



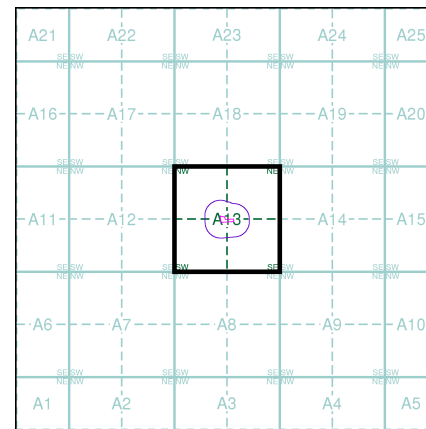
Historical Aerial Photography

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

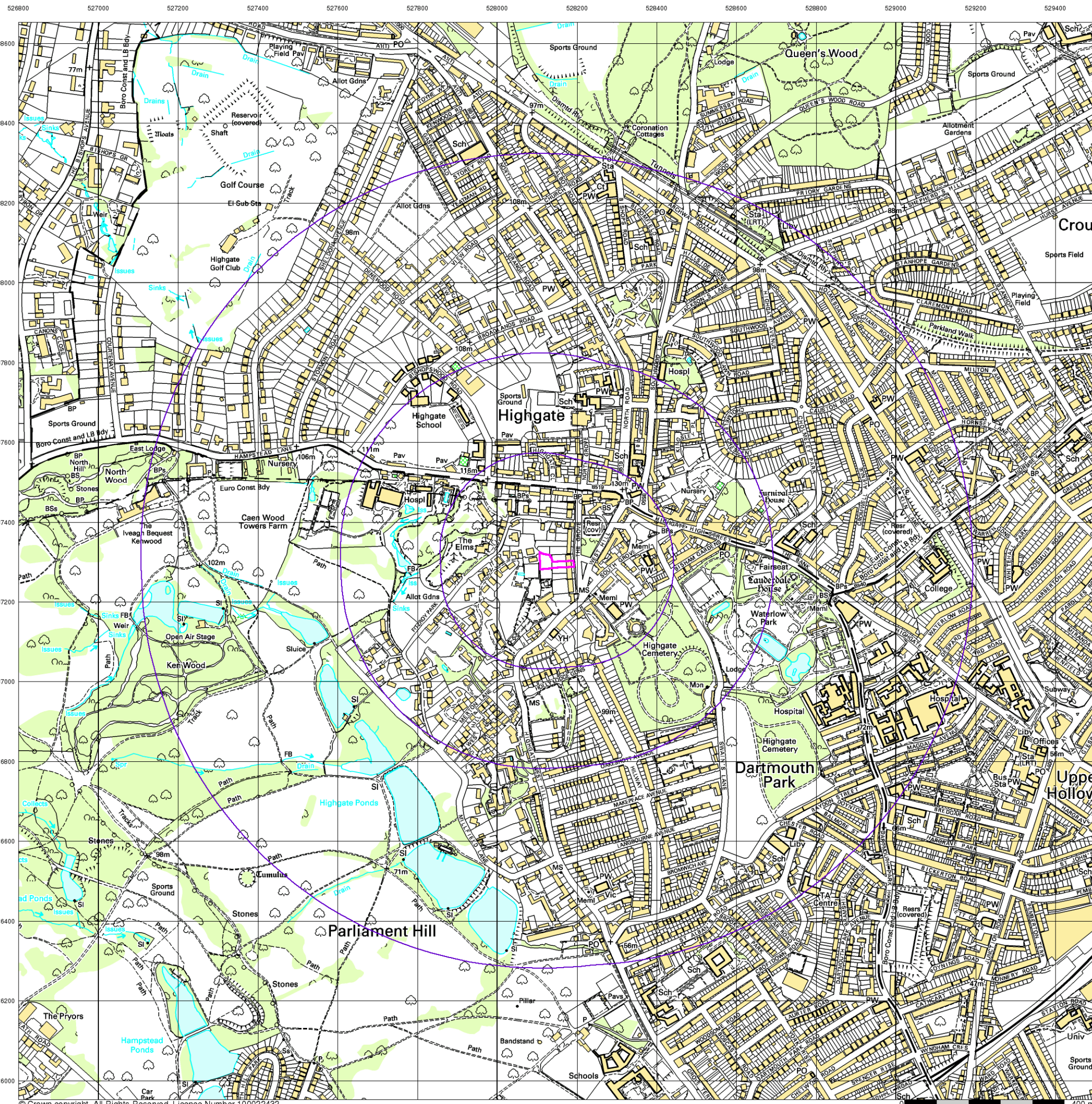
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Customer Ref: J21179
National Grid Reference: 528150, 187300
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

5, The Grove, LONDON, N6 6JU



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



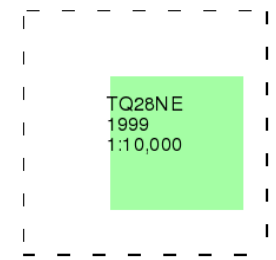
10k Raster Mapping

Published 1999

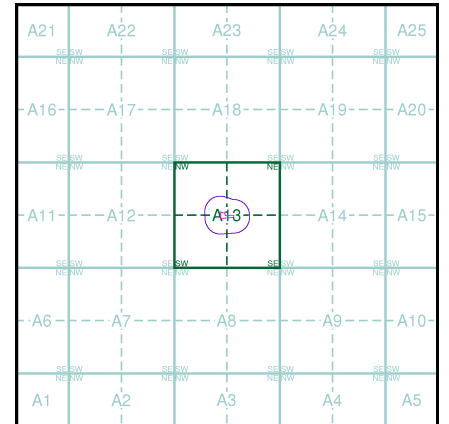
Source map scale - 1:10,000

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

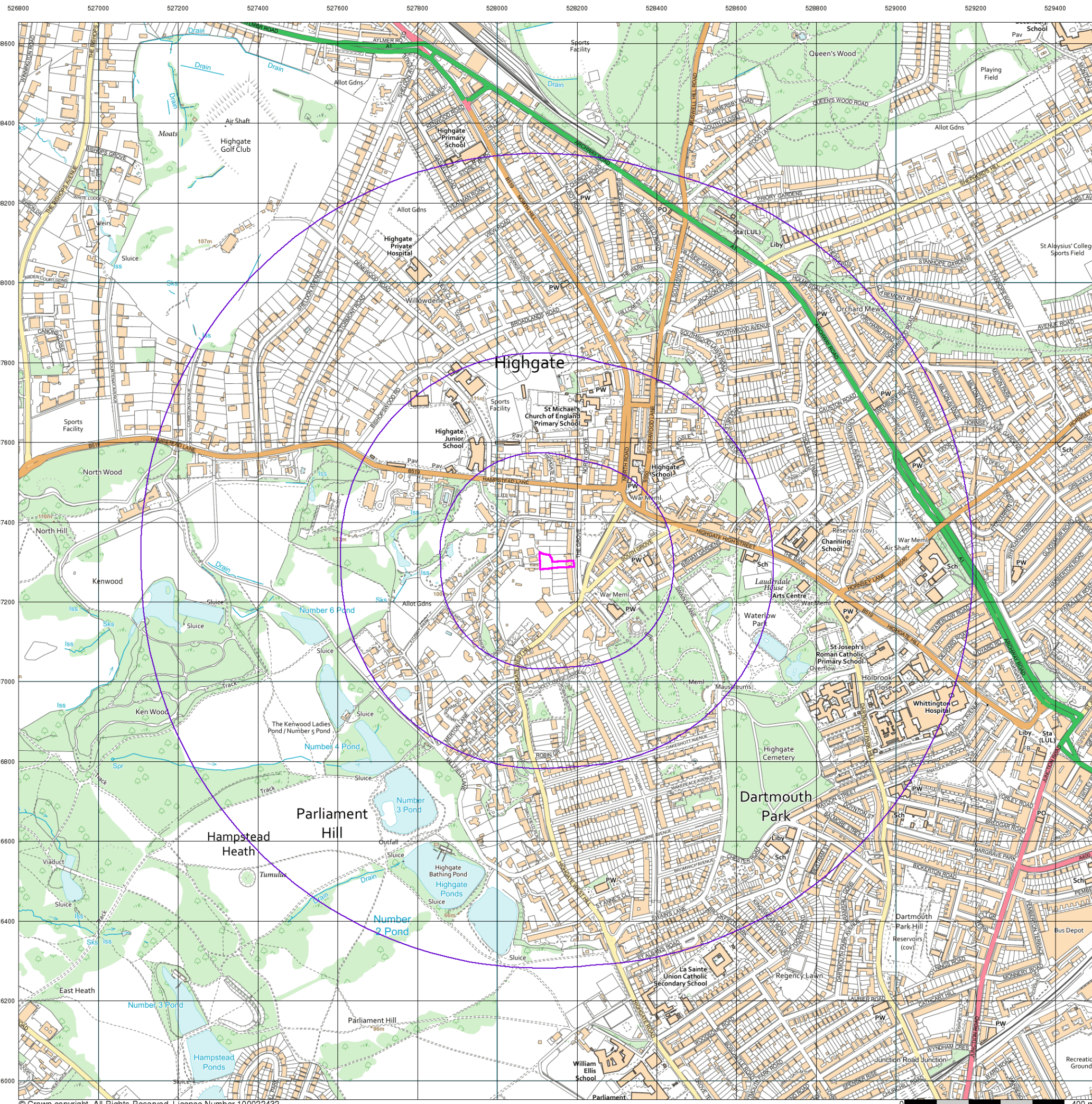
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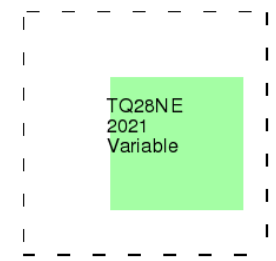
VectorMap Local

Published 2021

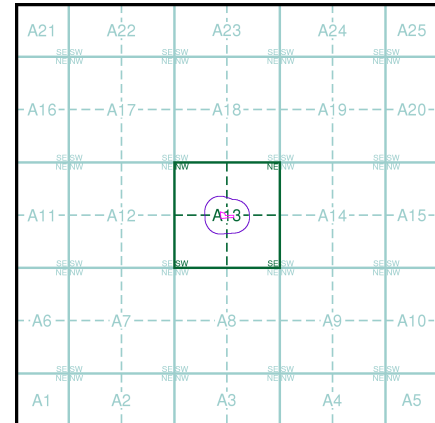
Source map scale - 1:10,000

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

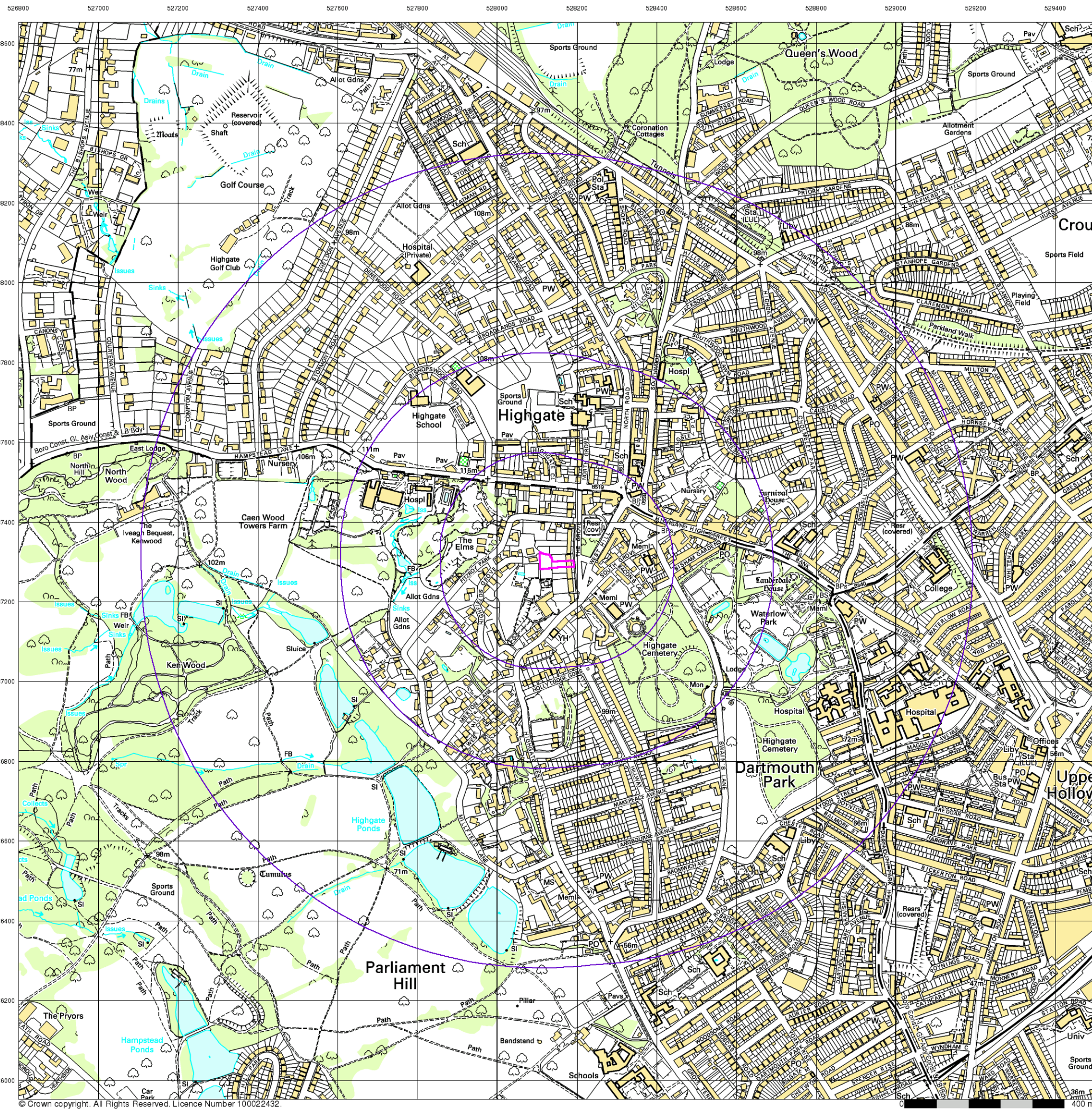
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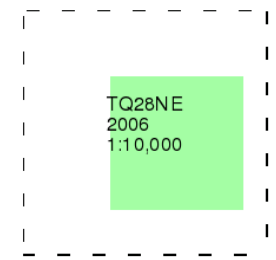
10k Raster Mapping

Published 2006

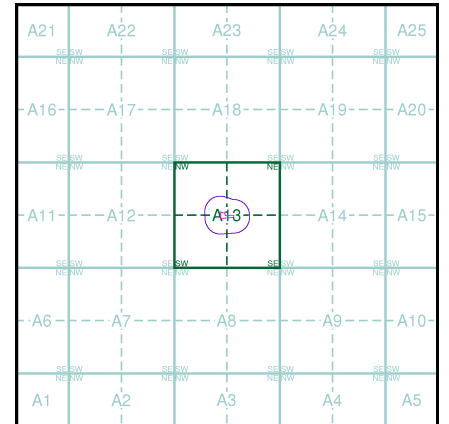
Source map scale - 1:10,000

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Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	GEA
Project	5 The Grove, London
Site Address	Highgate, London, N6 6JU
Report Reference	PA13708-00
Date	23/06/21
Originator	ER

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the 5 The Grove 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.

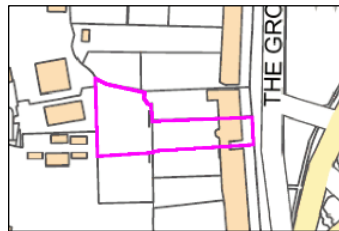
The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- 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	
Site location and description/current use	<p>The site is located in the London Borough of Camden.</p> <p>Recent aerial photography dated 2020 indicates the site consists of a residential property in the eastern section and its accompanying garden in the western section.</p> <p>The site is bound to the north, south and west by gardens and residential properties, and to the east by The Grove.</p> <p>The site is approximately centred on the OS grid reference: TQ 28186 87297.</p> 
Are there any indicators of current/historical military activity on/close to the site?	<p>In-house records do not indicate that the site has had any current/former military use. No features such as WWII defensive positions, encampments or firing ranges are recorded to have been located at or in the immediate vicinity of the site. In addition, 1st Line Defence could find no evidence to suggest that items of ordnance have ever been produced, stored or disposed of within the site or its immediate vicinity.</p> <p>The closest recorded heavy anti-aircraft (HAA) batteries were situated approximately 1.3km south-west of the site. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded are analogous to that of aerial German bombs.</p>
What was the pre- and post-WWII history of the site?	<p>Pre-war OS mapping dated 1915 records a residential property in the eastern section of the site and its accompanying garden in the west of the site. Two small glass-roofed structures were situated in the north-western section of the site.</p> <p>Post-war OS mapping dated 1952-53 shows little significant change to the site. A small structure was added to the rear of the house. Structures associated with a <i>Nursery</i> were built just west of the site.</p>
Was the area subject to bombing during WWII?	<p>During WWII, the site was located in the Metropolitan Borough of St Pancras, which according to official Home Office statistics sustained an overall very high density of bombing, with an average of 258 items dropped per 1,000 acres. This consisted of 641 high explosive (HE) bombs, eight parachute mines, 14 oil bombs, 11 phosphorus bombs, 20 V-1 pilotless aircraft and two V-2 long range rockets, totalling 696 incidents.</p> <p>London Bomb Census mapping does not record any bombs on site. The closest HE is recorded approximately 110m north-east, and an incendiary bomb 'shower' is recorded 90m south.</p>
Is there any evidence of bomb damage on/close to the site?	<p>London County Council (LCC) bomb damage mapping attributes no damage to the site or its adjacent properties. This is corroborated by available WWII-era aerial photography, which does not show any signs of serious bomb damage on site.</p> <p>The closest damage is attributed approximately 120m south-east, where <i>St. Michael's Church</i> is recorded as having sustained <i>serious damage, doubtful if repairable</i>.</p>
To what degree would the site have been subject to access?	<p>As the site comprised a residential property which appears to have been unaffected by bombing, it is anticipated that access to the site would have been frequent. Frequent access increases the likelihood of obvious signs of UXO being noticed and reported.</p>





	Access to the residential garden, situated in the western section of the site, is unknown, however, and would have been dependent upon residents.
To what degree has the site been developed post-WWII?	OS mapping dated 1968-75 records no significant change to the site, though several structures have been cleared to the west of its boundary.
What is the nature and extent of the intrusive works proposed?	Information provided by the client indicates the site works consist of window sampling and trial pitting.

Summary and Conclusions

During WWII, the site was located in the Metropolitan Borough of St Pancras which, according to official Home Office statistics, sustained an overall very high density of bombing, with an average of 258 items dropped per 1,000 acres. There are no bombs recorded on site on London Bomb Census mapping. The closest HE is recorded approximately 110m north-east, and an incendiary bomb 'shower' is recorded 90m south.

LCC bomb damage mapping attributes no damage to the site or its adjacent properties. This is corroborated by available WWII-era aerial photography, which does not show any signs of bomb damage on site.

As the site comprised a residential property which appears to have been unaffected by bombing, it is anticipated that access to the site would have been frequent. Frequent access would increase the likelihood of obvious signs of UXO being noticed and reported.

Recommendations

Given the findings of this preliminary assessment, the risk from UXO on site is not anticipated to be above the 'background risk' for this area of London.

Whilst it would be possible to conduct a Detailed UXO Risk Assessment for this site, it is not anticipated that any further research 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.

It should be noted that although the risk from unexploded ordnance on this site has been assessed as low/minimal, this does not mean there is 'no' risk of encountering UXO. This preliminary report has been undertaken with due diligence, and all reasonable care has been taken to access and analyse relevant historical information. By necessity, when dealing with historical evidence, and when making assessments of UXO risk, various assumptions have to be made which we have discussed and justified within this report. Our reports take a common-sense and practical approach to the assessment of UXO risk, and we strive to be reasonable and pragmatic in our conclusions. As referenced, it would be possible to undertake further research into this site, but based on the evidence to hand, this is not deemed strictly necessary, and no reasonably justifiable requirement for proactive on-site mitigation has been identified.

It should however be stressed that if any suspect items are encountered during the proposed works, 1st Line Defence should be contacted for advice/assistance, and to re-assess the risk as necessary. Furthermore, we would recommend that ground personnel are always made aware of the potential for encountering UXO, what to look out for and what to do in the unlikely event that a suspect item is encountered, and that a UXO Risk Management Plan is put together for the proposed works. We would be happy to provide a template and guidance for this – contact us on 01992 245020. Should the scope of works change or additional works be proposed, 1st Line Defence should be contacted to re-evaluate the risk.





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