

# Survey Output Report

For

Site 3: Pinewood Close,  
HA5 4BW

For



Report prepared by: 	<b>Rob Worster</b> Graduate Building Surveyor <b>John Rowan and Partners LLP</b> E. <a href="mailto:rworster@jrp.co.uk">rworster@jrp.co.uk</a> T. 07557 397853
Report approved by: 	<b>Tim Young</b> Partner (Member) <b>John Rowan and Partners LLP</b> E. <a href="mailto:tyoung@jrp.co.uk">tyoung@jrp.co.uk</a> T. 020 8567 6995
Job number:	10077
Status:	1 <sup>st</sup> issue
Date:	27/05/2020

John Rowan and Partners LLP is a Limited Liability Partnership  
Registered in England No. OC 30 20 30  
Registered Office. Craven House, 40 Uxbridge Road, London W5 2BS  
Head Office. Craven House, 40 Uxbridge Road, London W5 2BS

A list of our Partners can be found at [www.jrp.co.uk](http://www.jrp.co.uk)

## Contents

1. Introduction .....	3
2. Scope.....	3
3. Topographical + Utilities PAS 128 .....	3
4. Phase 1 Geotechnical Report.....	3
5. Asbestos Survey .....	4
6. UXO Phase 2 Desktop Survey .....	4
7. Ecological Assessment, Tree Survey and AIA.....	5
8. Site Access / Highways Assessment.....	5
9. Planning Assessment.....	6

Appendix 1: Topographical + Utilities PAS 128 report

Appendix 2: Phase 1 Geotechnical Report

Appendix 3: Asbestos Survey

Appendix 4: UXO Phase 2 Desktop Survey

Appendix 5: Ecological Assessment, Tree Survey and AIA

Appendix 6: Site Access / Highways Assessment

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 3: Pinewood Close, HA5 4BW.

## 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 – **1<sup>st</sup> 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 survey 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 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.
  - 4.3.6 Subadra recommend an asbestos survey of the 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 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 17 March 2020.
- 5.3 Summary of report/recommendations:
  - 5.3.1 Asbestos containing materials (ACM) were identified in the following areas:
    - Car Park – debris to the floor of car park area (cement). Risk score 6.
    - Garages – cement roof to the garages. Risk score 5.
  - 5.3.2 The following areas were not surveyed:
    - Access was made to 3 of the 16 garages (units 2, 3 & 7), the inaccessible units are presumed to be consistent
    - No access to rear of garages due to no way around the back.
- 5.4 See Appendix 3 for full report.

## 6. UXO Phase 2 Desktop Survey

- 6.1 1<sup>st</sup> Line Defence were appointed by LB Harrow to carry out the UXO Phase 2 desktop survey on 06 March 2020.
- 6.2 1<sup>st</sup> Line Defence carried out their investigation on 20 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. At this stage, not enough information regarding the exact location of the bomb strike is available to 1st Line Defence to make a confident assessment of whether the site and its immediate surroundings were affected by bombing.
- 6.3.2 Further research will likely include the acquisition of high-resolution aerial photography and written records to fully quantify the risk on site.
- 6.3.3 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 No trees have been identified for removal. However, dependent on the design this may need to be reviewed.
  - 7.4.2 It is unlikely that any impact is likely to occur to T1 and T2. G1 and G2 will need to be considered within any development design, being under third party ownership.
  - 7.4.3 Mitigation for any loss of trees which might occur through the development design, 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 The site provides access to a garage associated with residential property to the east of the site (5 Pinewood Close). The access arrangements will need to be investigated. If vehicular access is required to be maintained, the access will have to be considered in the development layout.
- 8.3.3 It is recommended that a separate study to understand individual titles, leaseholds, rights of access and parking rights affecting the development is undertaken.
- 8.3.4 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.
- 8.3.5 It is recommended that LBF are consulted should accesses considering there is a pinch point at the access which is less than the prescribed 3.1m


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

 L9700-3-E

 L9700-3-E


 L9700-3-T-2D -PINEWOOD CLOSE

 L9700-3-T-2D -PINEWOOD CLOSE

 L9700-3-T-3D -PINEWOOD CLOSE




APPENDIX 2  
Subadra Phase 1 Geotechnical Report


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

---

APPENDIX 3  
Acorn Analytical Services Asbestos Survey

 N-20738 Pinewood Close Demolition

APPENDIX 4  
1<sup>st</sup> Line Defence UXO Phase 2 Desktop Survey

 EP10690-00 Express Preliminary UXO Risk Assessment

APPENDIX 5  
Ecology Link Ecological Assessment, Tree Survey and AIA




Pinewood - Tree Report




Pinewood Close - Ph1 Report

---

APPENDIX 6  
Civic Engineers Site Access / Highways Assessment

 200511 Pinewood Close HA5 4BW

APPENDIX 7  
JLL Planning Assessment

 Planning Note 3 - Pinewood Close HA5 4BW