

TFL_PSF_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE 286 LONG LANE, BARNET, N2 8JP

Site Ref. 466

Summary Report

SEPTEMBER 2017

Incorporating

EC HARRIS
BUILT ASSET
CONSULTANCY



286 LONG LANE, BARNET, N2 8JP

Summary Report

Author Various

Checker Alison Pugh

Approver Angela Mulgrew

Report No 1604-UA009686-UP32R-02

Date SEPTEMBER 2017

VERSION CONTROL

Version	Date	Author	Changes
01	Sept 2017		First Issue
02	Sept 2017		Final Issue

This report dated 27 September 2017 has been prepared for Transport for London (the "Client") in accordance with the terms and conditions of appointment dated 02 May 2017 (the "Appointment") between the Client and **Arcadis Consulting (UK) Limited** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

CONTENTS

1	INTRODUCTION	1
2	TOPOGRAPHICAL SURVEY	2
3	ECOLOGY SURVEY	3
4	ARBORICULTURAL SURVEY.....	4
5	GEOTECHNICAL AND GEO-ENVIRONMENTAL DESK STUDY	5
6	REFERENCES	6

1 Introduction

Arcadis Consulting (UK) Limited (Arcadis) has been commissioned by Transport for London (TfL) 'the Client' to undertake a number of technical surveys for a site at Long Lane, Barnet ('the Site').

TfL is aiming to divest a number of small sites to enable prospective regeneration. The objective of the survey work is to provide robust and pragmatic advice associated with topography, ecology, arboriculture and geotechnical and geo-environmental conditions. This report provides a summary of the technical surveys commissioned for the Site and reference should be made to the individual reports for further detailed information.

The Site is located south of the North Circular (A406) and west of Long Lane, in the London Borough of Barnet. The Site is roughly 0.04 hectares in size and is centred at grid reference of 526205, 190254. It is currently comprised of dense scrub, introduced shrubs, amenity grassland, bare ground and scattered trees.

The surveys undertaken at Long Lane include the following;

- Topographical Survey (Ref 1);
- Ecology Survey (Ref 2)
- Arboricultural Survey (Ref 3); and
- Geotechnical and Geo-Environmental Desk Study (Ref 4).

A summary of the findings of these surveys are detailed in the following sections.

2 Topographical Survey

The topographical survey shows the Site to be densely covered with trees.

On the western boundary, the Site appears to have a higher level of 83.02m OS in the north western corner which falls to 81.26m OS in south west.

The eastern boundary is shown as 80.04m OS to the north and increasing to 81.26m OS in the south.

3 Ecology Survey

The ecological assessment comprised a desk-based study using publicly available information and an ecological constraints survey to identify potential constraints present on Site.

Ecology is not considered to present a significant constraint to the development of the Site.

No Statutory or non-statutory designated sites (including ancient woodlands or woodlands listed on the Ancient Woodland Inventory (AWI)) were identified within the vicinity of the Site to have the potential to be significantly impacted by development on the Site.

The Site supported habitats comprised of scattered trees and dense scrub, introduced shrubs, amenity grassland and bare ground. The trees are likely to have been planted to screen the North Circular Road. Although the habitats on Site are generally of poor quality due to the lack of positive management, these habitats are valuable in terms of general green infrastructure, likely performing important ecosystem services (such as water quality and volume attenuation, air quality attenuation etc.).

Within the Site, there was limited potential for protected or notable species. Nesting birds are utilising the scrub and trees on Site which are also likely to support nesting birds, including species listed on the London Biodiversity Action Plan (BAP) such as house sparrow. Removal of vegetation on the Site will need to be conducted outside of the bird nesting season (March – August inclusive) or under an ecological watching brief.

A semi mature Ash tree located to the west corner of the Site was assessed with a low potential to support roosting bats, due to the presence of a cavity. Should this tree be required to be removed due to development, a tree climbing assessment or an emergence/re-entry survey is recommended to determine the tree's status with regards to bats. Should roosting bats be confirmed further mitigation and removal of the tree under European Protected Species (EPS) licence would be required. The development is also likely to contribute to minor fragmentation of a wildlife corridor, which may be used by foraging and commuting bats. Therefore the selective retention and protection of trees is recommended to maintain some functionality of the corridor, along with installation of a biodiversity roof and permeable fencing.

Trees should be re-provisioned preferably on Site within any development or off-Site if necessary, these should be of a suitable species, preferably native species of local origin. In addition, consideration to biodiversity roofs, rain gardens and other green infrastructure should be included in any development. Bird boxes for sparrows would be a valuable enhancement, along with appropriately located bat roosting boxes and dead wood loggeries if possible.

4 Arboricultural Survey

An arboricultural survey was conducted in accordance with British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

A total of nine arboricultural items were recorded within the study area (the Site and its immediate surroundings). These were recorded as seven individual trees and two groups of trees, all within the Site. Three individual trees have been identified as Category B (trees of moderate quality) and should be considered for retention where possible. Four individual trees and two groups of trees have been identified as Category C (trees of low quality). These trees should not place a constraint on the development layout but should be considered for replacement should they be removed. The dominant tree species within the Site is Hazel (*Corylus avellana*).

While unlikely to prevent development, tree protection for trees to be retained and tree re-provisioning for any trees lost due to development are a material consideration for planning determination. If trees cannot be replaced on-Site due to development, off-Site options for tree re-provisioning to ensure no net loss should be considered. Individual Local Planning Authorities may ask for re-provisioning in excess of 1 to 1 for trees of Category B.

Should any future development proposal require the removal of trees or incursions into the Root Protection Areas (RPAs) of any trees, an Arboricultural Impact Assessment (AIA) would be required in support of any planning application.

A bespoke AMS may be required post planning and when the construction details are known by the Local Planning Authority to protect the retained trees within and adjoining the Site.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014; and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010: Tree Work – Recommendations.

5 Geotechnical and Geo-Environmental Desk Study

The geo-environmental and geotechnical desk study comprised a review of existing historical and current information on the Site. No site investigations were undertaken for the Site. Historically the Site was occupied by housing. Based upon the historical review, Made Ground is anticipated within the Site and surrounding area.

Potential risks to human health, controlled waters and the built environment have been identified from potential on site Made Ground and there are possible risks to human health from off-site sources (Made Ground). It is recommended that an intrusive site investigation should be undertaken prior to redevelopment to quantify these risks. This should include for chemical testing of soils, groundwater monitoring and gas monitoring in accordance with CIRIA C665 and CLR11.

Based on the findings of the desk study report, and assuming that the Site will be developed for residential use with gardens, it is anticipated that some remediation (off-site disposal, clean cover, gas membrane, basic asbestos monitoring and pipe upgrade but excluding foundation) may be required.

The Site is located in an area where 'low' risk of encountering unexploded ordnance is present and further assessment is unlikely to be required.

6 References

1. 40Seven (August 2017) Topographical Survey. Long Lane (Site Ref.466)
2. Arcadis Consulting (UK) Limited (September 2017) 286 Long Lane, Barnet, N2 8JP Preliminary BS5837 :2012 Tree Survey (Report 1603-UA009686-UE21R-01)
3. Arcadis Consulting (UK) Limited (September 2017) 286 Long Lane, Barnet, N2 8JP. Ecology Assessment (Report Number 1602-UA009686-UE21R-01)
4. Arcadis Consulting (UK) Limited (August 2017) Land at Long Lane, Finchey, London, N2 8JP Geotechnical and Geo Environmental Desk Study (Report Number 1601-UA009686-UP32R-01)

Arcadis Consulting (UK) Limited

Arcadis House
34 York Way
London N1 9AB
United Kingdom
T: +44 (0)20 7812 2000

[arcadis.com](https://www.arcadis.com)

