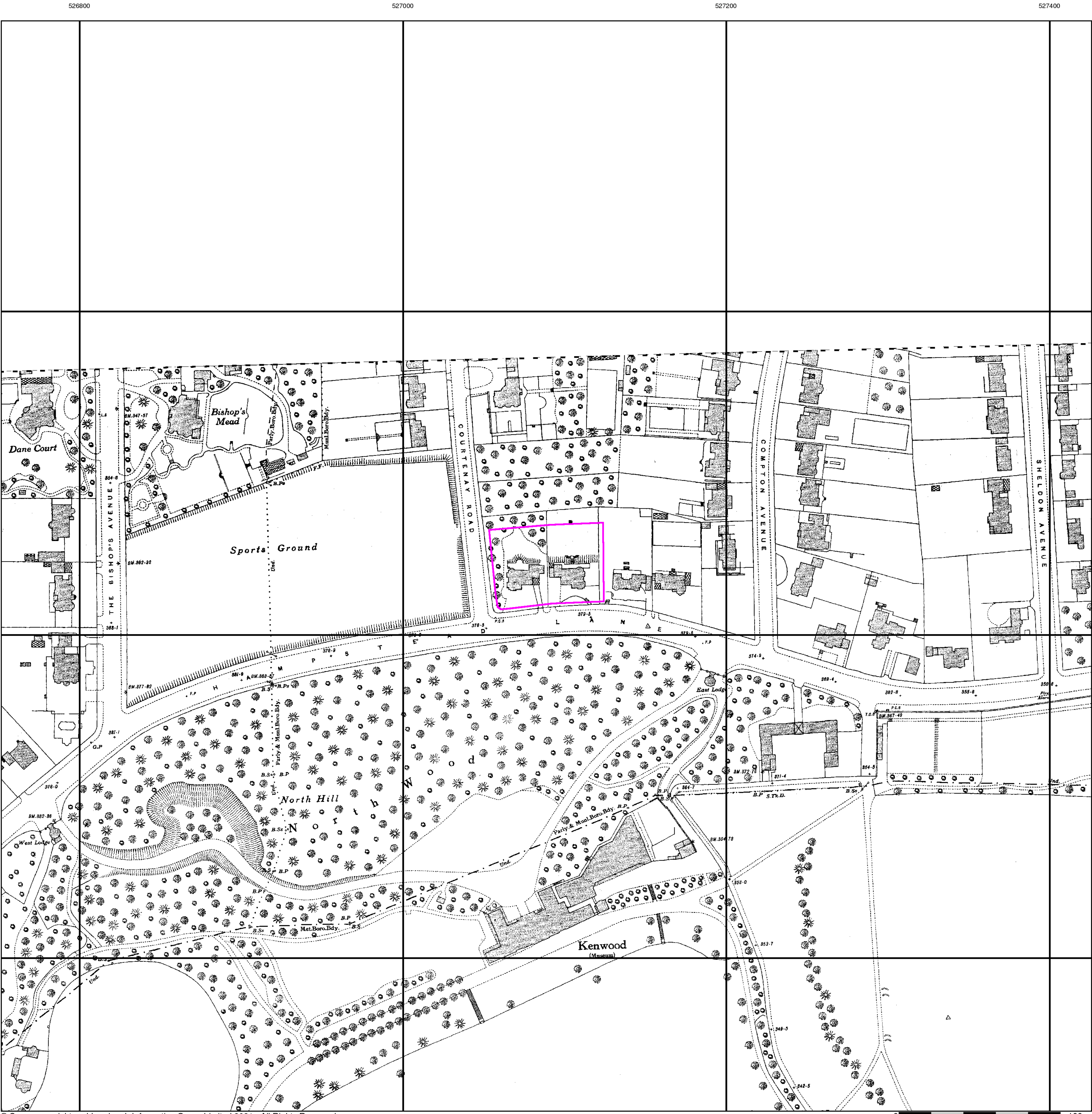


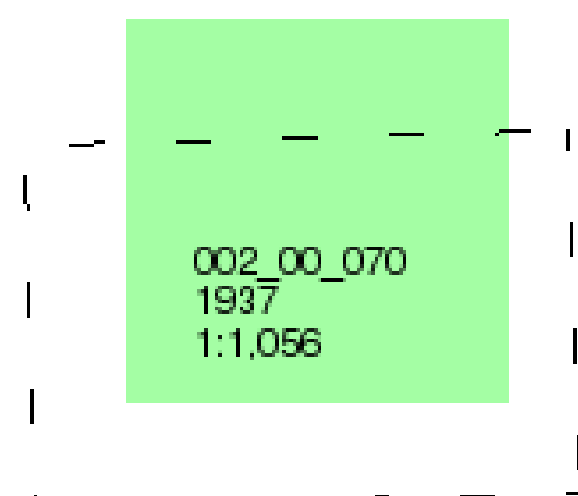


London
Published 1937
Source map scale - 1:1,056

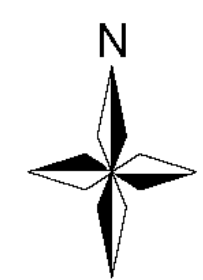
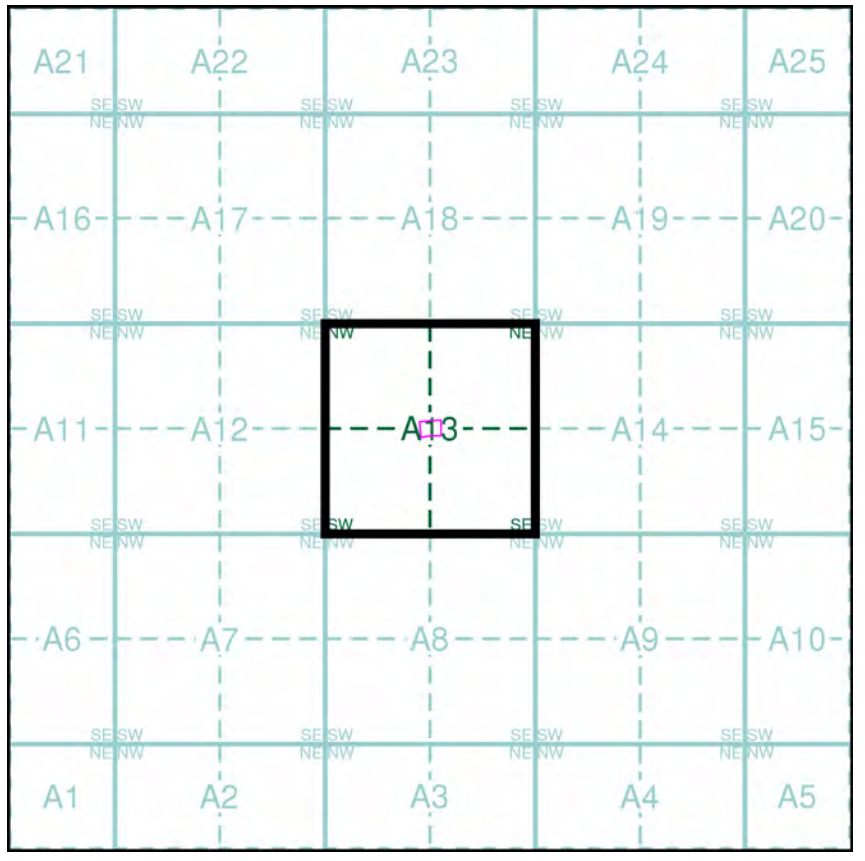
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)



Historical Town Plan - Segment A13



Order Details
Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 0

Site Details
44 - 46 Hampstead Lane, LONDON, N6 4LL



Historical Aerial Photography

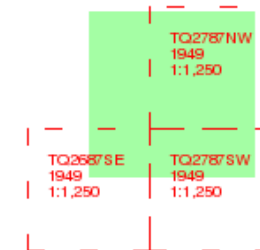
Published 1949

Source map scale - 1:1,250

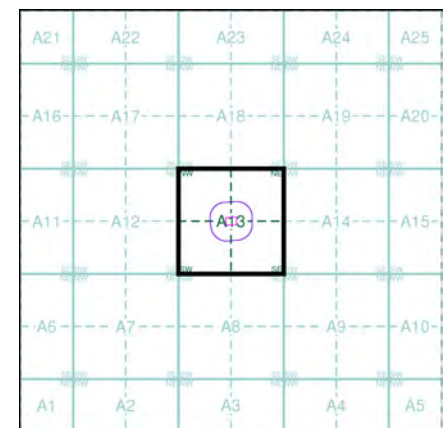
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)



Historical Aerial Photography - Segment A13



Order Details

Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 100

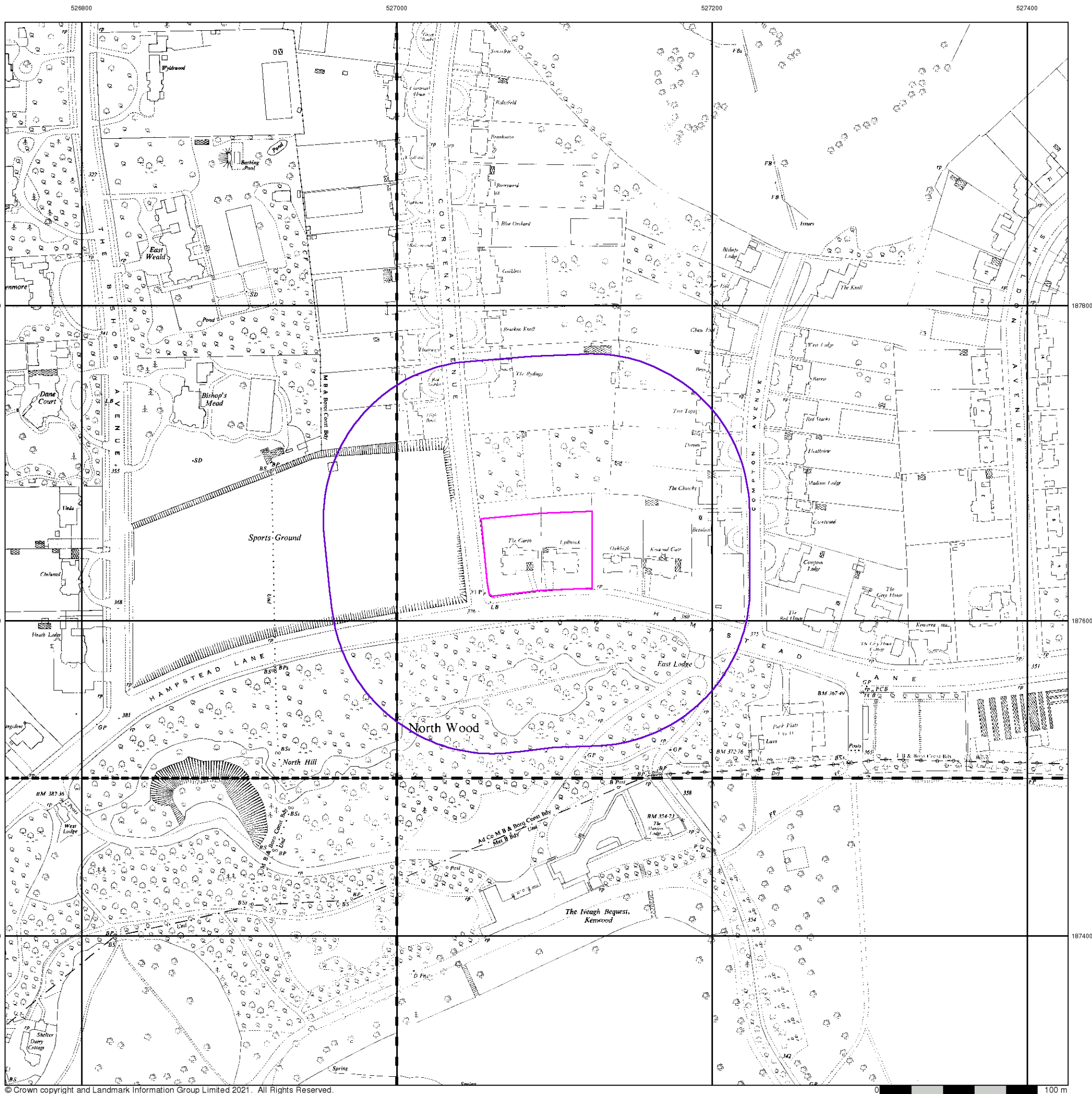
Site Details

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Ordnance Survey Plan

Published 1952

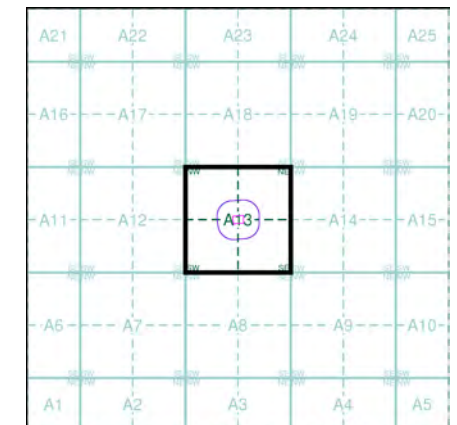
Source map scale - 1:1,250

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)

TQ2687NE 1952 1:1,250	TQ2787NW 1952 1:1,250
TQ2687SE 1952 1:1,250	TQ2787SW 1952 1:1,250

Historical Map - Segment A13



Order Details

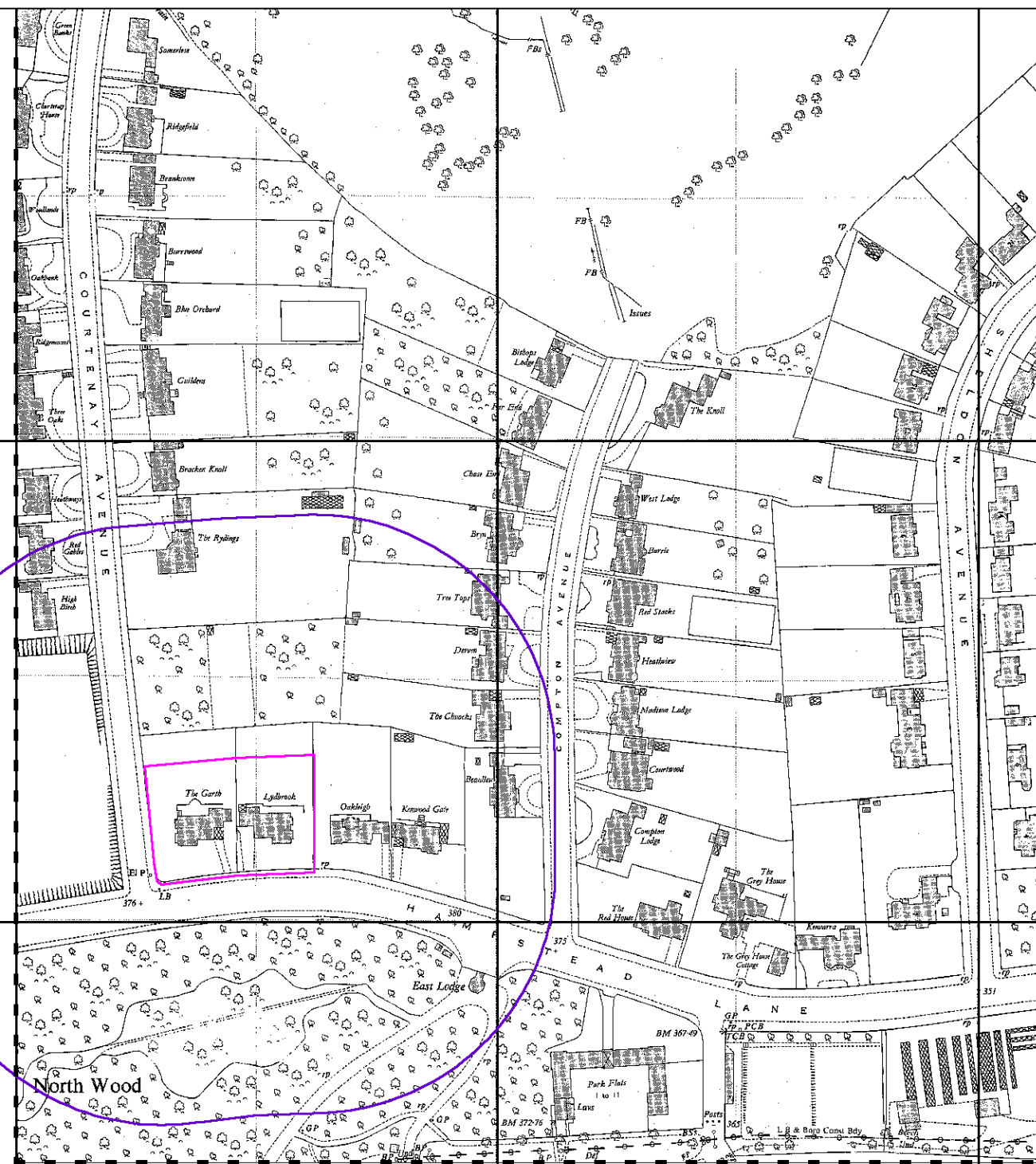
Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 100

Site Details

44 - 46 Hampstead Lane, LONDON, N6 4LL



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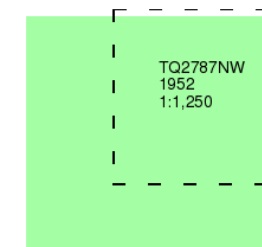
Additional SIMs

Published 1952

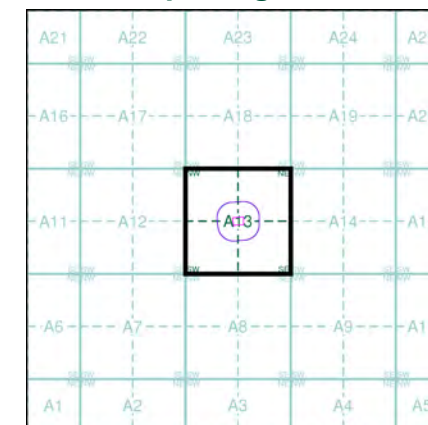
Source map scale - 1:1,250

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)



Historical Map - Segment A13

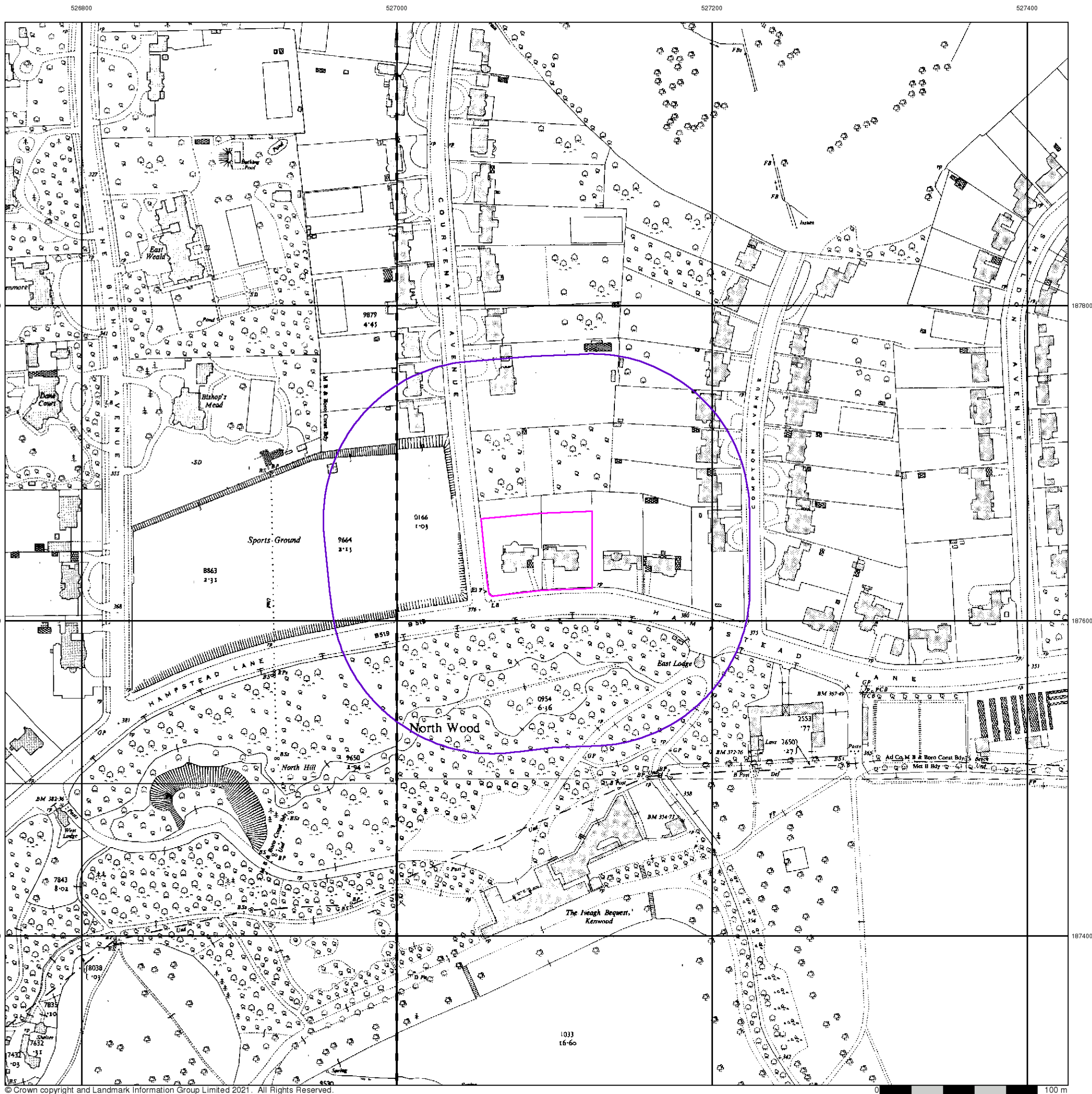


Order Details

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 Customer Ref: J21167
 National Grid Reference: 527090, 187640
 Slice: A
 Site Area (Ha): 0.34
 Search Buffer (m): 100

Site Details

44 - 46 Hampstead Lane, LONDON, N6 4LL



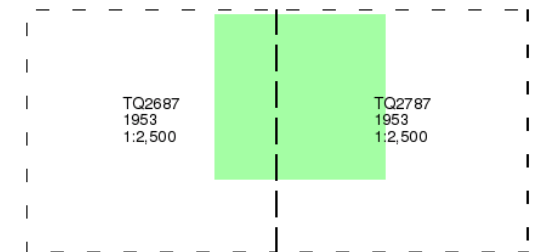
Ordnance Survey Plan

Published 1953

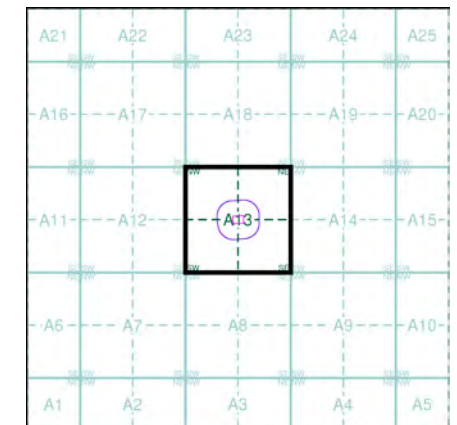
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 100

Site Details

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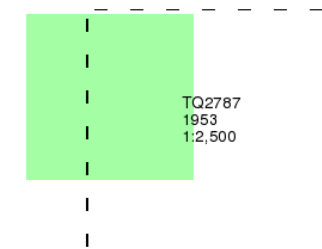
Additional SIMs

Published 1953

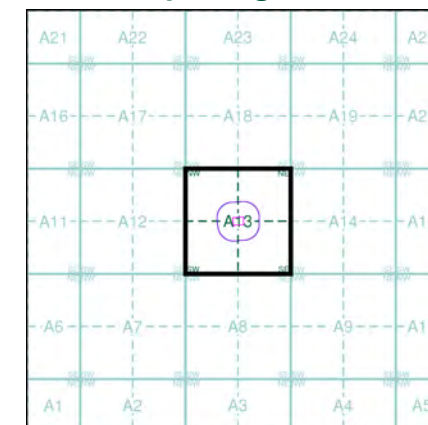
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

Order Number: 280107221_1_1
 Customer Ref: J21167
 National Grid Reference: 527090, 187640
 Slice: A
 Site Area (Ha): 0.34
 Search Buffer (m): 100

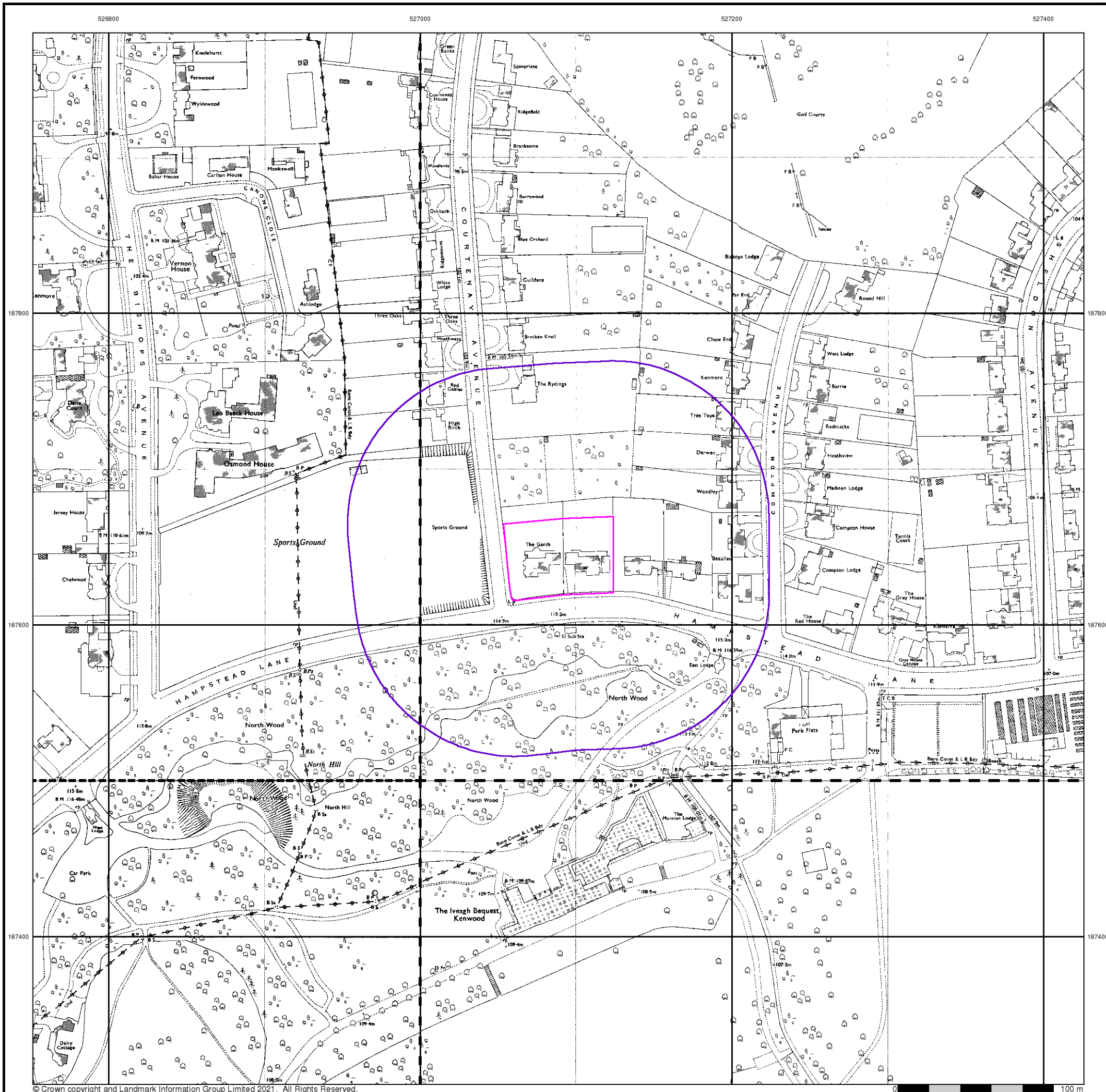
Site Details

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





Ordinance Survey Plan

Published 1970 - 1975

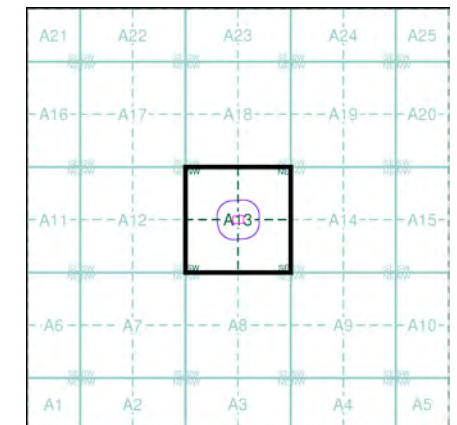
Source map scale - 1:1,250

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)

TQ2687NE 1970 1:1,250	TQ2787NW 1975 1:1,250
TQ2687SE 1974 1:1,250	TQ2787SW 1975 1:1,250

Historical Map - Segment A13



Order Details

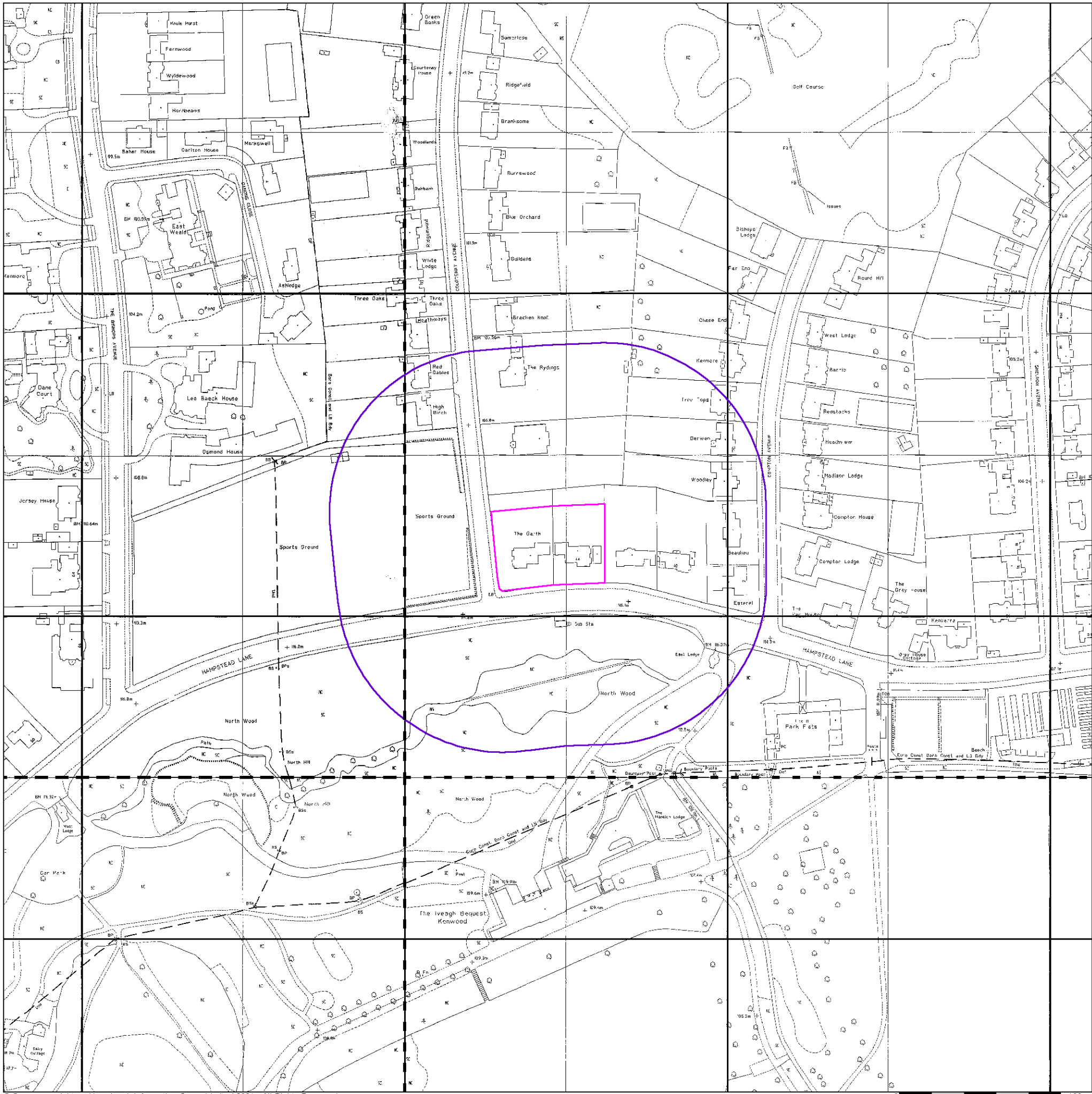
Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 100

Site Details

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Landmark
INFORMATION GROUP

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Large-Scale National Grid Data Published 1991

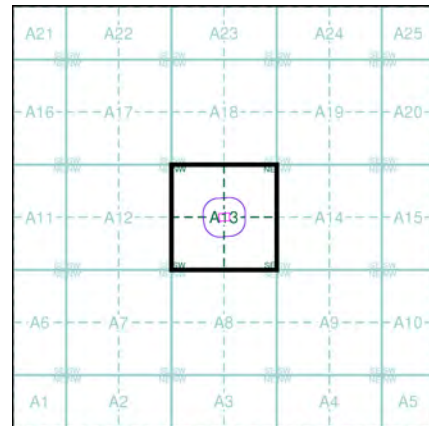
Source map scale - 1:1,250

'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)

TQ2687NE 1991 1:1,250	TQ2787NW 1991 1:1,250
TQ2687SE 1991 1:1,250	TQ2787SW 1991 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 100

Site Details

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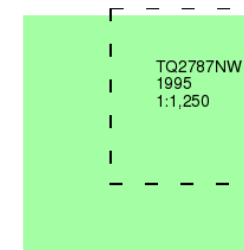


Large-Scale National Grid Data Published 1995

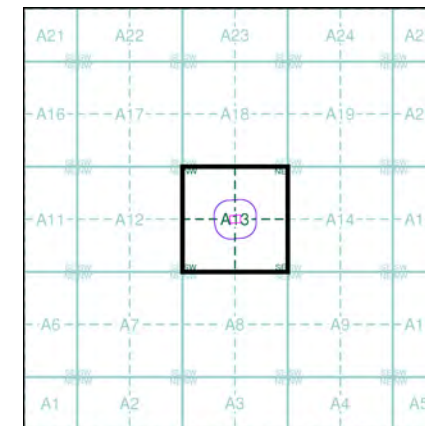
Source map scale - 1:1,250

'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)



Historical Map - Segment A13



Order Details

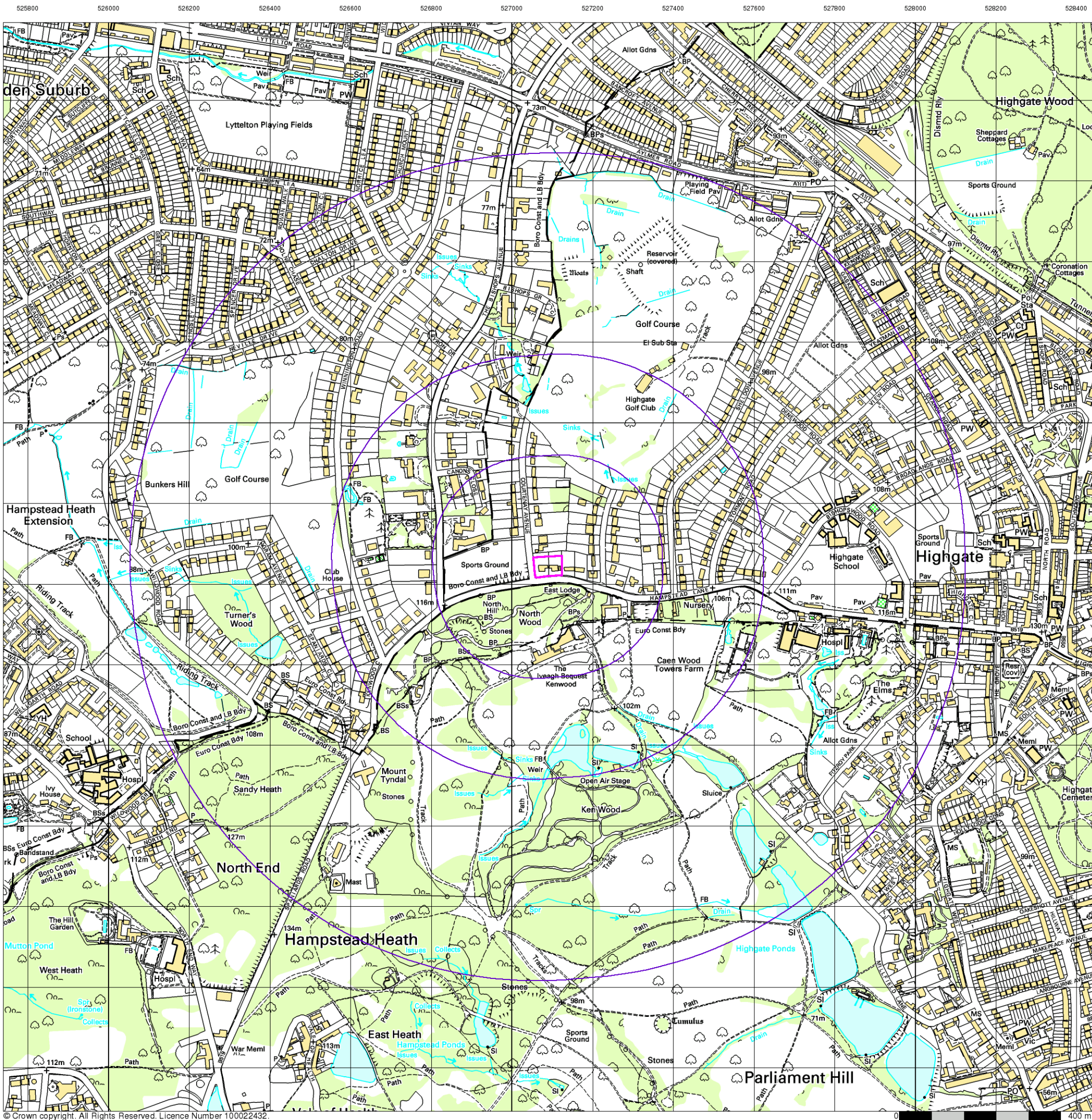
Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 100

Site Details

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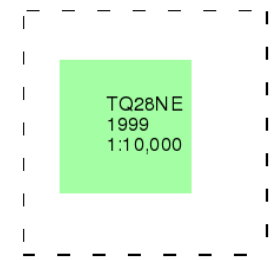
10k Raster Mapping

Published 1999

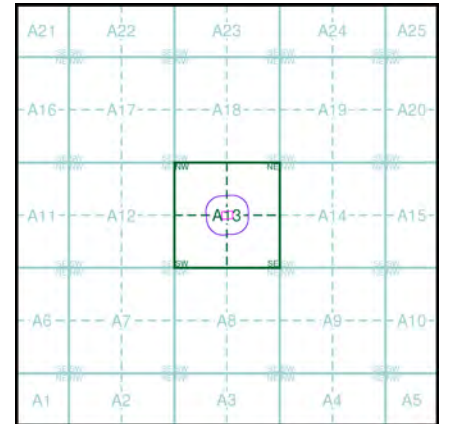
Source map scale - 1:10,000

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: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 1000

Site Details

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Web: www.envirocheck.co.uk

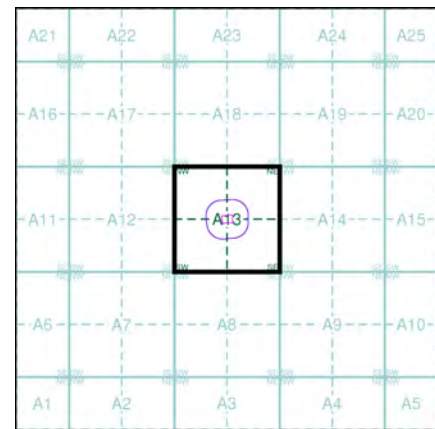


Historical Aerial Photography

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

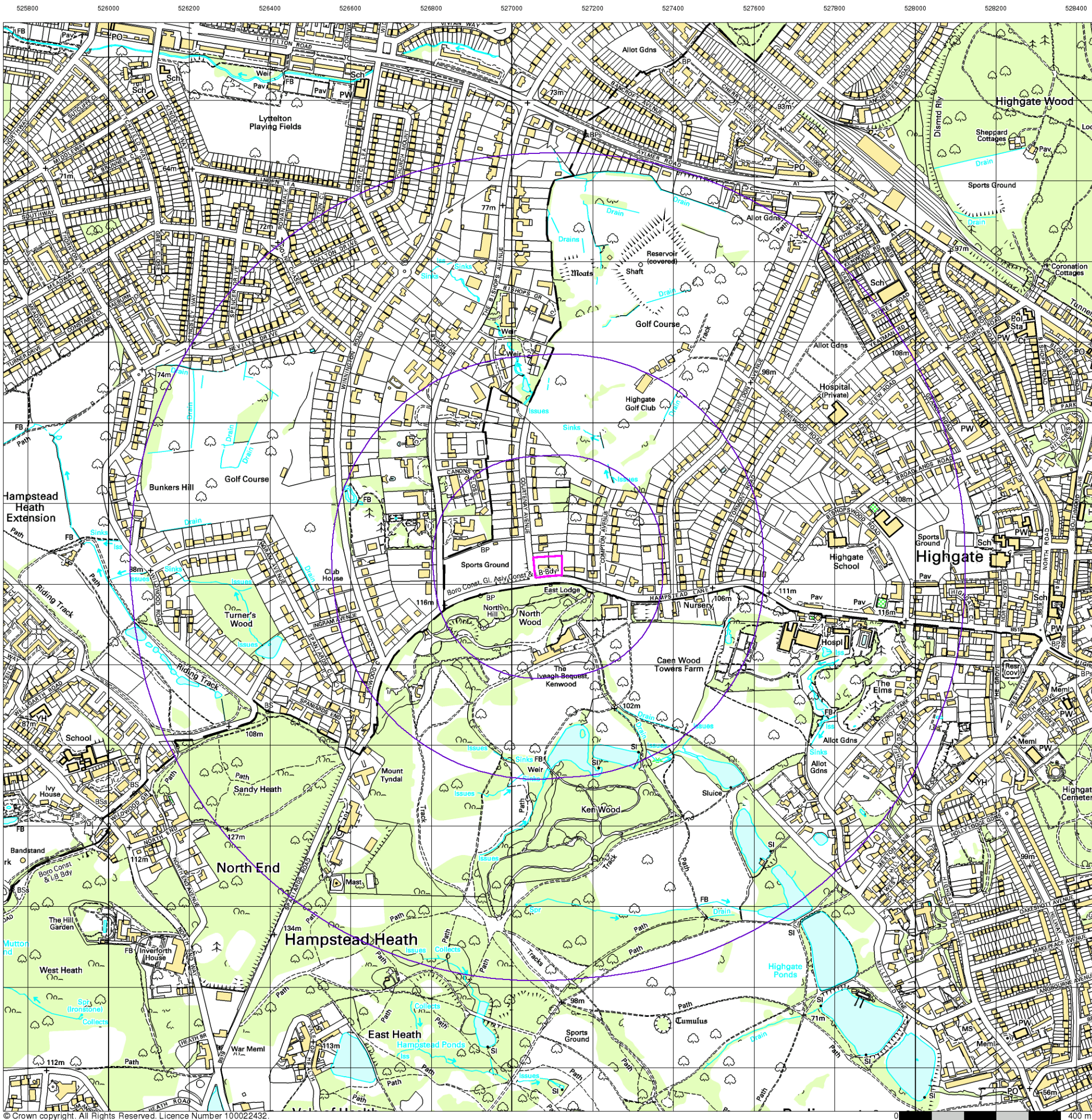
Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 100

Site Details

44 - 46 Hampstead Lane, LONDON, N6 4LL



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



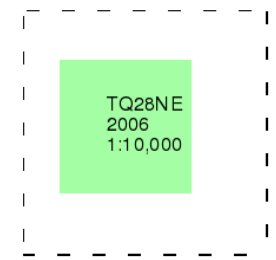
10k Raster Mapping

Published 2006

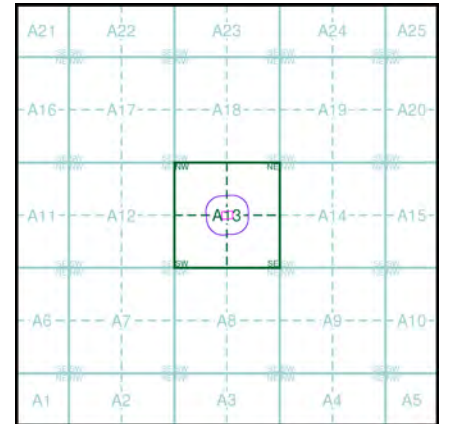
Source map scale - 1:10,000

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

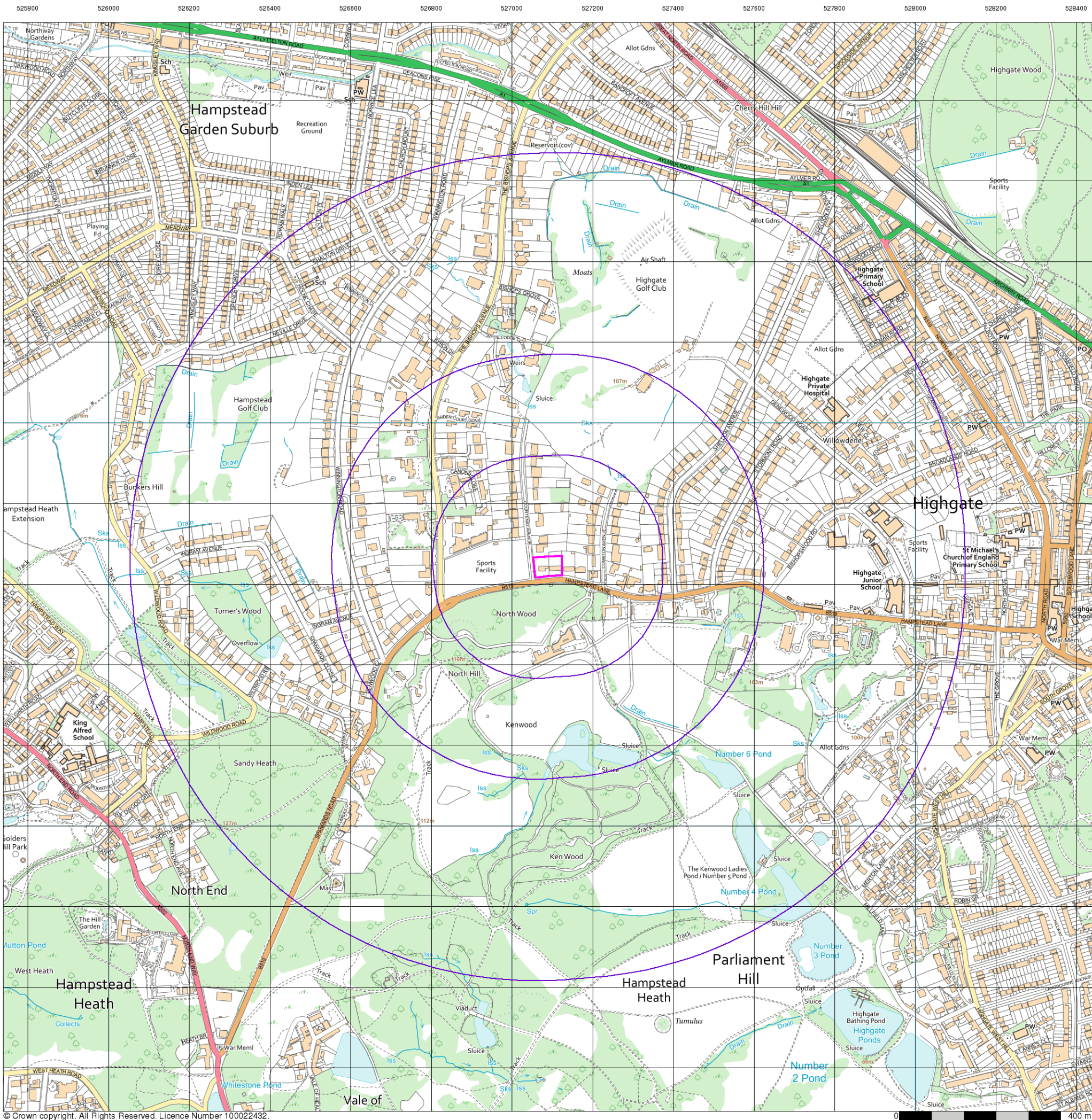
Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 1000

Site Details

44 - 46 Hampstead Lane, LONDON, N6 4LL



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Web: www.envirocheck.co.uk



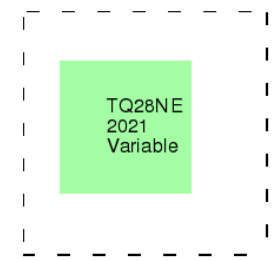
VectorMap Local

Published 2021

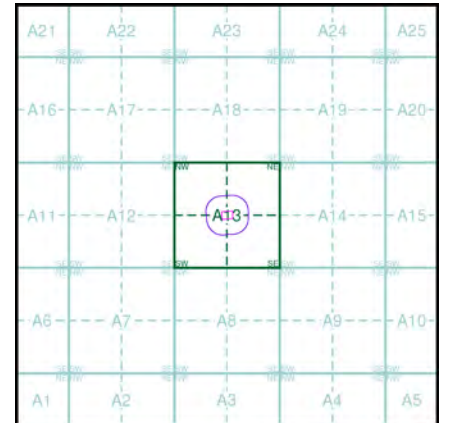
Source map scale - 1:10,000

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

Order Number: 280107221_1_1
Customer Ref: J21167
National Grid Reference: 527090, 187640
Slice: A
Site Area (Ha): 0.34
Search Buffer (m): 1000

Site Details

44 - 46 Hampstead Lane, LONDON, N6 4LL



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Web: www.envirocheck.co.uk



Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	GEA Ltd.
Project	44 and 46 Hampstead Lane, London
Site Address	44 and 46 Hampstead Lane, London, N6 4LL
Report Reference	EP13625-00
Date	11/06/21
Originator	AJS

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the 44 and 46 Hampstead Lane 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.

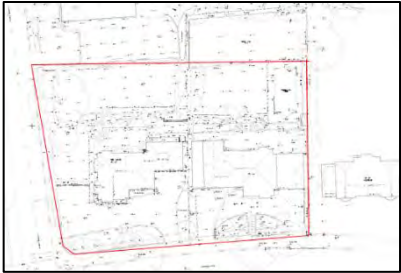
The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- 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 along Hampstead Lane, in the London Borough of Haringey. Recent aerial imagery indicates that the site is occupied by two large detached properties, along with associated garden areas and a swimming pool in the east. Further residential structures, tennis courts and vegetation border the site to the north and east. Hampstead Lane is located adjacent to the southern section of the site, with Courtney Avenue to the west. The site is approximately centred on the OS grid reference: TQ 27104 87639. 
Are there any indicators of current/historical military activity on/close to the site?	Low-resolution WWII-era aerial imagery shows ground disturbances within a sports field to the west of the site, across Courtney Avenue, which depict physical characteristics typical of war-era Allied features. No specific information on the exact nature or usage of these features, nor whether they do indeed relate to Allied activity, can be found, although such areas were often requisitioned for the use of buildings defensive emplacement or undertaking training. Despite this, given the site's separation from this area by Courtney Avenue and the residential nature of the site, the proximity of this area is not anticipated to pose a significant risk to the site itself. Although the closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 1.4km north-west of the site, these projectiles can have a range of over 15km. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are analogous to that of German aerial delivered ordnance.
What was the pre- and post-WWII history of the site?	Pre-WWII OS mapping dated 1937 indicates that the site comprised two large detached structures and associated garden areas. Bordering the site to the north are open areas of land and vegetation. To the east of the site are residential housing structures. To the south of the site lies <i>Hampstead Lane</i>, and west of the site is <i>Courtney Road</i>. Post-WWII OS mapping dated 1952 indicates no significant change to the site boundary or the surrounding area. Properties on site are now labelled as <i>The Garth</i> and <i>Lydbrook</i>. Courtney Road is now recorded as <i>Courtney Avenue</i>.
Was the area subject to bombing during WWII?	During WWII, the site was located within the Municipal Borough of Hornsey. According to official Home Office statistics, Hornsey sustained an overall high density of bombing, with an average of 123.6 items of ordnance recorded per 1,000 acres of land. This consisted of 292 high explosive (HE) bombs, nine parachute mines, 28 oil bombs, five phosphorus bombs, 17 V-1 pilotless aircraft bombs, and four V2 long range rocket bombs, accumulating in 376 incidents across 2,265 acres of land. London bomb census mapping does not record any bomb strikes on or bordering the site boundary. The nearest recorded incidents comprise an incendiary bomb shower to the west of the site across Courtney Avenue, and a HE bomb strike approximately 70m east of the site, at the junction of Hampstead Lane and Compton Avenue. A local Hornsey bomb plot map also does not record any incidents on or adjacent the





	boundary, though several additional high explosive bombs are noted further north-east and west of the site.
Is there any evidence of bomb damage on/close to the site?	Middlesex County Council (MCC) war damage mapping does not attribute any serious bomb damage to structures within the site boundary or its surrounding vicinity. This is supported by low-resolution WWII-era aerial imagery, available on this occasion, which indicates the buildings on site survived the war structurally intact.
To what degree would the site have been subject to access?	Access to the site is anticipated to have been frequent during WWII, given the residential nature of the site. However, it should be noted that the discovery of UXO in the rear gardens of properties would generally rely on the vigilance of individual residents.
To what degree has the site been developed post-WWII?	Structures on site have undergone minor alterations/extensions, and a pool has been built in the eastern section post-WWII.
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 Hornsey. According to official Home Office statistics, Hornsey sustained an overall high density of bombing, with an average of 123.6 items of ordnance recorded per 1,000. Despite this, London bomb census mapping does not record any bomb strikes on or bordering the site boundary. The nearest recorded incidents comprise an incendiary bomb shower to the west of the site across Courtney Avenue, and a HE bomb strike approximately 70m east of the site. A local Hornsey bomb plot map also does not record any incidents on or adjacent the boundary, though several incidents are noted in the vicinity. No positive evidence of bomb damage could be found within the site location. MCC war damage mapping does not attribute any serious bomb damage to structures within the site boundary or its surrounding vicinity. This is supported by low-resolution WWII-era aerial imagery, which indicates the properties on site survived the war structurally intact. As such, access to the site is anticipated to have been frequent throughout WWII, given the residential nature of the site. Frequent access may increase the likelihood of UXO indicators being seen and reported, although it should be noted that the discovery of UXO in the rear gardens of properties would generally rely on the vigilance of individual residents.

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 London. 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 additional 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 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.



Classification of Consequence		
Classification	Definition	Examples
Severe	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings / property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to short-term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the Draft Circular of Contaminated Land, DETR, 2000). Damage to sensitive buildings / structures / services or the environment.	Pollution of non-classified groundwater Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discolouration of concrete.

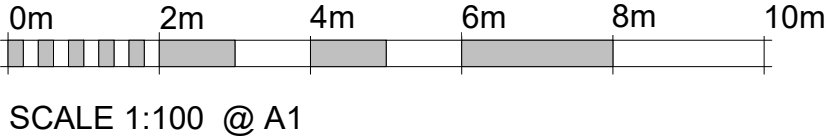
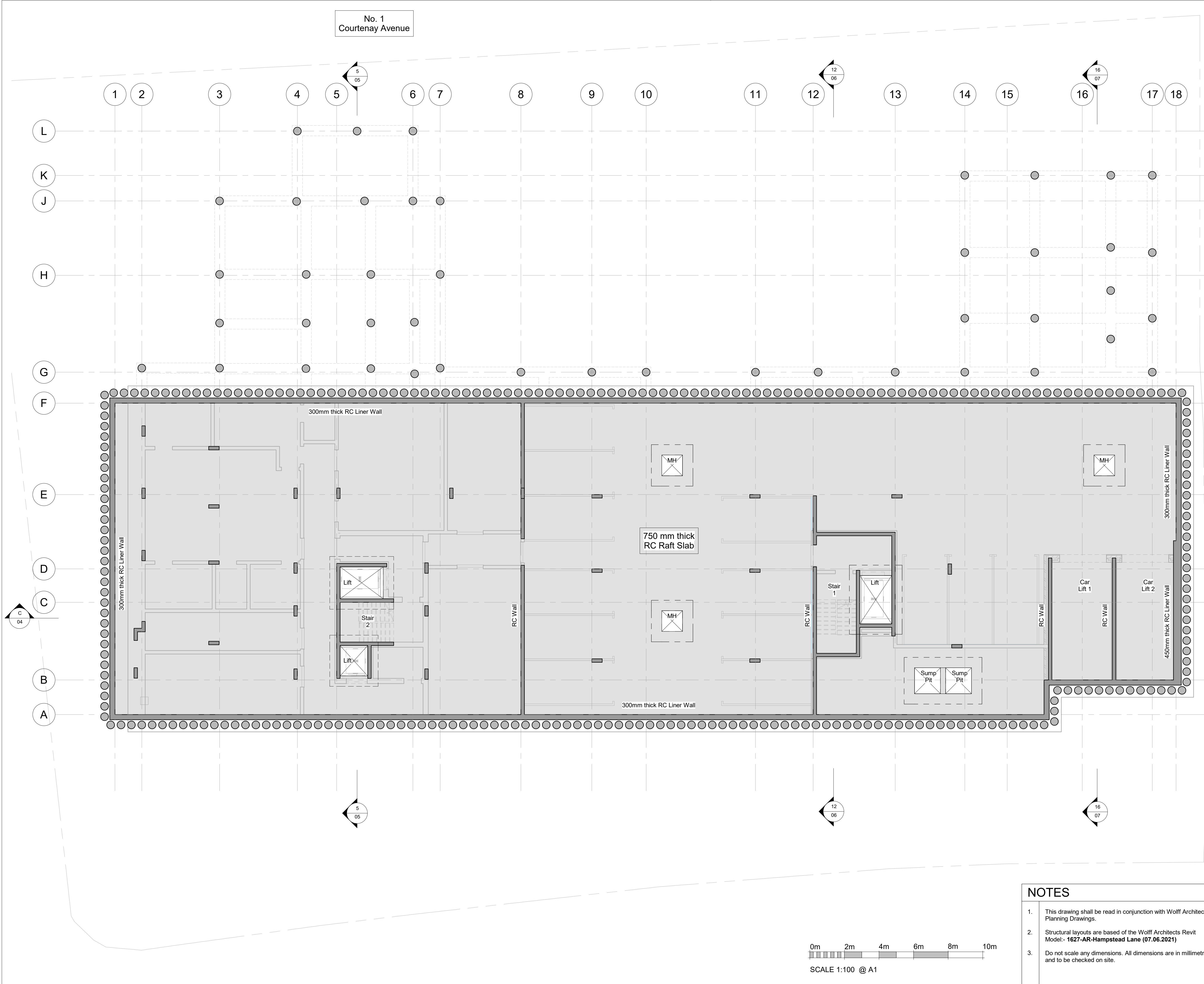
Classification of Probability	
Classification	Probability
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Risk Assessment Matrix

		Consequence			
		Severe	Medium	Mild	Minor
		Very high risk	High risk	Moderate risk	Moderate / low risk
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate / low risk
	Likely	High risk	Moderate risk	Moderate / low risk	Low risk
	Low likelihood	Moderate risk	Moderate / low risk	Low risk	Very low risk
	Unlikely	Moderate / low risk	Low risk	Very low risk	Very low risk

Description of the assessed risks and likely action required

	Description of the assessed risks and likely action required
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.



NOTES

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- Structural layouts are based of the Wolff Architects Revit Model:- **1627-AR-Hampstead Lane (07.06.2021)**
- Do not scale any dimensions. All dimensions are in millimetres and to be checked on site.

P1	16.06.2021	ISSUED FOR PLANNING APPLICATION	SH
Rev.	Date	Description	By

PLANNING

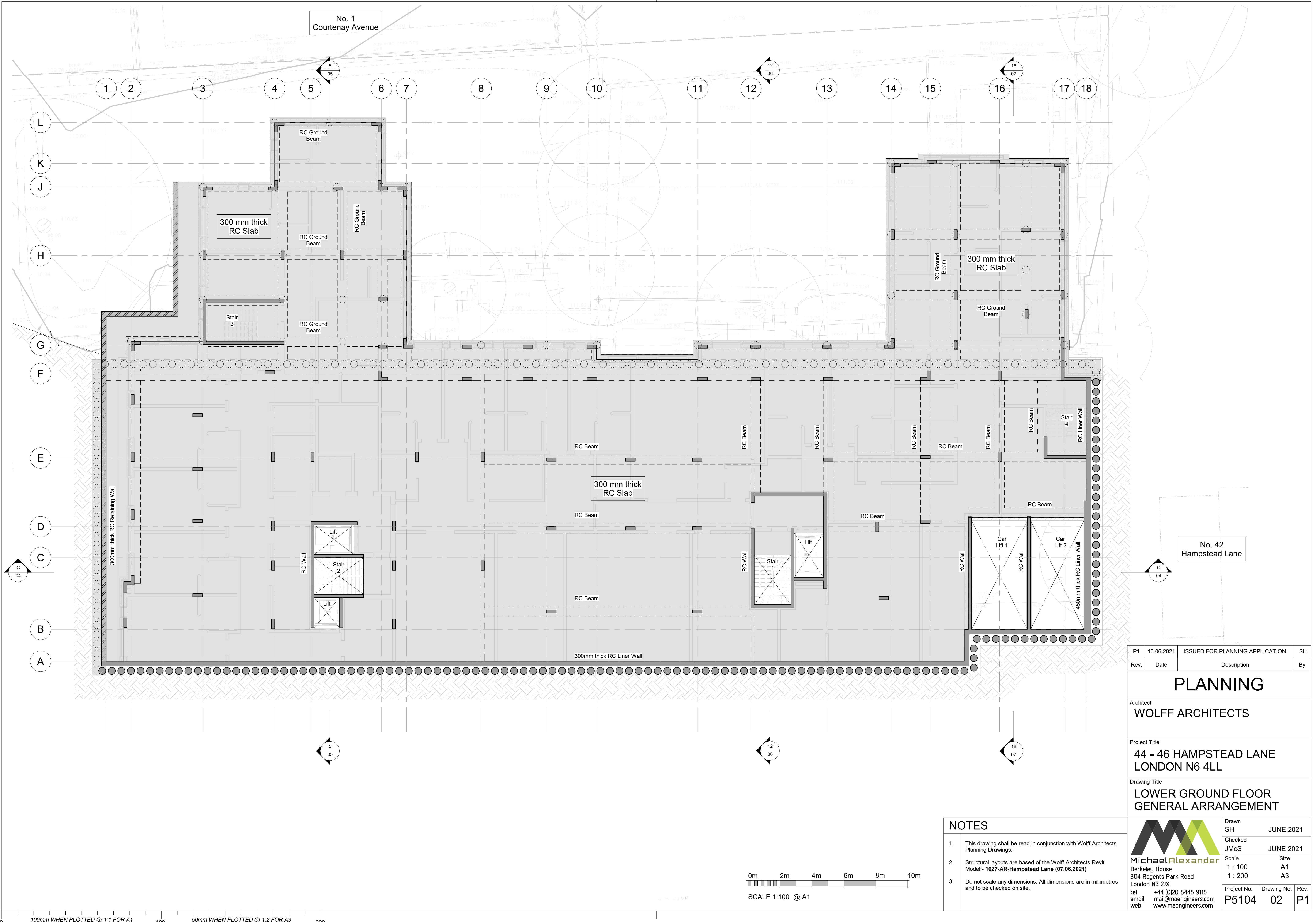
Architect
WOLFF ARCHITECTS

Project Title
**44 - 46 HAMPSTEAD LANE
LONDON N6 4LL**

Drawing Title
**BASEMENT
GENERAL ARRANGEMENT**

Michael Alexander
Berkeley House
304 Regents Park Road
London N3 2JX
tel +44 (0)20 8445 9115
email mail@maengineers.com
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Drawn		
SH JUNE 2021		
Checked		
JMcS JUNE 2021		
Scale		Size
1 : 100		A1
1 : 200		A3
Project No.	Drawing No.	Rev.
P5104	01	P1



P1	16.06.2021	ISSUED FOR PLANNING APPLICATION	SH
Rev.	Date	Description	By

PLANNING

Architect
WOLFF ARCHITECTS

Project Title
**44 - 46 HAMPSTEAD LANE
LONDON N6 4LL**

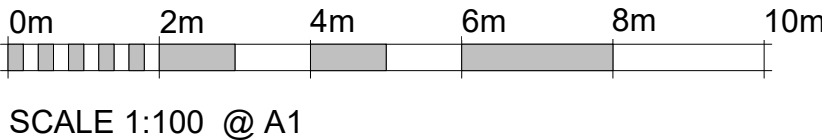
Drawing Title
**LOWER GROUND FLOOR
GENERAL ARRANGEMENT**

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Drawn		
SH	JUNE 2021	
Checked		
JMcS	JUNE 2021	
Scale		Size
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1 : 200		A3
Project No.	Drawing No.	Rev.
P5104	02	P1

NOTES

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P1	16.06.2021	ISSUED FOR PLANNING APPLICATION	SH
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PLANNING

Architect
WOLFF ARCHITECTS

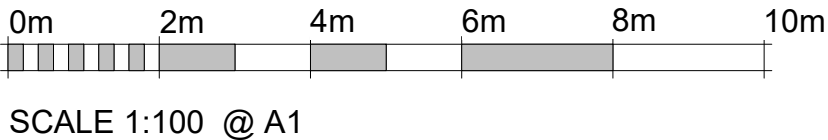
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**44 - 46 HAMPSTEAD LANE
LONDON N6 4LL**

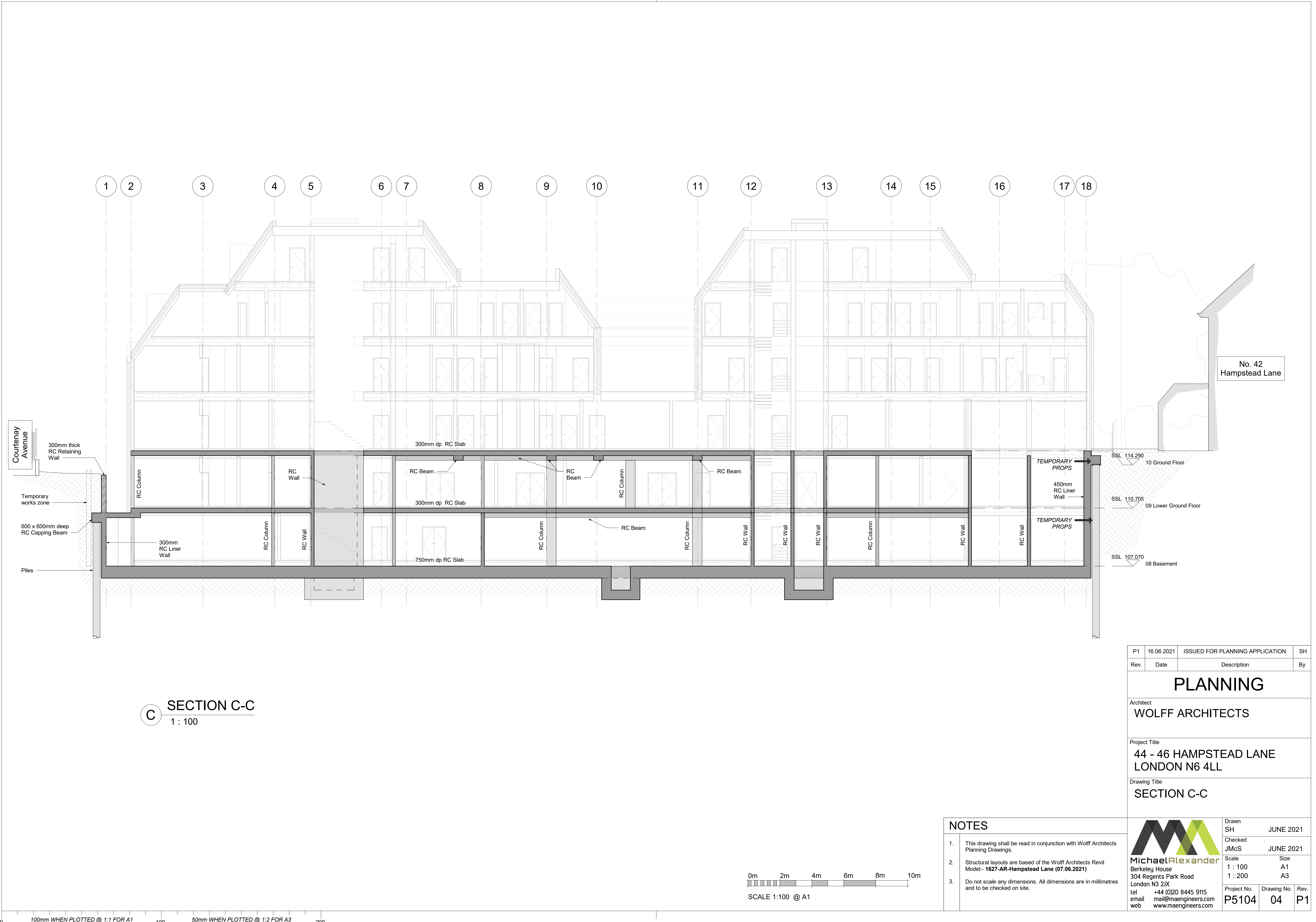
Drawing Title
**GROUND FLOOR
GENERAL ARRANGEMENT**

 Michael Alexander Berkeley House 304 Regents Park Road London N3 2JX tel +44 (0)20 8445 9115 email mail@maengineers.com web www.maengineers.com	Drawn SH	JUNE 2021
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Project No. P5104	Drawing No. 03	Rev. P1

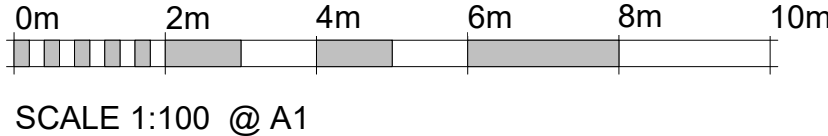
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- Structural layouts are based of the Wolff Architects Revit Model- **1627-AR-Hampstead Lane (07.06.2021)**
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C SECTION C-C
1 : 100



NOTES

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3. Do not scale any dimensions. All dimensions are in millimetres and to be checked on site.

P1	16.06.2021	ISSUED FOR PLANNING APPLICATION	SH
Rev.	Date	Description	By

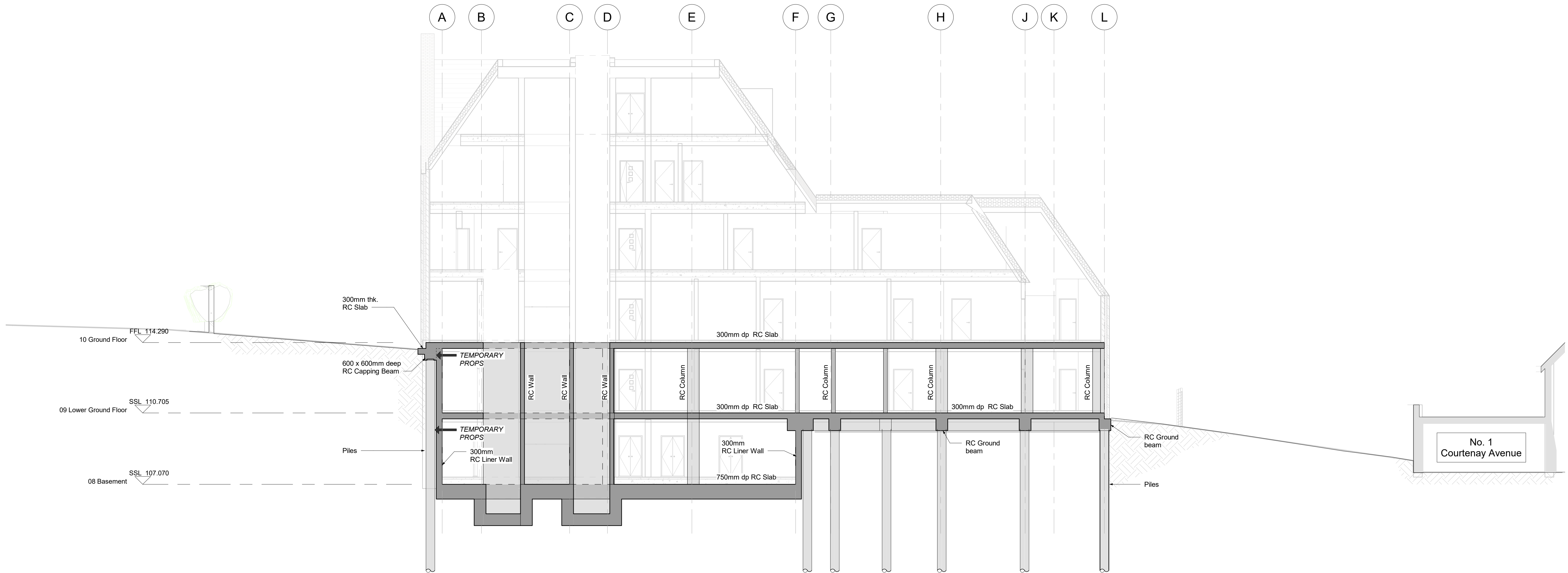
PLANNING

Architect
WOLFF ARCHITECTS

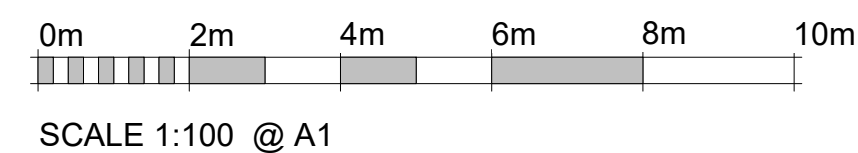
Project Title
**44 - 46 HAMPSTEAD LANE
LONDON N6 4LL**

Drawing Title
SECTION C-C

 MichaelAlexander Berkeley House 304 Regents Park Road London N3 2JX tel +44 (0)20 8445 9115 email mail@maengineers.com web www.maengineers.com	Drawn SH	JUNE 2021	
	Checked JMcS	JUNE 2021	
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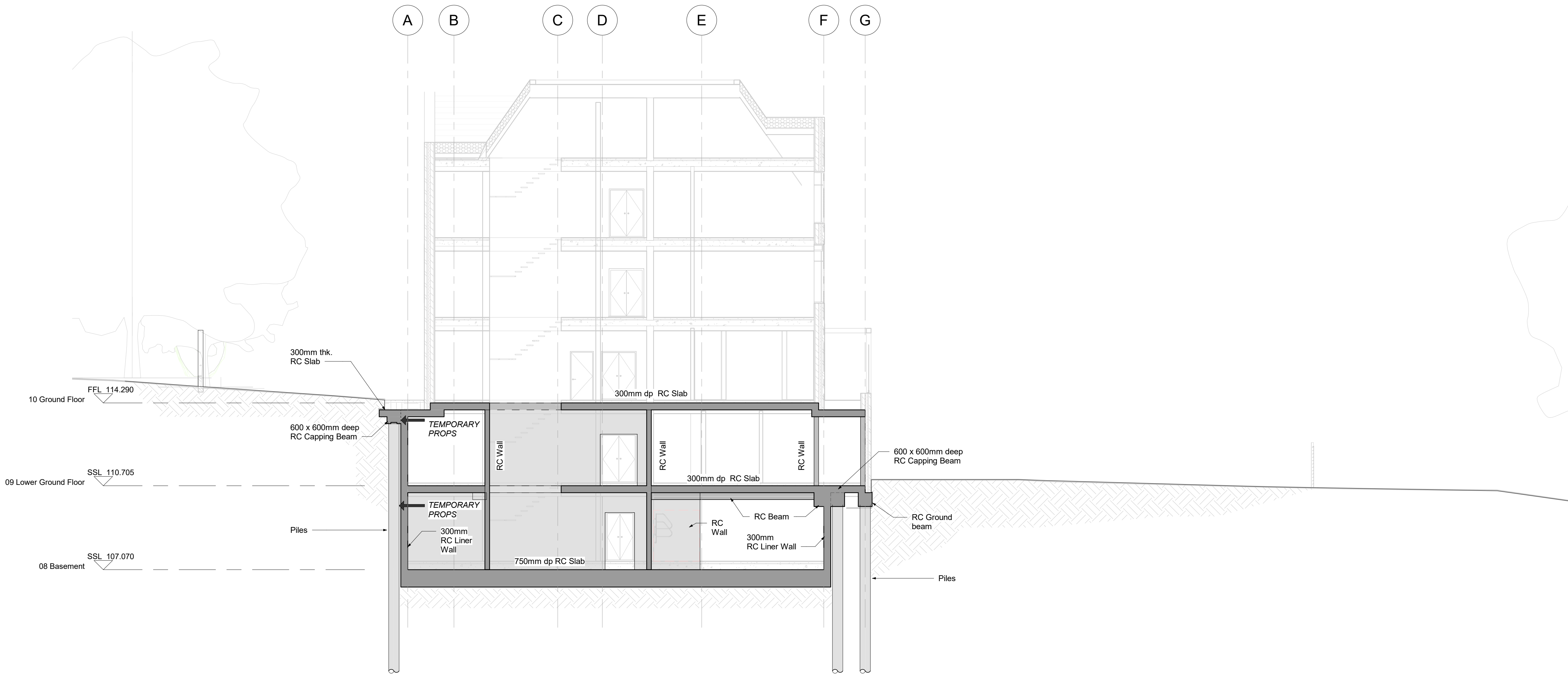
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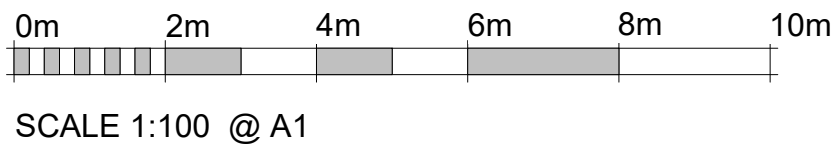
NOTES

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P1	16.06.2021	ISSUED FOR PLANNING APPLICATION	SH
Rev.	Date	Description	By
PLANNING			
Architect WOLFF ARCHITECTS			
Project Title 44 - 46 HAMPSTEAD LANE LONDON N6 4LL			
Drawing Title SECTION 5-5			
 MichaelAlexander Berkeley House 304 Regents Park Road London N3 2JX tel +44 (0)20 8445 9115 email mail@maengineers.com web www.maengineers.com		Drawn SH	JUNE 2021
		Checked JMcS	JUNE 2021
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Project No.	Drawing No.	Rev.	
P5104	05	P1	



12 SECTION 12-12
1 : 100



NOTES

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P1	16.06.2021	ISSUED FOR PLANNING APPLICATION	SH
Rev.	Date	Description	By

PLANNING

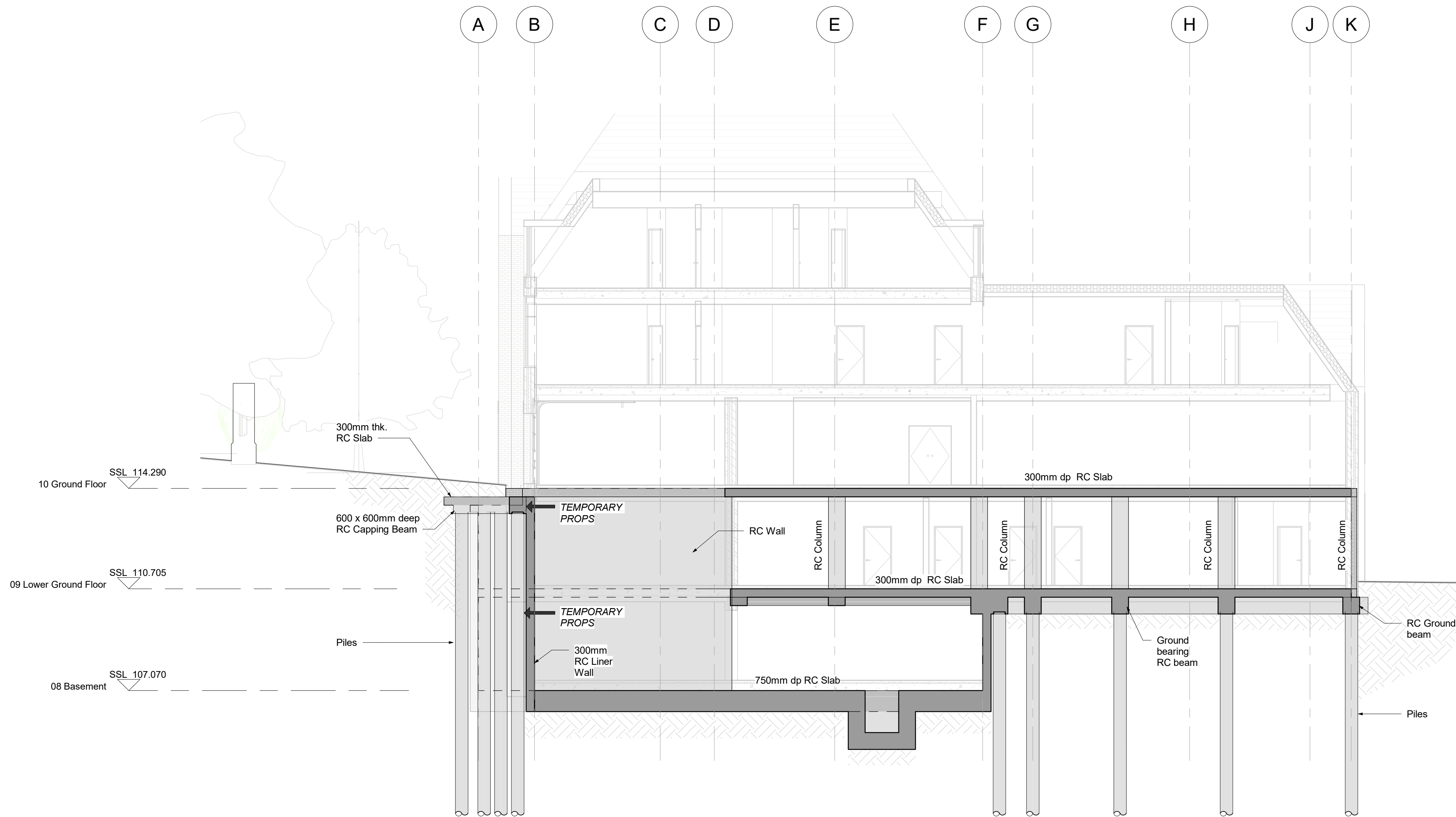
Architect
WOLFF ARCHITECTS

Project Title
44 - 46 HAMPSTEAD LANE
LONDON N6 4LL

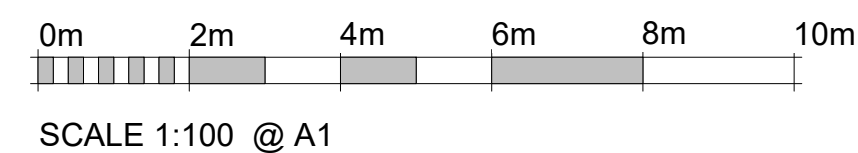
Drawing Title
SECTION 12-12


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Checked		
JMcS JUNE 2021		
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1 : 100		A1
1 : 200		A3
Project No.	Drawing No.	Rev.
P5104	06	P1



16 SECTION 16-16
1 : 100



- NOTES**
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P1	16.06.2021	ISSUED FOR PLANNING APPLICATION	SH
Rev.	Date	Description	By
PLANNING			
Architect WOLFF ARCHITECTS			
Project Title 44 - 46 HAMPSTEAD LANE LONDON N6 4LL			
Drawing Title SECTION 16-16			
 MichaelAlexander Berkeley House 304 Regents Park Road London N3 2JX tel +44 (0)20 8445 9115 email mail@maengineers.com web www.maengineers.com		Drawn SH	JUNE 2021
		Checked JMcS	JUNE 2021
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Project No.	Drawing No.	Rev.	
P5104	07	P1	



GEA

Geotechnical & Environmental Associates

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Site Plan

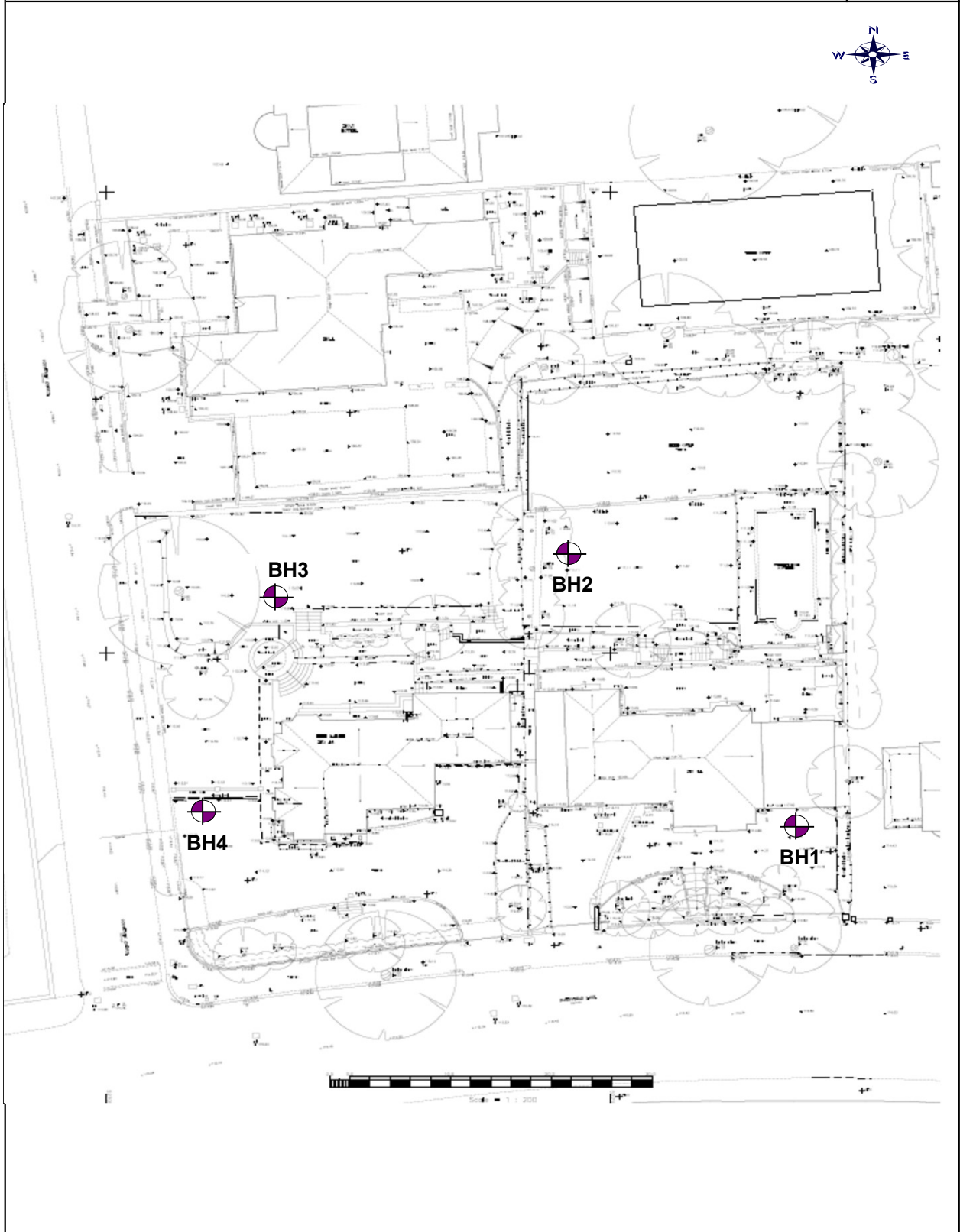
Site 44-46 Hampstead Lane, London N6 4LL

Client Harrison Varma

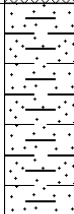
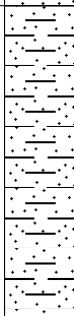
Engineer Michael Alexander Consulting Engineers

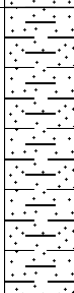
Job Number
J21167A

Sheet
1 / 1



 GEA Geotechnical & Environmental Associates Widbury Barn Widbury Hill Ware SG12 7QE				Site 44-46 Hampstead Lane, London, N6 4LL				Number BH1				
Excavation Method Opendrive lined percussive sampler		Dimensions		Ground Level (mOD) 114.30		Client Harrison Varma		Job Number J21167A				
		Location 527127 E 187632 N		Dates 16/12/2021		Engineer Michael Alexander Consulting Engineers		Sheet 1/1				
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water				
0.50-1.00	D1		1,2/2,2,2,2	114.25	0.05	Tarmac						
				(0.45)	Made Ground (tarmac rubble with gravel, brick and concrete)							
1.00-1.45	SPT			113.80	0.50	Made Ground (dark grey to greenish grey sandy clay with gravel, brick, ash, charcoal and staone fragments)						
				(0.40)	Made Ground (dark greenish grey sandy clay with occasional brick fragments)							
1.00-1.45	SPT			113.40	0.90							
				(0.25)								
1.40	D2			113.15	1.15							
				(0.45)		Initially grey becoming brownish grey clayey SAND						
				112.70	1.60							
						Firm pale orange-brown mottled grey and orange-brown very sandy CLAY						
2.00-2.45	SPT		2,3/4,4,4,4									
2.00	D3											
3.00-3.45	SPT		2,2/2,2,3,4									
3.00	D4											
4.00-4.45	SPT		3,2/2,4,4,4									
5.00-5.45	SPT		2,4/4,3,4,4	109.40	4.90	Medium dense pale orange-brown very clayey SAND						
5.00	D5				(0.30)							
					109.10	5.20	Firm pale orange-brown sandy to very sandy CLAY					
6.00-6.45	SPT		3,3/3,3,4,4									
6.00	D6											
7.00	D7		Water strike(1) at 7.00m. 4,4/4,5,6,5	107.40	6.90	Medium dense pale orange-brown clayey SAND						
7.00-7.45	SPT				(1.10)							
					106.30	8.00	Complete at 8.00m					
Remarks Starter pit excvated to 1.0 m Borehole collapsed back to 7.0 m on completion Groundwater monitoring standpipe installed to 7.0 m; refer to spearate sheet for details							Scale (approx)	1:50	Logged By	MP		
							Figure No.				J21167A.BH1	

 GEA Geotechnical & Environmental Associates Widbury Barn Widbury Hill Ware SG12 7QE				Site 44-46 Hampstead Lane, London, N6 4LL			Number BH2		
Excavation Method Opendrive lined percussive sampler		Dimensions		Ground Level (mOD) 111.00		Client Harrison Varma		Job Number J21167A	
		Location 527096 E 187662 N		Dates 16/12/2021		Engineer Michael Alexander Consulting Engineers		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.30	D1			110.50	(0.50) 0.50	Made Ground (brown silty sandy clay with occasional gravel, rootlets and rare brick)			
0.70	D2				(1.50)	Firm pale orange-brown mottled grey and orange-brown sandy to very sandy CLAY with rootlets			
1.50	D3			109.00	2.00	Firm pale orange-brown sandy to very sandy CLAY; becoming stiff at 4.0 m			
3.00	D4		Water strike(1) at 3.60m.	106.90	(2.10) 4.10	Terminated at 4.10m		▽1	
Remarks Starter pit excavated to 1.0 m Borehole terminated due to refusal at 4.1 m; collapsed back to 3.2 m Groundwater monitoring standpipe installed to 3.2 m; refer to spearate sheet for details							Scale (approx) 1:50	Logged By MP	
							Figure No. J21167A.BH1		

 GEA Geotechnical & Environmental Associates Widbury Barn Widbury Hill Ware SG12 7QE					Site 44-46 Hampstead Lane, London, N6 4LL			Number BH3	
Excavation Method Drive-in Windowless Sampler		Dimensions		Ground Level (mOD) 110.90		Client Harrison Varma		Job Number J21167A	
		Location 527066 E 187658 N		Dates 16/12/2021		Engineer Michael Alexander Consulting Engineers		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.30	D1			110.30	(0.60)	Made Ground (dark brown silty sandy clay with occasional gravel, rootlets and brick)			
0.70	D2				0.60	Firm pale orange-brown mottled grey and orange-brown sandy CLAY with occasional rootlets			
1.50	D3				1.50	Firm pale orange-brown mottled grey and orange-brown sandy CLAY with rounded to sub-rounded flint gravel			
3.00	D4				3.40	Terminated at 3.40m			
Remarks Starter pit excvated to 1.0 m Groundwater not encountered Borehole terminated due to refusal at 3.4 m							Scale (approx) 1:50	Logged By MP	Figure No. J21167A.BH1

 GEA Geotechnical & Environmental Associates Widbury Barn Widbury Hill Ware SG12 7QE						Site 44-46 Hampstead Lane, London, N6 4LL		Number BH4
Excavation Method Opendrive lined percussive sampler		Dimensions		Ground Level (mOD) 113.50		Client Harrison Varma		Job Number J21167A
		Location 527058 E 187634 N		Dates 16/12/2021		Engineer Michael Alexander Consulting Engineers		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.40	D1				(0.70)	Made Ground (brown silty sandy clay with gravel, rootlets and brick)		
1.00-1.45	SPT		1,2/2,2,2,2	112.80	0.70	Made Ground (brown to reddish brown / purple sandy clay with gravel, brick and ash)		
1.50	D2				(1.30)			
2.00-2.45	SPT		1,0/0,1,0,0	111.50	2.00 (0.25)	Firm pale brown mottled grey sandy CLAY with occasional sub-rounded flint gravel		
2.50	D3			111.25	2.25	Firm dark grey becoming grey mottled pale brown sandy CLAY		
3.00-3.45	SPT		2,2/3,3,2,3	110.60	2.90	Firm pale brown mottled grey becoming greenish grey and brown sandy CLAY		
3.50	D4				(1.30)			
4.00-4.45	SPT		2,2/3,2,3,3	109.30	4.20	Pale greenish grey clayey SAND		
4.40	D5			108.90	(0.40)			
4.80	D6			108.90	4.60 (0.40)	Pale brown mottled grey and orange-brown clayey SAND		
5.00-5.45	SPT		3,3/3,3,3,3	108.50	5.00	Firm pale orange-brown mottled grey sandy CLAY		
					(1.00)			
6.00-6.45	SPT		Water strike(1) at 6.00m. 3,3/4,3,3,3	107.50	6.00	Medium dense becoming dense pale brown and greenish grey clayey SAND		▽1
6.50	D7							
6.50	D8							
6.80-7.25	SPT		4,6/6,8,9,10		(2.00)			
7.50	D9			105.50	8.00	Complete at 8.00m		
Remarks Starter pit excavated to 1.0 m Sampler refused at 6.8 m - re-run to 8.08 with smaller diameter tube Borehole collapsed back to 6.5 m on completion Groundwater monitoring standpipe installed to 6.5 m; refer to separate sheet for details							Scale (approx) 1:50	Logged By MP
							Figure No. J21167A.BH1	



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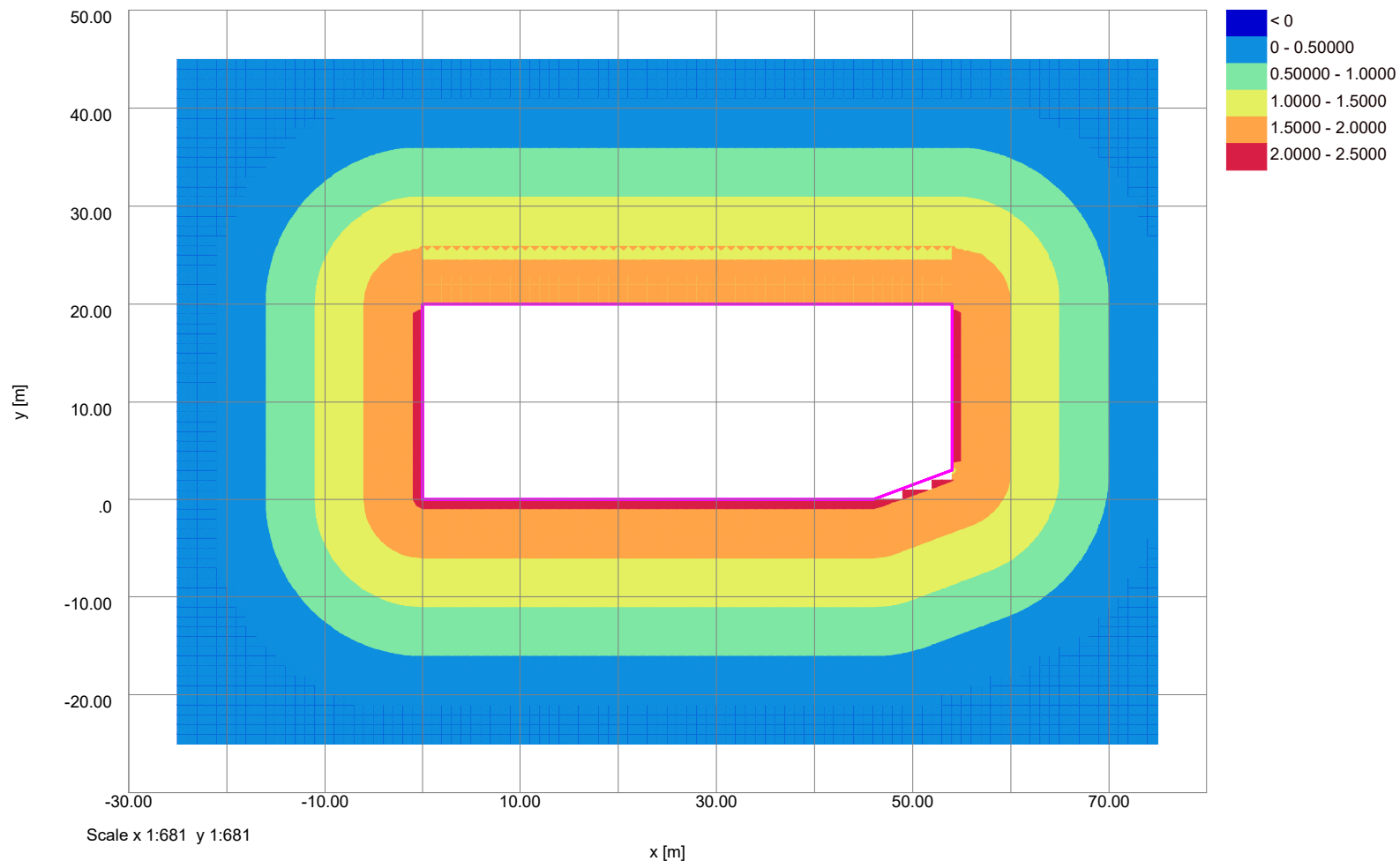
44-46 Hampstead Lane, London N6

Ground Movement Assessment

Installation Phase

Job No.	Sheet No.	Rev.
J21167A		
Drg. Ref.		
Made by MP	Date 20-Dec-2021	Checked Date

Vertical Settlement Contours: Grid 1 (level 0.000m) (Interval 0.5mm)





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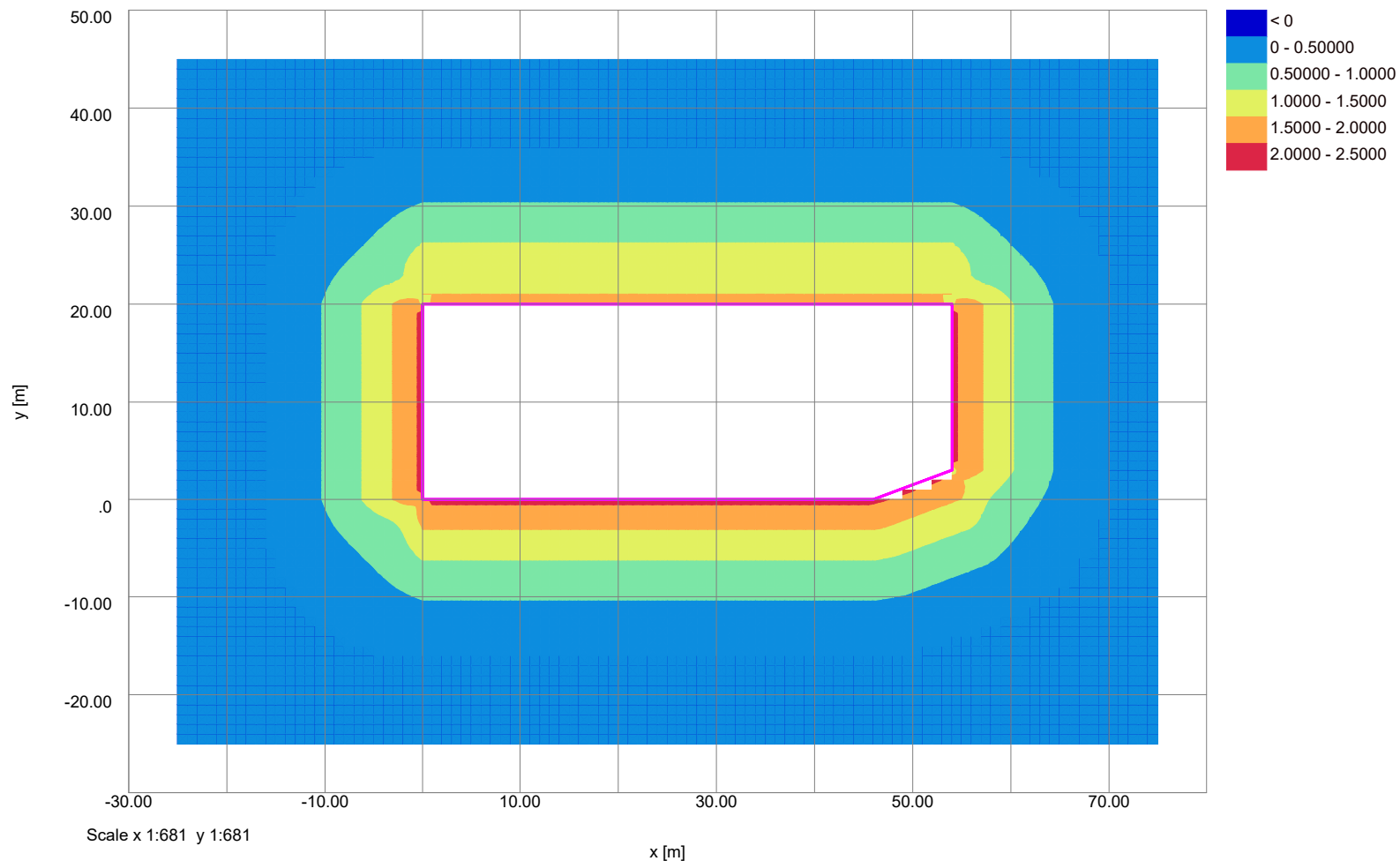
44-46 Hampstead Lane, London N6

Ground Movement Assessment

Installation Phase

Job No.	Sheet No.	Rev.
J21167A		
Drg. Ref.		
Made by MP	Date 20-Dec-2021	Checked Date

Horizontal Displacement Contours: Grid 1 (level 0.000m) Interval 0.5mm





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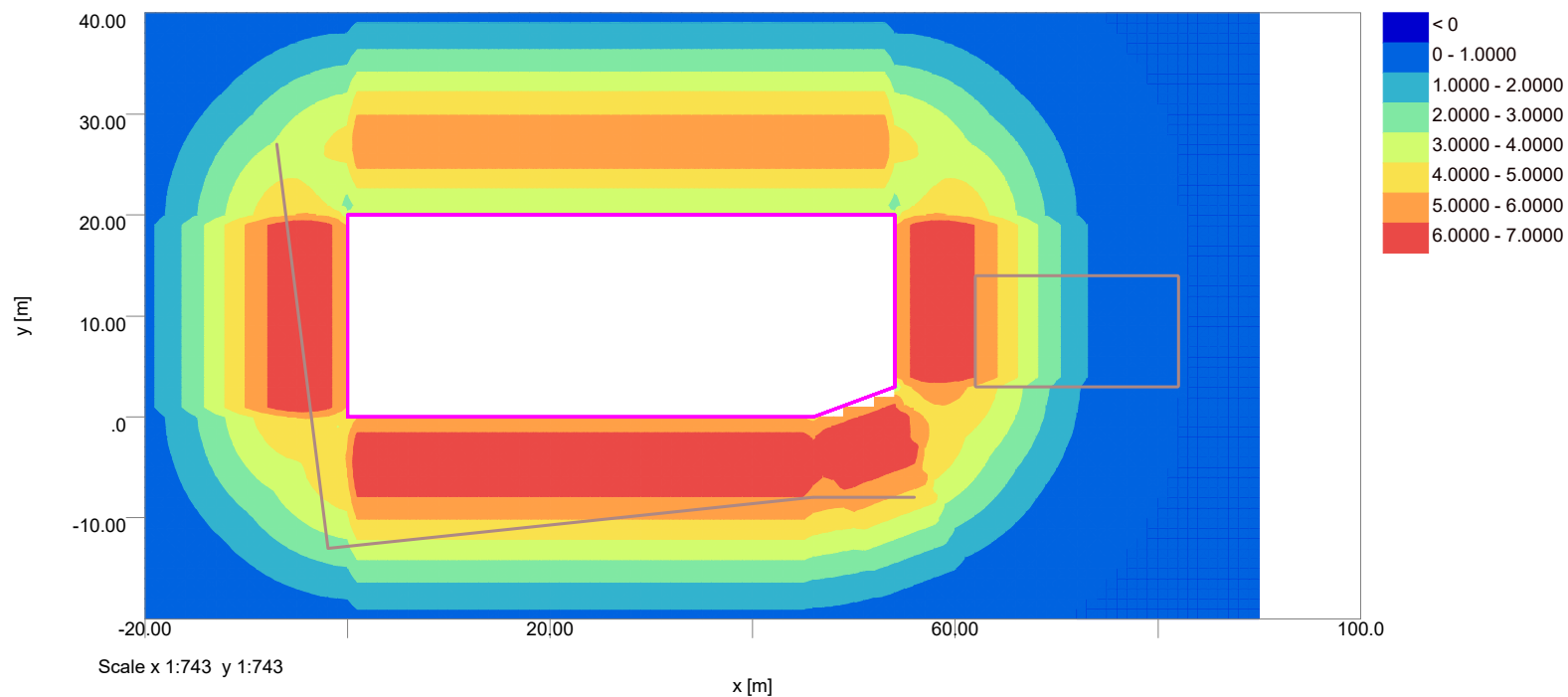
44-46 Hampstead Lane, London N6

Ground Movement Assessment

Combined Movements

Job No.	Sheet No.	Rev.
J21167A		
Drg. Ref.		
Made by MP	Date 20-Dec-2021	Checked Date

Vertical Settlement Contours: Grid 1 (level 0.000m) (Interval 1mm)





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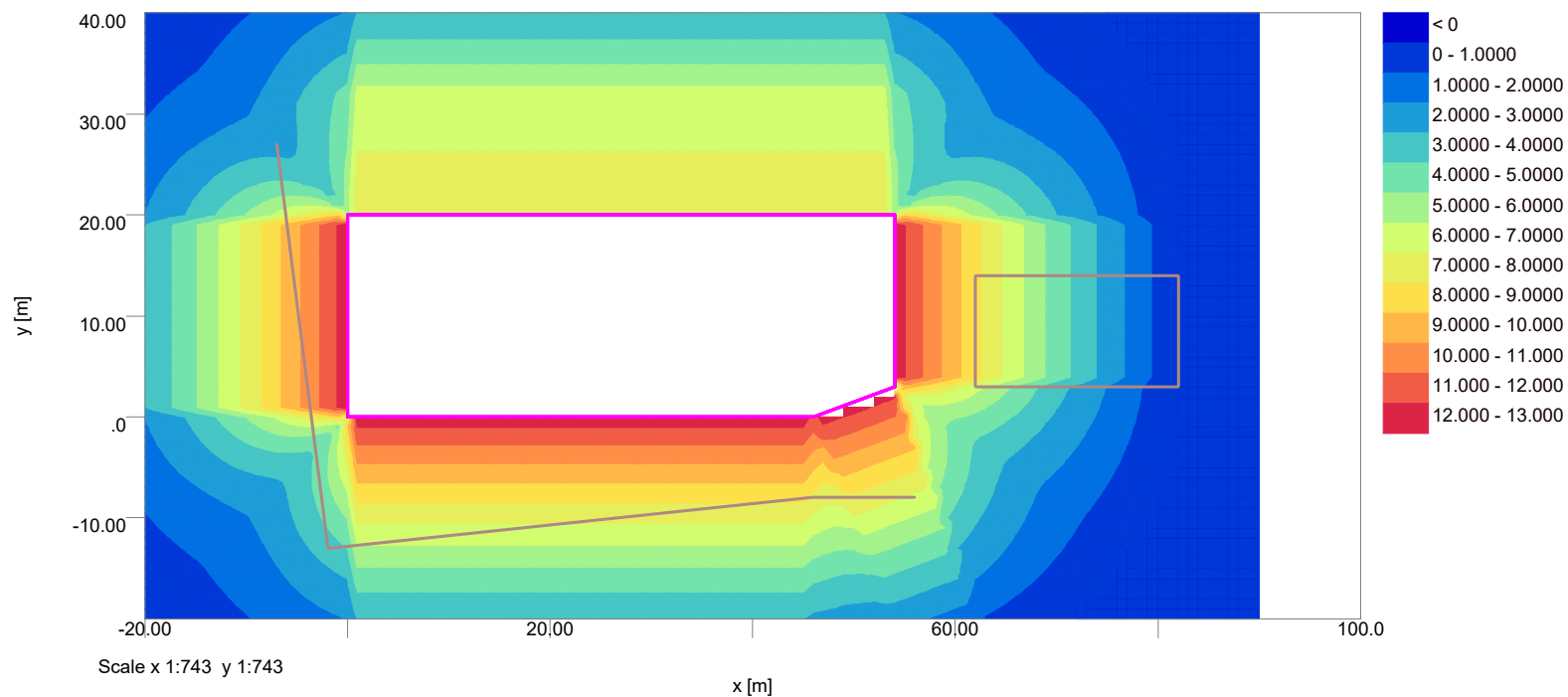
44-46 Hampstead Lane, London N6

Ground Movement Assessment

Combined Movements

Job No.	Sheet No.	Rev.
J21167A		
Drg. Ref.		
Made by MP	Date 20-Dec-2021	Checked Date

Horizontal Displacement Contours: Grid 1 (level 0.000m) Interval 1mm





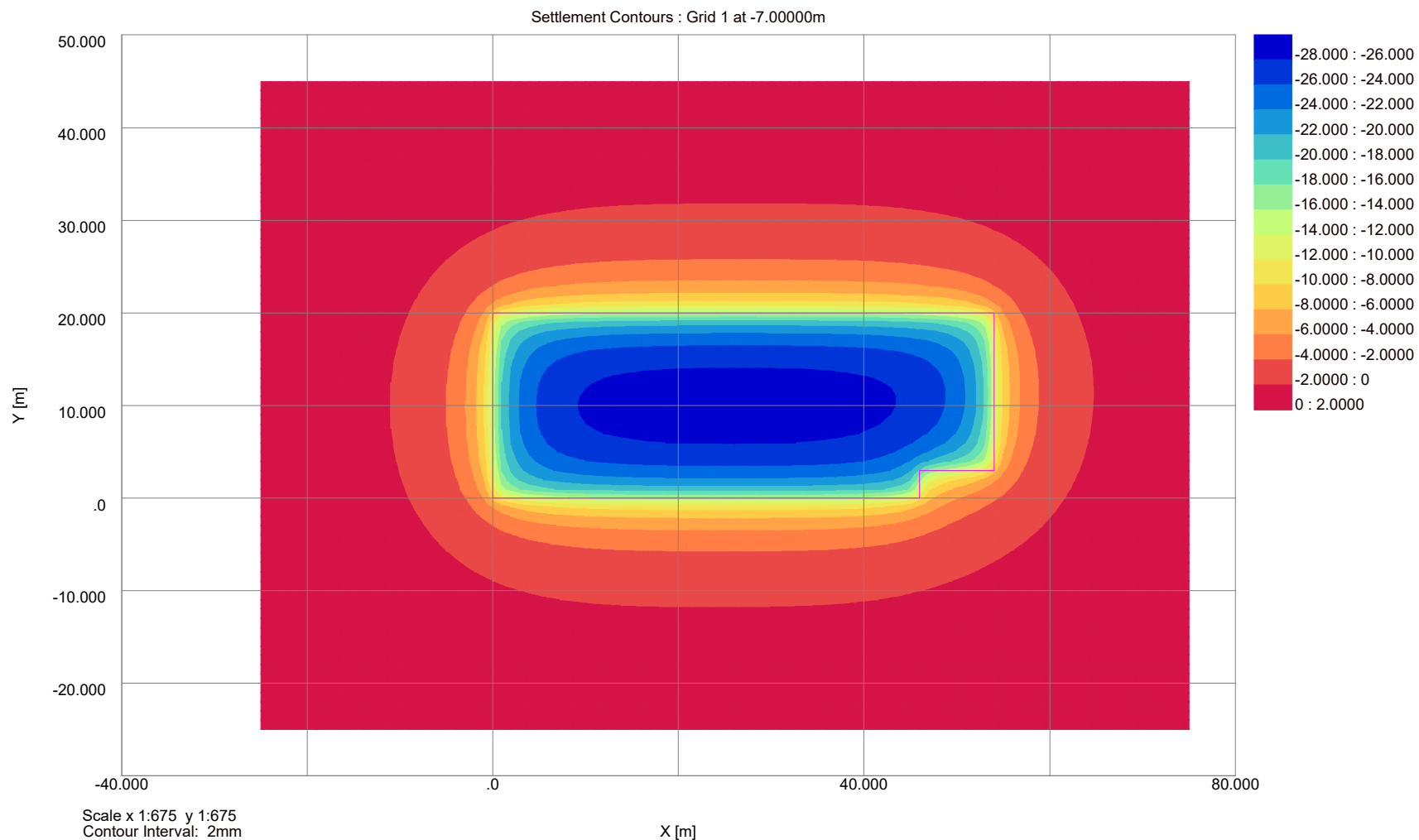
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44-46 Hampstead Lane, N6

Ground Movement Assessment

Short-term movements within basement excavation

Job No.	Sheet No.	Rev.
J21167A		
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Made by MP	Date	Checked





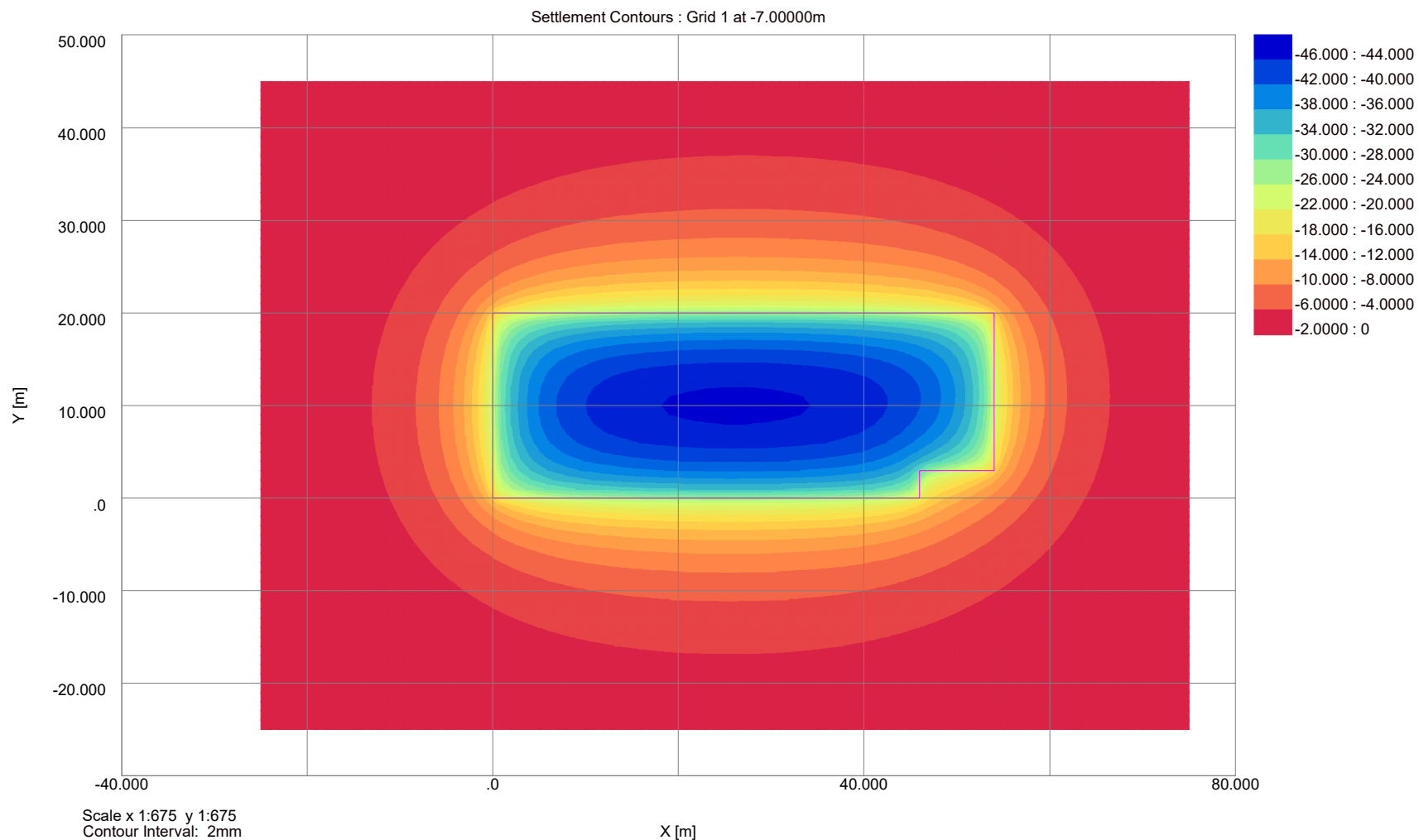
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44-46 Hampstead Lane, N6

Ground Movement Assessment

Total movements within basement excavation

Job No.	Sheet No.	Rev.
J21167A		
Drg. Ref.		
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44-46 Hampstead Lane, London N6

Ground Movement Assessment

Combined Movements

Job No.	Sheet No.	Rev.
J21167A		
Drg. Ref.		
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Specific Building Damage Results - Detail

Stage: Ref.	Stage: Name	Specific Building: Ref.	Specific Building: Name	Sub-building Name	Vertical Offset from Line for Vertical Movement Calculations [m]	Segment	Start [m]	Length [m]	Curvature	Deflection Ratio [%]	Average Horizontal Strain [%]	Max Tensile Strain [%]	Max Gradient of Horizontal Displacement Curve	Max Gradient of Vertical Displacement Curve	Min Radius of Curvature [m]	Damage Category
0	Base Model	1	No 42 Hampstead Lane	Near Elevation	0.0	1	0.0	10.899	None	0.0	0.0	35.763E-9	0.0	0.0	-	0 (Negligible)
		2	No 42 Hampstead Lane	Frontage	0.0	1	0.0	4.1485	None	0.0011481	0.038732	0.039433	-399.56E-6	404.43E-6	25957.0	0 (Negligible)
						2	4.1485	12.766	None	0.0058816	0.030402	0.038549	-370.87E-6	404.43E-6	13005.0	0 (Negligible)
		3	No 42 Hampstead Lane	Far Elevation	0.0	All vertical displacements are less than the limit sensitivity.										
		4	No 42 Hampstead Lane	Rear Elevation	0.0	1	1.9900	0.46733	None	0.0	0.037500	0.037500	-374.86E-6	-42.828E-6	174940.0	0 (Negligible)
						2	2.4573	13.294	None	0.0075689	0.039853	0.050506	-466.28E-6	-508.39E-6	11714.1	(Very Slight)
						3	15.751	4.1485	None	0.0015402	0.048280	0.049222	-494.96E-6	-508.39E-6	19351.0	0 (Negligible)
		5	Boundary with Courtenay Avenue	Boundary Wall	0.0	1	0.0	3.3427	None	334.40E-6	-0.0098260	0.0019684	162.55E-6	-263.70E-6	82638.0	0 (Negligible)
						2	3.3427	4.1030	None	0.012243	-0.017861	0.0050835	-341.05E-6	-0.0016774	2834.0	0 (Negligible)
						3	7.4457	19.399	Sagging	0.0058263	648.93E-6	0.0041095	362.97E-6	-0.0016774	2160.7	0 (Negligible)
						4	26.845	4.8519	None	0.010583	-0.090381	0.018240	0.0012430	0.0016323	2841.3	0 (Negligible)
						5	31.697	8.6143	None	0.0049382	-0.0011464	0.0045377	530.10E-6	329.80E-6	13511.0	0 (Negligible)
		6	Boundary with Hampstead lane	Boudnary Wall	0.0	1	0.0	1.6311	None	0.021614	-0.0035692	0.019599	108.75E-6	-0.0010376	721.54	0 (Negligible)
						2	1.6311	2.3821	None	0.013021	0.0017010	0.019196	-81.059E-6	-0.0010376	3809.3	0 (Negligible)
						3	4.0131	4.2784	None	1.5828E-6	503.83E-6	506.22E-6	-5.0538E-6	-52.950E-6	17.558E+6	0 (Negligible)
						4	8.2915	39.868	None	168.11E-6	520.94E-6	571.02E-6	-5.3850E-6	-52.950E-6	1.4120E+6	0 (Negligible)
		7	Boundary with Hampstead lane	Boudnary Wall	0.0	1	0.0	3.1542	None	0.0029254	-0.083530	0.016738	899.15E-6	-189.54E-6	9936.5	0 (Negligible)
						2	3.1542	6.8458	None	0.0038281	0.0035945	0.0086290	132.24E-6	-189.54E-6	8053.9	0 (Negligible)
Tensile horizontal strains are +ve, compressive horizontal strains are -ve.																



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