

# **TFL\_PSF\_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE LAND AT AYLESBURY STREET, BRENT, NW10 0LU**

**Site Ref: 1804**

## **Summary Report**

JULY 2017

Incorporating

**EC HARRIS**  
BUILT ASSET  
CONSULTANCY



# LAND AT AYLESBURY STREET, BRENT, NW10 0LULU

## 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 Land at Aylesbury Street, Brent, London ('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 arboriculture, ecology 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 lies in a predominantly residential area of Brent, West London (Grid Reference 520900, 186187). It currently comprises a highway verge covered in a mixture of turf, trees and shrubs which is irregular in shape and covers an area of approximately 0.12 hectares.

The A4088 road borders the north-eastern boundary of the Site. West Way is located to the south-east, there are residential properties to the south and south-west and Aylesbury Street is present to the west and north-west.

The surveys carried out for Aylesbury Street comprise the following;

- Topographical Survey (Ref 1);
- Arboricultural Survey (Ref 2);
- Ecology 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 indicates that the Site slopes gently upwards from north west (32.46m OS) to south east (34.36m OS (corner)). There is an area of dense vegetation along the southern boundary with trees indicated across the Site.

### 3 Arboricultural Survey

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

- A Tree Schedule (listing trees on and within proximity of the Site);
- A Tree Constraints Plan identifying trees on and within proximity of the Site; and
- A Preliminary Arboricultural Method Statement (AMS) outlining general mitigation measures.

The majority of the Site comprises regularly managed amenity grass, scattered trees, dense tree cover and dense mature shrubs. The trees within the north-western corner and the adjacent properties within Aylesbury Street are part of the Neasden Conservation Area. There are no individual Tree Preservation Orders (TPOs) covering the Site.

A total of 27 arboricultural items were recorded during the survey as follows:

- 26 individual trees (23 within the Site and three adjacent to the Site); and
- One group of trees within the Site consisting of three tree stems.

There are 13 individual trees and one group of trees (containing three tree stems) that have been identified as Category C (trees of low quality) and 13 individual trees that have been identified as Category U (trees of poor quality unsuitable for retention). The trees within and adjoining the Site are of generally of poor form. The dominant tree species with the Site is wild cherry (*Prunus avium*) which were planted for visual amenity. There are symptoms of sudden ash dieback (*Hymenoscyphus fraxineus*) on a tree within the Site.

Given the current poor quality of the majority of the trees within the Site, they are not likely to prevent development. However, 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 LPAs may ask for additional re-provisioning for trees within a Conservation Area.

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) is likely to be required in support of any planning application. All new tree planting should be in accordance with British Standard 8545:2014 Trees: From Nursery to Independence in the Landscape – Recommendations and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010: Tree Work – Recommendations.

Although a Preliminary AMS is presented within the Arboricultural Survey Report (Ref. 2), a bespoke AMS may be required post planning and when the construction details are known by the LPA to protect the retained trees within and adjacent to the Site.

As part of the Site is within a Conservation Area any proposals submitted to the LPA might require the support of a Landscape Character Assessment and Landscape Strategy Plan. This is because any new development will introduce new built forms and massing within areas that historically have been informal open space.

## 4 Ecology Survey

The ecological assessment (Ref. 3) comprised a desk-based study using publicly available information and an ecological constraints survey to identify potential constraints present on Site and supplemented with an ecological survey undertaken in May 2017.

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

No Statutory or non-statutory designated sites were identified within the vicinity of the Site and will not be significantly impacted by development on the Site. No ancient woodlands or woodlands listed on the Ancient Woodland Inventory (AWI) were present on or in the vicinity of the Site.

The Site supported a limited range of habitats and was dominated by areas of amenity grassland, dense scrub containing non-native introduced species and scattered trees. Although the habitats on Site were generally of poor quality due to the number of non-native invasive species, lack of positive management and fly tipping, these habitats are valuable in terms of general green Infrastructure, likely performing 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 likely to be utilising the trees and scrub on the Site, including potentially species listed on the London Biodiversity Action Plan (BAP) such as house sparrow. Removal of all scrub vegetation on the Site will need to be conducted outside of the bird nesting season (March – August inclusive) or under an ecological watching brief.

The trees in the Site were assessed for their potential to support roosting bats, with the cherry trees covered in dense ivy identified as having 'low' potential to support roosting bats. If these trees are to be removed, a precautionary approach should be taken whereby the ivy is stripped back prior to felling the tree (under ecological supervision). Alternatively the tree should be felled using a soft fell methodology whereby the felled trees are left in-situ after felling for 24 – 48 hours prior to removal from the Site. There is potential for bats to forage within the Site, however the Site is limited in area and larger areas of foraging habitat are present within the local area.

There is potential for grey squirrels to be breeding within the trees on Site. This species is non-native and of negligible ecological value, however squirrels are protected from inhumane injury or killing. If squirrel dreys are found on Site, these should be removed in a humane manner.

There will be some ecological benefit from the removal of non-native and invasive species listed on the London Invasive Species Initiative list which are present on the Site. There is no legal obligation to control or remove the species however it is good practice.

Trees should be re-provisioned on the Site within any development, these should be of a suitable species, preferably native species of local origin. In addition, biodiversity roofs, rain gardens and other green infrastructure should be considered in any future development. Bird boxes for sparrows would be a valuable enhancement, along with appropriately located bat roosting boxes.

## 5 Geotechnical and Geo-Environmental Desk Study

The Site was most recently occupied by gardens with residential properties previously recorded in the east and therefore Made Ground is anticipated to be present.

Potential risks to human health, controlled waters and the built environment have been identified from potential on site Made Ground and ground gas / vapours and there are possible risks to human health from the 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 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 thickness of Made Ground and the geotechnical properties of the natural deposits. At this stage, conventional shallow foundations may not be appropriate for the Site but this would depend on the thickness of the Made Ground and the underlying ground conditions. Deeper trench fill may be possible but 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 (Ref. 4).

Based on the findings of this 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. Indicative costs are provided in the desk study report (Ref 4) which are based on the information known to date.

In terms of unexploded ordnance, the Site is reported as lying within an area denoted as 'low' bomb risk (Ref. 4).



## 6 References

1. 40Seven (May 2017) Topographical Survey Land at Aylesbury Street Brent, NW10 0LU (Site Ref. 1804) (Drawing Number 1804 - Aylesbury Street)
2. Arcadis Consulting (UK) Limited (July 2017) Land at Aylesbury Street, Brent, NW10 0LU Preliminary BS5837 :2012 Tree Survey (Report 903-UA009686-UE21R-02)
3. Arcadis Consulting (UK) Limited (July 2017) Land at Aylesbury Street, Brent, NW10 0LU Ecology Survey (Report 902-UA009686-UE21R-02)
4. Arcadis Consulting (UK) Limited (July 2017) Land at Aylesbury Street, Brent, NW10 0LU Geotechnical and Geo Environmental Desk Study (Report Number 901-UA009686-UP32R-02)

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