

#### Site Details:

Exeter Ambulance Station,  
GLADSTONE ROAD, EXETER,  
EX1 2EB

**Client Ref:** TL1196\_-\_33  
**Report Ref:** GS-5953720  
**Grid Ref:** 293068, 92757

**Map Name:** National Grid

**Map date:** 1990-1994

**Scale:** 1:1,250

**Printed at:** 1:2,000



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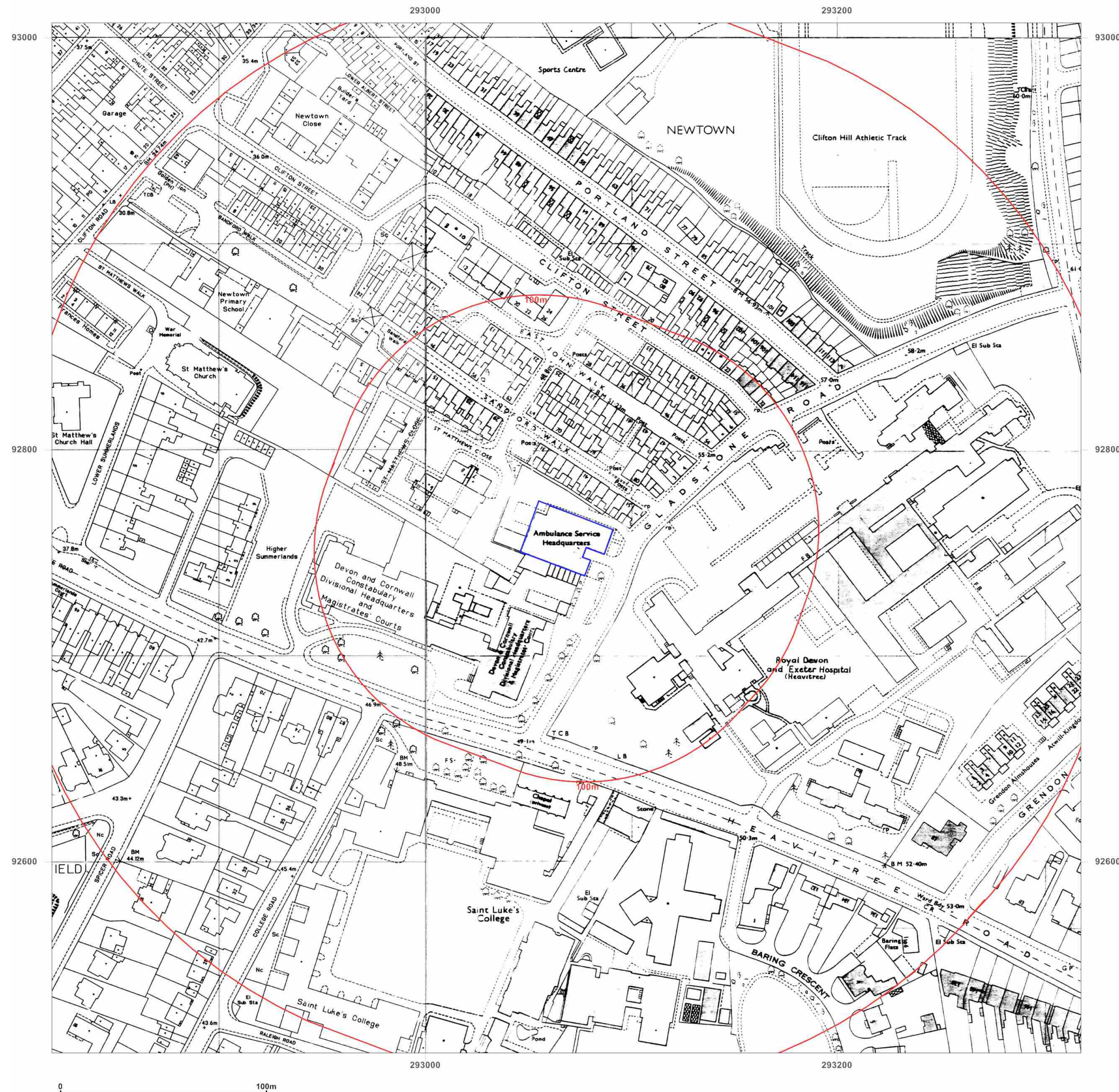


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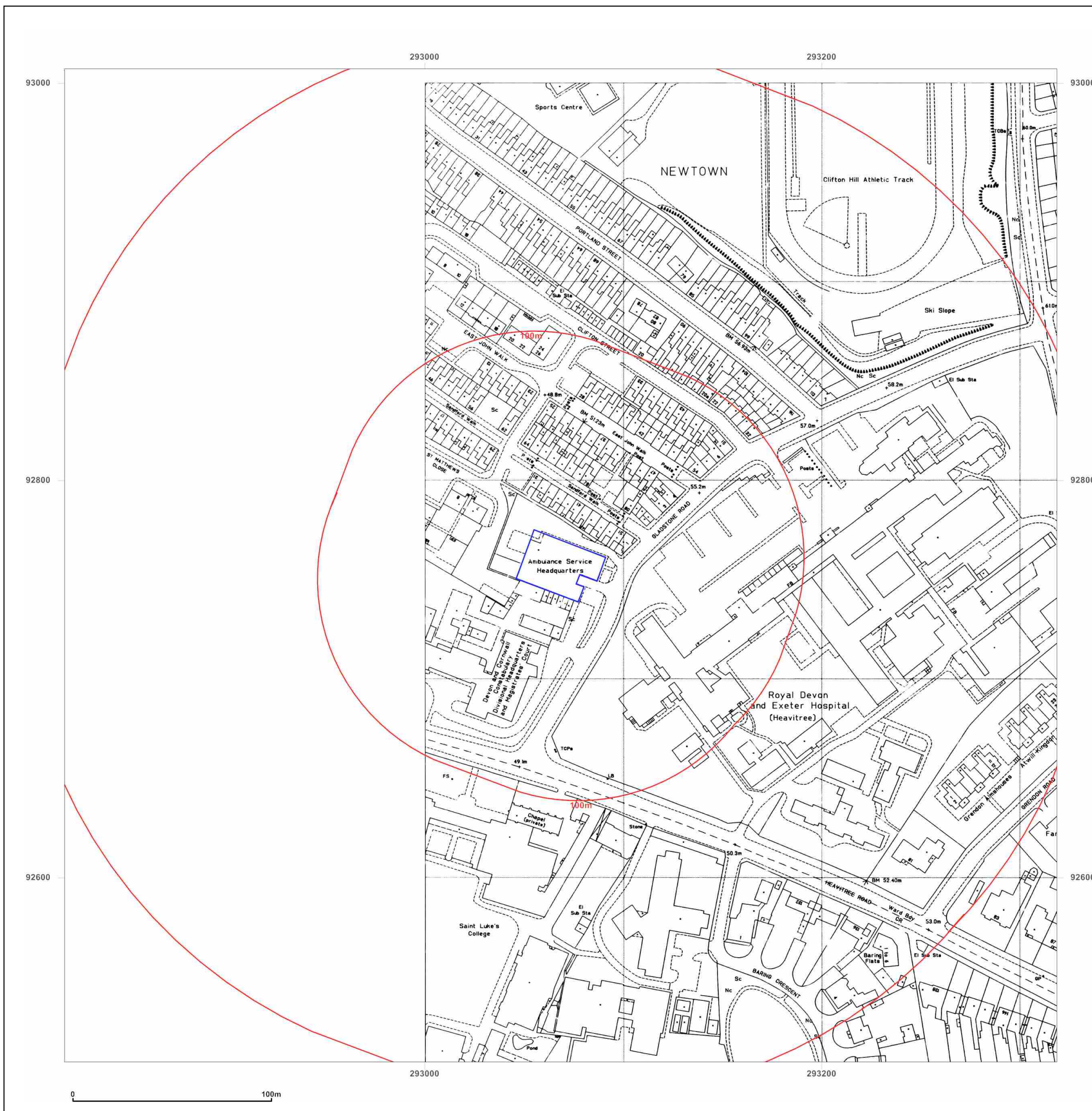


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## **APPENDIX F - PRELIMINARY UXO RISK ASSESSMENT**



## Express Preliminary UXO Risk Assessment

<b>Client</b>	Newmark Developments
<b>Project</b>	Gladstone Road
<b>Site Address</b>	Gladstone Road, Exeter, EX1 2EB
<b>Report Reference</b>	EP8603-00
<b>Date</b>	26/04/19
<b>Originator</b>	OG

### Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the Gladstone Road, Exeter 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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	
<p>Site location and description/current use</p>	<p>The site is located within the city of Exeter. According to recent aerial imagery, the site is currently occupied by an ambulance station and its associated hardstanding grounds.</p> <p>It is bordered to the north by residential structures adjoining Sandford Walk, Gladstone Road to the east, Devon and Cornwall Police buildings to the south, with further residential structures located to the west on St Matthews Close.</p> <p>The site is approximately centred on the OS grid reference: <b>SX 9306392753</b>.</p> 
<p>Are there any indicators of current/historical military activity on/close to the site?</p>	<p>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.</p> <p>The closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 1.5km to the north-west of the site. 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.</p>
<p>What was the pre- and post-WWII history of the site?</p>	<p>According to pre-WWII OS mapping dated 1932, the site was occupied by a <i>Nursery</i>, which includes a number of greenhouses and open space, as well as a small section of <i>Allotment Gardens</i>. Residential structures are shown to border to the north adjoining Sandford Street. Gladstone Road is to the east, with the <i>Nursery</i> extending to the south. <i>Allotment Gardens</i> are located to the west.</p> <p>Post-WWII OS mapping dated 1949-51 indicates little change within the site itself. Change can be noted within the westernmost section of the site, with part of the now labelled <i>Alexandra Nursery</i> cleared. A residential structure has been cleared to the immediate north of the site, along with further structures to the north, east, and south-west. <i>Ruins</i> are labelled to the south of the site, within the southernmost section of the nursery.</p>
<p>Was the area subject to bombing during WWII?</p>	<p>During WWII, the site was situated within the County Borough of Exeter. According to Home Office statistics, this borough sustained a moderate-high density of bombing with an average of 65.7 items dropped per 1,000 acres. This consisted of 304 high explosive (HE) bombs and 6 parachute mines, culminating in 310 incidents in total.</p> <p>1<sup>st</sup> Line Defence does not hold bombing information for the site location in-house, although references have been found to bombing in Sandford Street and Heavitree Road near College Road, which are in the vicinity of the site location.</p>



Is there any evidence of bomb damage on/close to the site?	Significant changes are apparent when comparing pre- and post-WWII OS mapping in the vicinity of the site, including a number of cleared structures and areas marked as Ruins. These types of changes can often be indicative of bomb damage.  High-resolution WWII-era aerial photography would be required in order to assess the wartime composition of the site.
To what degree would the site have been subject to access?	It is anticipated that the site would have received intermittent access due to its use as a Nursery and allotment gardens. The location of roadways and residential structures in the area may have also allowed for additional monitor of the area. However, if the site or surrounds were damaged through bombing, it is considered likely that access and post-raid inspections for items of UXO would have decreased.
To what degree has the site been developed post-WWII?	The site has seen significant redevelopment post-WWII, with a large structure and areas of hardstanding now present within the boundary.
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 situated within the County Borough of Exeter, which sustained an overall moderate-high density of bombing according to Home Office statistics. Whilst little bombing information is available in-house at this preliminary stage, references to bombing in the immediate area have been found. Due to the significant amount of change evident between pre- and post-WWII OS mapping, it is likely that these incidents caused a degree of bomb damage in the area. Whilst access is anticipated to have been intermittent throughout the site due to its usage and the proximity of residential houses and roadways, damage in the area may have led to a decrease in access and post-raid inspections for evidence of UXO.

### Recommendations

Given the findings of this preliminary report, it is recommended that **further research** be undertaken in the form of a **Detailed UXO Risk Assessment**. This would allow for the acquisition of additional resources such as local bomb mapping, written bomb incident records and high-resolution WWII-era aerial photography. In addition, any other relevant historical information would also be obtained.

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

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

