

London Underground Survey

The underground services are currently being undertaken. We have an indication of where the tube Northern line runs just over 13m underneath the site.

The results of the underground survey will inform the foundation design of the buildings.

Potential constraints on the redevelopment of a site close to underground tunnels and infrastructure:

- The design must not increase or remove existing loading on the tunnels or structures and no support from structures or land can be taken from the tunnels
- Consider ground movement from demolition, construction and noise and vibrations from adjoining operations
- An assessment will be carried out to measure the groundborne noise and vibration from the Northern Line and inform the design of the building envelope to allow reduction from external sources

KW RESIDENTS' BRIEF PRIORITY:

Maintain Knight's Walk and Kempsford Road as public routes and quiet walking and cycling routes
The central walkway of the estate to feel peaceful

Energy and Sustainability Report

Preliminary energy modelling has been undertaken

The preferred option for generation and delivery of thermal energy includes a small scale combined heat and power (CHP) unit and thermal store within a central energy centre.

Electrical energy will be derived from the Grid.

Proposed Benchmarks: Regulated CO2 savings below 2013 Building Regulations of 35% reduction.

KW RESIDENTS' BRIEF PRIORITY:

Explore green technology and sustainable buildings

KNIGHT'S WALK Site Surveys and Reports

Electrical Substation Survey

Records indicate that there are three electricity sub-stations in the vicinity of Knights Walk: near Dryden Court, Fontenoy House and Ebeneza House

This development may require provision of a new electricity sub-station. A new sub-station can be either detached or incorporated into a new building. If the latter option is adopted, integration into a new Energy Centre complex is an obvious possibility.

KW RESIDENTS' BRIEF PRIORITY:

Explore green technology and sustainable buildings

Archaeology and Heritage

The survey area contains moderate potential for Roman ruins, and low potential for Saxon ruins. Due to previous development these may have been disturbed and removed.

Historic evidence suggest the existing Roman - British period land use was farmland. Roman ditches were found 995m east, 960m northwest, 230m east and 305m north east. There were no records of Roman remains or evidence of pre-historic activity within the site boundary.

A watching brief is recommended

KW RESIDENTS' BRIEF PRIORITY:

Capture some of the heritage and memory of the existing Knight's Walk

Preliminary Ecological Appraisal (PEA)

Habitats present within the survey area are common and therefore are of lower ecological importance. No designated sites are deemed to be impacted on by the development.

Habitats present include; poor amenity grassland, bare ground, buildings, scattered trees and ornamental shrubs.

Scattered trees can provide suitable habitat for nesting birds and the site and surrounding area may present suitable habitat for roosting and foraging bats.

Further time sensitive surveys for bats and birds are recommended with provisions for boxes erected at suitable locations around the site.

KW RESIDENTS' BRIEF PRIORITY:

Provide open, green public spaces and planting that are lovely to look at even if not used.

KNIGHT'S WALK

Site Surveys and Reports

Light Pollution Report

The development will seek to mitigate night-time light pollution.

All external light fittings will be designed to prevent unnecessary light spill (in particular onto the perimeter of ecological features)

All external light fittings will be designed to be energy efficient and include PIR's/daylight sensors is

LED light sources proposed

KW RESIDENTS' BRIEF PRIORITY:

Consider lighting strategy across the whole estate including safety, location, hours and preventing vandalism

Arboricultural / Tree Survey

The development will not affect the trees of highest arboriculture value on site

Category C trees are in a fair condition, and any loss should be offset by new native tree planting.

(Category C Trees are of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.)

Category U trees are recommended for removal.

(Category U Trees cannot realistically be retained as living trees in the context of the current land use for longer than 10 years)

Consideration should be given to the impact on Root Protection Areas (RPAs) and an Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) are recommended.

To mitigate for the loss of habitats, measures such as native species planting (e.g ash, sycamore and oak) or planting of species of conservation value should be installed.

KW RESIDENTS' BRIEF PRIORITY:

Keep some of the older trees and integrate into the new landscape

Provide open, green public spaces and planting