

PropReportHub – Complete Specialist Surveys & Reports List

This document includes a comprehensive list of specialist surveys and consultant reports typically required for planning applications, pre-acquisition due diligence, environmental compliance, building condition analysis, and legal or technical assessments in commercial property projects across the UK.

Planning & Development

- Planning Statement
- Design & Access Statement
- Heritage Statement
- Archaeological Desk-Based Assessment
- Archaeological Watching Brief
- Historic Building Recording (Level 1–4)
- Townscape & Visual Impact Assessment
- Landscape & Visual Impact Assessment (LVIA)
- Daylight & Sunlight Assessment
- Overshadowing Report
- Rights of Light Survey
- Transport Assessment
- Travel Plan
- Construction Traffic Management Plan
- Utilities Assessment
- Viability Assessment
- Sequential & Exception Tests
- Energy Statement / Energy Strategy
- Design Code Compliance Report
- Masterplanning & Urban Design Review
- Planning Appeal Statement

Environmental & Ecology

- Environmental Impact Assessment (EIA)
- Environmental Statement (ES)
- Preliminary Ecological Appraisal (PEA)
- Ecological Impact Assessment (EcIA)
- Extended Phase 1 Habitat Survey
- Biodiversity Net Gain (BNG) Assessment
- Habitat Regulations Assessment (HRA)

- Bat Emergence / Roost Survey
- Great Crested Newt Survey
- Bird Survey (Breeding/Wintering)
- Reptile Survey
- Badger Survey
- Invertebrate Survey
- Ancient Woodland Impact Assessment
- Tree Survey / Arboricultural Report (BS5837)
- Arboricultural Impact Assessment
- Tree Protection Plan
- Landscape Biodiversity Strategy
- Invasive Species Report (e.g. Japanese Knotweed)

Pre-Acquisition / Due Diligence Surveys

- Building Survey (Commercial/Residential)
- Measured Building Survey
- Schedule of Condition
- Topographical Survey
- Drainage CCTV Survey
- Structural Survey
- Defect Diagnosis Survey
- Damp & Timber Survey
- Roof Survey (Incl. Drone Inspection)
- M&E Condition Survey
- Fire Safety Compliance Check
- Asbestos Survey (Management or R&D)
- Access Compliance Survey (Equality Act)
- Radon Risk Report
- Environmental Due Diligence (EDD) Report
- Contaminated Land Risk Assessment
- Flood Risk Screening Report
- Legal Title Plan Verification
- Planning Compliance Check
- Building Regulations Compliance Report
- Party Wall Advice / Review
- Insurance Reinstatement Cost Assessment

Contamination & Ground Conditions

- Phase 1 Desk Study / Preliminary Risk Assessment
- Phase 2 Site Investigation
- Contaminated Land Risk Assessment

- Remediation Strategy & Validation Report
- Gas Monitoring (e.g. Methane/CO2)
- Soil Sampling & Chemical Analysis
- Ground Investigation & Geotechnical Report
- Borehole Logs & Trial Pit Logs
- Groundwater Risk Assessment
- Unexploded Ordnance (UXO) Survey
- Coal Mining Risk Assessment

Water, Drainage & Flood

- Flood Risk Assessment (FRA)
- Surface Water Drainage Strategy
- Foul Water Drainage Strategy
- SuDS Design Report
- Hydraulic Modelling Report
- Water Neutrality Assessment
- Water Supply Impact Assessment
- Aquifer Protection Statement

Structural & Building Fabric

- Structural Survey
- Load-Bearing Wall Assessment
- Movement Monitoring Report
- Defect Diagnosis
- Roof Condition Survey
- Damp & Timber Survey
- Party Wall Survey / Award
- Crack Monitoring
- Schedule of Dilapidations
- Structural Calculations (for Building Control)
- Measured Building Survey (2D/3D)
- Topographical Survey
- Drone Survey / Photogrammetry
- Laser Scanning / Point Cloud Survey

Fire & Safety

- Fire Risk Assessment
- Fire Strategy Report (planning / BC)
- Fire Compartmentation Survey
- Fire Door Inspection Report

- Fire Escape Compliance Assessment
- CDM Principal Designer Services
- Health & Safety Risk Assessment
- PAS 9980 Fire Risk Appraisal (Wall Systems)

Mechanical, Electrical & Energy

- M&E Condition Survey
- Mechanical & Electrical Design Report
- Thermal Imaging / Thermographic Survey
- Fixed Wire Testing (EICR)
- Emergency Lighting Compliance Report
- Energy Performance Certificate (EPC)
- SBEM Calculation
- Part L Compliance Report
- Building Services Strategy
- BREEAM Pre-Assessment / Full Assessment

Air Quality, Noise & Vibration

- Air Quality Impact Assessment
- Dust Management Plan
- Odour Impact Assessment
- Construction Environmental Management Plan (CEMP)
- Noise Impact Assessment (BS4142/BS8233)
- Acoustic Design Statement
- Vibration Assessment
- Noise Monitoring (Construction & Occupation)

Legal, Land & Compliance

- Boundary Survey
- Land Registry Compliant Plan
- Rights of Way Assessment
- Title Plan Overlay & Review
- Access Audit / Equality Act Audit
- Building Regulations Check
- Legal Constraints Map (e.g. TPOs, SSSI)
- Expert Witness Report
- Lease Plan Preparation
- Schedule of Condition / Dilapidations
- Planning History Review
- Title Investigation & Constraints Review

Specialist Sectors / Other Reports

- Asbestos Management / R&D Survey
- Hazardous Materials Survey
- Telecoms Impact Statement
- Wind Microclimate Assessment
- Light Pollution / Glare Impact Report
- Waste Management Plan
- Agricultural Land Classification (ALC)
- Energy Statement
- Lighting Strategy Report
- Retail Impact Assessment
- Servicing & Delivery Management Plan
- Smart Building Strategy
- Carbon Reduction Strategy