Survey Output Report

For

Site 5: Tintagel Drive, HA7 4SR

For

Harrow COUNCIL
LONDON

john rowan
and partners

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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 5: Tintagel Drive, HA7 4SR.

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.

4.3.6 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.

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:

- Garages – debris to the floor of the car park (cement). Risk score 6.
- Garages – roof to garages (cement). Risk score 4.

5.3.2 All areas of the site were accessed and surveyed.

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 25 March 2020.

6.3 Summary of report/recommendations:

6.3.1 1st Line Defence recommend that a Detailed UXO Risk Assessment should be undertaken to confirm the wartime conditions present on site and whether it was utilised for military purposes. Further investigation would entail the analysis of data, such as WWII-era aerial photography, Middlesex County Council air raid

precautions written records and any other archival sources. A Detailed UXO Risk Assessment would also outline work-specific UXO risk mitigation measures. If it is possible to determine that the site was not subject to any bombing incidents, and that it was not used in conjunction with any Home Guard or ordnance training, it may be possible to lower the perceived risk on 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 No trees will require removal.

7.4.2 It is unlikely that any impact will occur to T1 and T2. However, protection will be required for construction traffic.

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. This will confirm any potential issues with tying in footways to the development which have to potentially pass existing property boundaries.

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 Refuse: For a potential flatted development, confirmation on the potential relaxation of the 10m distance rule should be sought. For individual dwellings, the site is just beyond 25m distance (from Tintagel Drive). It is recommended that confirmation is sought from LB Harrow's waste services department on how vehicles operate to formulate an appropriate waste management strategy.

8.3.5 It is recommended that LBF is consulted at the access road is narrower than 3.7m.

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


L9700-5-E


L9700-5-E


L9700-5-T-2D -TINTAGEL DRIVE


L9700-5-T-2D -TINTAGEL DRIVE


L9700-5-T-3D -TINTAGEL DRIVE

APPENDIX 2
Subadra Phase 1 Geotechnical Report

Tintagel Drive, Harrow - Phase I Desk Study Report - March 2020

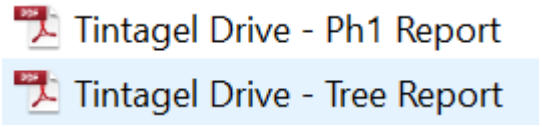
APPENDIX 3
Acorn Analytical Services Asbestos Survey

N-20744 Tintagel Drive Demolition

APPENDIX 4
1st Line Defence UXO Phase 2 Desktop Survey

EP10692-00 Express Preliminary UXO Risk Assessment, Tintagel Drive, Harrow

APPENDIX 5
Ecology Link Ecological Assessment, Tree Survey and AIA



APPENDIX 6
Civic Engineers Site Access / Highways Assessment

200511 Tintagel Drive HA7 4SR

APPENDIX 7
JLL Planning Assessment

Planning Note 5 - Tintagel Drive HA7 4SR