

# WESTBURY ESTATE

## SITE SURVEYS & REPORTS

### ELECTRICAL SUB-STATIONS



Records indicate that there are three electricity sub-stations in the vicinity of the Westbury Estate site. These are located as follows:-

St Rule Street sub-station, located to the North-West of the development sites. This sub-station is incorporated into Ilsley Court.

Portslade Road sub-station, located to the North-East of the development sites. This sub-station is incorporated into Amesbury Tower.

Wandsworth Road sub-station, located on the Southern edge of Westbury Estate. This sub-station is incorporated into some garages which are scheduled to be demolished.

It is probable that this development will require provision of a new electricity or upgraded sub-station. At this stage it is considered pragmatic to plan for this eventuality.

#### **Residents' Brief Priorities:**

- *The provision of services should be no less than currently provided.*

### ARBORICULTURAL / TREE SURVEY



None of the best quality, **Category A**, trees have been identified within the site boundary.

Mature **Category B** trees are mainly found behind Amesbury Tower, by the park and clustered by Durrington Tower. It is preferable to retain these in order to maintain local landscape characteristics, retain ecological value and ensure tree diversity.

**Category C** trees are mainly found clustered around Isley Court and left of the tennis courts. These are not particularly good examples of their species however, in order to maintain canopy cover and the established green ecosystem, it would be sensible to retain these where possible.

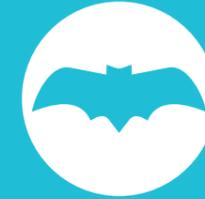
**Category U** trees, found in front of the school and around Fovant Court and one **Category C** group of trees at the South East corner of the site, should be removed due to significant arboricultural defects, which makes their retention unsuitable. These have less than 10 years safe, useful life expectancy.

It is recommended that buildings lines and service runs to be kept outside the Root Protection Areas where possible.

#### **Residents' Brief Priorities:**

- *Retain mature trees, the green character of the estate and re-provide trees on a like for like basis.*
- *Streets should be visually attractive with trees and green landscape, and avoid other fixtures and clutter.*

### PRELIMINARY ECOLOGICAL APPRAISAL (PEA)



Habitats present on site are common in both the local area and the UK, and as such are of negligible ecological importance.

These habitats include scattered trees and shrub habitat, suitable for nesting birds.

To mitigate for the loss of habitats, soft landscaping must include native species or species of conservation value.

No designated sites will be impacted by the proposed development.

The survey identified that there will be potential impacts to nesting birds and bat species which can be mitigated against. Recommended checks to be taken prior to any clearance.

A minimum of six bird boxes should be erected at suitable locations around the site and planting should incorporate species which provide a feeding resource for birds.

#### **Residents' Brief Priorities:**

- *Enhance and improve the green and natural environment around the buildings avoiding large, sterile areas of concrete paving, tarmac etc.*
- *Preserve as much green space at the heart of the estate and around the towers as possible.*
- *Private external spaces to avoid sterile, harsh street scene and adopt a green approach that is easily maintained.*

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### NOISE & VIBRATION SURVEY



The Westbury Estate development is affected by noise from nearby roads and ground-borne noise and vibration from the Overground Line that passes to the east of the site.

A noise and vibration assessment has been carried out to inform the design of the building envelope to allow noise and vibration from external sources to be reduced to acceptable levels in accordance with relevant standards and guidance. Where required, mitigation measures will be incorporated where standard building constructions are not capable of reducing noise and vibration to acceptable levels.

Noise levels are high enough in some parts of the site that enhanced glazing and acoustic ventilators are required. This is not at all unusual in urban or sub-urban locations and such noise levels are readily dealt with by incorporating appropriate design measures.

Vibration levels measured on site were low and indicate no more than a 'Low probability of adverse comment' so no mitigation is required.

#### **Residents' Brief Priorities:**

- *Consider increasing the density of planting to the Portslade Road to mitigate noise and pollution from the railway arches business activities.*

### ARCHAEOLOGY & HERITAGE



The survey area contains a moderate potential for Roman remains and low potential for Saxon remains.

The survey area is known to have contained post medieval houses, which are generally deemed to be of low archaeological significance.

Due to previous development these are likely to have been disturbed and removed.

A further archaeological watching brief may be required to investigate the presence, condition and significance of any potential deposits which may be affected by demolition and ground preparation works.

### BELOW GROUND SERVICES SURVEY



We have had specialist sub-surface surveys undertaken to confirm the location of electricity, gas, water, telephone lines and pipes, and drains and sewers.

This is important information since it allows us to properly plan the re-development minimising disruption to supplies. It also gives us the opportunity to rationalise and improve these underground networks.

### LIGHT POLLUTION REPORT



Appropriate lighting must be installed that reduces light spill.

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

External light fittings will be designed to prevent unnecessary light spill and to be energy efficient and include PIR's/daylight sensors.

LED light sources proposed.

#### **Residents' Brief Priorities:**

- *The relationship between openness and security where necessary should be carefully balanced.*

#### **Residents' Brief Priorities:**

- *Retain the calm and quiet character of the estate, in particular with new movement and parking.*
- *Telecommunications and services are to be provided to a high standard, e.g. cable, phone, broadband, TV, etc. across the estate.*