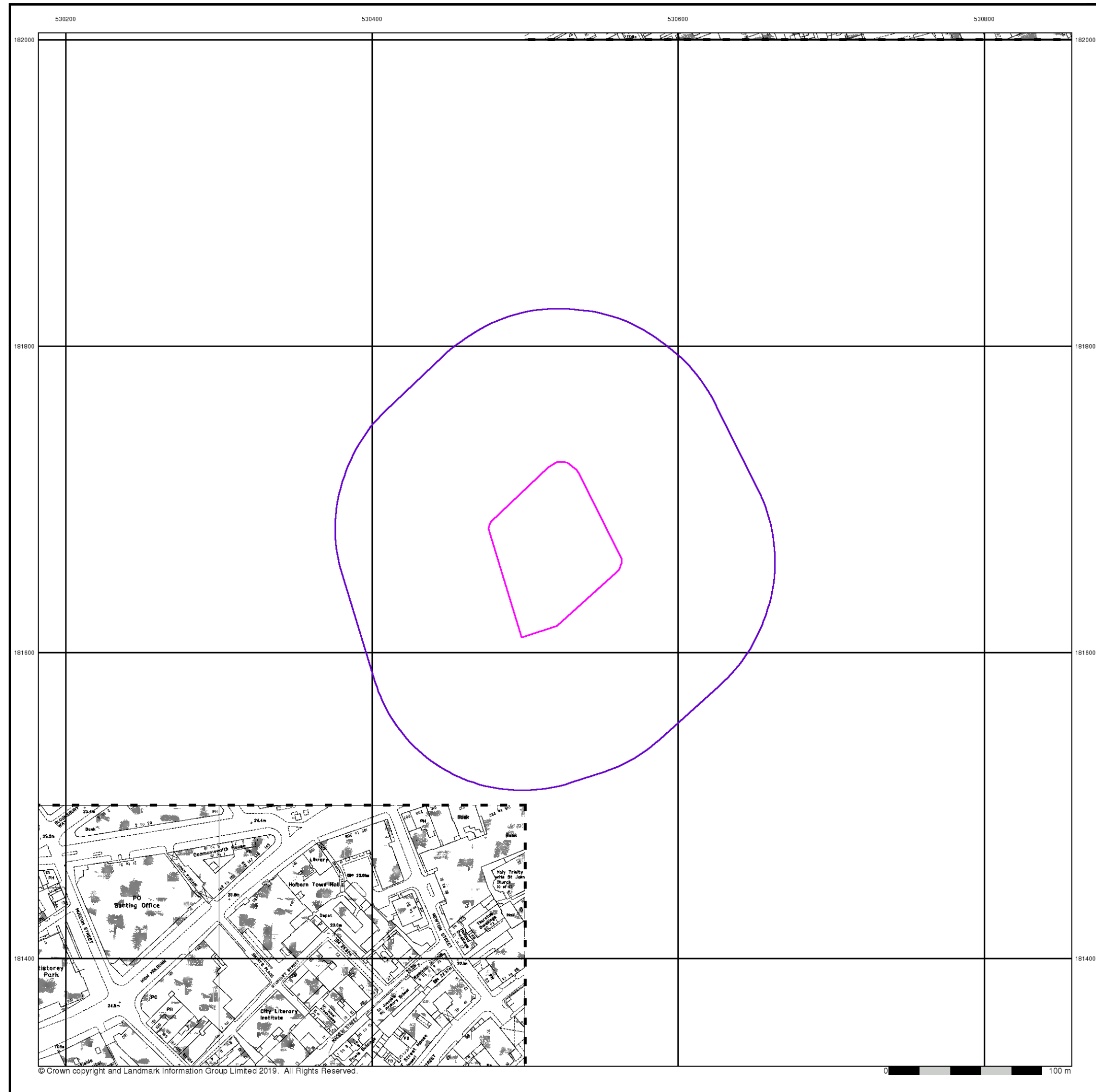
## Site Details

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**Ordnance Survey Plan**  
**Published 1983**  
**Source map scale - 1:1,250**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

**Map Name(s) and Date(s)**

TQ3082SE  
1983  
1:1,250

TQ3081SW  
1983  
1:1,250

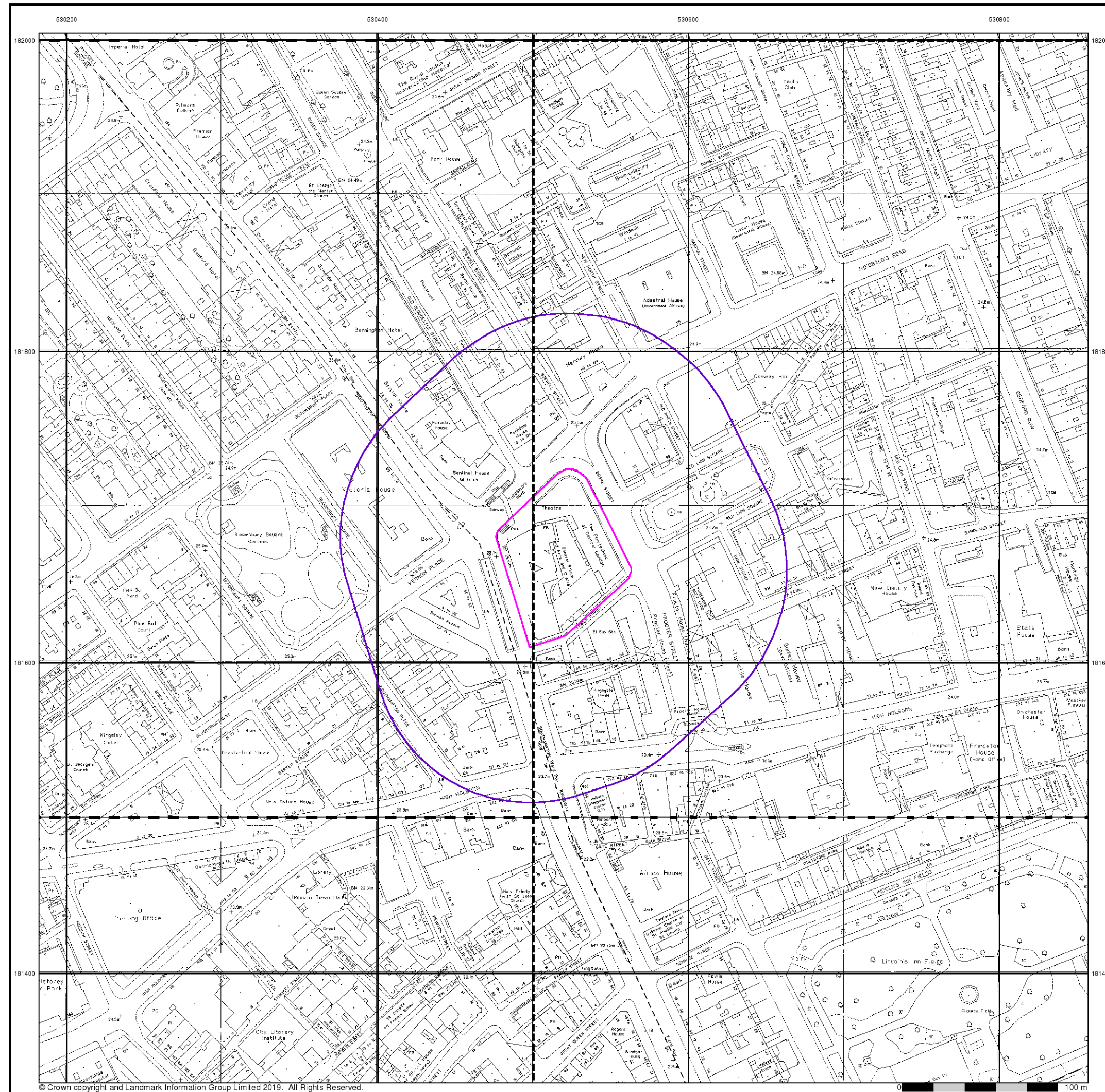
**Historical Map - Segment A13**

**Order Details**

Order Number:	221284170_1_1
Customer Ref:	1129
National Grid Reference:	530520, 181670
Slice:	A
Site Area (Ha):	0.61
Search Buffer (m):	100

**Site Details**  
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## Large-Scale National Grid Data

Published 1991

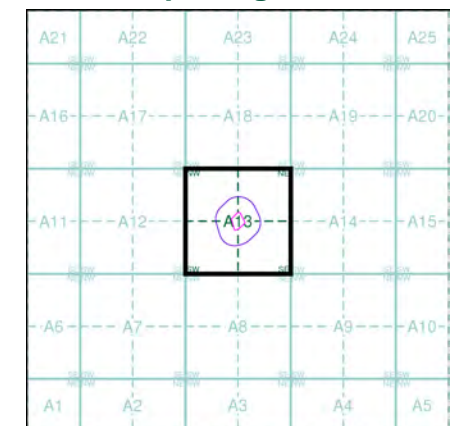
Source map scale - 1:1,250

'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)

Q3082SW	Q3082SE
1991	1991
1:1,250	1:1,250
Q3081NW	Q3081NE
1991	1991
1:1,250	1:1,250
Q3081SW	Q3081SE
1991	1991
1:1,250	1:1,250

### Historical Map - Segment A13



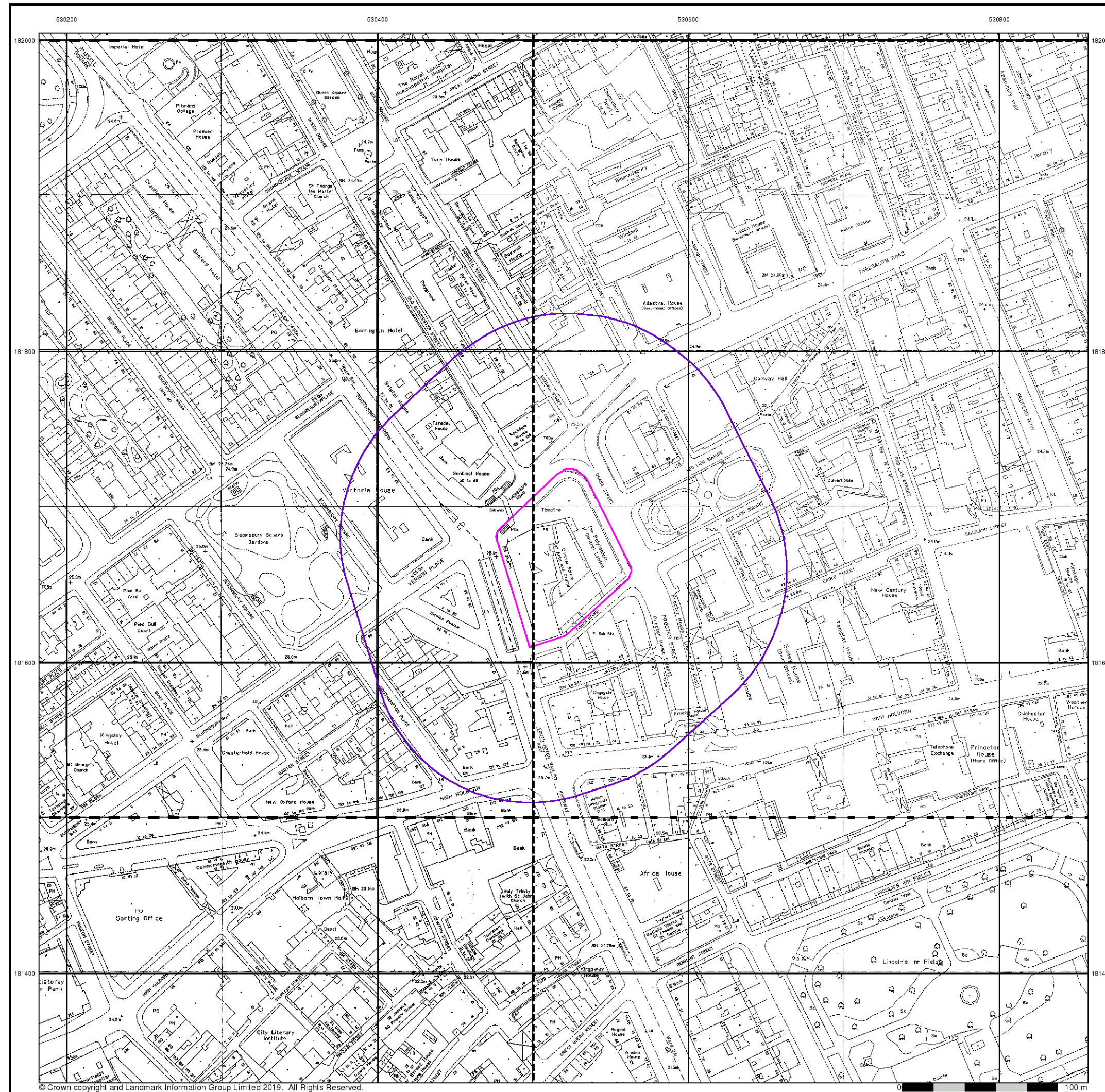
### Order Details

Order Number: 221284170\_1\_1  
Customer Ref: 1129  
National Grid Reference: 530520, 181670  
Slice: A  
Site Area (Ha): 0.61  
Search Buffer (m): 100

### Site Details

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## Large-Scale National Grid Data

Published 1992 - 1995

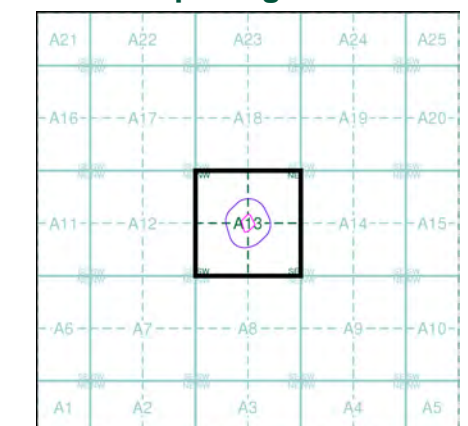
Source map scale - 1:1,250

'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)

Q3082SW	Q3082SE
1994	1992
1:1,250	1:1,250
Q3081NW	Q3081NE
1992	1995
1:1,250	1:1,250
Q3081SW	Q3081SE
1993	1995
1:1,250	1:1,250

### Historical Map - Segment A13



### Order Details

Order Number: 221284170\_1\_1  
Customer Ref: 1129  
National Grid Reference: 530520, 181670  
Slice: A  
Site Area (Ha): 0.61  
Search Buffer (m): 100

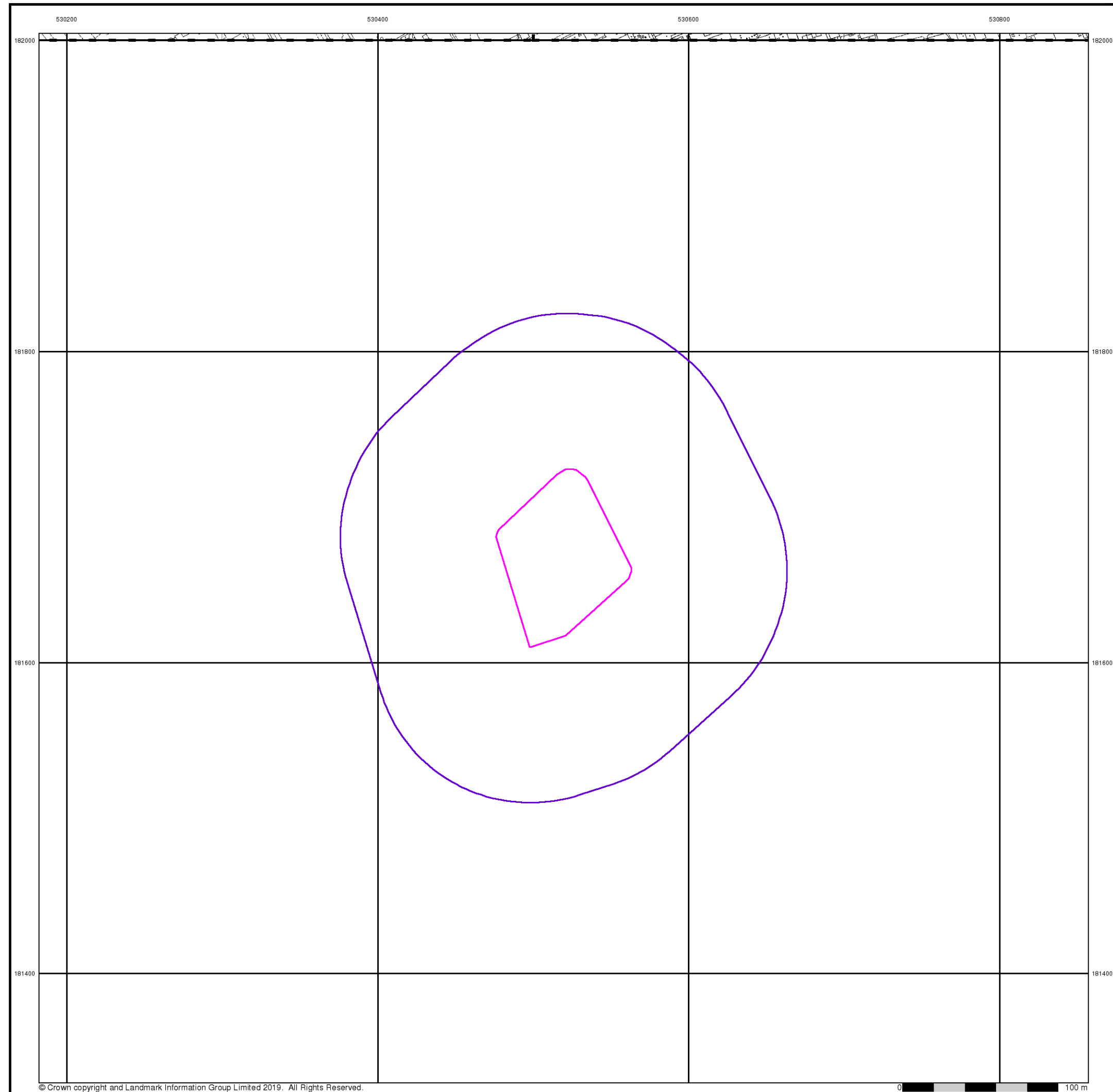
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## Large-Scale National Grid Data

Published 1995

Source map scale - 1:1,250

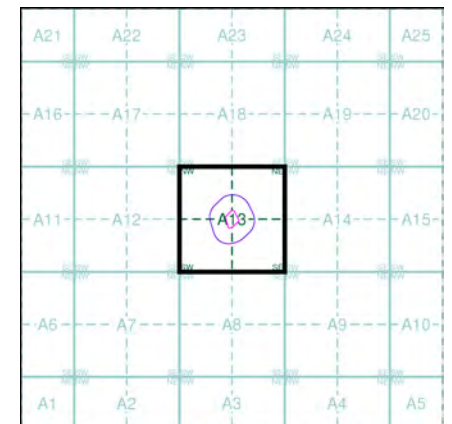
'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic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

### Map Name(s) and Date(s)

TQ3082SW	TQ3082SE
1995	1995
1:1,250	1:1,250



### Historical Map - Segment A13



### Order Details

Order Number: 221284170\_1\_1  
Customer Ref: 1129  
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Slice: A  
Site Area (Ha): 0.61  
Search Buffer (m): 100

### Site Details

Grange Central St Martins, Fisher Street, LONDON, WC1B 4AE





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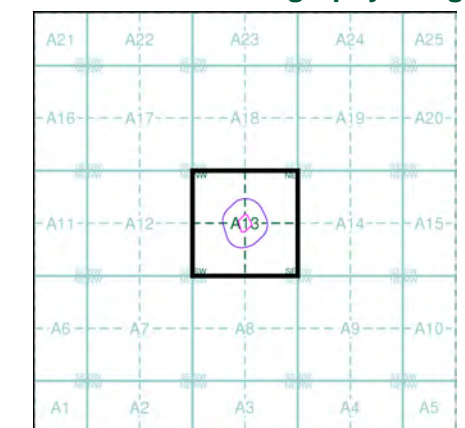
0 100 m

## 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

Order Number: 221284170\_1\_1  
Customer Ref: 1129  
National Grid Reference: 530520, 181670  
Slice: A  
Site Area (Ha): 0.61  
Search Buffer (m): 100

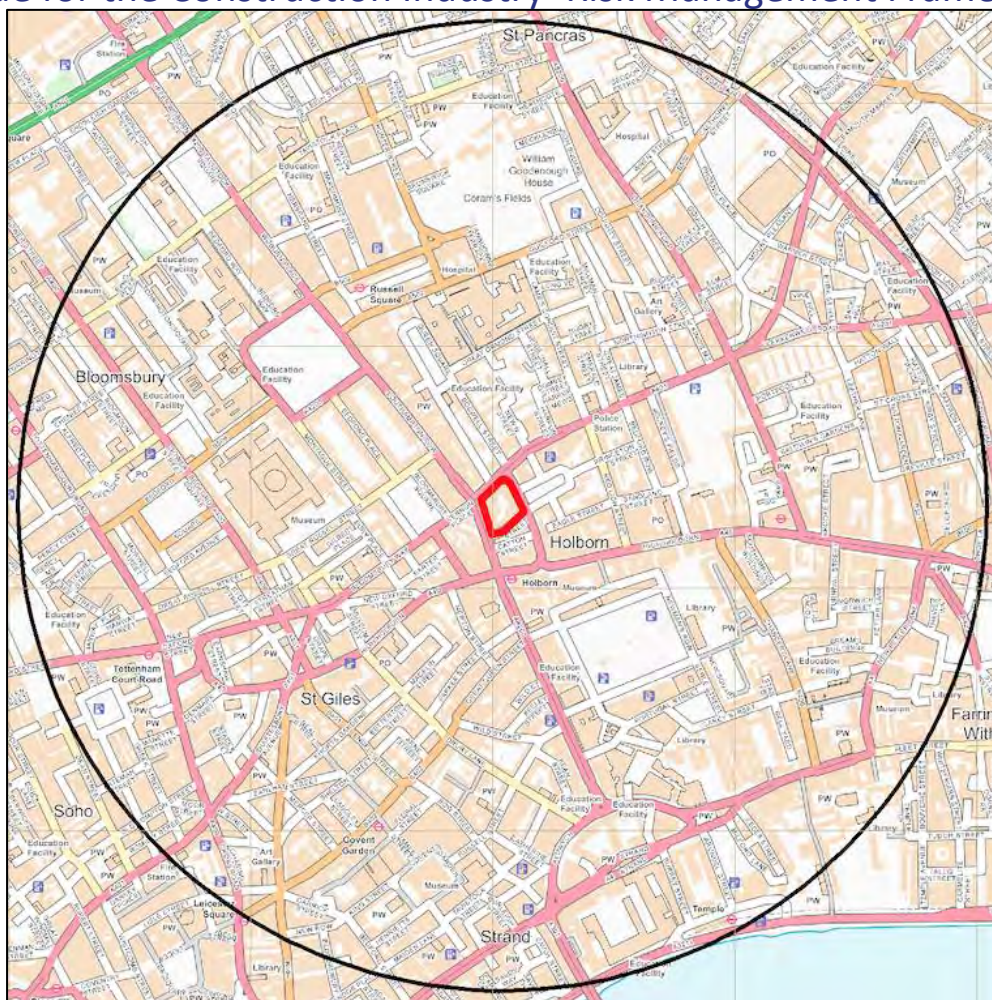
### Site Details

Grange Central St Martins, Fisher Street, LONDON, WC1B 4AE



# PRELIMINARY UNEXPLODED ORDNANCE (UXO) THREAT ASSESSMENT

Meeting the requirements of *CIRIA C681* 'Unexploded Ordnance (UXO) – A guide for the Construction Industry' Risk Management Framework



<b>6 ALPHA PROJECT NUMBER</b>	7706	<b>ORIGINATOR</b>	M. Cornforth
<b>LANDMARK ORDER NUMBER</b>	221284170_2	<b>REVIEWED BY</b>	S. Barratt (15 <sup>th</sup> October 2019)
<b>CLIENT REFERENCE</b>	1129	<b>RELEASED BY</b>	R. Griffiths (15 <sup>th</sup> October 2019)
<b>STUDY SITE</b>	Grange Central St Martins, Fisher Street, London, WC1B 4AE		
<b>RECOMMENDATION</b>	This Study Site requires a Detailed UXO Threat and Risk Assessment		



## STUDY SITE

The Study Site is described as “Grange Central St Martins, Fisher Street, London, WC1B 4AE”, and it is centred on National Grid Reference 530520, 181670.

## THREAT POTENTIAL AND RECOMMENDATIONS

The potential for a UXO hazard to occur, and more specifically, the potential for unexploded WWI and WWII ordnance to exist at this site is assessed as being **LIKELY** (Figure 2).

In accordance with *CIRIA C681* Chapter 5 on managing UXO risks, *6 Alpha* recommends that the next stage in the risk management framework is:

### DETAILED UXO THREAT & RISK ASSESSMENT

We would be pleased to provide this service, please contact *Envirocheck* for further details:



## REPORT SUMMARY

During WWII, the Study Site was situated within *Holborn Metropolitan Borough*, which recorded 216 High Explosive (HE) bomb strikes per 100 hectares; a very high level of bombing.

*Luftwaffe* aerial reconnaissance photography associated with the Study Site identified a command post (900m south) as a primary bombing target.

*Air Raid Precaution* (ARP) records identified three HE bomb strikes on-site. In addition, five HE bomb strikes were identified within 65m of the Study Site, the closest being 25m north-west of the Study Site boundary. Furthermore, 43 Unexploded Bombs (UXBs) were identified within 1,000m of the Study Site, the closest being 45m west of the Study Site boundary.

*London County Council* (LCC) bomb damage mapping recorded areas of “total destruction”, “damage beyond repair”, “serious damage; but repairable at cost” and “general blast damage; minor in nature” on-site and in the immediate vicinity.

Given that both significant bombing and bomb damage were recorded on-site during WWII; it would suggest that further action is warranted to address the potential for UXO encounter.

## USING THIS REPORT

This Preliminary Assessment is designed to inform environmental and construction professionals of the potential threat of military related explosives and/or ordnance on, or in, the vicinity of the Study Site.

This assessment is designed to be employed as a site-screening tool to meet with the requirement of Phase One of the *CIRIA UXO Risk Management Framework*; there are two broad prospective outcomes; either the threat level requires a detailed threat & risk assessment; or no further action is required. In the former instance we can provide a report within 10 working days (or more quickly upon application).

Two figures accompany the report, the *Second World War* (WWII) High Explosive (HE) Bomb Density and the final Probability of UXO Encounter. The purpose of this approach is to demonstrate that whilst bomb density statistics give an indication for WWII bombing, they should not be relied upon exclusively to generate a holistic assessment.

For further information, please contact *Envirocheck*:












Website: <http://www.envirocheck.co.uk>

Telephone: +44 (0)844 844 9952

Email: [customerservice@envirocheck.co.uk](mailto:customerservice@envirocheck.co.uk)



## DATA FINDINGS

Threat Source (within 1,000m)	Detail	
	Identified	Comments
 Airfields/Military Facilities	✓	<i>St Georges Court</i> UK Military Estate (260m south-west).
 Ordnance Manufacture/Storage	✗	None recorded within 1,000m.
 WWII Decoy Bombing Sites	✗	None recorded within 1,000m.
 WWII Defensive Features	✓	A pillbox (575m south-east) and two gun emplacements (815m south-south-east and 670m south-south-east).
 WWII <i>Luftwaffe</i> Designated Bombing Targets	✓	<i>Luftwaffe</i> aerial photography identified a command post (900m south) as a primary bombing target.
 WWII Bomb Strikes Within Study Site Boundary	✓	ARP records identified three HE bomb strikes on-site.
 WWII Bomb Strikes Near Study Site Boundary	✓	ARP records identified five HE bomb strikes; 25m north-west, 35m south-west, 40m south-east, 55m north and 65m north-west.
 WWII Bomb Damage	✓	LCC bomb damage mapping recorded damage ranging from “ <i>general blast damage; minor in nature</i> ” to “ <i>total destruction</i> ” on-site.
 Abandoned Bomb Register	✗	The official abandoned bomb list did not identify any abandoned bombs located on-site or within 1,000m of the Study Site.
 Potential Threat Sources	✓	The most probable UXO threat is posed by WWII <i>German</i> HE bombs, whilst IBs and <i>British</i> AAA projectiles pose a residual threat.
 WWII Bombing Density Per 100 Hectares	✓	The Study Site was located within <i>Holborn Metropolitan Borough</i> , which recorded 216 HE bomb strikes per 100 hectares.

## IMPORTANT NOTES

1. The term ‘Preliminary UXO Threat Assessment’ has been used to describe this report, to fall in line with the *CIRIA* C681 guidelines. Whilst the term ‘Risk’ can be justifiably used at this stage, the reader should note that the ‘Consequence’ function of ‘Risk’ is not considered. Should it be required, this would be addressed in the ‘Detailed UXO Threat & Risk Assessment’ (Stages 2 and 3).
2. This report is accurate and up to date at the time of writing.
3. The assessment levels have been generated from historical data and third party sources. Where possible *6 Alpha* have sought to verify the accuracy of such data, but cannot be held accountable for inherent errors that may be in third party data sets (e.g. *National Archives* or library sources).
4. *6 Alpha* have exercised all reasonable care, skill and due diligence in producing this service.
5. Whilst every effort has been used to identify all potential UXO/explosive threats, there were a number of private facilities, which may not have released privately recorded information concerning UXO/explosive threats into the public domain. It is therefore possible that some of the aforementioned sites may not be included within the database.

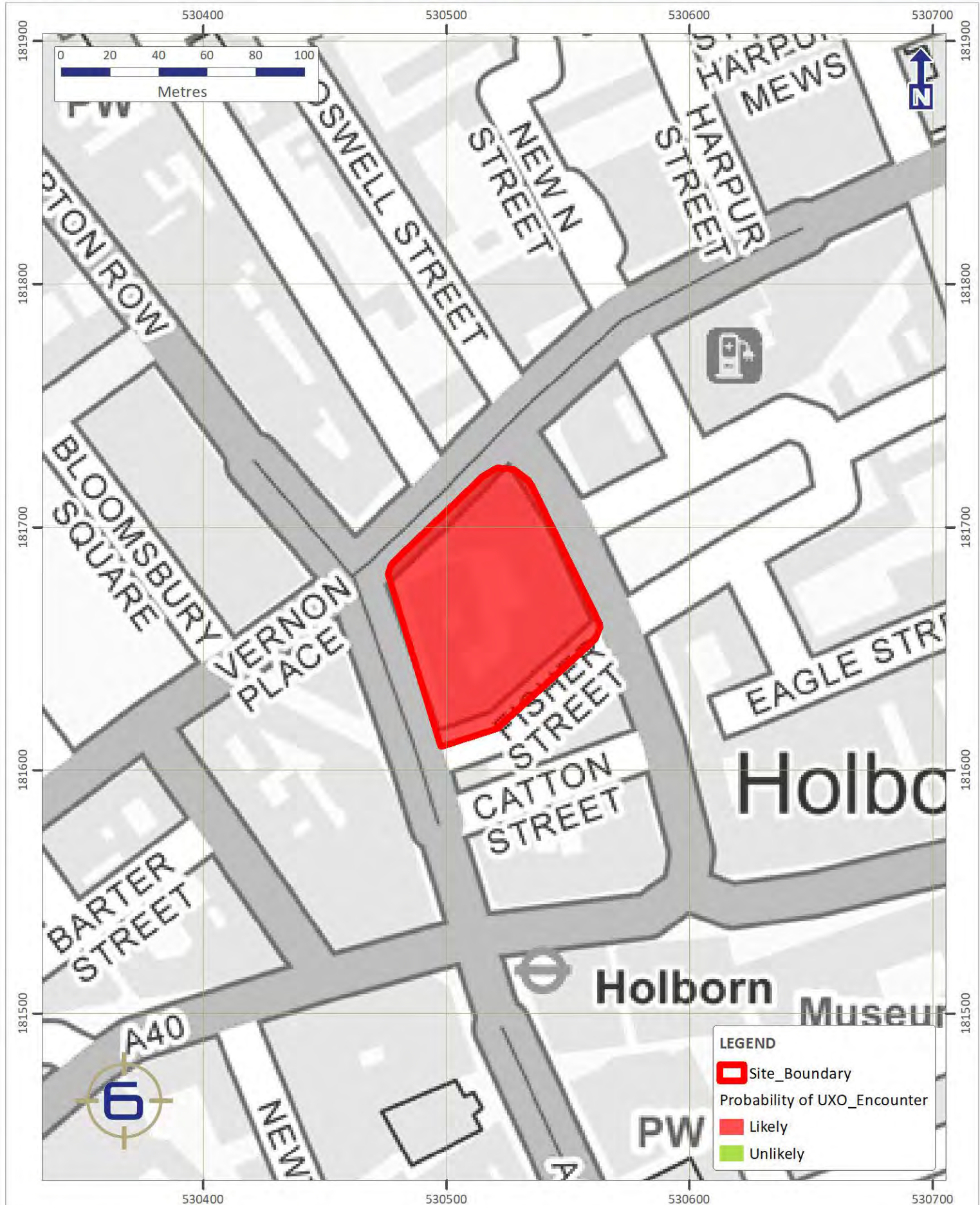


## WWII High Explosive Bomb Density





## Probability of UXO Encounter







Appendix B: Selected Supporting Information



# Orms Beispiel.

Project

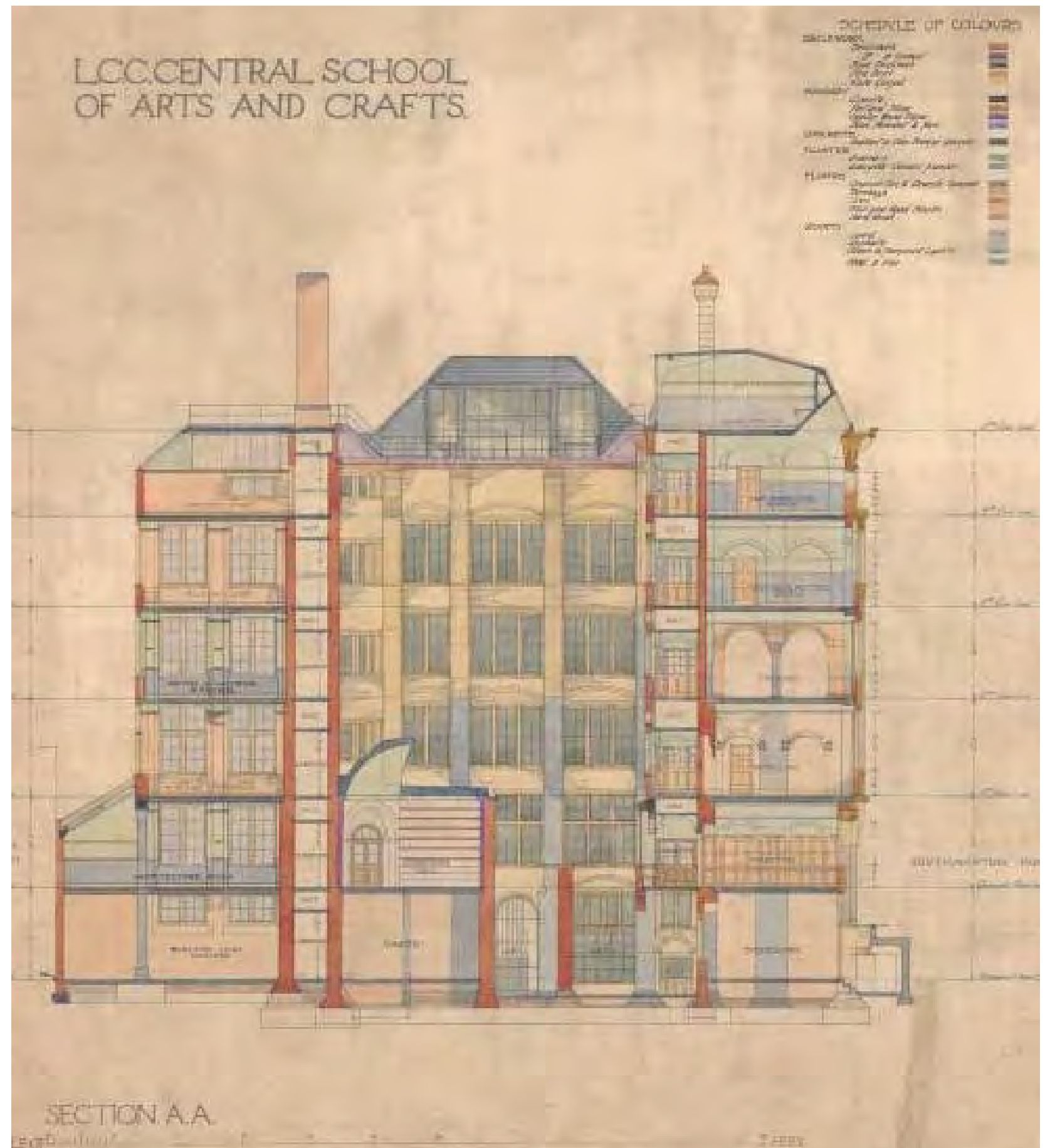
Former CSM Site, Holborn

Presentation

Client Presentation - Massing Update

Date

15<sup>th</sup> October 2019





Project name	Orms project number	Project team code	File
Former CSM Site Holborn	2233	GSM	GSM-ORM-00-XX-PP-A-12001

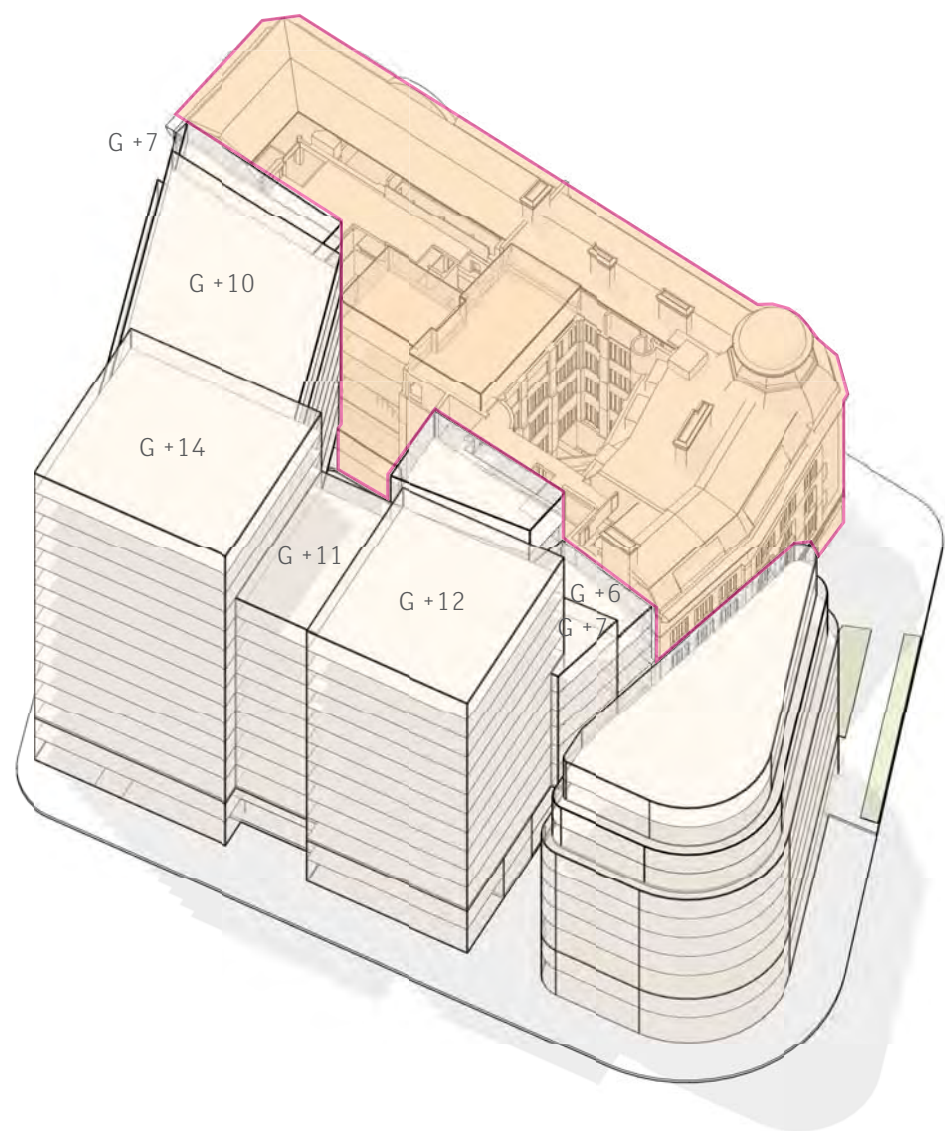
Revision	Date	Description	Status	Created	Checked
P01	15.10.19	Client Presentation - Massing Update	S2 - INFORMATION	PG	SW



# Proposal

## Number of Hotel Rooms

Where we were...



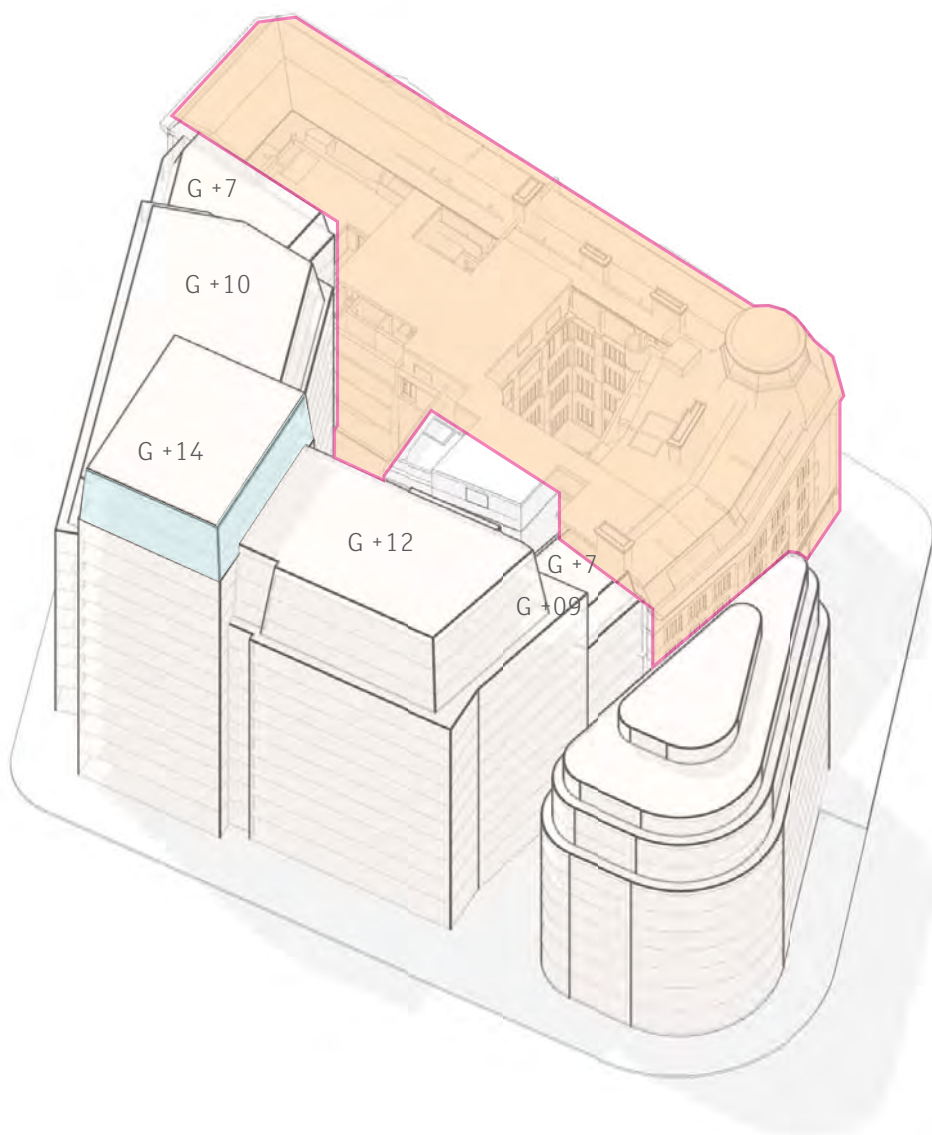
**430 keys total, of which:**

- 325 keys in New Building
- 105 Keys in Lethaby Building

**325 keys in New Building, of which:**

- 12FL-14FL: 15 Keys
- 11FL: 12 Keys
- 9FL-10FL: 46 Keys
- 8FL: 29 Keys
- 7FL: 34 Keys
- 2FL-6FL: 180 Keys
- 1FL: 9 Keys

Updated massing



**430 keys total, of which:**

- 325 keys in New Building
- 105 Keys in Lethaby Building

Bar

**325 keys in New Building, of which:**

- 13-14FL Bar (0 Keys)
- 11-12FL: 20 Keys
- 10FL: 25 Keys
- 9FL: 25 Keys
- 8FL: 30 Keys
- 2-7FL: 222 Keys
- 1FL : 3 Keys



# Proposal

## Building Heights

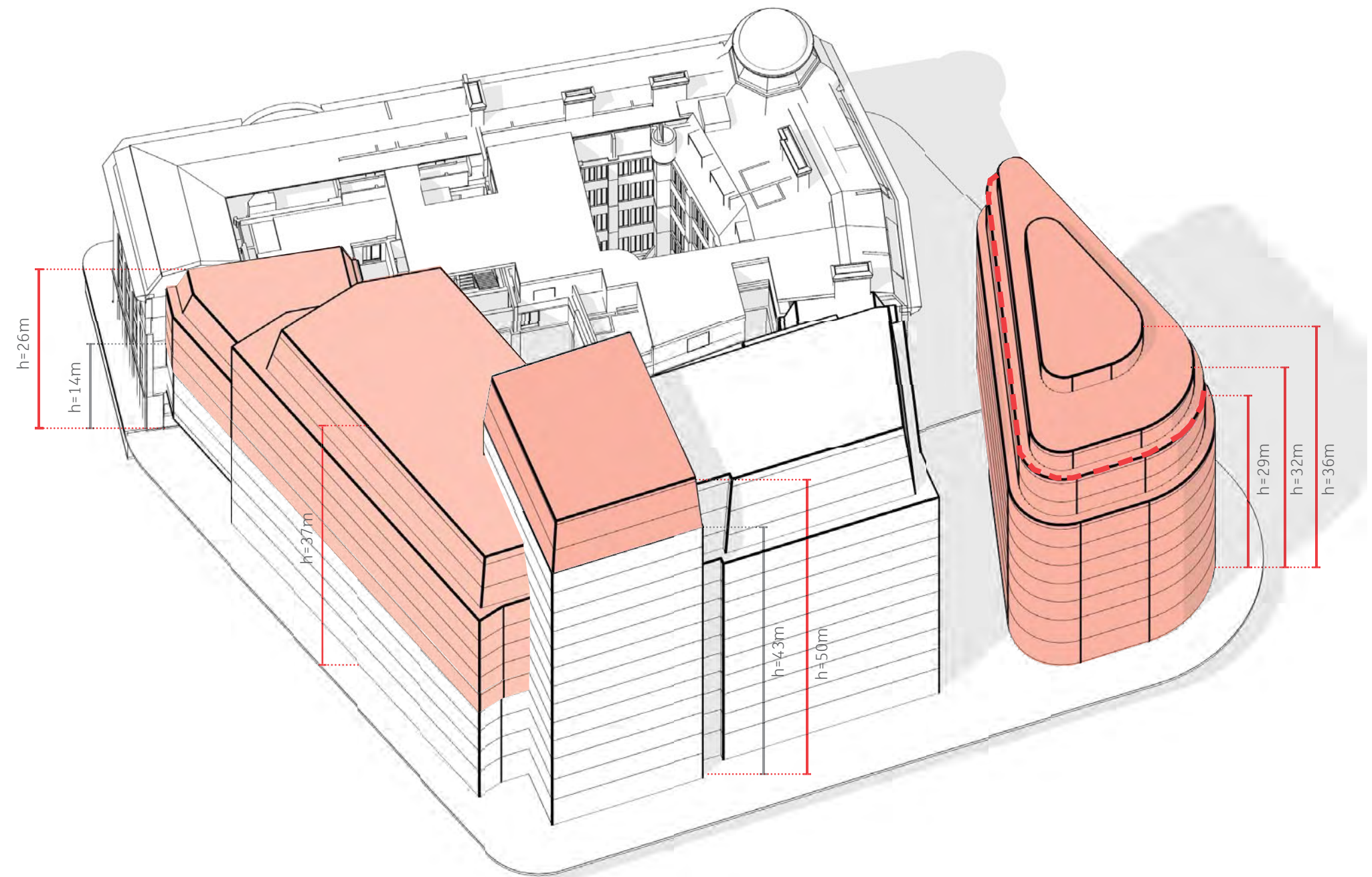
### Proposal - Summary

Total Existing GIA 21,270m<sup>2</sup>

Total Existing retained GIA:  
15,800m<sup>2</sup>

- Existing retained - Lethaby Building GIA 9,160m<sup>2</sup>
- Existing retained - 60's frame GIA 6,630m<sup>2</sup>

Total Proposed GIA: 39,500m<sup>2</sup>  
(includes residential)



Existing building heights (white)  
New massing above existing massing



# Where we were...

From Southampton Row





# Updated Massing

From Southampton Row





# Where we were...

From Procter Street





# Updated Massing

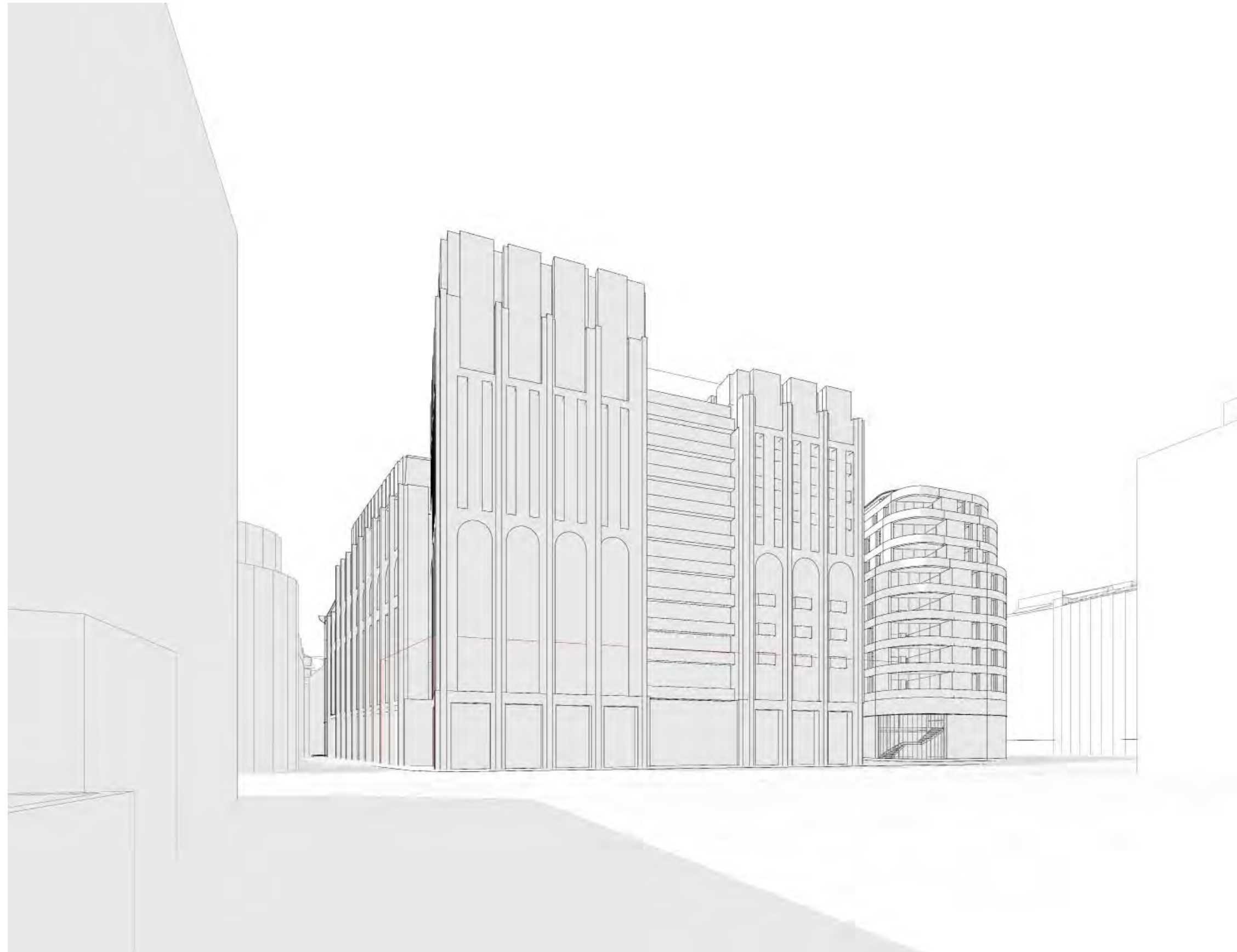
From Procter Street





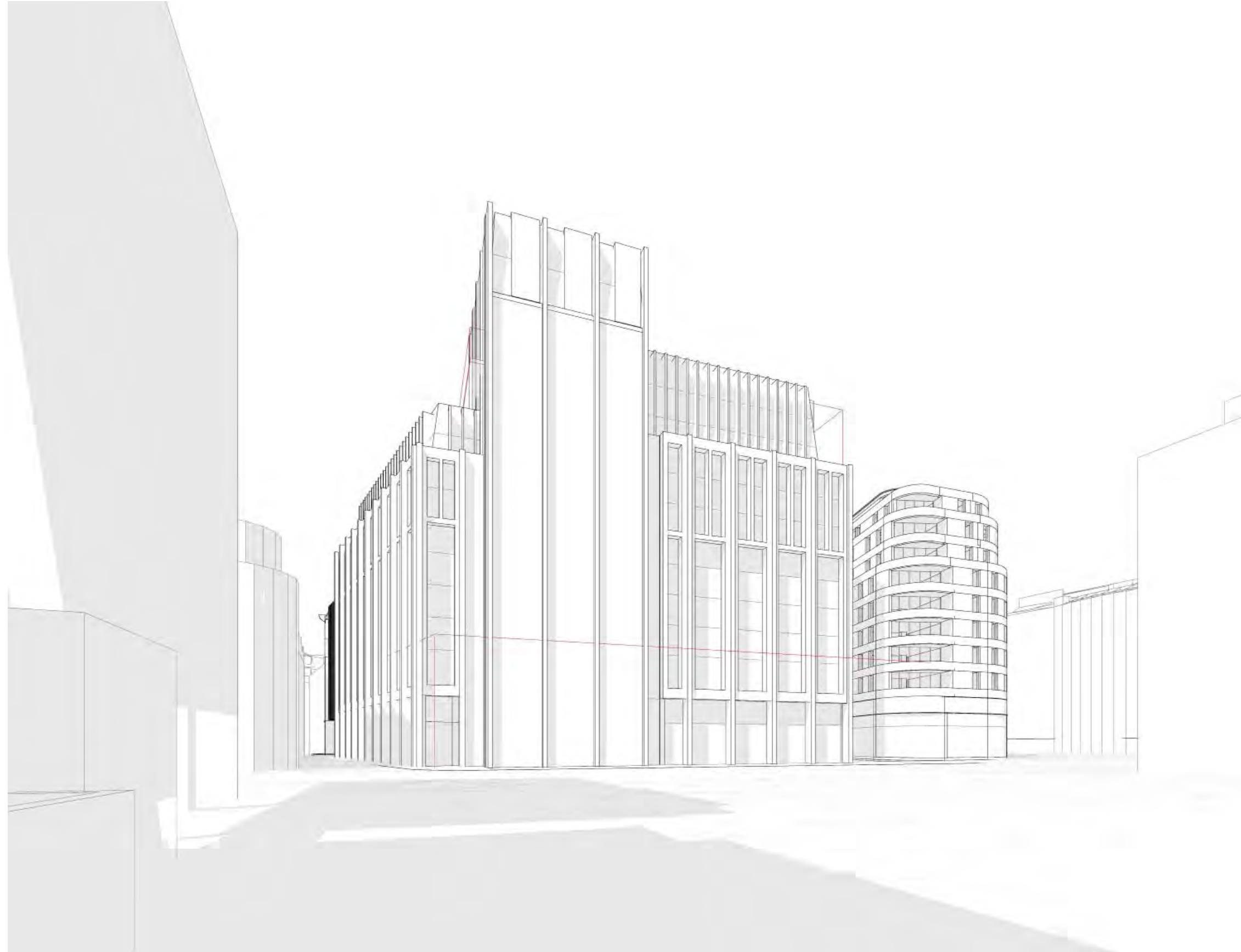
# Where we were...

From Red Lion Square



# Updated Massing

From Red Lion Square





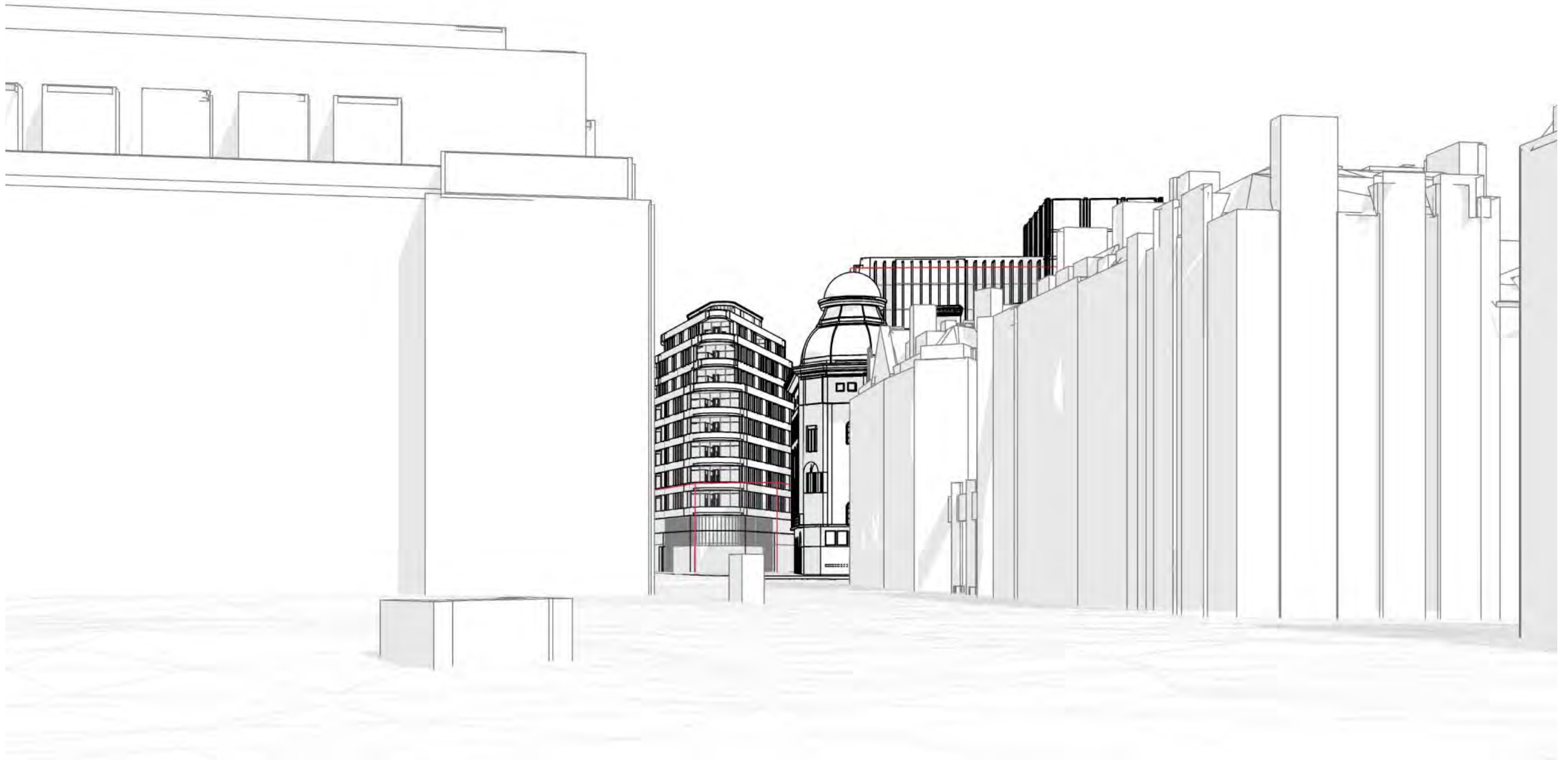
# Where we were...

From Bloomsbury Square Garden



# Updated Massing

From Bloomsbury Square Garden





# Where we were...

From Southampton Row (Kingsway Tram Tunnel)



# Updated Massing

From Southampton Row (Kingsway Tram Tunnel)





# Where we were...

From Theobalds Road 02

