

Survey Output Report

For

Site 2: Eaton Close,
HA7 3BT

For



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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 2: Eaton Close, HA7 3BT.

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 in 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 recommend that a Phase II environmental investigation is undertaken to allow an assessment of the underlying ground conditions to determine if potentially complete pollution linkages are present, specifically the risk due

associated with the potential for contaminants to be present in the shallow soils and potential for hazardous ground gases to be present, associated with the in-filling of a pond that occurred between 1930's and 1960's.

- 4.3.3 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.
- 4.3.4 Subadra noted that significant costs savings could be made by combining the environmental and geotechnical investigations by avoiding duplication of work.
- 4.3.5 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.
- 4.3.6 Subadra recommend an asbestos survey of garage/lock-up's be undertaken prior to demolition in order to determine whether asbestos containing materials are present and, if so, to determine a suitable remedial strategy for their removal. They also recommend that surveying and any removal/remediation is completed by a specialist contractor.

- 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 18 March 2020.
- 5.3 Summary of report/recommendations:
 - 5.3.1 Asbestos containing materials (ACM) was identified in the following areas:
 - Car Park – debris to the floor of car park area (cement). Risk score 6.
 - Block 2-6 – cement profiled roofs (cement). Risk score 4.
 - Block 7-12 – cement profiled roofs (cement). Risk score 4.
 - Block 13-17 – cement profiled roofs (cement). Risk score 4.
 - Block 7-12 – expansion joint to concrete panelled walls (putty). Risk score 3.
 - Block 13-17 – expansion joint to concrete panelled walls (putty). Risk score 3.
 - 5.3.2 All areas within the scope of the survey were accessed.
- 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 16 March 2020.

6.3 Summary of report/recommendations:

- 6.3.1 Given the nature of the site during the war and the bombing in the vicinity, 1st Line Defence recommend that further research is necessary in the form of a Detailed UXO Risk Assessment. The overall bombing density is low, so it is thought probable that the area did not sustain significant bombing. However, given the bombing recorded in close proximity to the site, it is recommended that more research is undertaken to find out more.
- 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 All trees on site should be removed. Mitigation for this loss of 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. Tree protection measures should be implemented for trees beyond the site boundary, should the final design risk potential impact (direct or indirect).

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 at an early development stage considering the access road is less than 3.7m wide and is longer than 20m in length.
 - 8.3.5 It is recommended that confirmation is sought from the LB Harrow's waste services department on how vehicles operate and to agree a preferred bin storage location on site for flatted development or a collection point for dwelling/houses.
- 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

-  L9700-1 - EATON CLOSE, HA7 3BT 2D
-  L9700-1 - EATON CLOSE, HA7 3BT 2D
-  L9700-1 - EATON CLOSE, HA7 3BT 3D
-  L9700-1 - EATON CLOSE, HA7 3BT ELE
-  L9700-1 - EATON CLOSE, HA7 3BT ELE
-  L9700-2 - EATON CLOSE HA7 3BT 2D
-  L9700-2 - EATON CLOSE, HA7 3BT 2D
-  L9700-2 - EATON CLOSE, HA7 3BT 3D
-  L9700-2 - EATON CLOSE, HA7 3BT ELE
-  L9700-2 - EATON CLOSE, HA7 3BT ELE

APPENDIX 2
Subadra Phase 1 Geotechnical Report

 Eaton Close, Harrow - Phase 1 Desk Study Report - March 2020

APPENDIX 3
Acorn Analytical Services Asbestos Survey


 N-20743 Eaton Close Demolition


APPENDIX 4
1st Line Defence UXO Phase 2 Desktop Survey




EP10689-00 Express Preliminary UXO Risk Assessment

APPENDIX 5
Ecology Link Ecological Assessment, Tree Survey and AIA

 Eaton Close - Ph1 Report

 Eaton Close - Tree Report

APPENDIX 6
Civic Engineers Site Access / Highways Assessment

 200511 Eaton Close HA7 3BT

APPENDIX 7
JLL Planning Assessment



Planning Note 2 - Eaton Close HA7 3BT