

### Assessment Objective

This preliminary unexploded ordnance (UXO) risk assessment is a qualitative screening exercise to assess the likely potential of encountering UXO at the Chalfont House site in Hayes. 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

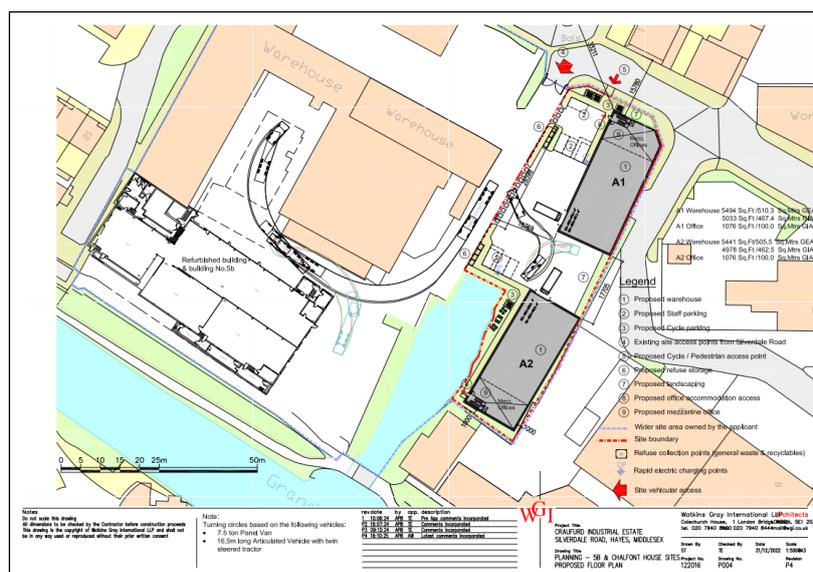
This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation 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.

### Site Boundary



Risk Assessment Considerations	
Site location and description/current use	<p>The site is located within the London Borough of Hillingdon.</p> <p>Recent aerial imagery indicates that the site comprises an area of cleared ground, which appears to be being used as open hard storage. It is bound to the north by Silverdale Road and to the east by access roads, industrial premises, and open hardstanding. Industrial buildings lie to the south alongside a small offshoot of the Grand Union Canal. Further industrial premises can be found to the west.</p> <p>The site is approximately centred on the OS grid reference: <b>TQ 10015 79542</b>.</p>
Are there any indicators of current/historical military activity on/close to the site?	<p>No information could be found in-house to indicate that the site location has any former or current association with any military features. No features such as WWII defensive positions, encampments or firing ranges are recorded to have been located at the site. In addition, no information on ordnance being stored, produced, or disposed of within the proposed site boundary could be found.</p> <p>The closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 3km to the north of the site. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are generally analogous to that of German aerial delivered ordnance - see below for further information.</p>
What was the pre- and post-WWII history of the site?	<p>Pre-WWII OS mapping (1936) shows that the site primarily occupied <i>Wharf</i> and open water associated a small spur of the <i>Grand Union Canal</i>. A small section of railway siding can be found in the south of the site. It is bound to the north by <i>Silverdale Road</i> and to the east by the premises of the <i>Potato Crisp Factory</i>. A structure associated with this factory lies to the south, beyond which lies the <i>Grand Union Canal</i>. A <i>Chair Factory</i> is situated to the west of the site.</p> <p>Post-WWII OS mapping (1963) indicates that two structures have been built on site. In addition, several structures previously visible in the adjacent <i>Chair Factory</i> are no longer in situ.</p>
Was the area subject to bombing during WWII?	<p>During WWII the site was located within the Hayes and Harlington Urban District. According to official Home Office bombing statistics this district sustained an overall low-moderate density of bombing with 207 items of ordnance recorded across the 5,160 acre district, or an average of 40.1 items per 1,000 acres. This consisted of 189 high explosive (HE) bombs, two parachute mines, eight oil bombs, six V-1 pilotless aircraft bombs, and two V-2 long range rockets.</p> <p>Consolidated and weekly London Bomb Census Mapping suggests that several bombing incidents occurred across the site's direct environs, potentially within the adjoining Chair Factory.</p>
Is there any evidence of bomb damage on/close to the site?	<p>It is unclear at this preliminary stage how nearby bombing incidents may have impacted the site itself, especially since significant portions comprised open water. The acquisition of high-resolution aerial photography would be required to better determine wartime conditions on site.</p>
To what degree would the site have been subject to access?	<p>It is unclear to what extent the Wharfs on site were utilised throughout WWII. Nearby bombing incidents may have necessitated prolonged spells of evacuation. Reduced access increases the likelihood of UXO going missing and unreported.</p>
To what degree has the site been developed post-WWII?	<p>The site has seen limited development since WWII. It now consists of cleared open ground.</p>

What is the nature and extent of the intrusive works proposed?

The exact scope of proposed works was unavailable at the time of the report's production.

### Summary and Conclusions

During WWII the site was located within the Hayes and Harlington Urban District. According to official Home Office bombing statistics this district sustained an overall low-moderate density of bombing with 207 items of ordnance recorded across the 5,160 acre district, or an average of 40.1 items per 1,000 acres. This consisted of 189 high explosive (HE) bombs, two parachute mines, eight oil bombs, six V-1 pilotless aircraft bombs, and two V-2 long range rockets.

Consolidated and weekly London Bomb Census Mapping suggests that several bombing incidents occurred across the site's direct environs, potentially within the adjoining Chair Factory.

Given these factors – notwithstanding the potential for infrequent site access following bombing incidents – it is recommended that **further research** be undertaken to establish the risk posed from German air-delivered UXO.

### Recommendations

Given the findings of this preliminary report, it is recommended that **further research** is undertaken in the form of a **Detailed UXO Risk Assessment**. This is recommended in order to better assess the wartime conditions within the proposed area of works and to better determine the locations and effects of bombing incidents across the site's locality. This would allow for a more comprehensive analysis of the risk of UXO on site. Further research would involve the attempted acquisition of any available written local bombing records, high resolution WWII-era aerial photography and other archival material.

**Prior to or in lieu of a Detailed Assessment, it is recommended that appropriate UXO Risk Mitigation Measures are provided for intrusive works proposed as a precaution.**

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.

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