



Ordnance Survey Plan

Published 1983 - 1988

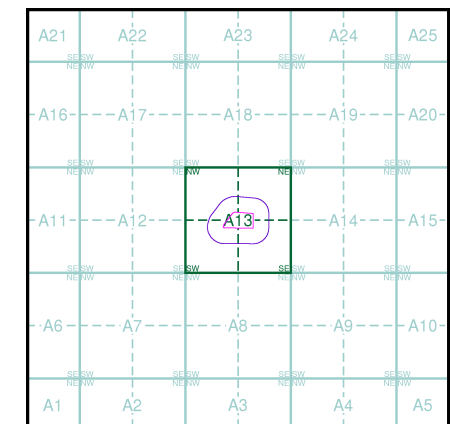
Source map scale - 1:10,000

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ39SW	1983	1:10,000
TQ38NW	1984	1:10,000
TQ38NE	1988	1:10,000

Historical Map - Slice A



Order Details

Order Number: 285899650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
Slice: A
Site Area (Ha): 1.61
Search Buffer (m): 1000

Site Details

Ashley Road Depot, Ashley Road, LONDON, N17 9AZ

Landmark
INFORMATION GROUP

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



Ordnance Survey Plan

Published 1990 - 1995

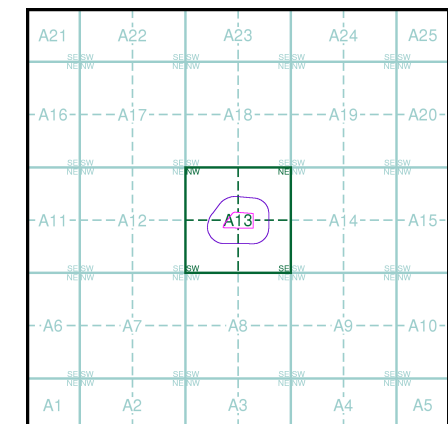
Source map scale - 1:10,000

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ39SW	TQ39SE
1992	1990
1:10,000	1:10,000
TQ38NW	TQ38NE
1990	1995
1:10,000	1:10,000

Historical Map - Slice A



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10k Raster Mapping

Published 1999

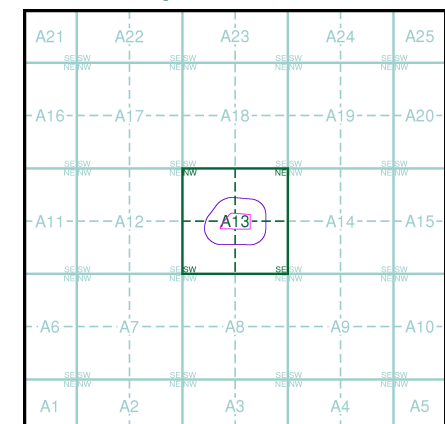
Source map scale - 1:10,000

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)

TQ39SW	TQ39SE
1999	1999
1:10,000	1:10,000
TQ38NW	TQ38NE
1999	1999
1:10,000	1:10,000

Historical Map - Slice A



Order Details

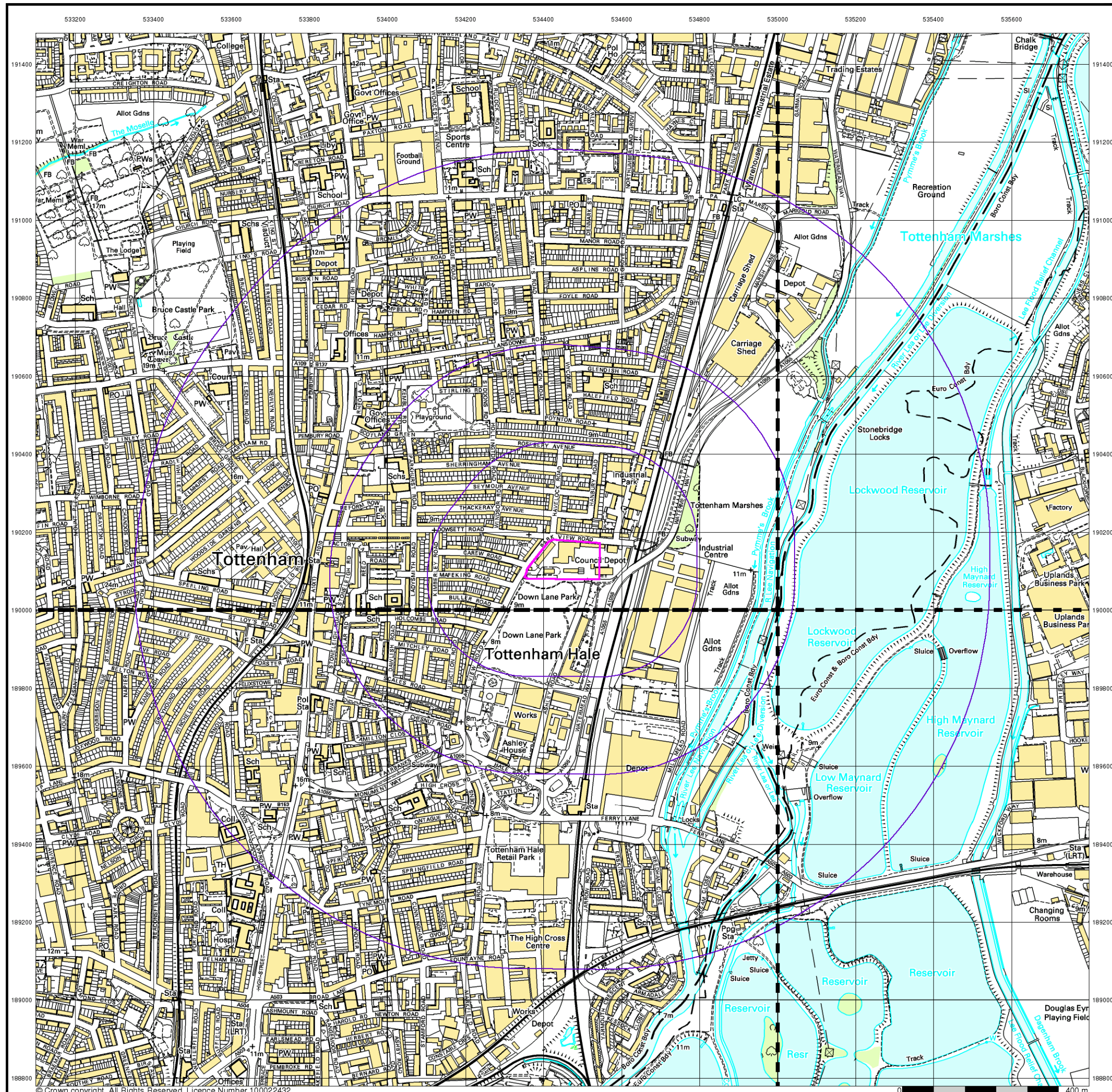
Order Number: 285899650_1_1
Customer Ref: J21294
National Grid Reference: 534460, 190120
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10k Raster Mapping

Published 2006

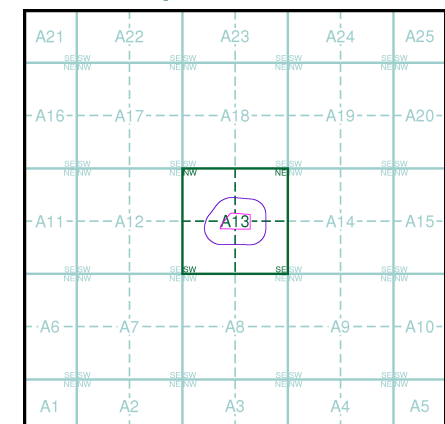
Source map scale - 1:10,000

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Map Name(s) and Date(s)

TQ39SW 2006 1:10,000	TQ39SE 2006 1:10,000
TQ38NW 2006 1:10,000	TQ38NE 2006 1:10,000

Historical Map - Slice A



Order Details

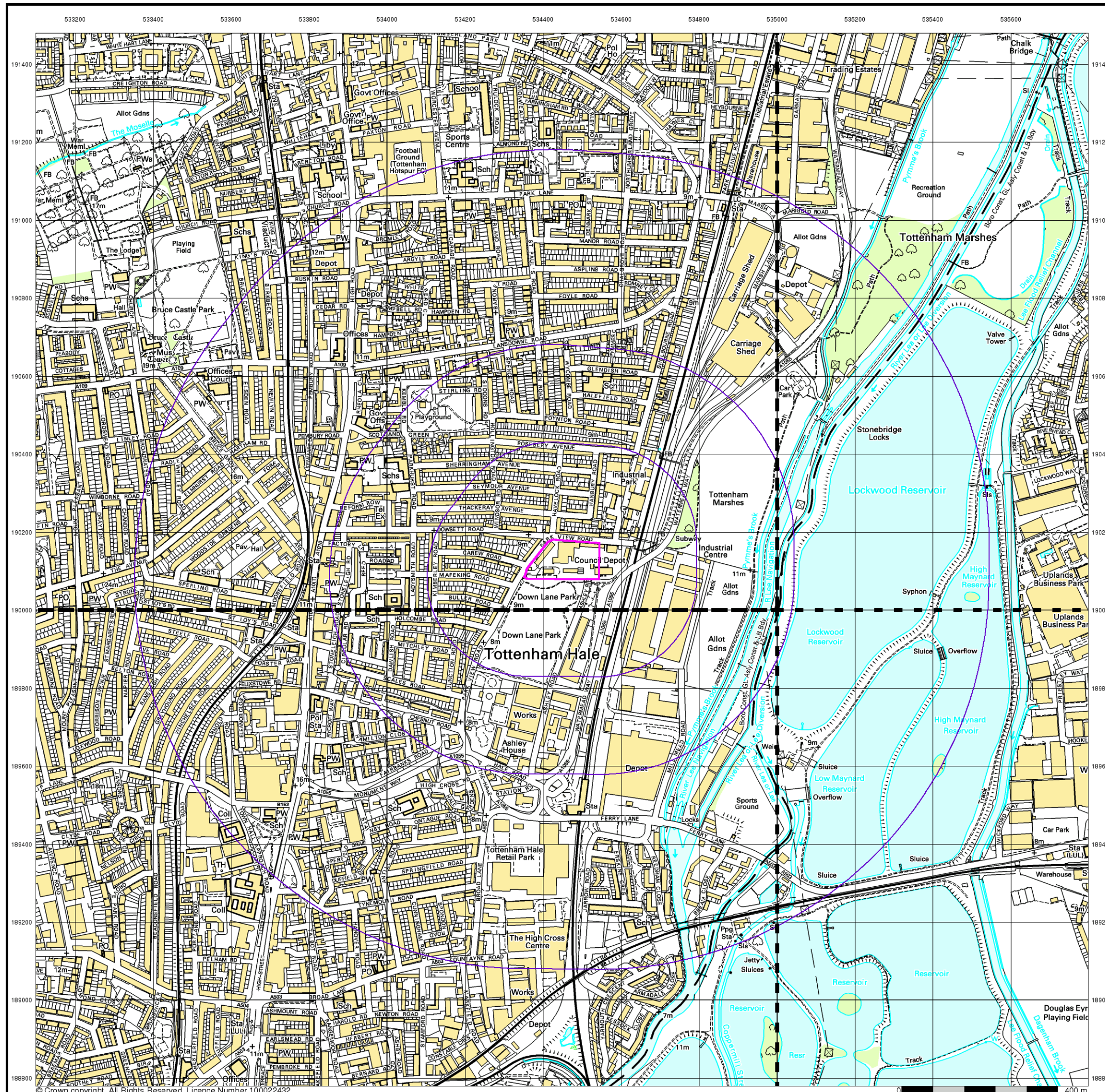
Order Number: 285899650_1_1
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VectorMap Local

Published 2021

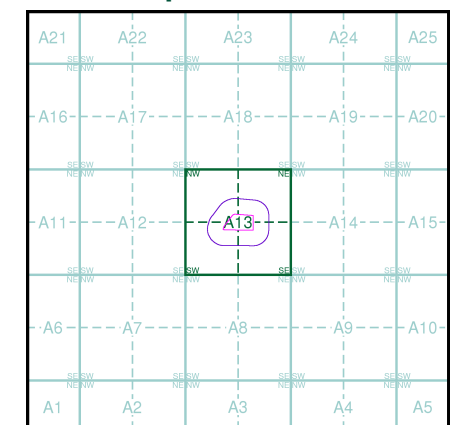
Source map scale - 1:10,000

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)

TQ39SW 2021 Variable	TQ39SE 2021 Variable
TQ38NW 2021 Variable	TQ38NE 2021 Variable

Historical Map - Slice A



Order Details

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Mr Jordan Wood
Geotechnical & Environmental Associates
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Widbury Hill
Ware
Hertfordshire
SG12 7QE

The London Fire Commissioner is the
fire and rescue authority for London

Date 29 October 2021
Our Ref 31/013623/PC
Your Ref J21294

Dear Mr Wood

THE ENVIRONMENTAL INFORMATION REGULATIONS 2004 - ENVIRONMENTAL ENQUIRY

Premises: Ashley Road Depot, London, N17 9AZ

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Petroleum (Consolidation) Regulations 2014 in London.

As requested, a search has been made for information on the above site. 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 Commissioner. 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 the Commissioner 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 Commissioner's records have (in a minority of cases) been destroyed; and for these cases the Commissioner 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 sincerely

Pp Philip Cater

for Assistant Commissioner (Fire Safety)

Directorate of Operations
petroleum@london-fire.gov.uk

Reply to Petroleum Section
Direct T 0208 555 1200 Ext 30859

ENVIRONMENTAL ENQUIRY DETAIL FORM

Premises:
Ashley Road Depot, London, N17 9AZ
Our Reference:
31/013623

Current licence / Petroleum Storage Certificate in force?
YES ☐ NO ☒
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>Philip Cater</i>
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Name:	Philip Cater
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Position:	Administrative Assistant
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Date:	29 October 2021
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Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	GEA Ltd
Project	Ashley Road Depot, London
Site Address	Ashley Road Depot, Tottenham, London, N17 9AZ
Report Reference	PA14366-00
Date	08/10/21
Originator	HF

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the Ashley Road Depot site in London. 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

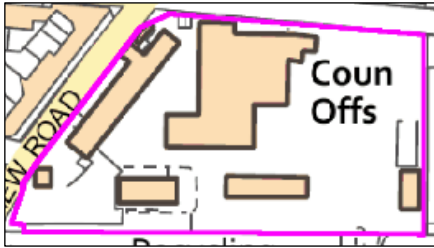
This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation 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	The site is located in Tottenham, in the London Borough of Haringey. Recent aerial imagery dated 2021 indicates that the site comprises multiple warehouse structures and their associated hardstanding ground and access ways. It is bordered by Park View Road to the north and west, multiple sports courts and an area of car parking associated with the Harris Academy to the east, and Down Lane Park to the south. The site is approximately centred on the OS grid reference: TQ 34469 90128. 
Are there any indicators of current/historical military activity on/close to the site?	In-house records do not indicate that the site footprint had any 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, no information of ordnance being stored, produced, or disposed of within the proposed site boundary could be found. The closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 2.6km to the north-east of the site. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are analogous to that of aurally delivered Luftwaffe bombs.
What was the pre- and post-WWII history of the site?	Pre-WWII OS mapping dated 1935-36 indicates that the site comprised multiple structures, and areas of hardstanding ground associated with <i>Refuse Destructor (Tottenham Corporation)</i>. It was bordered by <i>Parkview Road</i> to the north and west, an additional section of the refuse destructor site to the east and <i>Down Lane Recreation Ground</i> to the south. Post-WWII OS mapping dated 1946 does not show the site to have undergone any major changes since the previous OS mapping edition. It can now be more clearly observed that the refuse destructor on site is connected via railway sidings to the main railway line to the east.
Was the area subject to bombing during WWII?	During WWII, the site was located within the Municipal Borough of Tottenham, which was subject to an overall high density of bombing with an average of 103.9 items of ordnance per 1,000 acres according to official Home Office bombing statistics. This comprised 283 high explosive bombs, 4 parachute mines, 18 oil bombs, 5 V-1 pilotless aircraft and 3 V-2 long-range rockets, resulting in 313 incidents across 3,013 acres. London Bomb Census mapping does not record any bomb strikes within the site boundary or immediately bordering. The closest recorded bombing incident recorded on a local Tottenham bomb map was located north of the site boundary. Accompanying written information indicates this incident was a UXB that fell at the rear garden of 122 Thackeray Road. It is believed to have been too far removed to have directly affected the area within the site boundary.
Is there any evidence of bomb damage on/close to the site?	Middlesex County Council (MCC) War Damage mapping does not record any damage within the site boundary or in the immediate vicinity. Although, it should be noted that this mapping only records significant damage, and as such, more minor or blast damage





	was not noted. When comparing pre- and post-WWII OS mapping, no significant changes can be seen within the site that may be indicative of damage.
To what degree would the site have been subject to access?	No evidence could be found to suggest that the site was not subject to frequent access for the duration of the war. Additionally, the site's industrial usage and proximity to a main road way would have increased the likelihood of the site being accessed by post-raid checking.
To what degree has the site been developed post-WWII?	The site has been subject to significant redevelopments since WWII with the demolition of some pre-war structures and construction of modern structures.
What is the nature and extent of the intrusive works proposed?	The nature and extent of works proposed was not available at the time of writing.

Summary and Conclusions

During WWII, the site was located within the Municipal Borough of Tottenham, which was subject to an overall high density of bombing with an average of 103.9 items of ordnance per 1,000 acres according to official Home Office bombing statistics. Despite, no bomb strikes were recorded on or directly adjacent to the site in any bomb maps consulted for the purposes of this report. The closest recorded strike was located north of the site boundary, opposite Park View Road and does not appear to have had a significant impact on the site. Additionally, no anecdotal or published information was located suggesting the site was bombed during WWII.

No damage is recorded on site or in the surrounding area on MCC damage mapping. Furthermore, no evidence could be found to suggest that the site was not subject to frequent access for the duration of the war. Due to the site's industrial usage and positioning in a built-up urban area, it is believed to have been subject to post-raid checks.

Recommendations

Given the findings of this preliminary report, the risk from UXO on site is not considered to be significantly elevated above the background level for the region. It is therefore recommended that **no further research** be undertaken for this site. Whilst it would be possible to conduct a Detailed UXO Risk Assessment to analyse local bombing records, it is not thought likely that the acquisition of such records would significantly alter the findings of this report

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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Environmental
Associates

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