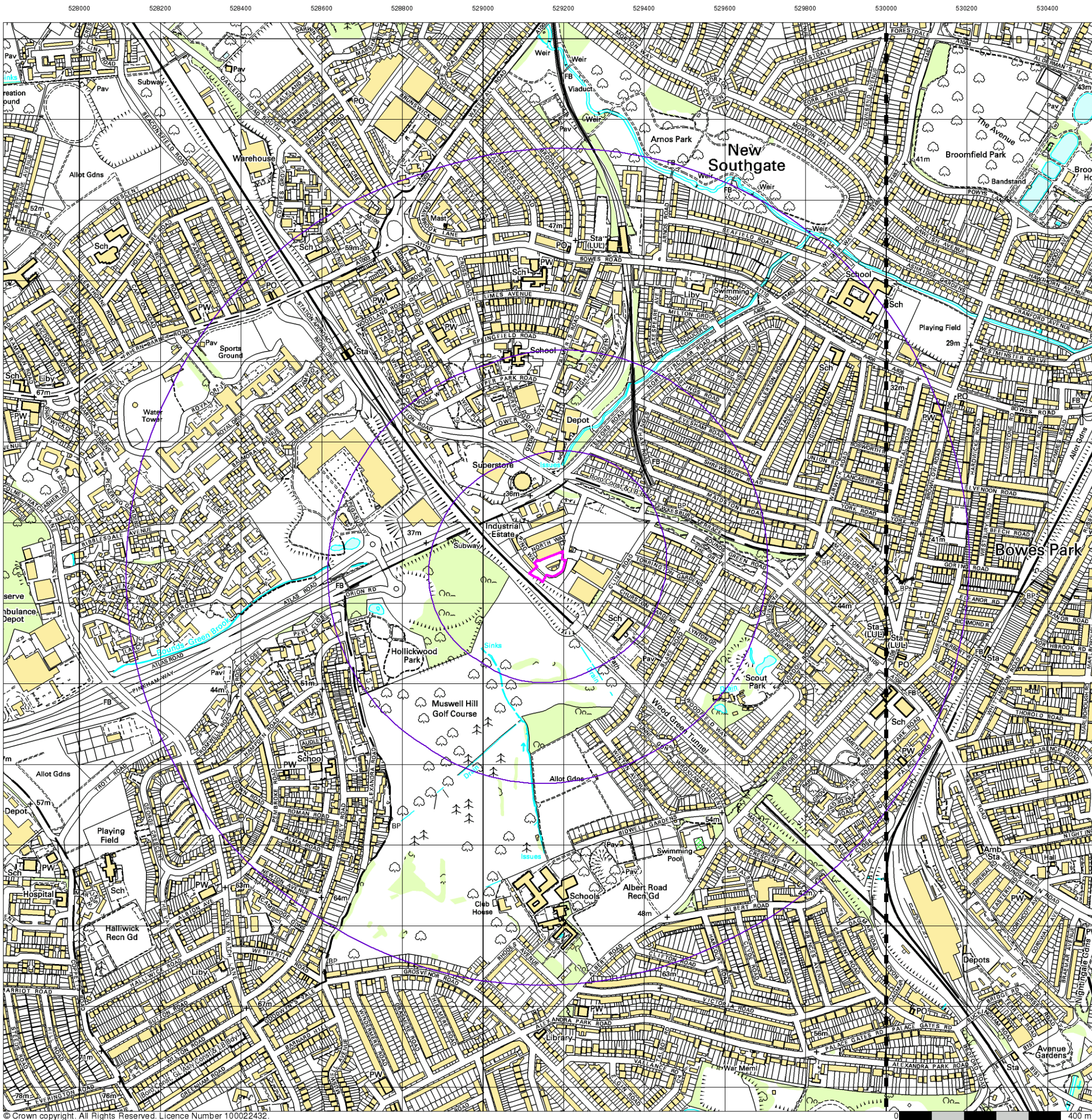




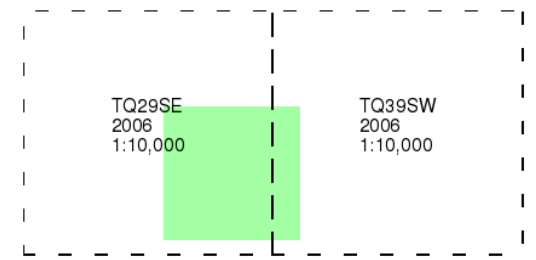
10k Raster Mapping

Published 2006

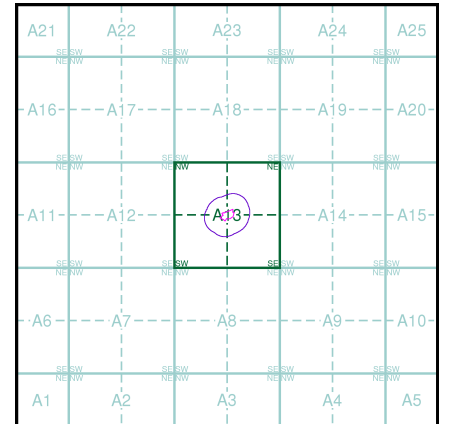
Source map scale - 1:10,000

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

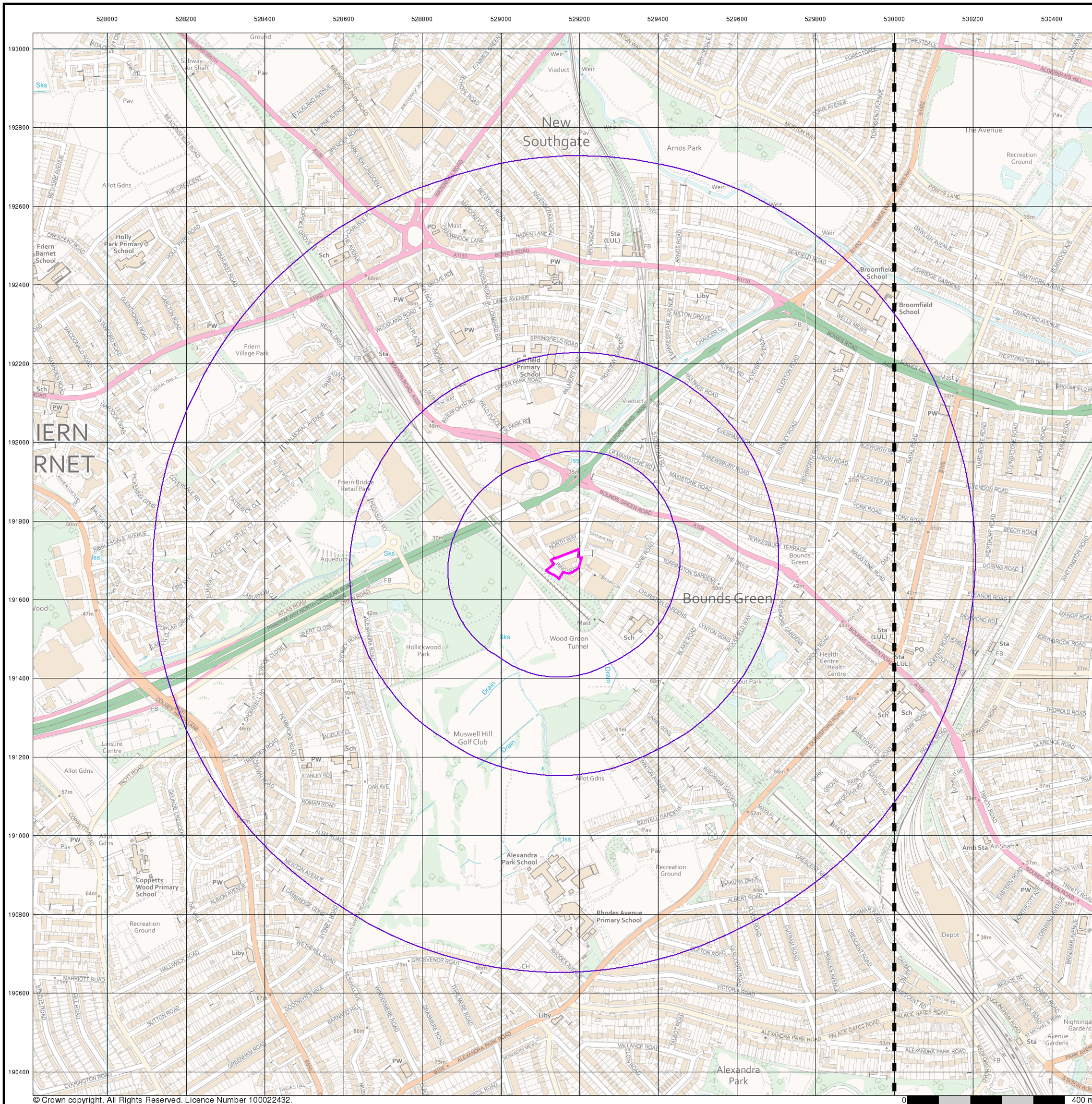
Order Number: 307360015_1_1
Customer Ref: J23051
National Grid Reference: 529160, 191690
Slice: A
Site Area (Ha): 0.36
Search Buffer (m): 1000

Site Details

Block F Bound Green Industrial Estate, LONDON, N11 2UL



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



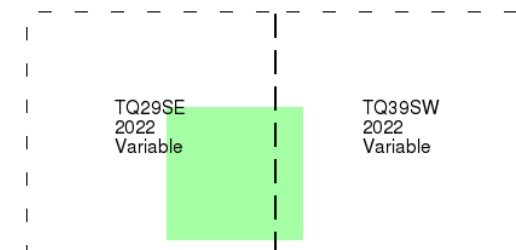
VectorMap Local

Published 2022

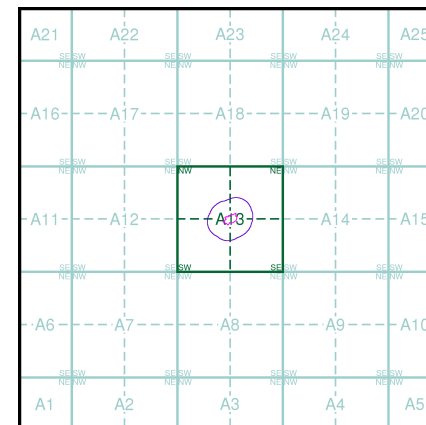
Source map scale - 1:10,000

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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Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	GEA Ltd
Project	Block F Bounds Green Industrial Estate
Site Address	Block F Bounds Green Industrial Estate, London N11 2UL
Report Reference	PA17432-00
Date	22/02/23
Authored by	UA
Quality Assurance	AS

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the Block F Bounds Green Industrial Estate 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.

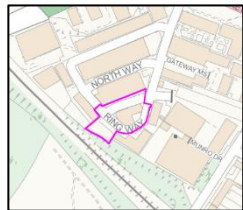
The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- 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	The site is located within New Southgate, in the London Borough of Haringey. Recent aerial imagery indicates that the centre of the site is occupied by commercial properties and hardstanding ground, while South Way occupies the northern section and Ring Way occupies the southern and western sections. The north, east and south of the site are bound by commercial properties and hardstanding ground, while the south-west of the site is bound by railway tracks. The site is approximately centred on the OS grid reference: TQ 29159 91690. 
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 3km north-west of the site in the vicinity of Oakleigh Park. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are analogous to that of aerially delivered Luftwaffe bombs. For a discussion on these conditions, see the relevant sections below.
What was the pre- and post-WWII history of the site?	Pre-war OS mapping dated 1935-36 indicates that the site was occupied by <i>Allotment Gardens</i>, and bound by the same to the north, east and south. The west of the site was bound by a railway track and a small structure. Post-war OS mapping dated 1951-52 indicates that minimal changes occurred on site, with the site remaining occupied by <i>Allotment Gardens</i>. Likewise, the site's immediate surroundings remain the same.
Was the area subject to bombing during WWII?	During WWII, the site was situated within the Municipal Borough of Wood Green. According to official Home Office bombing statistics, Wood Green sustained an overall high density of bombing, with an average of 126.3 items of ordnance per 1,000 acres. This included 176 high explosive (HE) bombs, 19 oil bombs, six V-1 pilotless aircraft incidents and two V-2 long-range rocket strikes, resulting in a total of 203 items of ordnance across the 1,607 acre borough. London Bomb Census mapping does not plot any bomb strikes directly on site or in its immediate vicinity. The closest recorded bomb strikes were HEs plotted approximately 160m north-east and 120m south of the site in October 1940, according to weekly mapping.
Is there any evidence of bomb damage on/close to the site?	Middlesex County Council (MCC) war damage mapping does not record any bomb damage directly on site or in its immediate vicinity. The closest recorded damage can be found approximately 160m north-east of the site, at the approximately location of one of the aforementioned HE bomb strikes. In addition, post-war aerial photography, held in-house on this occasion, does not show any visible damage, such as cratering or scattered earth on site or in its vicinity.





To what degree would the site have been subject to access?	Typically allotment gardens are not considered subject to regular access, with any access anticipated to be seasonal and observation of signs of UXO dependent upon the vigilance of individual allotment owners. However, as the site was located adjacent to a railway track and factories, these may have afforded the site some observation.
To what degree has the site been developed post-WWII?	A comparison between wartime OS mapping and recent aerial imagery indicates that post-war development has been undertaken on site, with the allotment gardens replaced by commercial structures, hardstanding ground, and roads which make up the Bounds Green Industrial Estate.
What is the nature and extent of the intrusive works proposed?	Information provided by the client indicates that works on site will involve five 5m terrier boreholes and CBR testing.

Summary and Conclusions

During WWII, the site was situated within the Municipal Borough of Wood Green. According to official Home Office bombing statistics, Wood Green sustained an overall high density of bombing, with an average of 126.3 items of ordnance per 1,000 acres. London Bomb Census mapping does not plot any bomb strikes directly on site or in its immediate vicinity, with the closest recorded bomb strikes approximately 160m north-east and 120m south of the site.

MCC War Damage mapping and aerial imagery do not show any evidence that the site, or its immediate surroundings, sustained any bomb damage. The closest recorded damage on MCC Damage Mapping was approximately 160m north-east of the site, at the approximate location of a reported HE bomb strike. Although access to allotment gardens is considered to be largely infrequent/seasonal, the proximity of railway lines and factories may have provided the site with monitor.

Given the lack of evidence found to suggest that any bombing/damage occurred on site, the risk of encountering UXO is not considered significant enough to warrant further research.

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. Whilst it would be possible to conduct further research in the form of a Detailed UXO Risk Assessment for the site, it is not thought likely to significantly alter the findings of this report. It is therefore recommended that **no further research** is undertaken.

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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