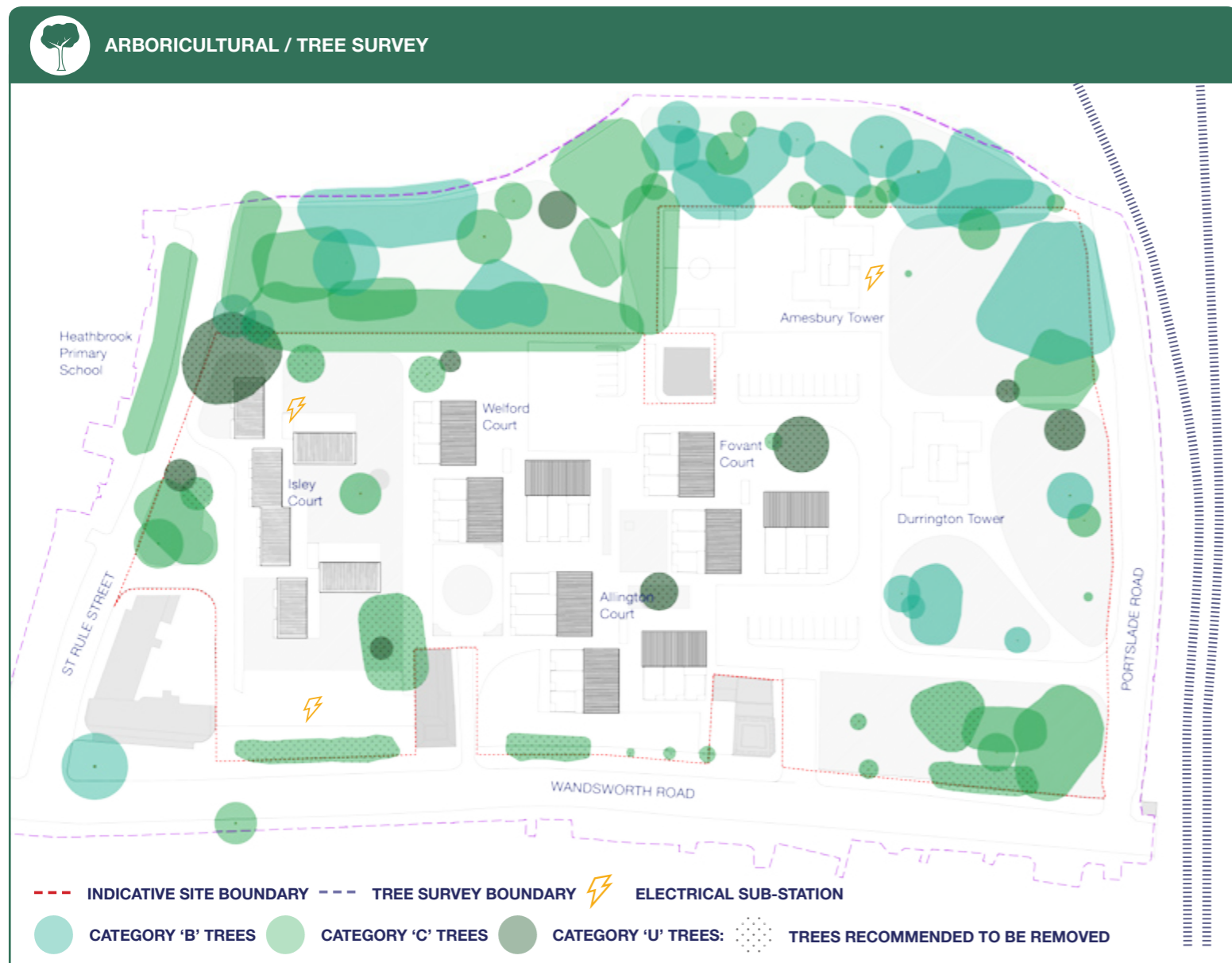


SURVEYS, INVESTIGATIONS & REPORTS

Surveys and investigations were carried out on Westbury Estate as part of the RIBA Stage 1 in order to inform the initial designs of the new buildings. These were presented to residents in relation to the priorities from the Residents' Brief and mapped out on the site map of Westbury Estate.



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

Category B trees are considered to be of moderate quality with an estimated remaining life expectancy >20 years. The development will not affect any of these trees.

Category C trees are considered to be low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Any loss should be offset by new native tree planting.

Category U trees have less than 10 years safe, useful life expectancy and are recommended for removal.

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.

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.

ELECTRICAL SUB-STATIONS

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

St Rule Street sub-station is incorporated into Isley Court.

Portslade Road sub-station is incorporated into Amesbury Tower.

Wandsworth Road sub-station, incorporated into the 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.

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.

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.

FLOOD SURVEY

The site has been classified as Flood Zone Level 3 which is relatively high. This is likely to mean that in order to receive planning permission, the Environment Agency will require there not to be any bedrooms on the ground floor.

NOISE & VIBRATION SURVEY

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

Informed by this survey, the design of the new buildings will reduce external noise and vibrations to acceptable levels in accordance with relevant standards and guidance.

Noise levels are high enough in some parts of the site that enhanced glazing and acoustic ventilators are required. This is typical 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.

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.

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. 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.

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.