



Additional SIMs

Published 1981 - 1991

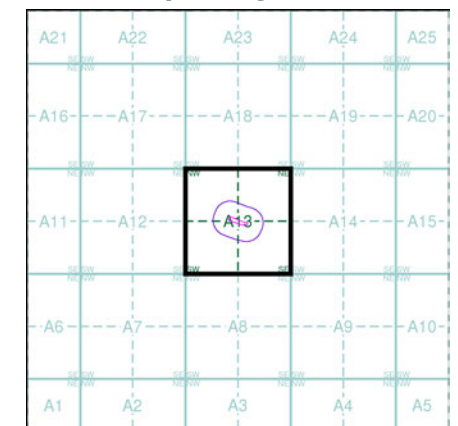
Source map scale - 1:1,250

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)

TL1829NE	1981	1:1,250
TL1829SW	1982	1:1,250
TL1828NW	1991	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 305928621_1_1
Customer Ref: J22397
National Grid Reference: 518350, 229180
Slice: A
Site Area (Ha): 0.28
Search Buffer (m): 100

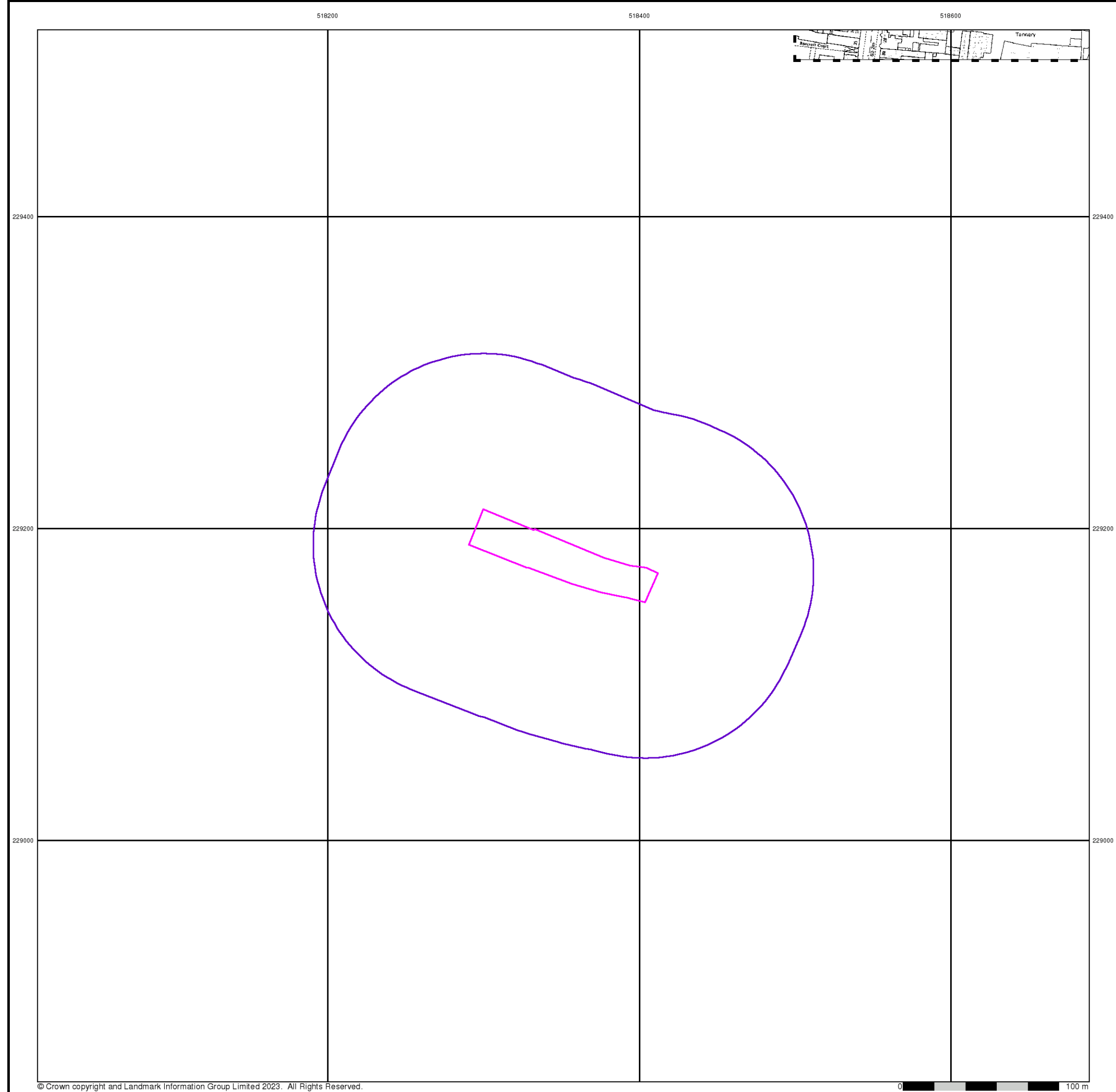
Site Details

9-10 High Street, Hitchin, SG5 1EH



Tel: 0844 844 9952
Fax: 0844 844 9951
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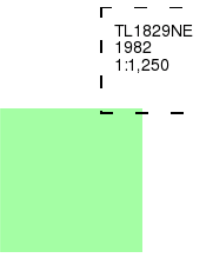




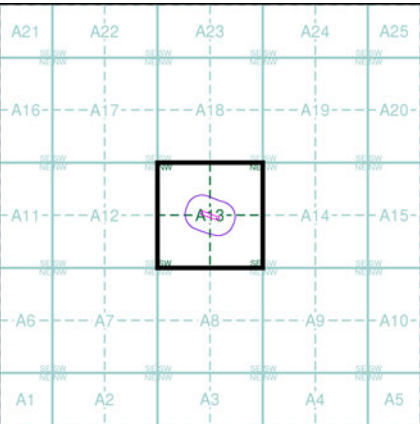
Additional SIMs
Published 1982
Source map scale - 1:1,250

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)



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9-10 High Street, Hitchin, SG5 1EH



Large-Scale National Grid Data

Published 1992

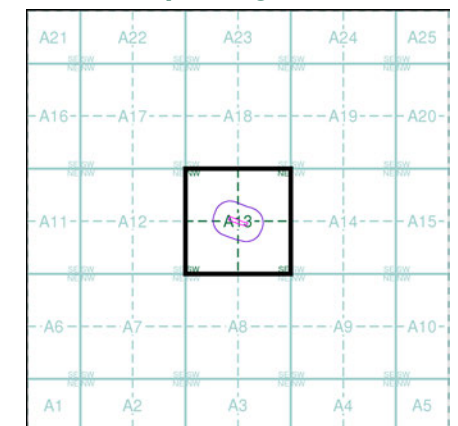
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999.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)

TL1829NW	TL1829NE
1992	1992
1:1,250	1:1,250
TL1829SW	TL1829SE
1992	1992
1:1,250	1:1,250
TL1828NW	
1992	
1:1,250	

Historical Map - Segment A13



Order Details

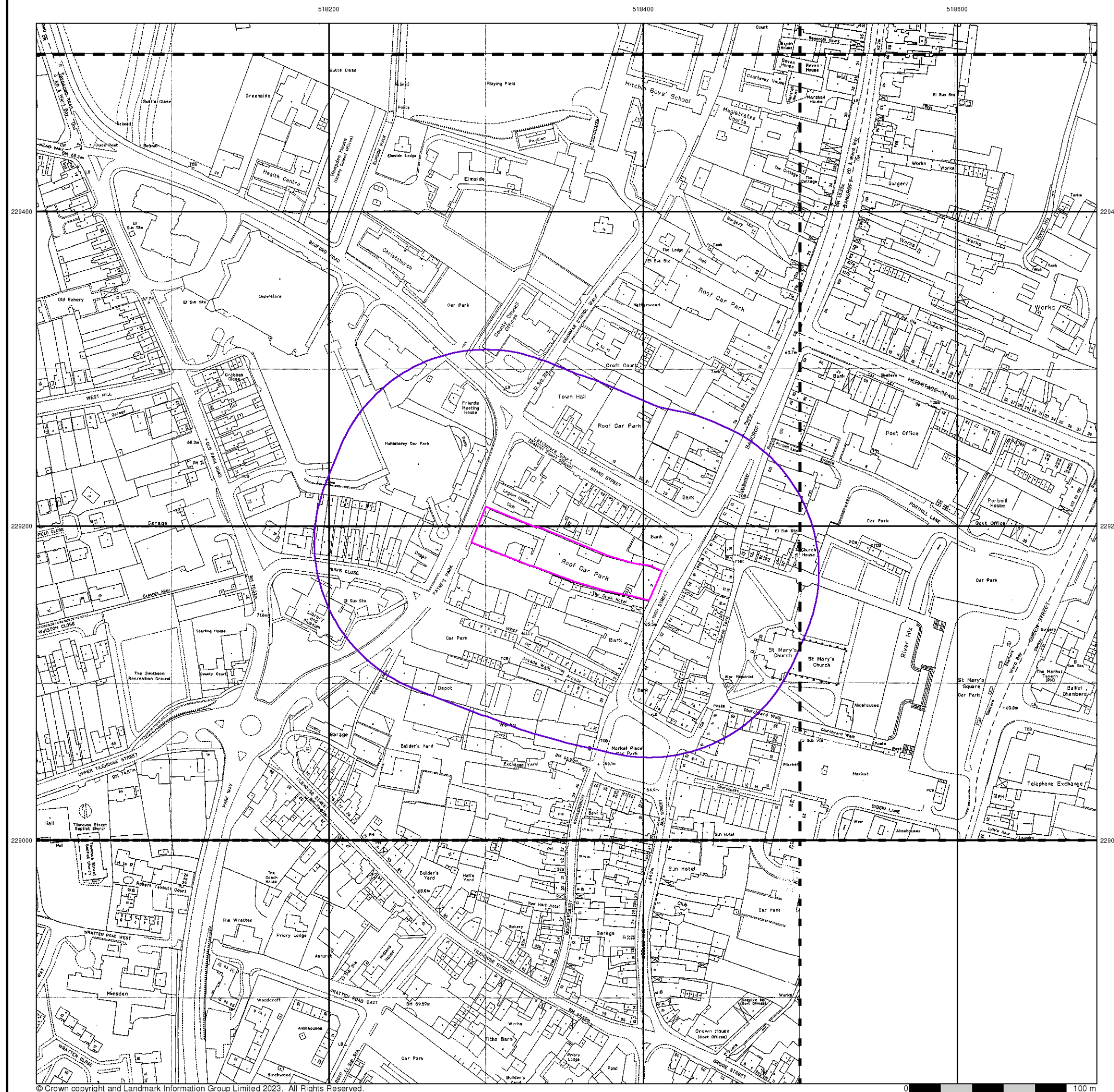
Order Number: 305928621_1_1
Customer Ref: J22397
National Grid Reference: 518350, 229180
Slice: A
Site Area (Ha): 0.28
Search Buffer (m): 100

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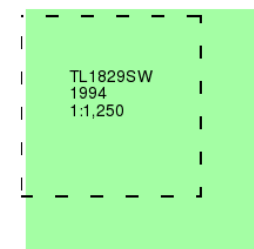
Large-Scale National Grid Data

Published 1994

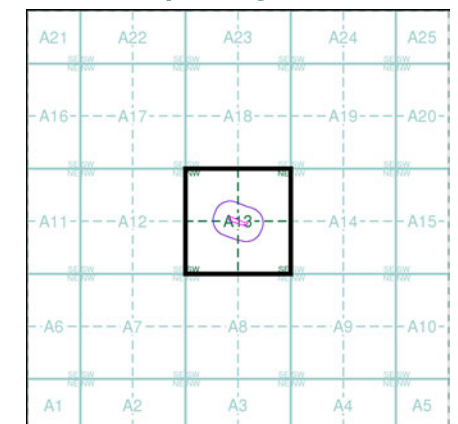
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

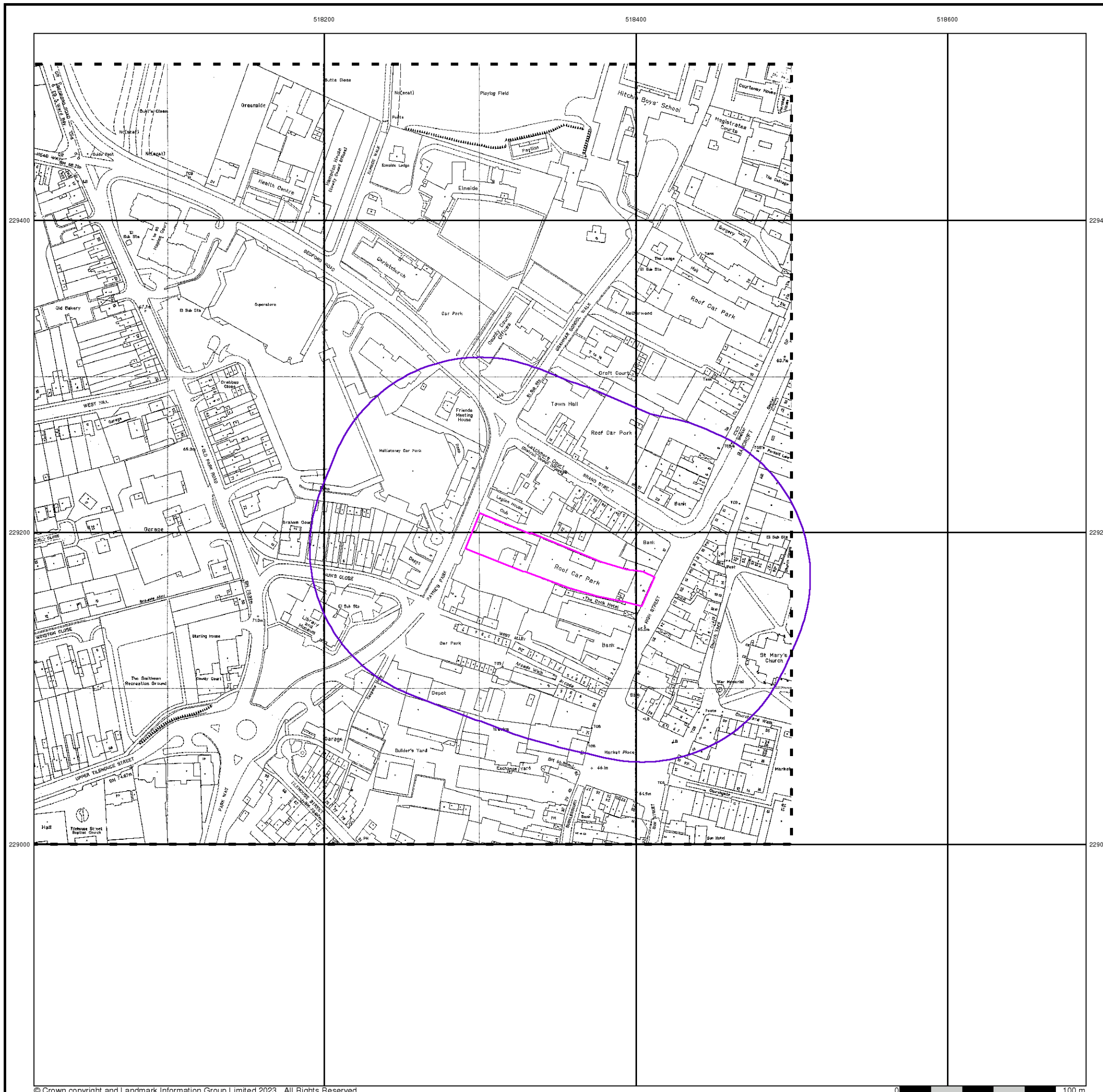
Order Number: 305928621_1_1
Customer Ref: J22397
National Grid Reference: 518350, 229180
Slice: A
Site Area (Ha): 0.28
Search Buffer (m): 100

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0 100 m

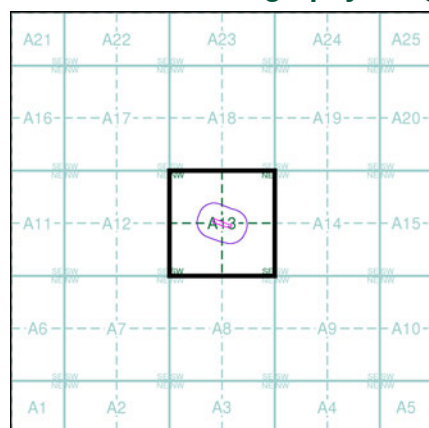


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 305928621_1_1
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National Grid Reference: 518350, 229180
Slice: A
Site Area (Ha): 0.28
Search Buffer (m): 100

Site Details

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Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	GEA Ltd.
Project	9-10 High Street, Hitchin
Site Address	9-10 High Street, Hitchin SG5 1BH
Report Reference	PA17193-00
Date	16/01/23
Authored by	ERG
Quality Assurance	AB

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the 9-10 High Street, Hitchin 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 in High Street, Hitchin in Hertfordshire. Recent aerial photography shows the site to comprise large commercial structures with a hardstanding carpark in the west. The site is bound by an access road, structures and hardstanding carparks to the north, High Street and structures to the east, structures and a hardstanding carpark to the south and the A505 Paynes Park to the west. The site is approximately centred on the OS grid reference: TL 18349 29185. 
Are there any indicators of current/historical military activity on/close to the site?	In house records suggest no indication of current or historical military use on site. No features such as WWII defensive positions, encampments or firing ranges are recorded to have been located at the site of proposed works. In addition, no information of ordnance being stored, produced, or disposed of within the bounds of the site could be found at this preliminary stage. The closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 11km north of the site. The range of a fired projectile can be up to 15km. The risk from Anti-Aircraft projectiles is homogenous to the risk from German aerial delivered ordnance (see below).
What was the pre- and post-WWII history of the site?	Pre-WWII OS mapping dated 1922 shows the site to comprise structures in the east and undeveloped land in the west. The site is bound by a <i>Sch.</i> (school), structures and undeveloped land to the north, <i>High Street</i> to the east, structures and undeveloped land to the south and <i>Paynes Park</i> roadway to the west. Post-WWII OS mapping dated 1946 does not suggest that the site boundary or immediate surrounding area underwent any significant changes during the war. A few structures have been added to the north, south and west. In the wider area, some structures are missing in the vicinity of the <i>Hospital</i> to the north-west and the <i>Church</i> to the east.
Was the area subject to bombing during WWII?	During WWII the site was located within the Urban District of Hitchin, which sustained an overall very low density of bombing according to official Home Office bombing statistics. The district totalled 3,867 acres and was subject to 28 high explosive bomb strikes; an average of 7.2 items of ordnance per 1,000 acres. A bomb incident map for Hitchin held in-house covering 1939-1945 does not record any strikes to have affected the site area; with the majority of incidents located in the north-east of the town. Available Air Raid Damage Files also do not reference any incidents occurring within or in the immediate vicinity of the site boundary.





Is there any evidence of bomb damage on/close to the site?	A comparison of pre- and post-WWII OS mapping does not suggest any changes within, or in the immediate vicinity of the site boundary, such as missing or 'ruined' properties. Available post-WWII aerial photography corroborates this, with no obvious signs of bombing damage to structures or indications of cratering or scattered earth.
To what degree would the site have been subject to access?	During WWII the site comprised structures within the town of Hitchin. As such, access is considered to have been frequent due to the residential/commercial nature of the site and surrounding area. Access to areas of the site that were undeveloped is harder to ascertain. Frequent access increases the chance that items of UXO would have been spotted, recorded and dealt with.
To what degree has the site been developed post-WWII?	Since WWII the site has seen significant development. Aerial photography dated 1964 indicates that the majority of the site was cleared and a large new commercial structure was built in their place. The west of the site now comprises hardstanding ground.
What is the nature and extent of the intrusive works proposed?	According to the client the scope of works comprises: 1 x 30 m deep cable percussion borehole, 1 day with a Terrier rig to advance approx. 4 boreholes to 5 m and one day of handheld window sampling and dynamic probing to advance approx. 4 boreholes inside the existing building to around 3 m.

Summary and Conclusions

During WWII the site was located within the Urban District of Hitchin, which sustained an overall very low density of bombing according to official Home Office bombing statistics; culminating in an average of 7.2 items of ordnance per 1,000 acres. Only 28 high explosive bomb strikes are recorded to have affected the district.

No positive evidence was found to suggest that any bombing incidents affected the site boundary; with the majority of incidents recorded in the north-east of the town. This is corroborated with the comparison of pre- and post-WWII OS mapping and an analysis of post-WWII aerial photography, which do not suggest that the site or immediate surrounding area underwent any significant changes during the war; with no obvious signs of bomb damage. Access to the site is also considered likely to have been frequent due to the residential/commercial nature of the site and surrounding area. Frequent access increases the chance that items of UXO would have been spotted, recorded and dealt with. The majority of the site has also seen extensive post-WWII redevelopment. The risk of UXO remaining is considered to be mitigated at the location of and down to the depth of any post-war redevelopment on site.

Recommendations

Given the findings of this preliminary report, the risk is not considered to be higher than the "background risk" of encountering UXO within this area of the UK. 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 recommended that **no further research** 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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