



Survey Output Report

For

Site 4: Antoneys Close,
HA5 3LP

For



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Appendix 7: Planning Assessment

1. Introduction

- 1.1 John Rowan and Partners (JRP) were asked by London Borough of Harrow (LBH) to obtain Due Diligence Quotations to de-risk 5 small sites which LBH are proposing to put into the GLAs Small Sites Programme.
- 1.2 The reports will be for the benefit of LB Harrow and future purchasers of the sites.
- 1.3 This report summarises the outputs of each of the surveys instructed in relation to Site 4: Antoneys Close, HA5 3LP.

2. Scope

- 2.1 JRP, with the assistance of MEPK Architects, obtained quotations for the following reports and LB Harrow instructed:
 - 2.1.1 Topographical + Utilities PAS 128 – **Laser Surveys**
 - 2.1.2 Phase 1 Geo-environmental + Geotechnical – **Subadra**
 - 2.1.3 Asbestos – **Acorn Analytical Services**
 - 2.1.4 UXO Phase 2 Desktop Survey – **1st Line Defence**
 - 2.1.5 Ecological Assessment + Tree Survey + AIA – **Ecology Link**
 - 2.1.6 Site Access / Highways Assessment – **Civic Engineers**
 - 2.1.7 Planning Assessment – **Jones Lang LaSalle**

3. Topographical + Utilities PAS 128

- 3.1 Laser Surveys were appointed by LB Harrow to carry out the Topographical and Utilities PAS 128 survey on 06 March 2020.
- 3.2 Laser Surveys carried out their site visit on 20 March 2020.
- 3.3 See Appendix 1 for full report.

4. Phase 1 Geotechnical Report

- 4.1 Subadra were appointed by LB Harrow to carry out the Phase 1 Geotechnical survey on 06 March 2020.
- 4.2 Subadra report dated March 2020.
- 4.3 Summary of report/recommendations:
 - 4.3.1 The site is located in an area of low environmental sensitivity.
 - 4.3.2 Subadra have identified several geotechnical risk factors and uncertainties associated with the site. They therefore recommend that a geotechnical site

investigation is completed in order to provide information regarding soil properties and ground conditions.

4.3.3 As part of the geotechnical investigation, Subadra recommend limited environmental testing of soils and groundwater be completed to confirm that no contamination is present under the site and assist in any waste disposal of soils excavated during foundation construction.

4.3.4 Subadra recommend that the species of any trees present at or near to the site be established, and geotechnical laboratory testing of shallow soils be completed, and specialist advice sought to confirm how/if the trees will influenced foundation design.

4.3.5 Subadra recommend that a watching brief be maintained by the contractors carrying out demolition and construction activities.

4.4 See Appendix 2 for full report.

5. Asbestos Survey

5.1 Acorn Analytical Services were appointed by LB Harrow to carry out the Asbestos survey on 06 March 2020.

5.2 Acorn Analytical Services carried out their investigation on 17 March 2020.

5.3 Summary of report/recommendations:

5.3.1 There were no asbestos containing materials (ACM) identified during the survey.

5.3.2 The car park area was not surveyed – there was no access to fenced off over grown area, no access due to hazardous area.

5.4 See Appendix 3 for full report.

6. UXO Phase 2 Desktop Survey

6.1 1st Line Defence were appointed by LB Harrow to carry out the UXO Phase 2 desktop survey on 06 March 2020.

6.2 1st Line Defence carried out their investigation on 23 March 2020.

6.3 Summary of report/recommendations:

6.3.1 Given the findings of the preliminary report it is recommended that further research be undertaken in the form of a Detailed UXO Risk Assessment. Further research would involve visits to local and national archives to gain all relevant information relating to the site. In addition, aerial photography would be obtained in order to determine the conditions on site following the war and to identify any obvious indications of bomb damage. Notably, it would allow further investigation of the recorded bombing incident to the east of the site to see if any more records are available regarding this and to what effect if any it might have had on the site.

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

6.4 See Appendix 4 for full report.

7. Ecological Assessment, Tree Survey and AIA

7.1 Ecology Link were appointed by LB Harrow to carry out the Ecological Assessment, Tree survey and AIA on 06 March 2020.

7.2 Ecology Link Extended Phase 1 Habitat Report and Arboricultural Survey Report and Impact Assessment, both dated May 2020.

7.3 Summary of Extended Phase 1 Habitat Report and recommendations:

7.3.1 No habitats were recorded which require any specific protection.

7.3.2 Further survey for breeding birds at vegetation clearance and building refurbishment outside of breeding season should be carried out between September to February.

7.4 Summary of Arboricultural Survey Report and Impact Assessment and recommendations:

7.4.1 It is likely that T3 will require removal, which has restrictive growth, being close to the fence.

7.4.2 It is unlikely that any impact will occur to T1 and T2. However, protection will be required for construction traffic. G1 and G2 are third party trees and will require protection and some limb management to enable the development to proceed.

7.4.3 Mitigation for the loss of any trees should be in line with Council planting policy. This should include replacement tree planting within and where possible adjacent to the site, being identified in the landscape plan.

7.5 See Appendix 5 for full report.

8. Site Access / Highways Assessment

8.1 Civic Engineers were appointed by LB Harrow to carry out the Site Access / Highways Assessment on 06 March 2020.

8.2 Civic Engineers carried out their investigation on 11 May 2020

8.3 Summary of report/recommendations:

8.3.1 The developer/purchaser may wish to consider a publicly adoptable highway boundary/private land ownership boundaries to identify gaps between the site and the highway which could lead to a ransom situation. This information is available to purchase from the local council (LB Harrow).

- 8.3.2 It is recommended that a separate study to understand individual titles, leaseholds, rights of access and parking rights affecting the development is undertaken.
 - 8.3.3 It is recommended that a parking beat survey is undertaken once normality returns given the availability of parking is the main concern with these types of infill developments.
 - 8.3.4 It is recommended that LBF are consulted should accesses be less than 3.7m in width.
 - 8.3.5 It is recommended that confirmation is sought from the LB Harrow's waste services department on how vehicles operate and if the site is currently used as a turning facility.
 - 8.3.6 For a future flatted development, agreement should be sought with Harrow's waste services to determine what threshold of development would trigger the 10m rule and if there is any relaxation possible. For individual dwellings there is flexibility in the guidance and there is sufficient distance to allow collection to take place without having to reverse into the site.
- 8.4 See Appendix 6 for full report.

9. Planning Assessment

- 9.1 JLL were appointed by LB Harrow to carry out the Planning Assessment on 06 March 2020.
- 9.2 JLL carried out their report in May 2020.
- 9.3 See Appendix 7 for full report.

APPENDIX 1
Laser Surveys Topographical and Utilities PAS 128



L9700-4 E



L9700-4 E



L9700-SITE 4-ANTONEYS CLOSE-2D




L9700-SITE 4-ANTONEYS CLOSE-2D




L9700-SITE 4-ANTONEYS CLOSE-3D

APPENDIX 2
Subadra Phase 1 Geotechnical Report

 Antoneys Close, Harrow - Phase I Desk Study Report - March 2020

APPENDIX 3
Acorn Analytical Services Asbestos Survey


 N-20740 Antoneys Close Demolition


APPENDIX 4
1st Line Defence UXO Phase 2 Desktop Survey




EP10691-00 Express Preliminary UXO Risk Assessment

APPENDIX 5
Ecology Link Ecological Assessment, Tree Survey and AIA


 Antoneys close - Ph1 Report

 Antoneys Close - Tree Report

APPENDIX 6
Civic Engineers Site Access / Highways Assessment

 200511 Antoneys Close HA5 3LP

APPENDIX 7
JLL Planning Assessment

 Planning Note 4 - Antoneys Close HA5 3LP