

TFL_PSF_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE LAND AT ATKINS ROAD, CLAPHAM, SW12 0AW

Summary Report

FEBRUARY 2019

Incorporating

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CONSULTANCY

 **Hyder**

Land at Atkins Road, Clapham, SW12 0AW

Summary Report

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1 Introduction

Arcadis Consulting (UK) Limited (Arcadis) has been commissioned by Transport for London (TfL) to undertake a number of technical surveys for a site referred to as Atkins Road, London ('the Site').

TfL is aiming to divest a number of small sites to enable prospective regeneration. The objective of the Small Sites Initiative is to provide robust and pragmatic advice that sensibly de-risks each of the sites such that unreasonable "abnormal" development costs are not incurred by developers.

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 A205 Atkins Road and north of Scrutton Close, in the London Borough of Lambeth. The Site is centred at grid reference of TQ 29780 73739 and around the postcode of SW12 0AW. The Site is bound by Atkins Road to the north, Scrutton Close to the south, 136 Atkins Road and The Laurels School to the west.

It is approximately 0.107ha in area and is currently comprised of heavily managed amenity grassland (less than 5cm sward), introduced shrubs and scattered broadleaved and coniferous trees.

The surveys carried out for Atkins Road, London comprise the following;

- Topographical and Buried Services Survey (Ref 1);
- Archaeological Desktop Review (Ref 2);
- Ecology Assessment (Ref 3);
- Arboricultural Survey (Ref 4); and
- Geotechnical and Geo-Environmental Desk Study Report (Ref 5).

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

2 Topographical and Buried Services Survey

The topographical survey that the Site slopes gently upwards from west to east with levels recorded between 27.80m and 28.20m on the western boundary and 31.95 and 32.12m (Ordnance Survey Datum) on the eastern boundary. Trees are present across the Site with clusters in the centre and western end. Two paths are indicated at the western and eastern ends which splits the Site into 3 sections.

Several services including electricity, foul water sewer and water cross the Site from south to north. There are inspection covers (IC) associated with these services on the Site. There is an electricity cable shown running wester to east along the southern boundary of the Site.

3 Archaeology Desktop Review

An archaeological desk-top review for the site located at Atkins Road has been carried out. This involved a rapid information-gathering and review of the known historic environment resource within the Site and a 500m study area around it, using information from publicly held sources. A brief summary of potential heritage/archaeological constraints and opportunities at the Site has been made, based on the data sources reviewed.

There are no designated assets or archaeological priority areas within the Site but there are eight listed buildings, three conservation areas and one archaeology priority area (APA) within the study area. Only one of these assets: 126 Atkins Road, a Grade II listed building has views to and from the Site. The other assets are either too far away or screened from view by buildings or well-established vegetation.

The data provided by the Greater London Historic Environment Record (GLHER) and Lambeth Council revealed that there are no non-designated asset or locally listed buildings within the Site but there are 20 non-designated assets and three locally listed building within the study area. It's likely that two of these assets, 1830's and Late 1950's Clapham Park Housing Estate, has the potential to be directly affected by any future development within the Site. The other assets are too far away or not within inter-visibility.

The archaeological events (records from previous archaeological assessments, investigations or mitigation) within the study area give little weight to the archaeological potential for the Site. The GLHER data does not reveal much information on the known archaeology within the Site. However, a lack of Modern development means any unknown remains present in the Site could have survived well.

For any future planning application, the Greater London Archaeological Advisory Service (GLAAS) should be consulted before proceeding with any submission. They might recommend a full archaeological desk-based assessment (DBA) for the Site to support an application, possibly with the results of an intrusive investigation to establish the presence, significance and extent of any remains. The built heritage located within close proximity to the Site, both designated and non-designated, makes the likelihood high that any future planning submission will have to take into account the setting of these assets and possibly even building conservation considerations.

4 Ecology Assessment

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

Based on the assessment undertaken to date, there are no likely significant ecological constraints with regards to the development of this 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 have the potential to be significantly impacted by development on the Site.

Potential constraints are listed below:

- The Site was dominated by heavily managed amenity grassland and scattered trees. The habitats on Site were generally un-diverse due to management for ornamental purposes. However, these habitats have value in terms of green infrastructure, likely performing important ecosystem services (such as water quality and volume attenuation and air quality attenuation etc.).
- There is potential for nesting birds to be utilising the trees and introduced shrubs on Site, including species listed on London BAP and Priority Species S41 such as house sparrow. Removal of suitable 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 squirrel drey was present on Site. Squirrels are protected against inhumane injury or killing, therefore site supervision is recommended during any site clearance so that any dreys present can be excluded and humanely destroyed if present.
- There is potential for fox and hedgehogs which is a London BAP and Priority Species S41 (also protected from inhumane killing or injury) to use the Site. Employ a two-stage removal of scrub suitable for hibernating hedgehogs should this be required during the hibernation season (November to March seasonally dependant).
- Although none of the trees on the site are covered by Tree Preservation Orders TPO, they are providing biodiversity and amenity value and partial screening from Atkins Road. The property immediately to the west of the Site include trees covered by TPOs. Should any trees protected by TPOs be affected consent will need to be sought from the council and third-party property for any tree management or removal (see Arboricultural Report).
- There is potential for the London BAP and Priority Species S41 Stag beetle to be present within the Site. Site supervision with regards to this species during site clearance is recommended and retention of an area of dead wood habitat on Site if stag beetle is confirmed to be present.
- There will be some ecological benefit from the removal of non-native and invasive species on LSI, which is likely to occur when the Site is cleared for any construction. There is no legal obligation to control any of the LSI species (False-acacia, Evergreen Oak and Turkey Oak) recorded near to and on the Site or to remove them as controlled waste but it is good practice to remove them and to avoid their spread.
- Trees and other vegetation should be replaced within any proposed soft landscaping and these designs should be evolved in liaison with an ecologist and arboriculturist. In addition, rain gardens, biodiversity roofs and other green infrastructure should be considered within any development.
- There are also opportunities for enhancements for London BAP species. Bird boxes for sparrows would be a valuable enhancement, along with bat roosting boxes. Implementation permeable fencing would be of benefit to small mammals, such as hedgehog, which is a priority species currently in decline.

5 Arboricultural Survey

A constraints walkover and assessment was conducted to describe the general arboricultural features and potential constraints with regards to trees on Site.

A total of 27 arboricultural items were recorded within the study area as follows:

- Eighteen on-Site individual trees on-Site. Eleven of these are Category B trees and seven are Category C trees.
- Nine off-Site individual trees. Six of these trees are Category B and three are Category C. Of these off-Site trees two trees are covered by a TPO which are numbered T3 and T6 on the TPO plan which is included in the assessment report.

There is currently no proposed design layout and therefore it is not possible to say whether the trees would need to be removed and if there is space for any new trees to be re-provisioned on the site. This can be determined once designs are developed.

None of these trees on Site are covered by Tree Preservation Orders or are within a Conservation Area. However, third party trees adjacent to the Western boundary do have TPOs and may have the potential to be damaged depending on any scheme design.

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 grade.

The main development considerations for the trees are:

- Adjacent TPO trees; and
- The retention and/or replacement of trees within the Site.

Should any future proposed development require tree removals or RPA incursions within RPAs of the retained trees an Arboricultural Impact Assessment (AIA) will be required by the LPA in support of a planning application.

A bespoke Arboricultural Method Statement may be required post planning and when the construction details are known 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.

6 Geotechnical and Geo-Environmental Desk Study

The geo-environmental and geotechnical desk study comprises a review of existing historical and current information on the Site. No intrusive site investigations have taken place.

The historical review revealed previous development on the Site to be residential buildings and their driveways and gardens, which were demolished circa 1955. The Site was then developed into public amenity grassland for the adjacent flats. This indicates the potential presence of Made Ground. Several potential offsite sources of contamination have been identified, however these are all considered unlikely to impact the Site due to their location down hydraulic gradient or their distance from the Site.

Potential risks to human health, controlled waters and the built environment have been identified associated with potential on-site sources of Made Ground. It is recommended that an intrusive site investigation is carried out prior to redevelopment to quantify these risks. This should include the contamination testing of soils and leachates, groundwater monitoring and gas monitoring in accordance with best practices and current guidance.

Potential founding solutions will be dependent on the encountered thickness of Made Ground and the geotechnical properties of the natural deposits. Made Ground is generally considered unsuitable for foundations due to its variable composition and its potential for high total and differential settlement. Deeper trench fill may be possible although the maximum practical extent of this type of foundation is in the region of 2-2.5m. In areas of deeper Made Ground, or where deeper soft / loose bands are recorded either piling or ground treatment e.g. vibro-stone columns should provide a suitable foundation solution. The advice of a specialist ground improvement contractor should be sought to verify the suitability of the ground for treatment. The presence of existing and future trees should be considered, as well as the risks associated with London Clay.

The Site is located in an area where there is a 'moderate' risk of encountering unexploded ordnance (UXO). Further assessment of the potential for encountering UXO is recommended.

7 References

- 1) 40Seven (2019) TfL Sites Phase 2 Small Sites Atkins Road Pas128 M4p Underground Utility Mapping Survey (1670_P_Atkins_Road)
- 2) Arcadis Consulting (UK) Limited (2019) TfL Phase 2 Site Investigations: Small Sites Initiative Atkins Road, 10024781-ARC-14-XX-RP-YY-0001-01-Archaeology Desktop Review
- 3) Arcadis Consulting (UK) Limited (2019) Land at Atkins Road, Ecology Assessment (Report Number 10024781-ARC-14-XX-RP-YY-0001-01-Ecological Assessment)
- 4) Arcadis Consulting (UK) Limited (2019) Land at Atkins Road, Preliminary BS5837:2012 Tree Survey Report (Report Number 10024781-ARC-14-XX-RP-YY-0001-01-Arboricultural Report)
- 5) Arcadis Consulting (UK) Limited ((2019) Atkins Road, Geotechnical and Geo Environmental Desk Study (Report Number 10024781-ARC-14-XX-RP-YY-0001-01-Geo Report)

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