



Osney Lane, Oxford

Check Survey Report

Requirement:

The purpose of this survey was to inspect the site at Osney Lane, Oxford and to check the extent to which the existing level survey fulfils the following criteria:

- 1) To have a current survey with vertical levels that can be compared with the current Environment Agency flood levels.
- 2) Reflects current features that will be used as part of the Client's Agent, Lambert Smith Hampton's (LSH) marketing material.

Documentation:

- 1) Site Location Plan
- 2) Existing survey drawing
- 3) Photographs

Background:

In August 2006, Sterling Surveys carried out a level survey at Osney Lane. The survey covered a larger area than that which is the subject of this report (see doc. 1) and consisted of spot levels (to OS Datum) superimposed on the current Ordnance Survey digital mapping. On 22nd February 2011, I visited the site and carried out a thorough inspection of all parts of the site, the result of which is this report.

Report:

The site breaks down into 4 main areas, which I have colour coded on the Site Location Plan and will describe as follows:

- 1) The contractor's yard (coloured yellow). This occupies the northern end of the site and is shown in photos 1 and 2. The structures there are all temporary and this area is essentially featureless except for its boundaries.

Topographic, Architectural, & Hydrographic Surveyors

Grove House, Headley Road, Grayshott, Hindhead, Surrey, GU26 6LE
Telephone: Hindhead 01428 604911 Fax: 01428 605847 E-mail: sterling @ sslgb.demon.co.uk

Also at:

Keighley Business Centre, South Street, Keighley, West Yorkshire BD21 1AG
Telephone 01535 691434 Fax 01535 611347

Registered Office: Grove House, Grayshott. Registered in England No. 2678676

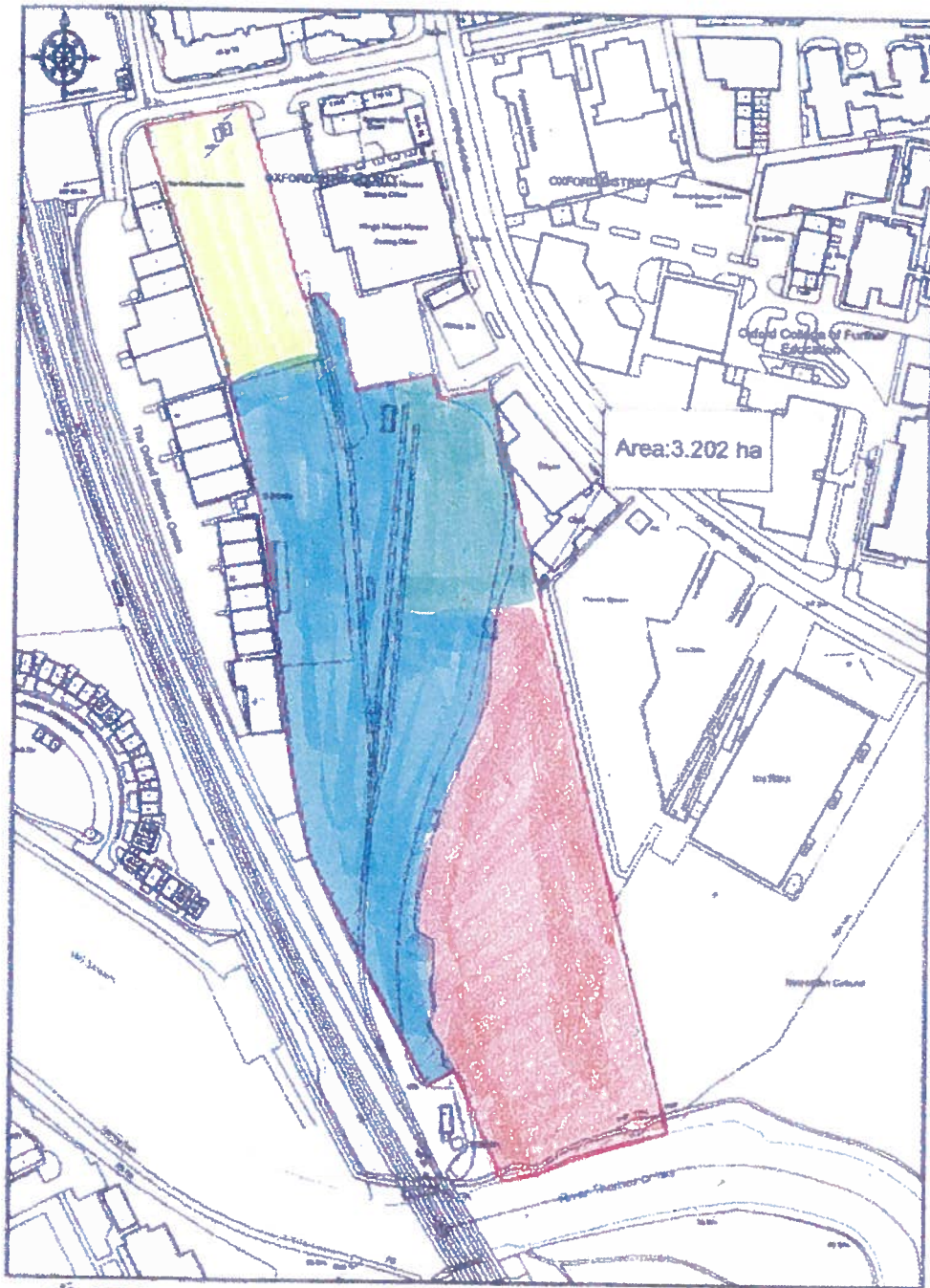
- 2) The Sorting Office car park (coloured green and see photo 3). This is very similar to the contractors yard in that it is essentially clear except for a few barriers and boundary fences.
- 3) The former railway sidings (coloured blue and see photos 4, 5 and 6). Along with the "Wilderness" (see below), this forms the major part of the site. As is consistent with its former use, it is essentially flat but, in places, very overgrown. There are also old railway lines, buffers and lamp posts still in place as well as piles of ballast and stacks of rails.
- 4) The area that I have described as the "Wilderness", occupies the south west corner of the site and is coloured red on the location plan. Photos 7, 8 and 9 give a flavour of this part of the site, which is very overgrown and will be even more so in a few months time. It is at a lower level than the former railway sidings and there is quite a steep bank along its western margin. The terrain is also quite irregular in places, probably the result of tipped materials and other debris. It is quite heavily wooded although most of the trees are small and of poor quality and even the few larger specimens are not in good condition.

Looking at the existing survey, I would first note that the level coverage is based upon Ordnance Datum (by GPS) and therefore meets the requirement to be comparable with EA flood levels. Within the contractors yard, the sorting office car park and the former railway sidings, the coverage is quite adequate in accurately portraying the terrain, even where there are gaps on account of the vegetation.

As a minimum, I would suggest that the existing survey be updated and extended to show the perimeter fence, the bank separating the sidings from the "wilderness" and the larger trees. Even for such a limited survey, some clearance of the vegetation will be essential and I would also recommend that the survey takes place before the brambles and nettles start to grow again.

M E Mullins MRICS
Sterling Surveys Ltd

09.03.11



*Oxpens Road (OX1 1XX)
 site area 3.202 ha (7.91 acres) was created with Proma*

- CONTRACTOR'S YARD
- SONDNE OFFICE CAR PARK
- FORDING RAILWAY FODDER
- "WILDERNESS"

