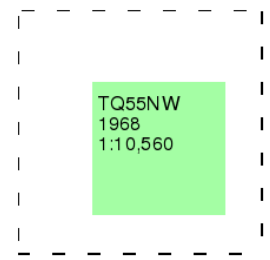


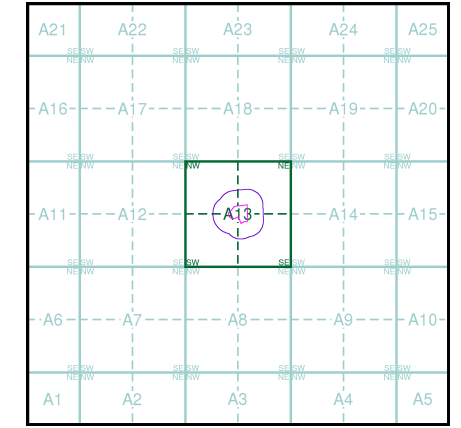
## Ordnance Survey Plan Published 1968 Source map scale - 1:10,000

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)

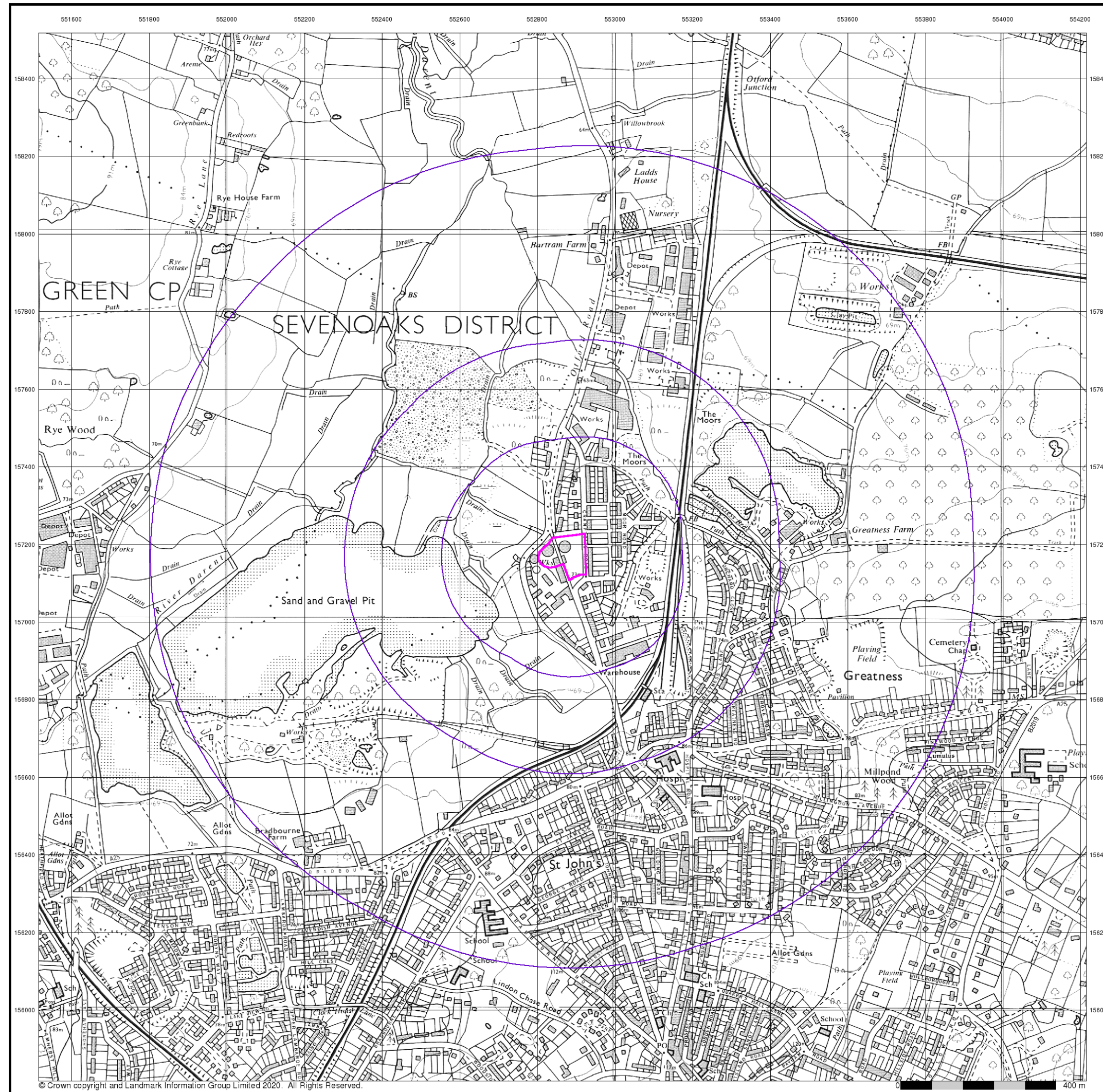


### Historical Map - Slice A



**Order Details**  
 Order Number: 246950229\_1\_1  
 Customer Ref: 1378  
 National Grid Reference: 552880, 157170  
 Slice: A  
 Site Area (Ha): 0.98  
 Search Buffer (m): 1000

**Site Details**  
 Sevenoaks Gasholder Site, Cramptons Road, Sevenoaks, Kent, TN14 5DY



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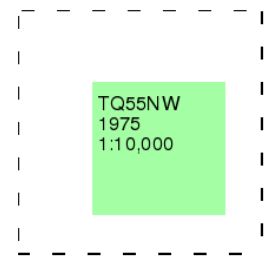
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Published 1975

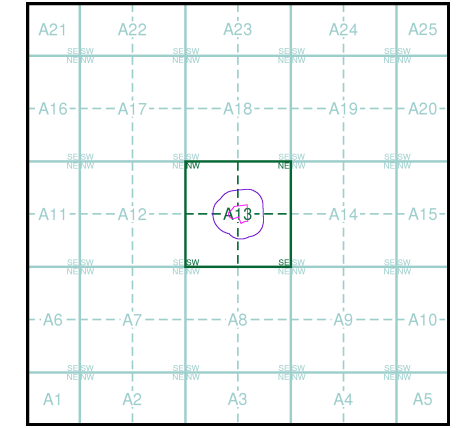
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. 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)



### Historical Map - Slice A



### Order Details

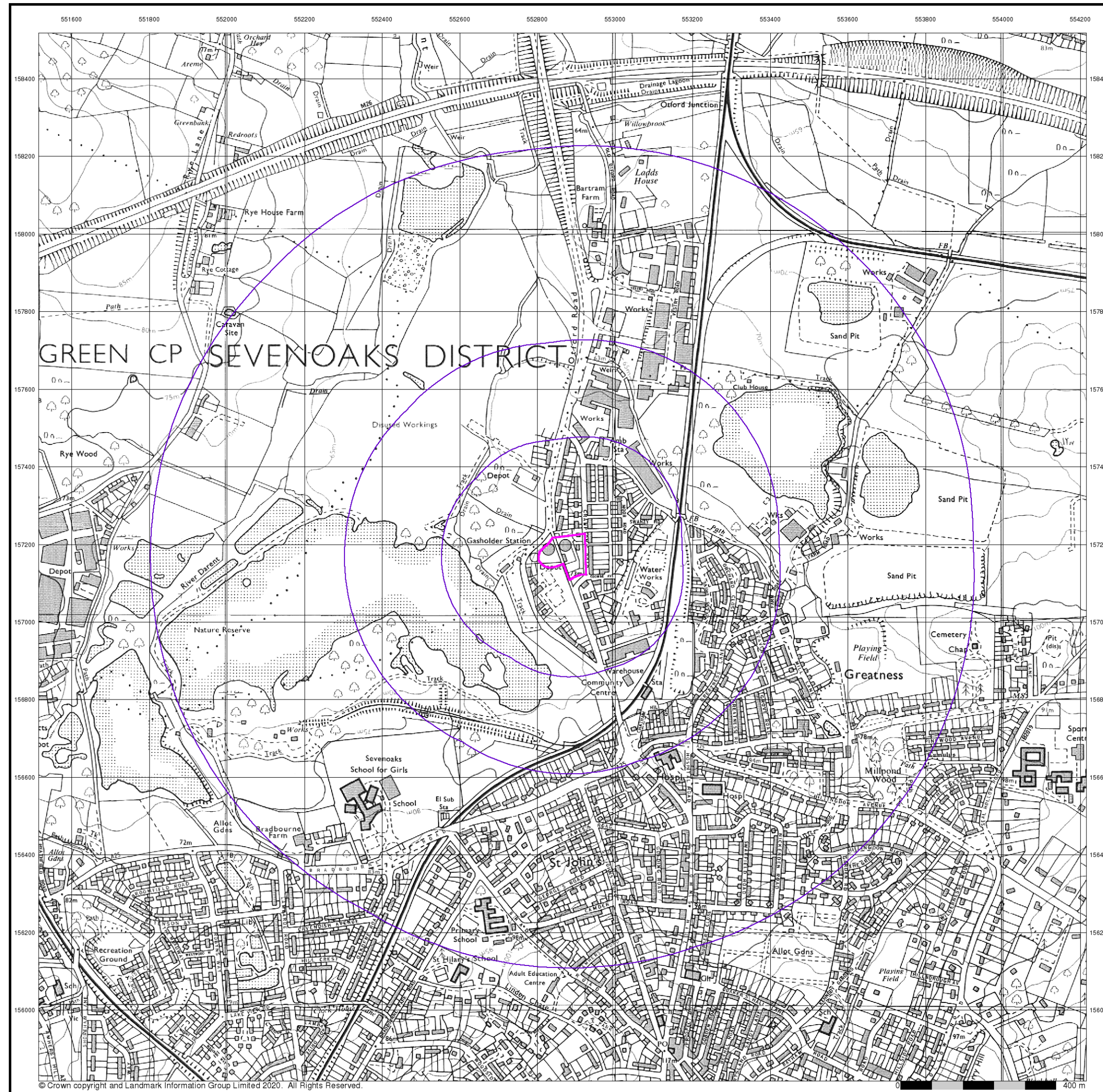
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 Slice: A  
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 Search Buffer (m): 1000

### Site Details

Sevenoaks Gasholder Site, Cramptons Road, Sevenoaks, Kent, TN14 5DY

**Landmark**  
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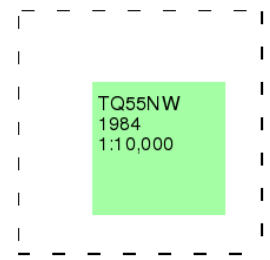
Tel: 0844 844 9952  
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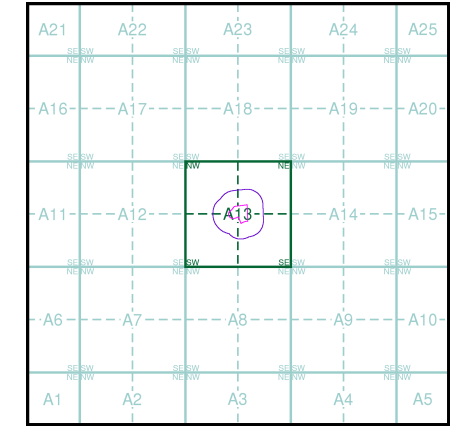
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### Map Name(s) and Date(s)



### Historical Map - Slice A

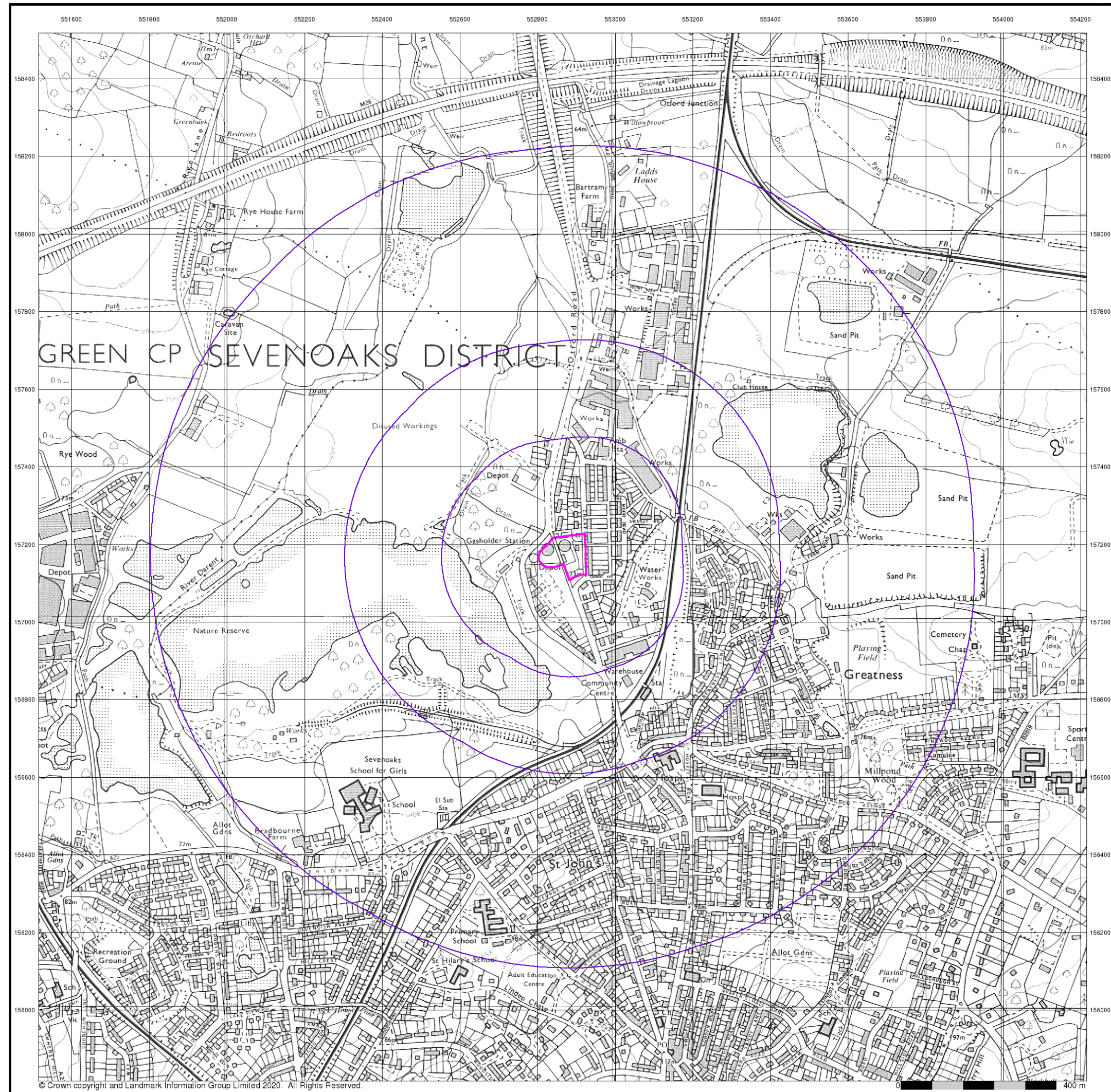


### Order Details

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 Site Area (Ha): 0.98  
 Search Buffer (m): 1000

### Site Details

Sevenoaks Gasholder Site, Cramptons Road, Sevenoaks, Kent, TN14 5DY



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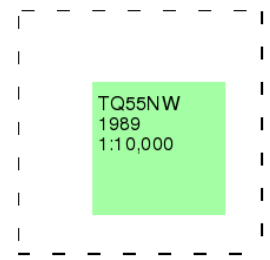
## Ordnance Survey Plan

Published 1989

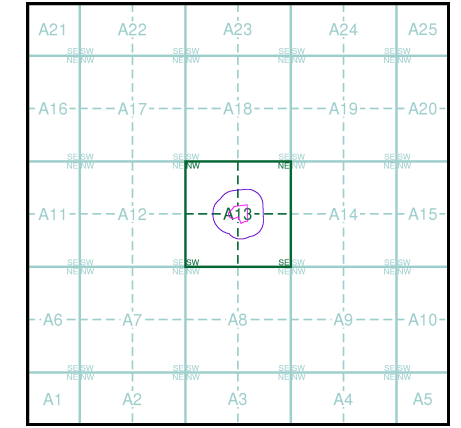
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. 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)



### Historical Map - Slice A



### Order Details

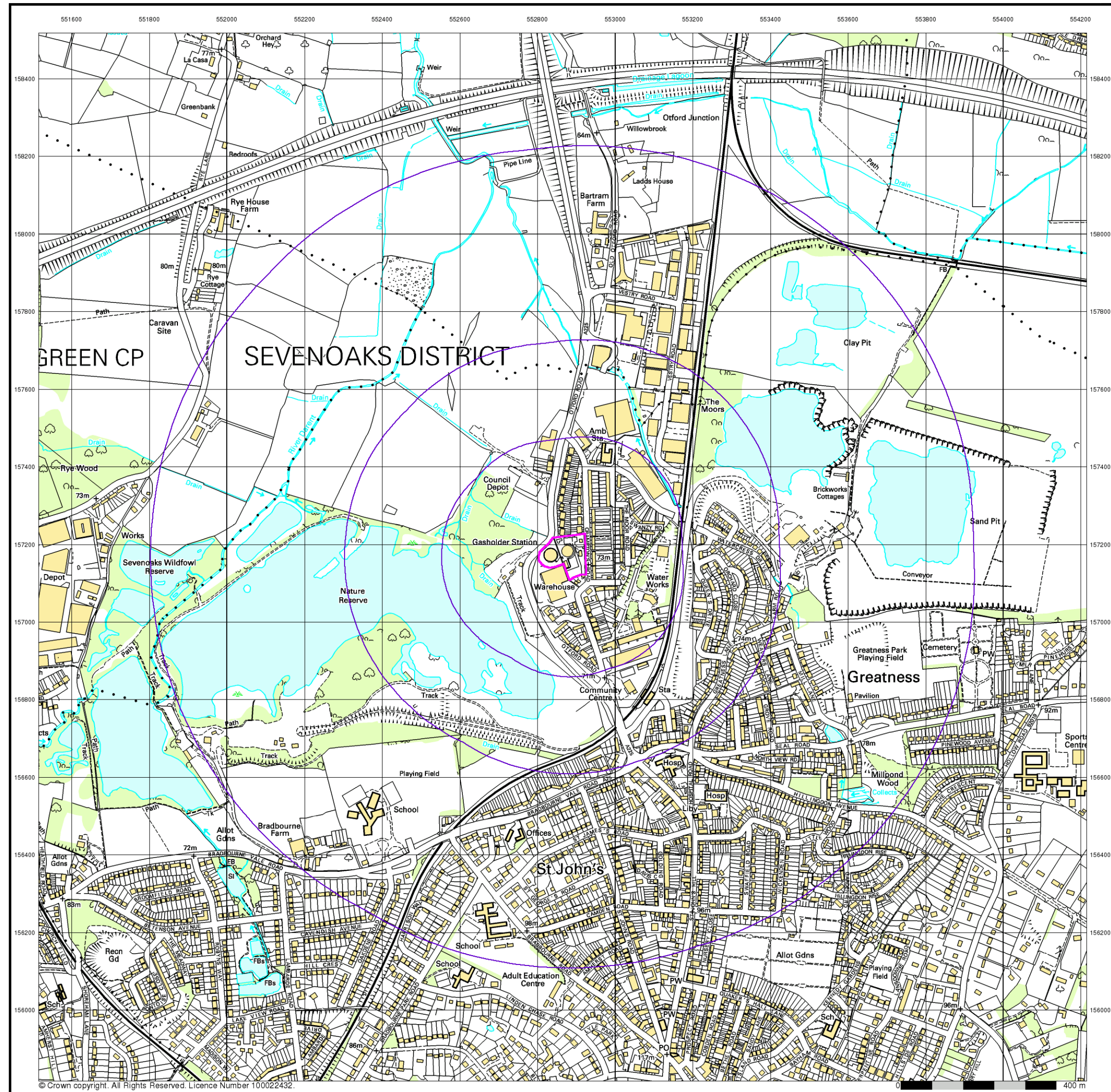
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 Slice: A  
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 Search Buffer (m): 1000

### Site Details

Sevenoaks Gasholder Site, Cramptons Road, Sevenoaks, Kent, TN14 5DY

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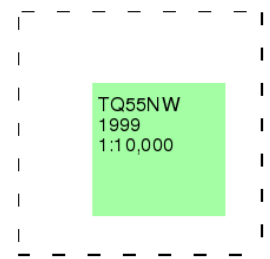
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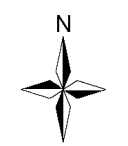
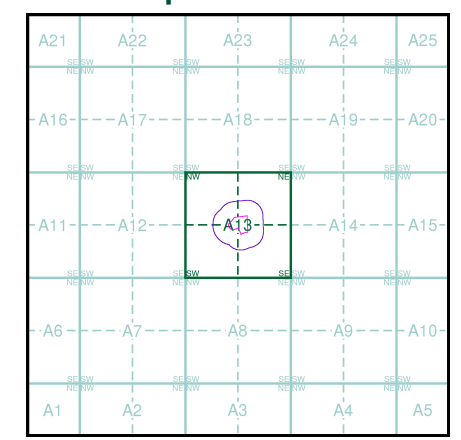
**10k Raster Mapping**  
**Published 1999**  
**Source map scale - 1:10,000**

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)



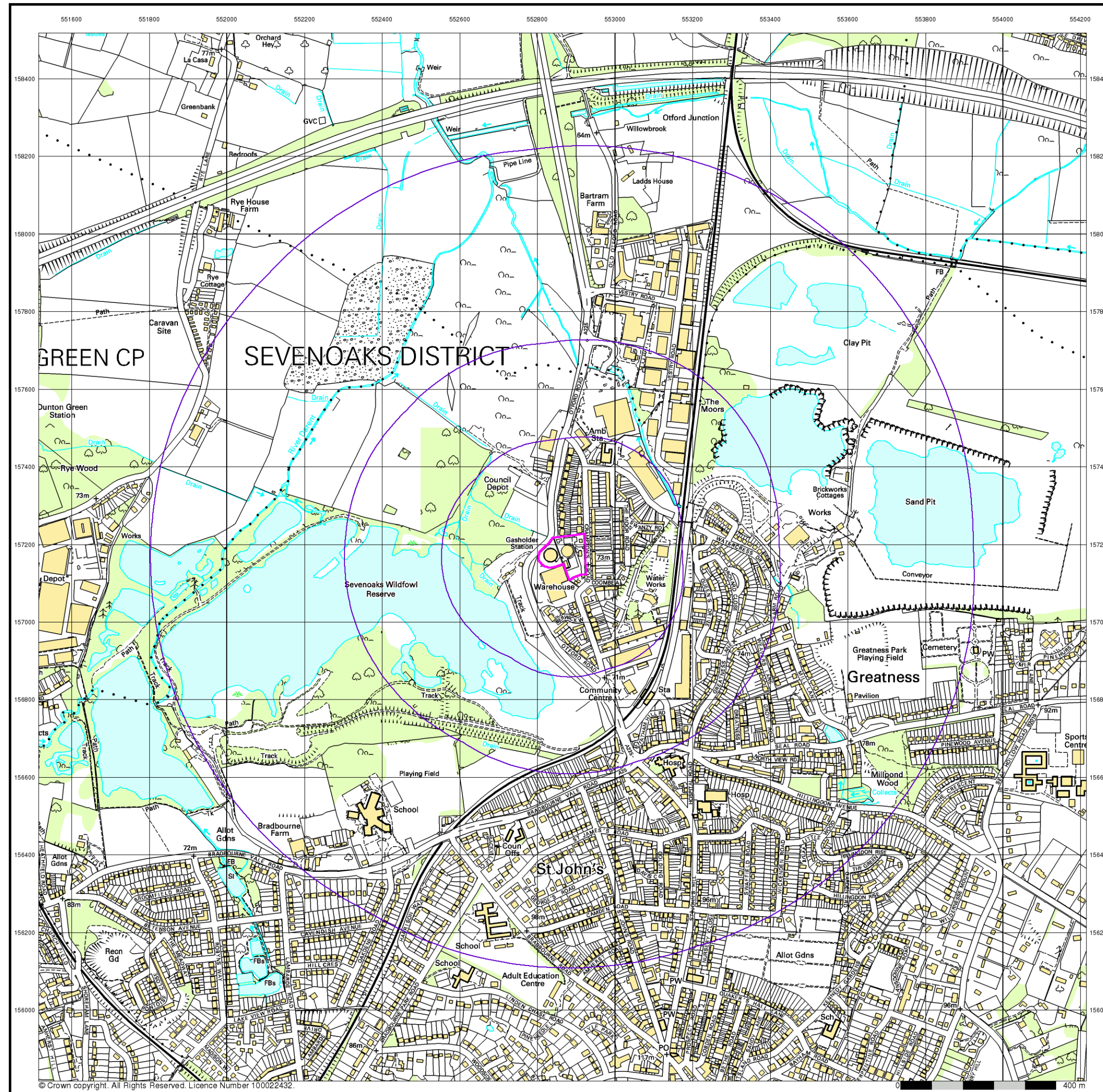
## Historical Map - Slice A



**Order Details**  
 Order Number: 246950229\_1\_1  
 Customer Ref: 1378  
 National Grid Reference: 552880, 157170  
 Slice: A  
 Site Area (Ha): 0.98  
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**Site Details**  
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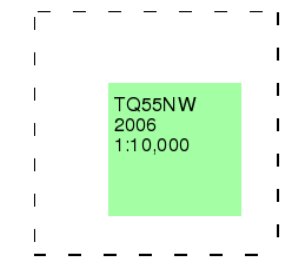
**10k Raster Mapping**

**Published 2006**

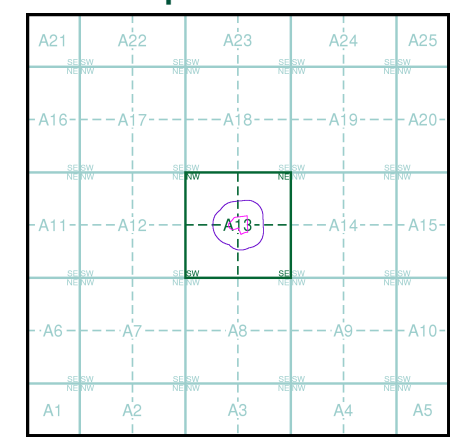
**Source map scale - 1:10,000**

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

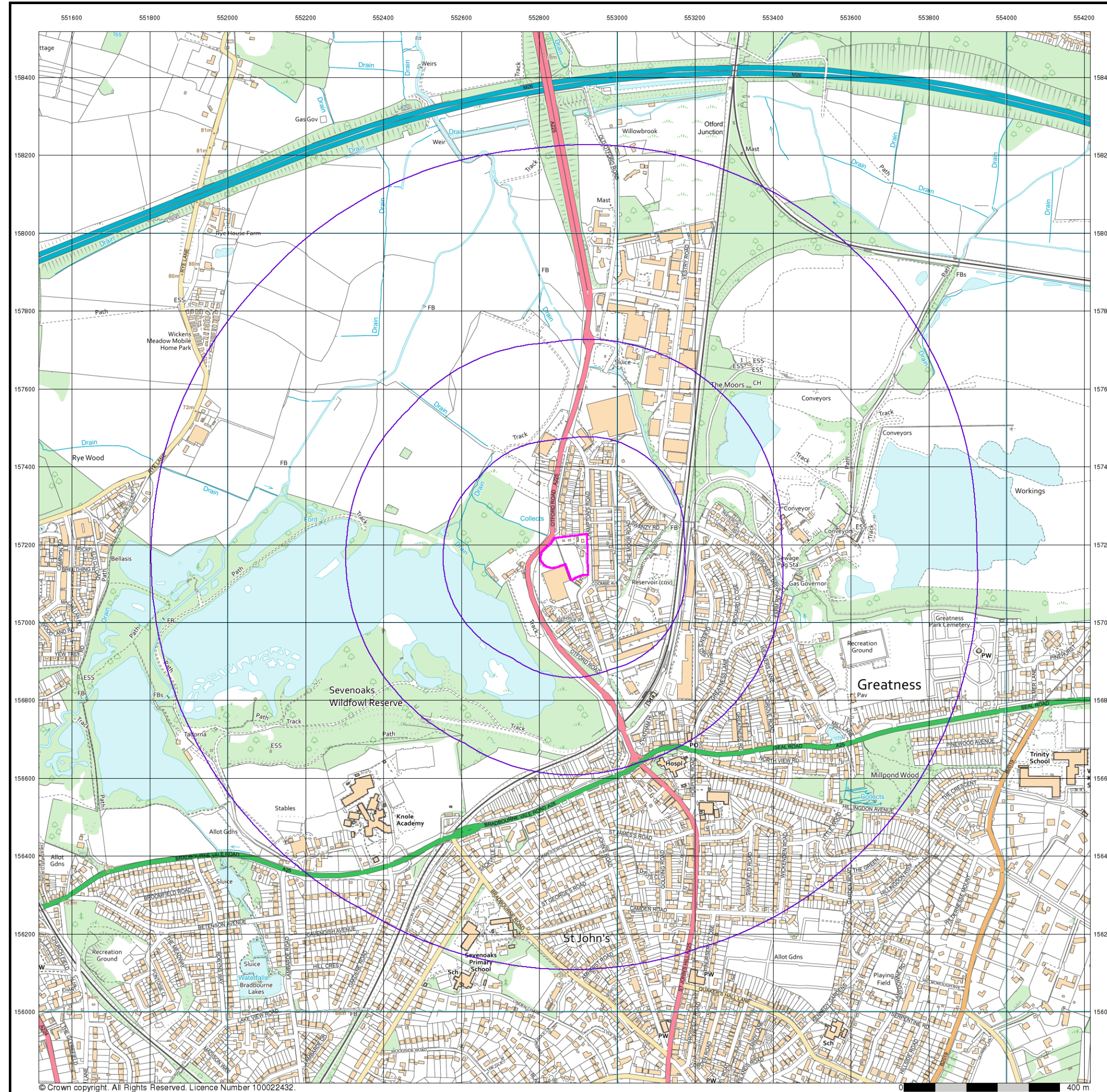
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 Site Area (Ha): 0.98  
 Search Buffer (m): 1000

### Site Details

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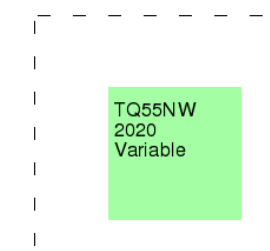
## VectorMap Local

Published 2020

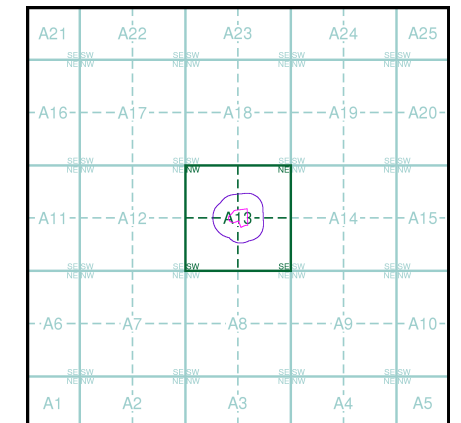
Source map scale - 1:10,000

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: 246950229\_1\_1  
 Customer Ref: 1378  
 National Grid Reference: 552880, 157170  
 Slice: A  
 Site Area (Ha): 0.98  
 Search Buffer (m): 1000

### Site Details

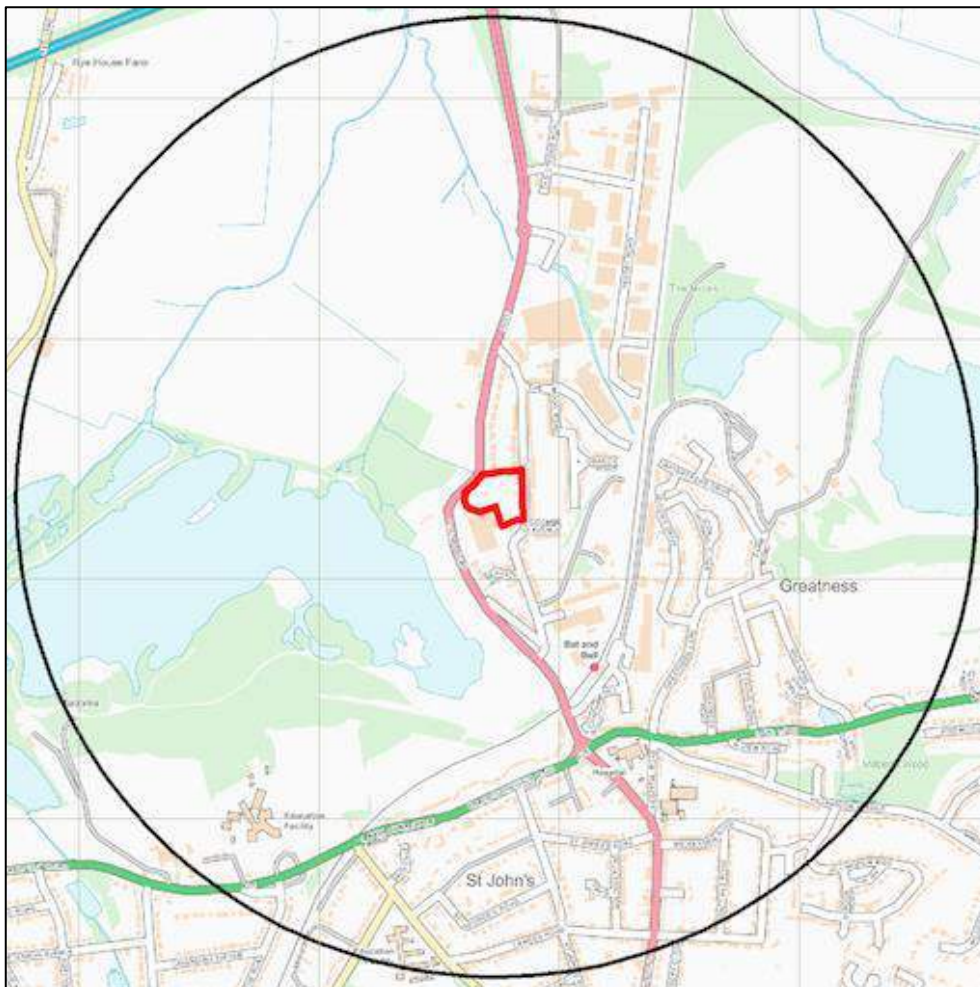
Sevenoaks Gasholder Site, Cramptons Road, Sevenoaks, Kent, TN14 5DY

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# PRELIMINARY UNEXPLODED ORDNANCE (UXO) THREAT ASSESSMENT

Meeting the requirements of CIRIA C681 'Unexploded Ordnance (UXO) – A guide for the Construction Industry' Risk Management Framework



<b>6 ALPHA PROJECT NUMBER</b>	8300	<b>ORIGINATOR</b>	D. Barrett
<b>LANDMARK ORDER NUMBER</b>	246950229_2	<b>REVIEWED BY</b>	L. Gregory (7 <sup>th</sup> July 2020)
<b>CLIENT REFERENCE</b>	1378	<b>RELEASED BY</b>	R. Griffiths (8 <sup>th</sup> July 2020)
<b>STUDY SITE</b>	Sevenoaks Gasholder Site, Cramptons Road, Sevenoaks, Kent, TN14 5DY		
<b>RECOMMENDATION</b>	This Study Site requires a Detailed UXO Threat and Risk Assessment		



## STUDY SITE

The Study Site is described as “Sevenoaks Gasholder Site, Cramptons Road, Sevenoaks, Kent, TN14 5DY”, and it is centred on National Grid Reference 552870, 157170.

## THREAT POTENTIAL AND RECOMMENDATIONS

The potential for a UXO hazard to occur, and more specifically, the potential for unexploded WWI and WWII ordnance to exist at this site is assessed as being **LIKELY** (Figure 2).

In accordance with CIRIA C681 Chapter 5 on managing UXO risks, 6 Alpha recommends that the next stage in the risk management framework is:

### DETAILED UXO THREAT & RISK ASSESSMENT

We would be pleased to provide this service, please contact *Envirocheck* for further details:



## REPORT SUMMARY

During WWII, the Study Site was situated within *Sevenoaks Urban District & Sevenoaks Rural District*, which recorded six and 12 High Explosive (HE) bomb strikes per 100 hectares respectively; both very low levels of bombing.

*Luftwaffe* aerial reconnaissance photography associated with the Study Site did not identify any primary bombing targets either on-site or within 1,000m of the Study Site boundary.

*Air Raid Precaution* (ARP) records were not available. However, further research identified that the gas works off *Cramptons Road* (located on-site) were subject to bombing in WWII. In addition, civil bomb strike records identified three unexploded AA shells within 730m, the closest being 235m south-east. V1 and V2 rocket strikes were also identified at *Oxford Road* 310m north and at *Wickenden Road* 775m south-east.

Official bomb damage mapping was not available. Nonetheless, further research has identified evidence that the on-site gasworks were damaged by bombing during WWII. In addition, an analysis of post-war mapping identified a “ruin” 40m south-west that could also have been caused by the WWII bomb strikes in the immediate vicinity. Photographic evidence also suggests that *Wickenden Road* (775m south-east) was significantly damaged by WWII bombing.

Given that both bombing and bomb damage were likely recorded on-site; it would suggest that further action is warranted to address the potential for UXO encounter.

## USING THIS REPORT

This Preliminary Assessment is designed to inform environmental and construction professionals of the potential threat of military related explosives and/or ordnance on, or in, the vicinity of the Study Site.

This assessment is designed to be employed as a site-screening tool to meet with the requirement of Phase One of the *CIRIA UXO Risk Management Framework*; there are two broad prospective outcomes; either the threat level requires a detailed threat & risk assessment; or no further action is required. In the former instance we can provide a report within 10 working days (or more quickly upon application).

Two figures accompany the report, the *Second World War* (WWII) High Explosive (HE) Bomb Density and the final Probability of UXO Encounter. The purpose of this approach is to demonstrate that whilst bomb density statistics give an indication for WWII bombing, they should not be relied upon exclusively to generate a holistic assessment.












For further information, please contact *Envirocheck*:

Telephone: +44 (0)844 844 9952

Website: <http://www.envirocheck.co.uk>

Email: [customerservice@envirocheck.co.uk](mailto:customerservice@envirocheck.co.uk)

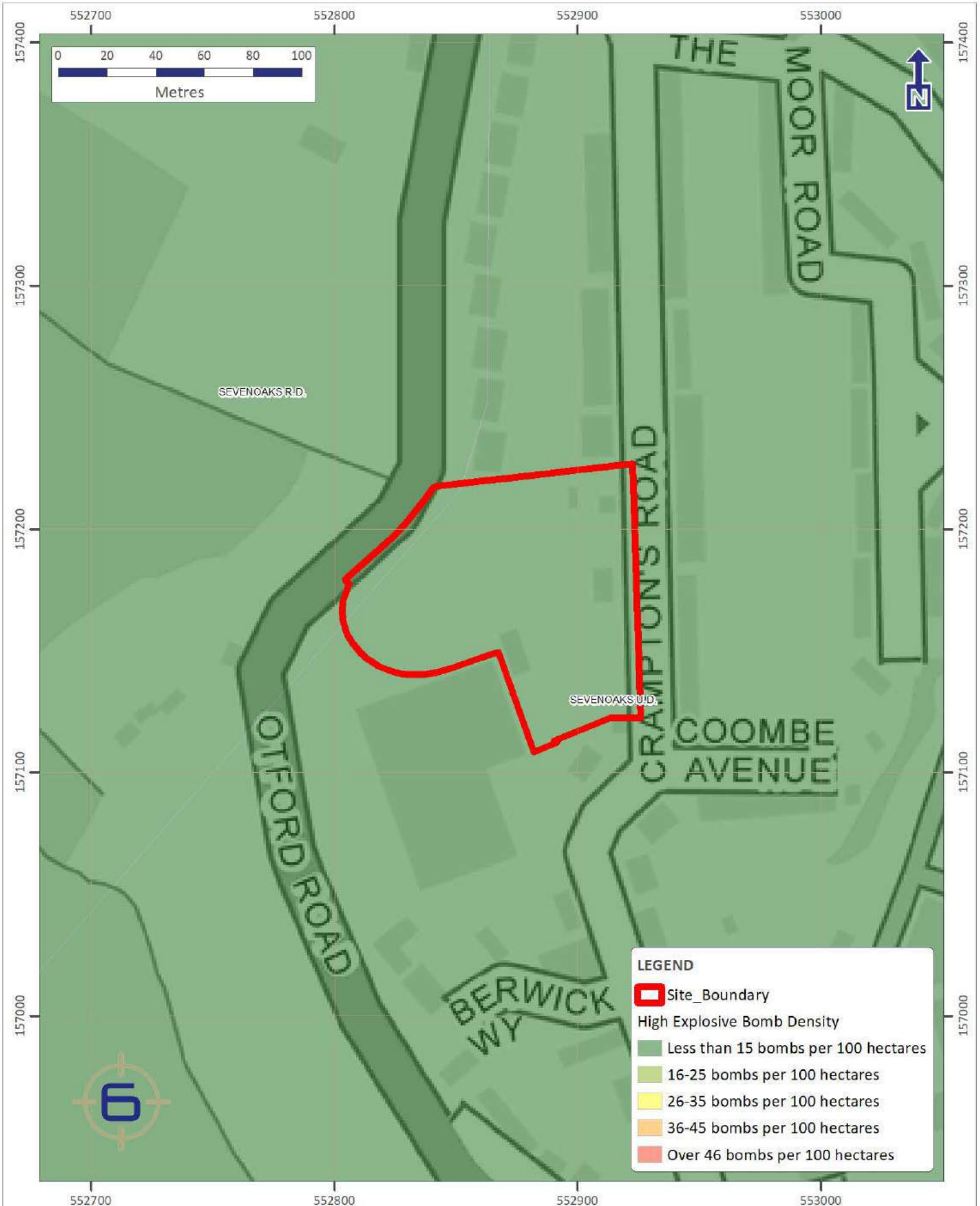
## DATA FINDINGS

Threat Source (within 1,000m)	Detail	
	Identified	Comments
 Airfields/Military Facilities	✗	None recorded within 1,000m.
 Ordnance Manufacture/Storage	✗	None recorded within 1,000m.
 WWII Decoy Bombing Sites	✗	None recorded within 1,000m.
 WWII Defensive Features	✗	None recorded within 1,000m.
 WWII <i>Luftwaffe</i> Designated Bombing Targets	✗	<i>Luftwaffe</i> aerial photography did not identify any primary bombing targets on-site or within 1,000m of the Study Site boundary.
 WWII Bomb Strikes Within Study Site Boundary	✓	There is evidence that the gas works formerly located on-site were subjected to WWII bomb strikes.
 WWII Bomb Strikes Near Study Site Boundary	✓	Unexploded AA shells identified 235m south-east, 525m north-east and 730m south-east.
 WWII Bomb Damage	✓	The on-site Gas Works were reportedly damaged by WWII bombing.
 Abandoned Bomb Register	✗	The official abandoned bomb list did not identify any abandoned bombs on-site or within 1,000m of the Study Site boundary.
 Potential Threat Sources	✓	The most probable UXO threat is posed by WWII <i>German</i> HE bombs, whilst IBs and <i>British</i> AAA projectiles pose a residual threat.
 WWII Bombing Density Per 100 Hectares	✓	<i>Sevenoaks Urban District &amp; Sevenoaks Rural District</i> , which recorded six and 12 HE bomb strikes per 100 hectares respectively.

## IMPORTANT NOTES

1. The term 'Preliminary UXO Threat Assessment' has been used to describe this report, to fall in line with the *CIRIA* C681 guidelines. Whilst the term 'Risk' can be justifiably used at this stage, the reader should note that the 'Consequence' function of 'Risk' is not considered. Should it be required, this would be addressed in the 'Detailed UXO Threat & Risk Assessment' (Stages 2 and 3).
2. This report is accurate and up to date at the time of writing.
3. The assessment levels have been generated from historical data and third party sources. Where possible *6 Alpha* have sought to verify the accuracy of such data, but cannot be held accountable for inherent errors that may be in third party data sets (e.g. *National Archives* or library sources).
4. *6 Alpha* have exercised all reasonable care, skill and due diligence in producing this service.
5. Whilst every effort has been used to identify all potential UXO/explosive threats, there were a number of private facilities, which may not have released privately recorded information concerning UXO/explosive threats into the public domain. It is therefore possible that some of the aforementioned sites may not be included within the database.

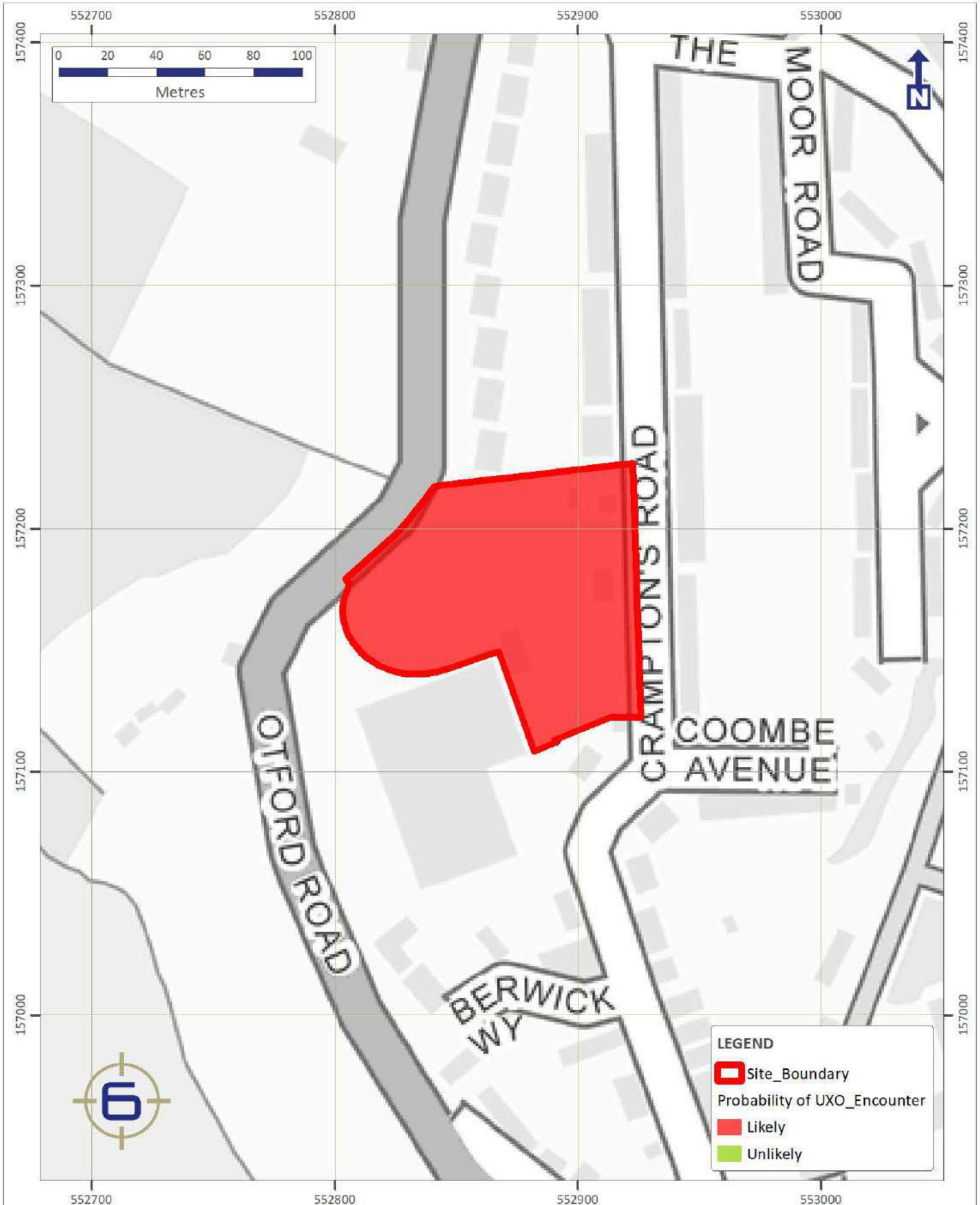
WWII High Explosive Bomb Density



**LEGEND**

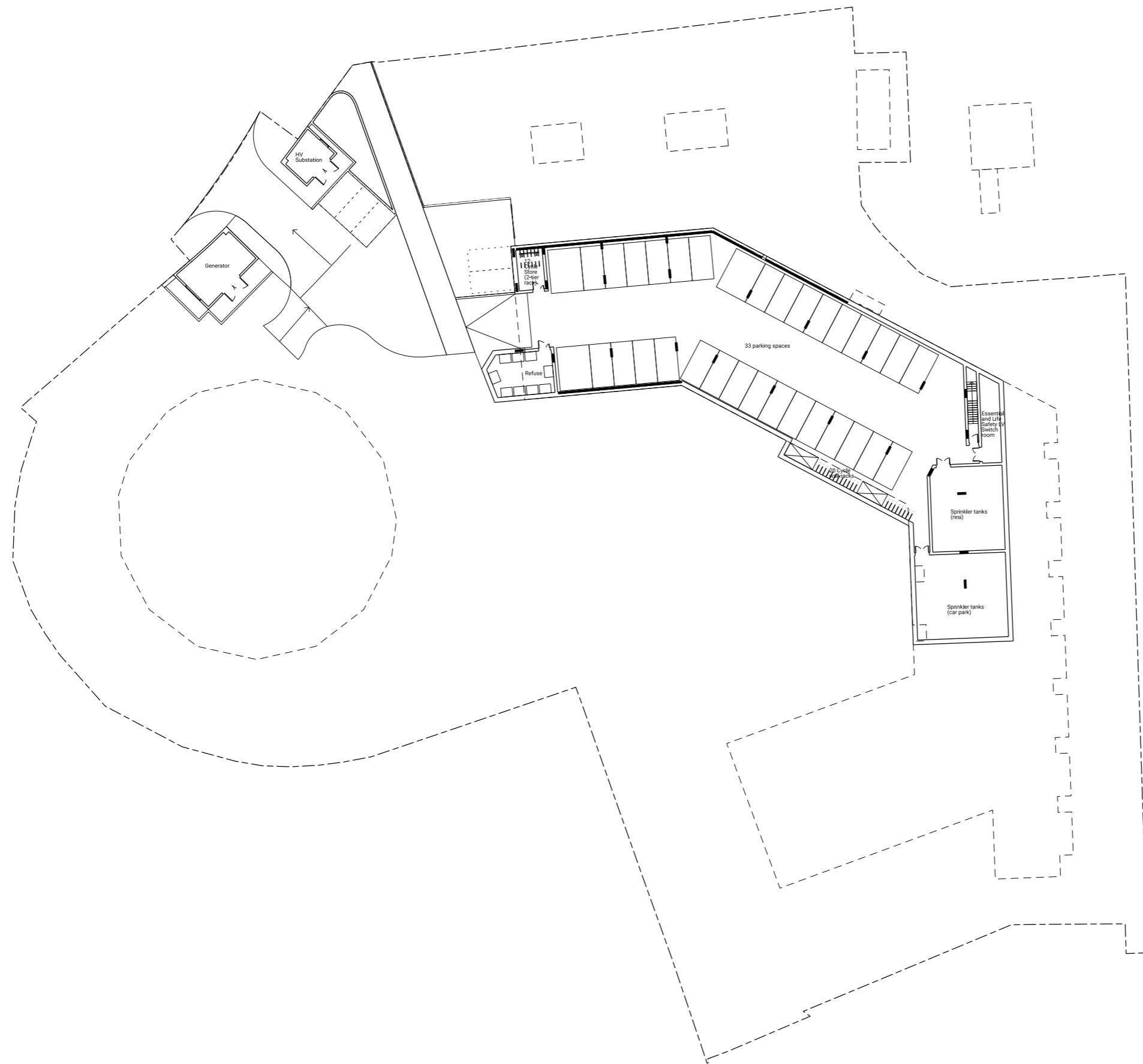
- Site\_Boundary
- High Explosive Bomb Density
- Less than 15 bombs per 100 hectares
- 16-25 bombs per 100 hectares
- 26-35 bombs per 100 hectares
- 36-45 bombs per 100 hectares
- Over 46 bombs per 100 hectares

### Probability of UXO Encounter



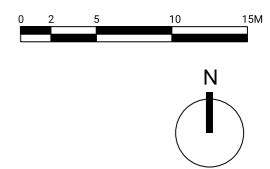


## Appendix C: Selected Proposed Development Information



ISSUE	REVISION NOTE	DATE
A	Issued for Information	06.08.2020
B	Revised based on structural sketch	07.08.2020
C	Revised based on MEP sketch	11.08.2020
D	Revised plant areas	13.08.2020
E	Stage 2 Report	02.09.2020
F	Revised venting	30.09.2020
G	Revised rotunda, structure, grid	02.10.2020
H	Revised podium wall	05.10.2020
I	Issued for Information	25.11.2020
J	Issued for Information	15.02.2021
P01	Planning Submission	19.03.2021

- GENERAL NOTES
- DO NOT SCALE DRAWINGS
  - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED
  - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK
  - REPORT ANY DISCREPANCIES WITH CONTRACT DOCUMENTATION AND / OR CONSULTANTS' DRAWINGS



SEVENOAKS  
GASHOLDER SITE

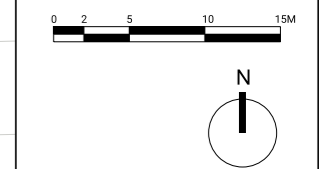
PODIUM PLAN

DIRECTOR	MT	CHECKED	MT
DRAWN	AG	APPROVED	MT
PROJECT NO.	0330	FIRST ISSUE	06.08.2020
SCALE	1:500 @ A3 1:250 @ A1	REVISION	J
DRAWING NO.	0330_0900		



ISSUE	REVISION NOTE	DATE
A	Issued for Information	06.08.2020
B	Revised parking layout	07.08.2020
C	Revised plant layout	13.08.2020
D	Stage 2 Report	02.09.2020
E	Issued for Information	25.09.2020
F	Issued for Information	02.10.2020
G	Issued for Information	25.11.2020
PO1	Planning Submission	19.03.2021

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GASHOLDER SITE

GROUND FLOOR PLAN

DIRECTOR	MT	CHECKED	MT
DRAWN	AG	APPROVED	MT
PROJECT NO.	0330	FIRST ISSUE	06.08.2020
SCALE	1:500 @ A3 1:250 @ A1	REVISION	G
DRAWING NO.	0330_1000		

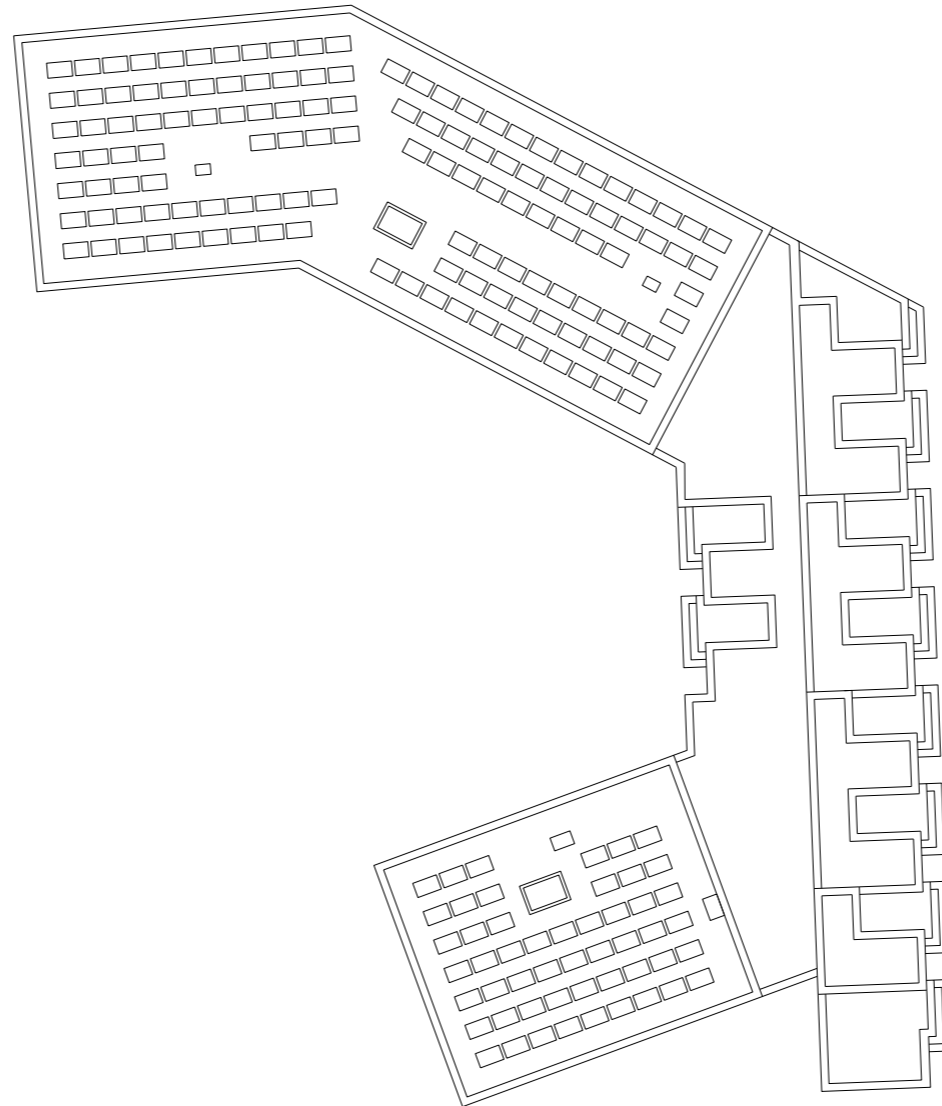
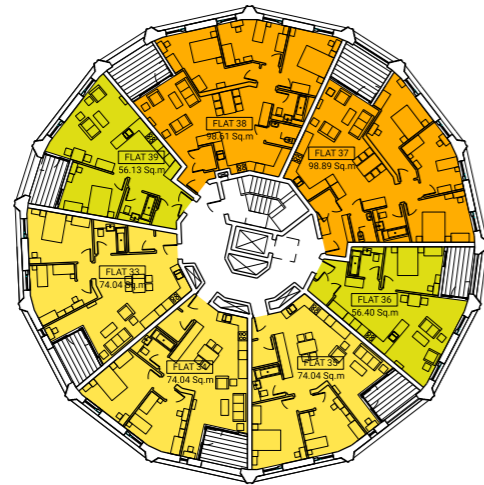






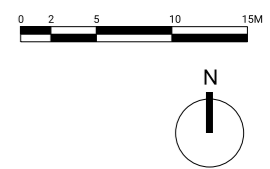






ISSUE	REVISION NOTE	DATE
A	Issued for Information	06.08.2020
B	Stage 2 Report	02.09.2020
C	Issued for Information	25.11.2020
PO1	Planning Submission	19.03.2021

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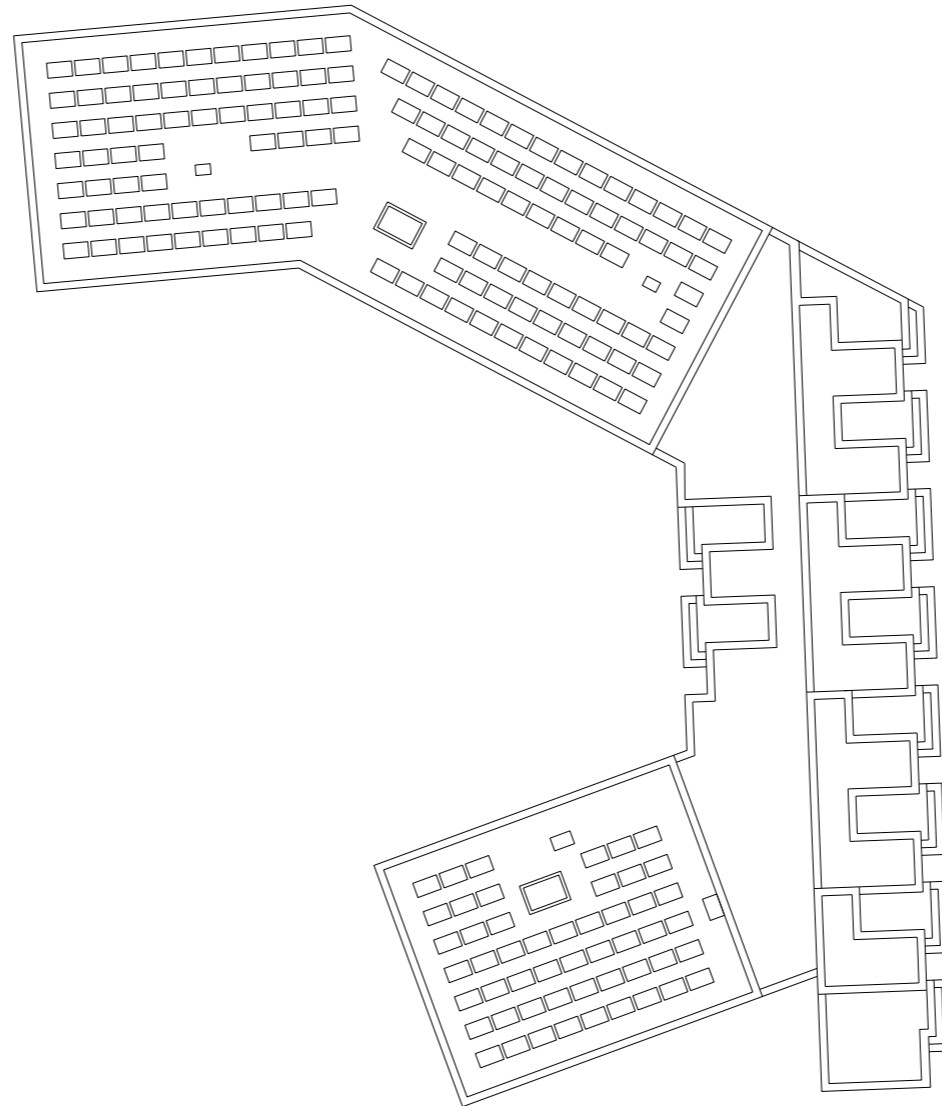
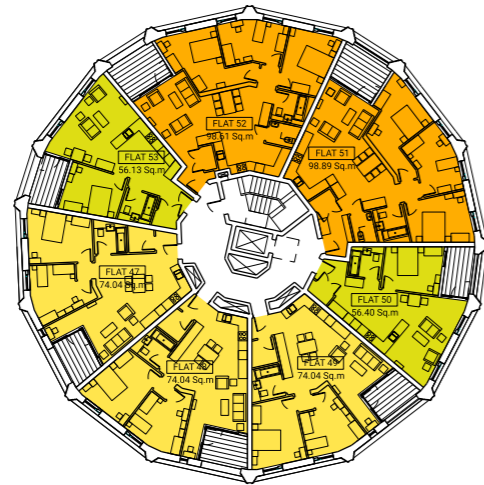


SEVENOAKS  
GASHOLDER SITE

LEVEL 5 PLAN

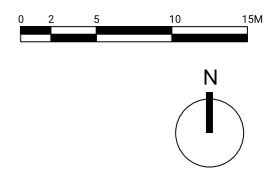
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DRAWN	AG	APPROVED	MT
PROJECT NO.	0330	FIRST ISSUE	06.08.2020
SCALE	1:500 @ A3 1:250 @ A1	REVISION	C
DRAWING NO.	0330_1050		





ISSUE	REVISION NOTE	DATE
A	Issued for Information	06.08.2020
B	Stage 2 Report	02.09.2020
C	Issued for Information	25.11.2020
PO1	Planning Submission	19.03.2021

- GENERAL NOTES
- DO NOT SCALE DRAWINGS
  - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED
  - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK
  - REPORT ANY DISCREPANCIES WITH CONTRACT DOCUMENTATION AND / OR CONSULTANTS' DRAWINGS



SEVENOAKS  
GASHOLDER SITE

LEVEL 7 PLAN

DIRECTOR	MT	CHECKED	MT
DRAWN	AG	APPROVED	MT
PROJECT NO.	0330	FIRST ISSUE	06.08.2020
SCALE	1:500 @ A3 1:250 @ A1	REVISION	C

DRAWING NO. 0330\_1070







