

# Swiss Cottage Open Space: construction licence request

Camden Council has received a request from Essential Living for the temporary use of an area of Swiss Cottage Open Space during the construction of a new development at 100 Avenue Road.

This temporary construction use would remove an area of the park from public use for a period of approximately 3 years. The Council is currently considering the request and we would like to hear your views.

You can leave any comments on post-it notes and also talk to council officers from the Green Space team who are present.

If you would like to contact us separately, you can submit comments to [parks@camden.gov.uk](mailto:parks@camden.gov.uk)

The decision on granting a licence to use the open space is to be taken by the Council as landowner .

It is separate to and independent of decisions to be taken by the Council as local planning authority in relation to the consents associated with the planning permission / linked s106.

If the licence is not granted there may be other impacts as a result of construction traffic not being able to access the site via the park.

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- KEY**
- Bound Of Essential Living Ownership
  - Existing Tree To Be Retained
  - Existing Tree To Be Removed
  - Garden Park Land Required For The Duration Of The Works To Be Retained As Existing Or To Enhanced Design
  - Existing Building
  - Site Hoarding

**NOTES**

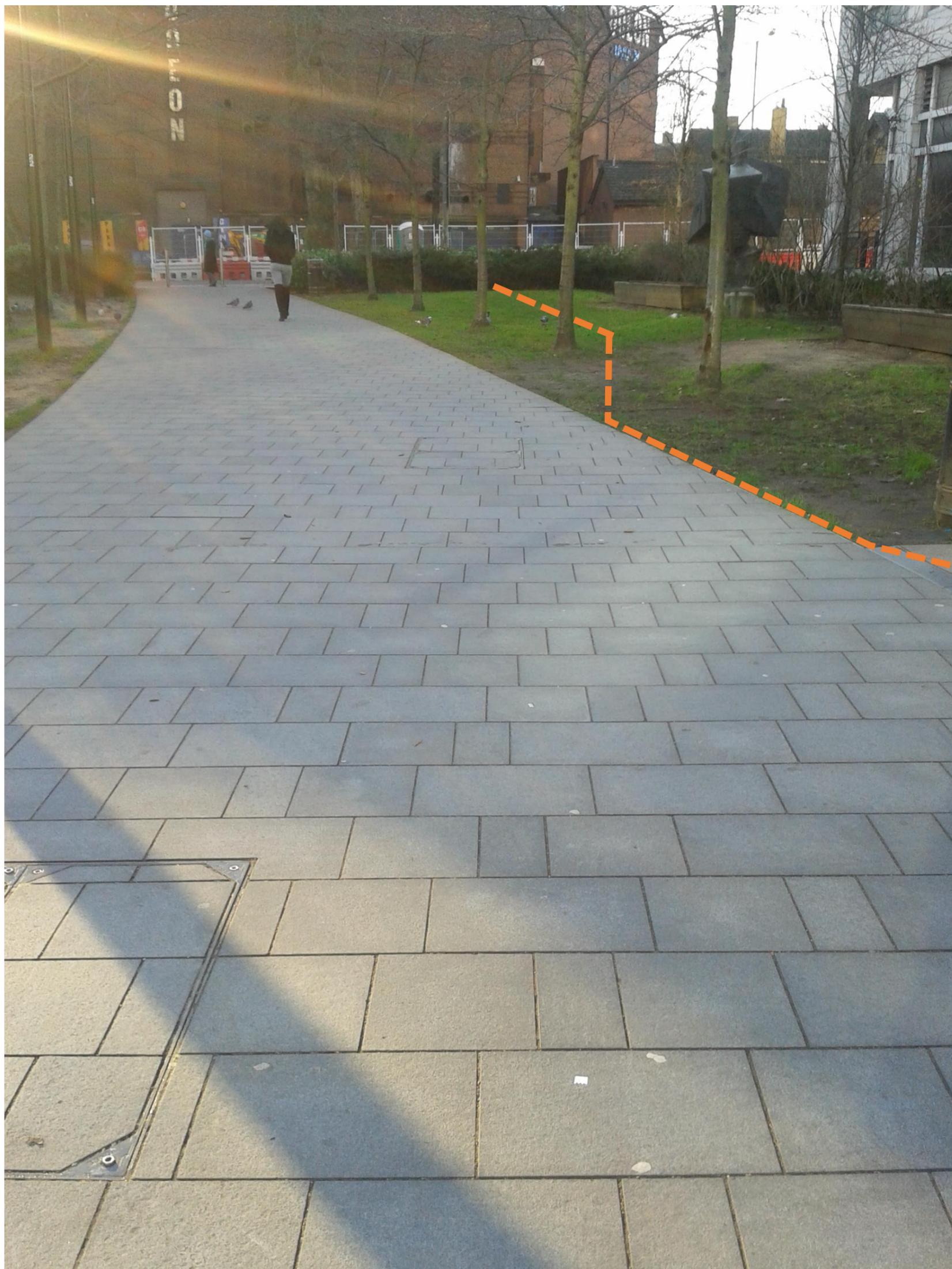
1. All dimensions in millimetres unless otherwise shown.
2. All levels in metres above Ordnance Datum (AOD) unless otherwise shown.
3. All dimensions to be checked on site and any discrepancies reported to Employer before pricing / work starts.
4. Any conflict or discrepancy within this drawing and any other information given at contract must be reported to Camden and the Employer for clarification before pricing work proceeds.
5. All drawings to be used in conjunction with other Contract drawings and specified on information as appropriate.
6. Refer to relevant Engineer's and Architect's information on an appropriate for coordination of all engineering and architectural details.
7. All works to be carried out in accordance with the latest British Standards and appropriate codes of practice as a minimum.

No. Date Design by Permitted by Checked by  
**Camlins**  
 100 Avenue Road, London  
 Commercial Living  
 Potential Area Of Parkland To Be Developed  
 Date of Design: 09.10.2018  
 Design Number: LL443-250-1309  
 Permitted by: 1250@A1  
 Checked by: JSD  
 Date: 09.10.2018

Image from Essential Living

# Swiss Cottage Open Space: construction licence request

## Requested Hoarding Line (looking west)



# Swiss Cottage Open Space: construction licence request

## Requested Hoarding Line (looking north)



## Summary of impact:

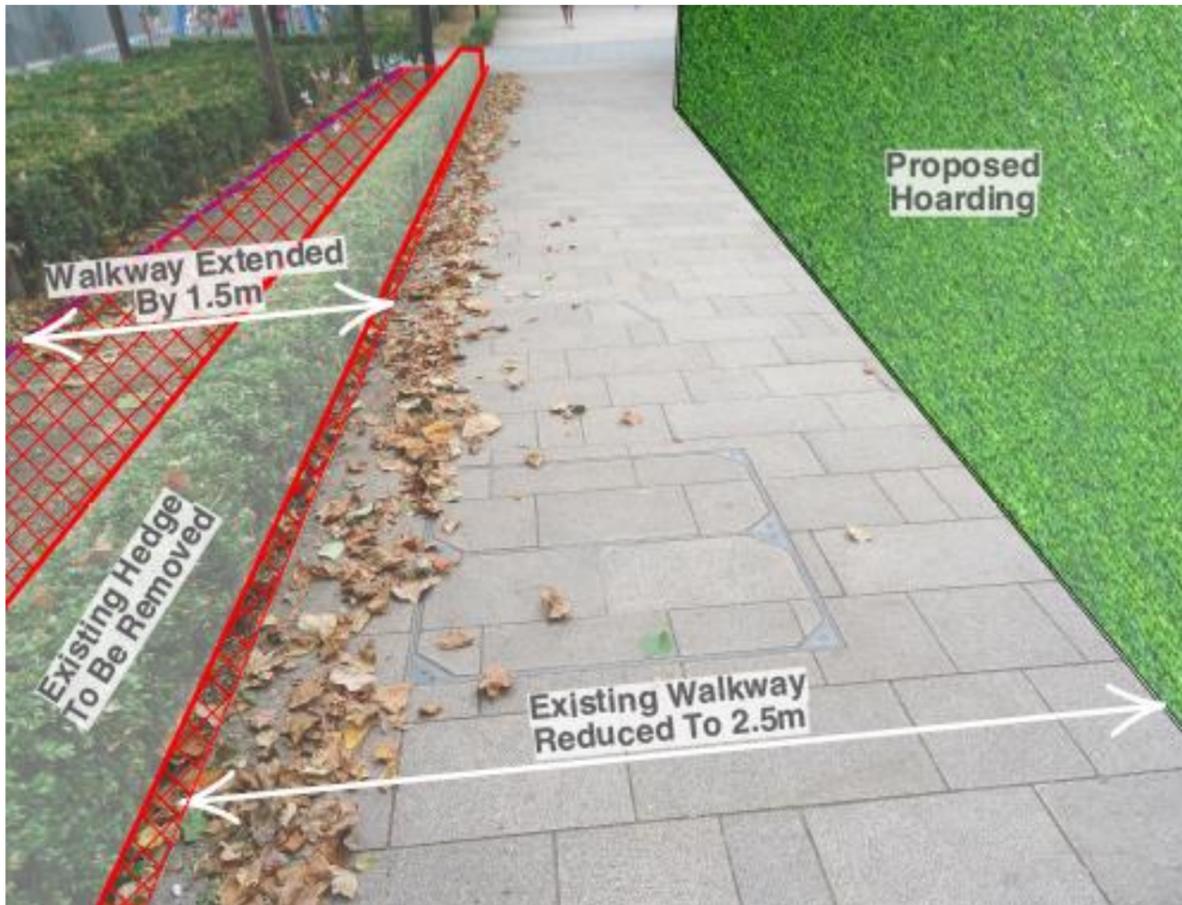
- Fencing off 480m<sup>2</sup> of the public open space (approximately 5% of the total area)
- Installation of a 2.4m secure hoarding line around the licenced area to secure the construction area and screen construction activity and protect park users.
- Relocation of listed sculpture
- Removal of 2 benches (an additional 2 benches will be removed on land owned by Essential Living, which are *not* subject to this licence request)
- Removal of 7 no. trees
  - 1 x Beech
  - 3 x Flowering Cherry
  - 2 x Sycamore
  - 1 x Tulip tree
- Removal of box hedging along main path to accommodate realignment of path

Any licence would require the reinstatement of all existing features following completion. We would also expect them to be reprovided elsewhere on site (where practical) during the period of construction.

Are there other areas of Swiss Cottage Open Space that you feel would be suitable for new benches or trees?

**How would the loss of this area and these features impact on your use of Swiss Cottage Open Space?**

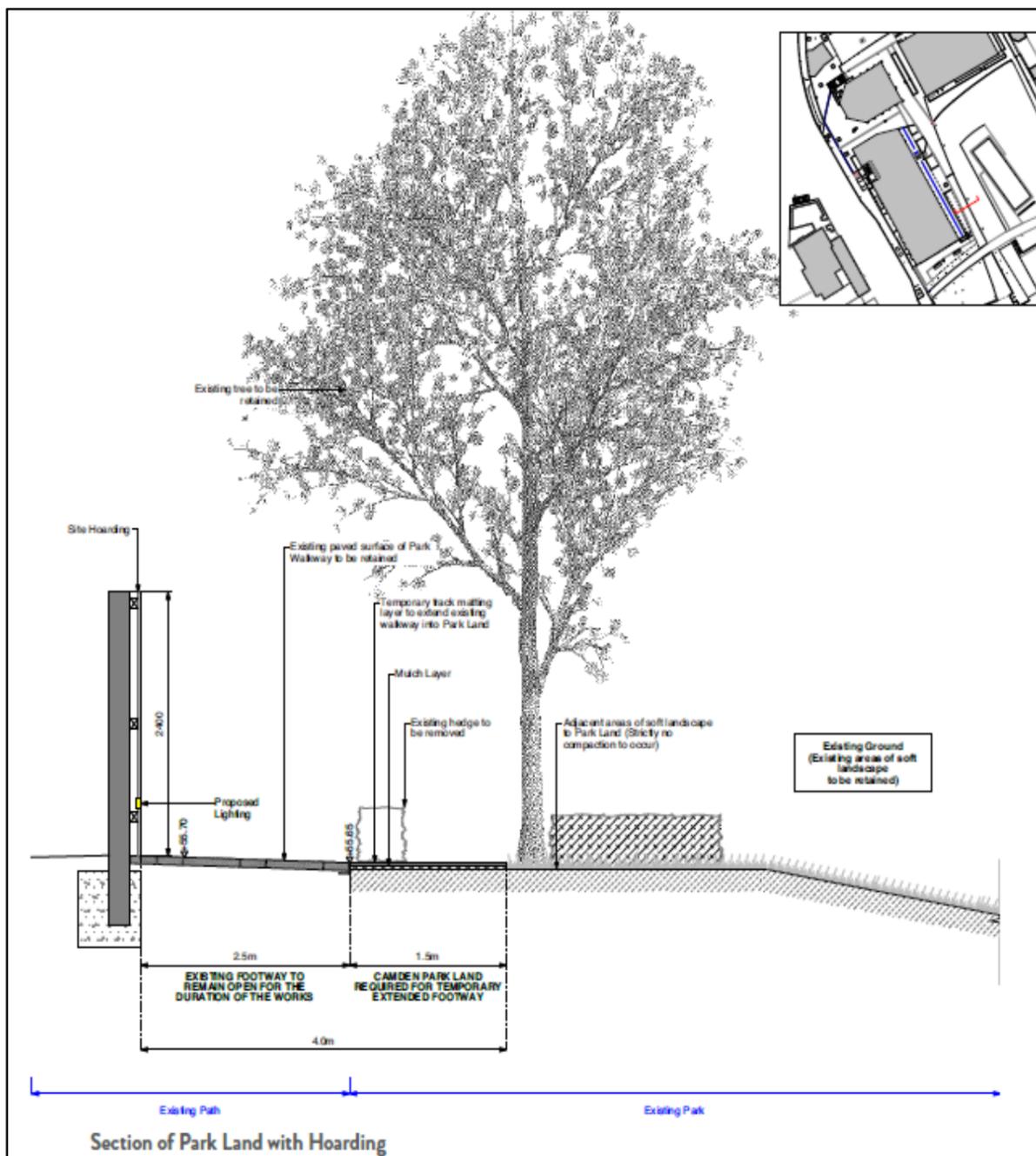
# The main path



Main path from Theatre to Library/Sports Centre (facing south)

The hoarding would extend over part of the main path. To ensure the main path remains wide enough for the use it receives, Essential Living have proposed extending it to the east. This would require removal of the box hedging along this edge, and the installation of temporary matting (with associated protection of the adjacent trees).

Regardless of the licence, this is likely to be necessary at the northern end of the site because permission to hoard here as detailed will not be required (Essential Living own this land).



Precedent Image of Track Mat

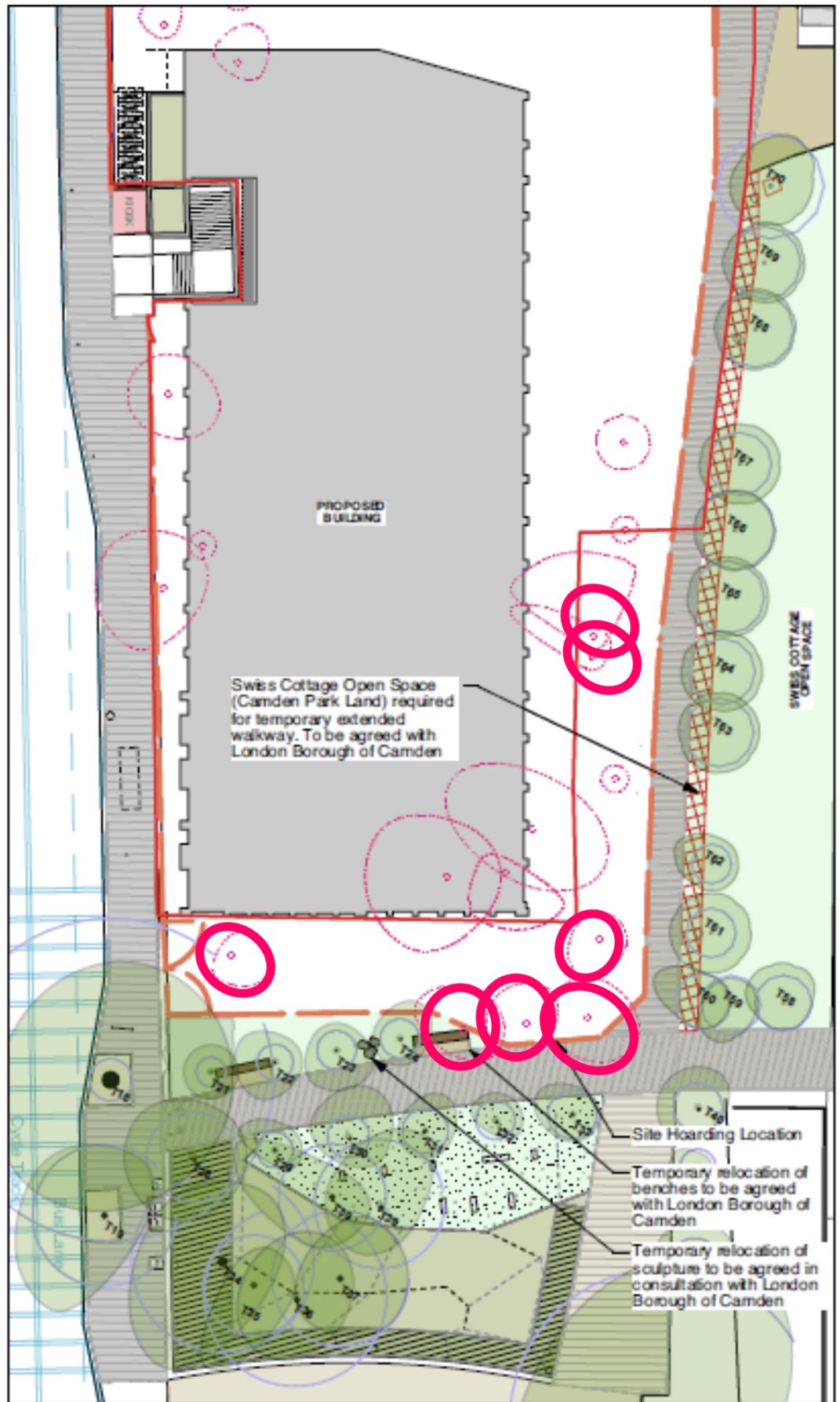


Precedent Image of Bark Mulch

Images from Essential Living

# Trees

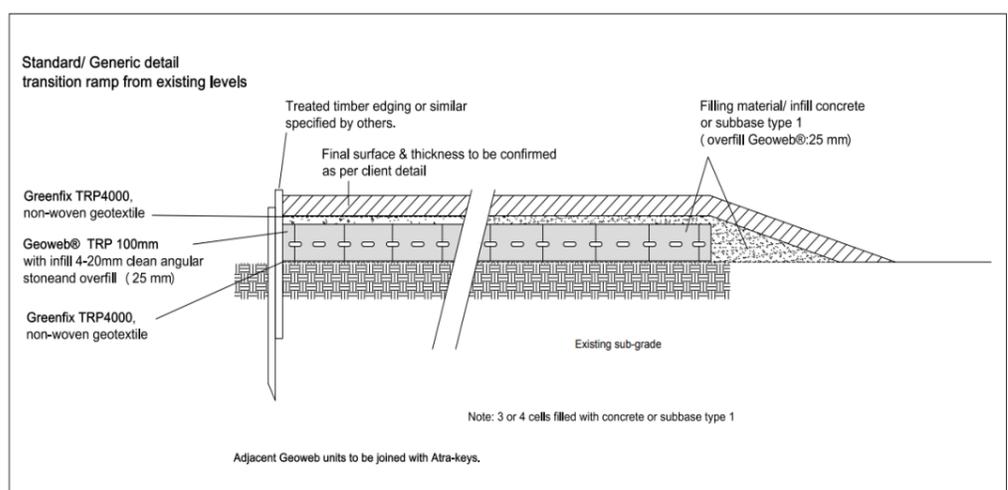
Seven trees which fall outside of the EL site demise would need to be removed (marked in red circles on the attached plan).



Essential Living would plant similar aged trees upon completion. It may be possible to find additional locations for tree planting on the site as well.

Essential Living have confirmed there is no way that these trees could be retained while using the area for construction traffic.

The London Plane tree on the A41 will be protected using a transition ramp with matting and tree barriers to protect to root zone (see right)



# Hoarding

Hoarding would be required around the construction area to prevent access and views into the construction area. This would be 2.4m high.

Hoarding can be green graphic, a living wall, or decorated. What do you feel would be most appropriate in the park?

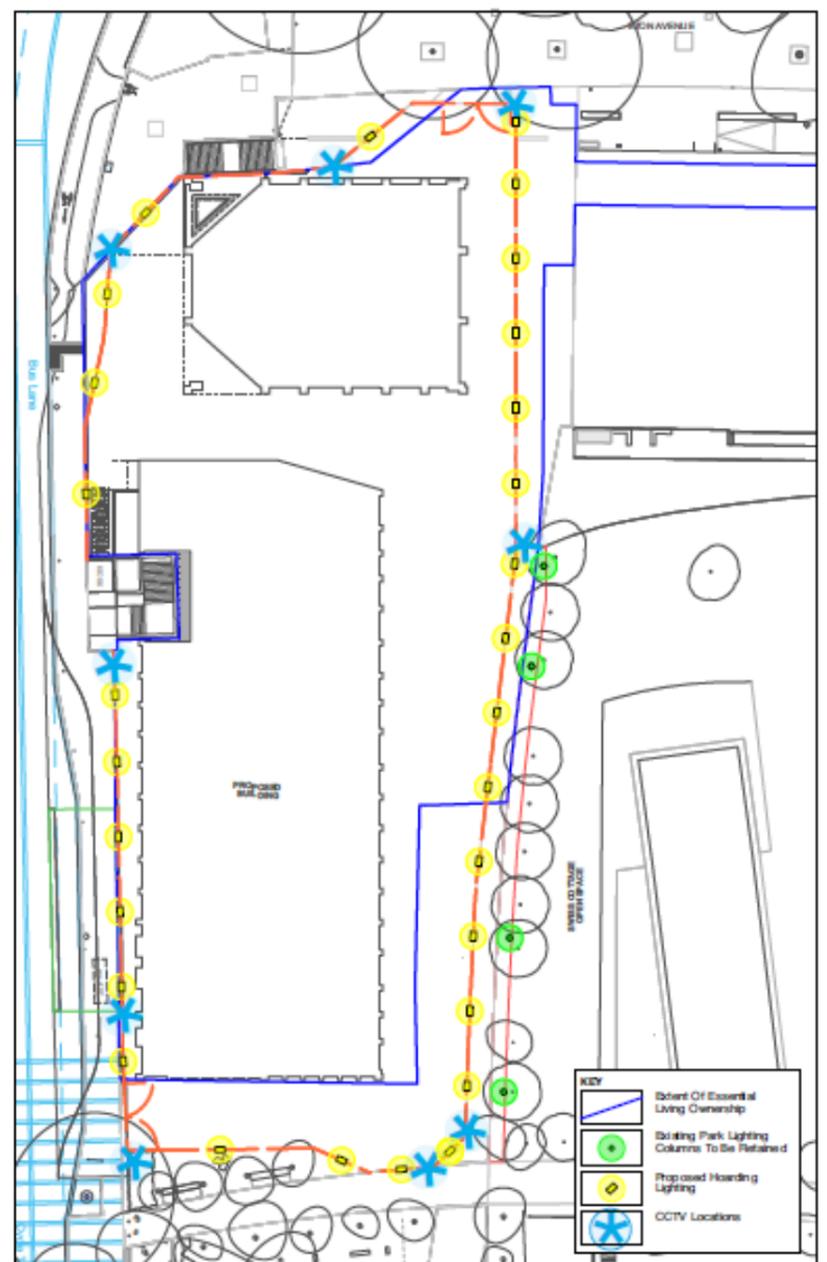


Green hoarding ▲

Decorative hoarding (designed with local schoolchildren) ▼



- Sharp corners would be avoided to avoid blind corners
- Low level recessed lighting would be incorporated in the hoarding perimeter to improve safety
- CCTV has also been proposed (as shown on the plan) to improve security.



CCTV & Lighting Locations



**How would the hoarding affect how you feel when walking through the space?**

**How could it be designed to make sure the character and safety of the space is retained?**

# Noise and Air Pollution

Essential Living have provided the following information regarding pollution impacts

Essential Living and its contractors would have to adhere to the key legislation and site-specific restrictions as detailed in the:

- Control of Pollution Act 1974
- Environmental Protection Act 1990 (ss79-82)
- BS 5228:1997, Code of Practice on Construction and Open Site.
- Camden's Minimum Requirements (CMR230772,)(Addendum233259 CMR230772)
- British Standards BS5228:2009+A1:2014
- The Control of Dust and Emissions During Construction and Demolition (SUPPLEMENTARY PLANNING GUIDANCE) 2014

We have been liaising with a demolition contractor who have prepared an Air Quality and Dust Management Plan – this plan confirms the controls, checks and monitoring that will be put in place in connection with the control of dust and air quality on site during the demolition.

Site operations will be controlled so that all plant and machinery noise emissions (including the provision of ventilation, heating and cooling) shall be designed, installed and operated at noise levels that do not cause noise nuisance to the nearest adjoining residential properties.

We will, with our demolition and construction contractors implement a Dust Management Plan (DMP) that we will seek input and approval from Camden. The DMP will include but not be limited to:

- Strip insides of buildings, as far as reasonably practicable, before demolition
- Bag and remove biological debris (such as birds' nests and droppings) or damp down such material prior to demolition
- Wherever reasonably practicable, retain walls and windows while the rest of the building is demolished to provide a screen against dust
- Screen buildings, where dust producing activities are taking place, with debris screens or sheeting
- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction
- Consider full enclosure of sites or specific operations where there is a high potential for dust production and the site is active for an extensive period

Where reasonably practicable store materials with the potential to produce dust away from site boundaries

- Ensure no burning of waste materials takes place on site
- Do not allow dry sweeping
- Ensure regular cleaning of hard standings using wet sweeping methods
- Maintain all dust control equipment in good condition and record maintenance activities
- Routinely clean public roads and access routes using wet sweeping methods
- Ensure all vehicles carrying loose or potentially dusty material to or from the site are fully sheeted
- Ensure water suppression is used during demolition operations
- Ensure that any crushing or grinding plant used on the site, which falls within the definition in Section 3.5 Chapter 3 of the Pollution Prevention and Control (England and Wales) Regulations 2000 SI 1973, has an appropriate permit issued and is maintained According to the procedures set out in the Pollution, Prevention and Control Act 1999.

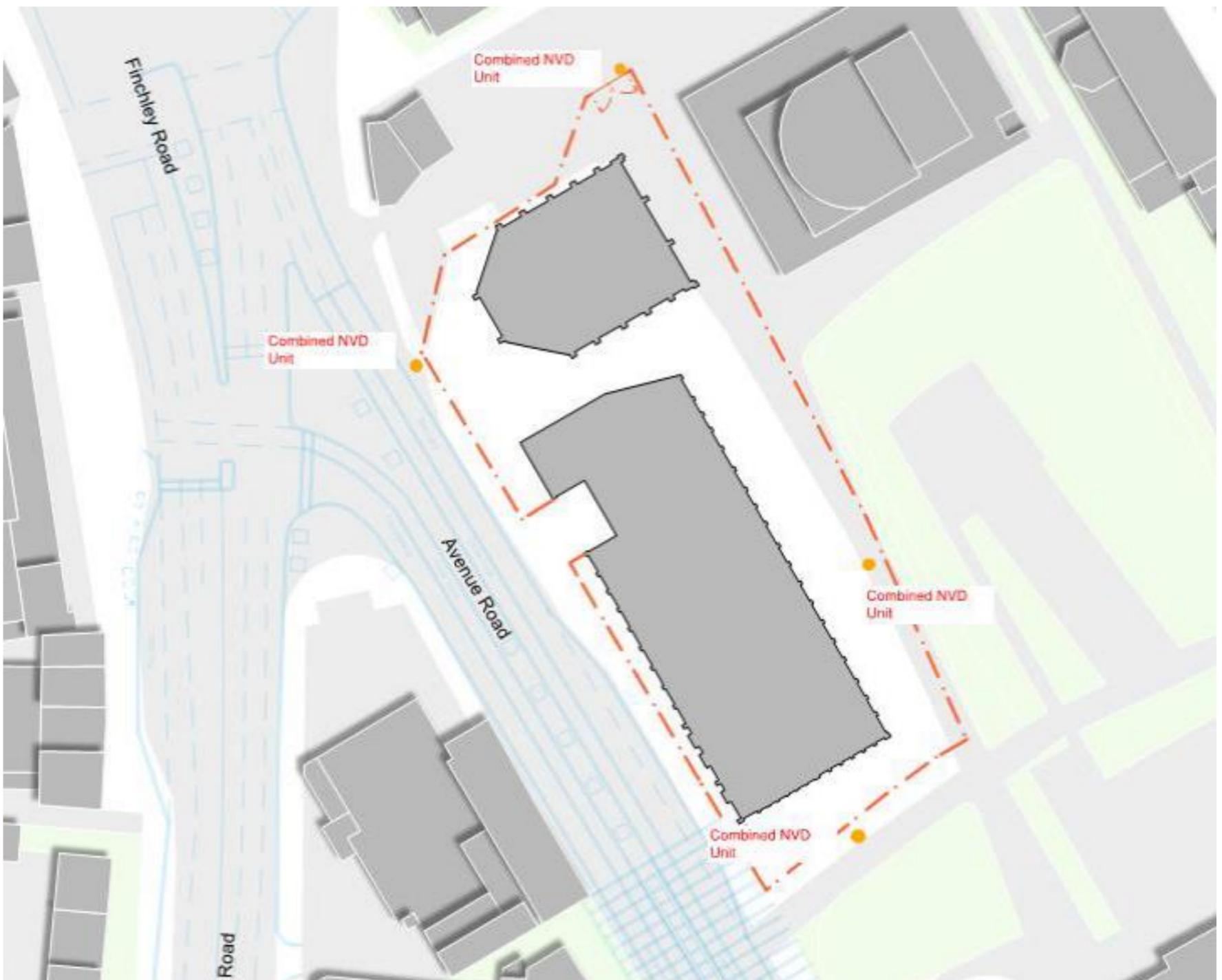
We are aware of the Dust & Air Emissions Mitigation Measures as prepared by the Institute of Air Quality Management and will use their mitigation and control measure to ensure that dust is controlled on site both during demolition and construction.

Real time dust, noise and vibration monitors will be located as below, these will produce a real time record throughout the length of the build. There will be a peak level set on for each should the level rise above these peaks works will be halted in the relevant areas and further mitigation methods will be implemented.

A weekly summary will be uploaded on the Online platform for comment from local residence along with more detailed quarterly reports provide to the Council. Exact recipients to be confirmed through on going consultation.

Details of each phase of work will be set out in the weekly newsletter, providing appropriate times and dates of noisy and dusty works.

A more detailed Construction Dust Management plan detailing trigger levels for exceedance, procedures to be taken and target response times will be produced following appointment of a contractor.

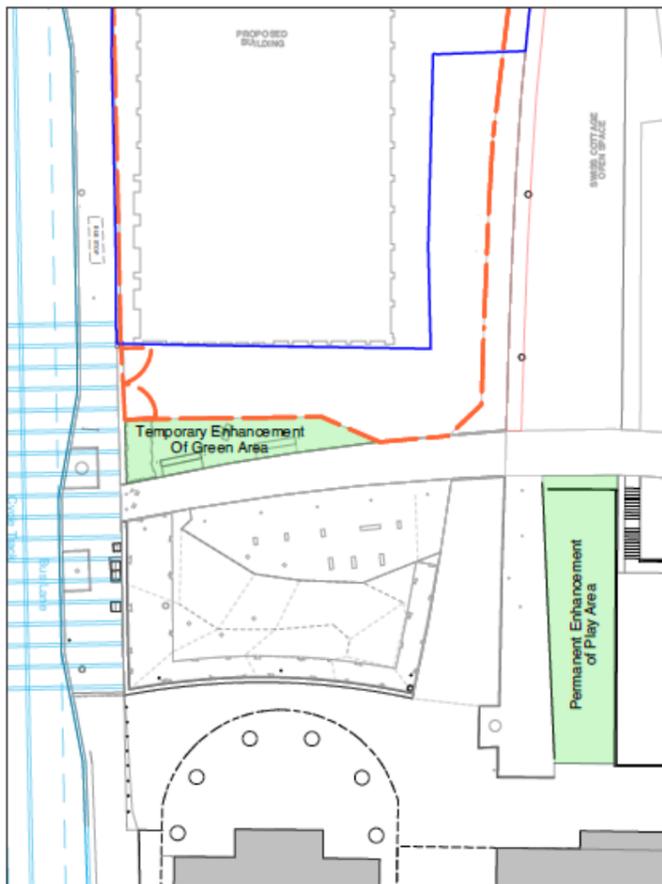


# Mitigation and reprovision

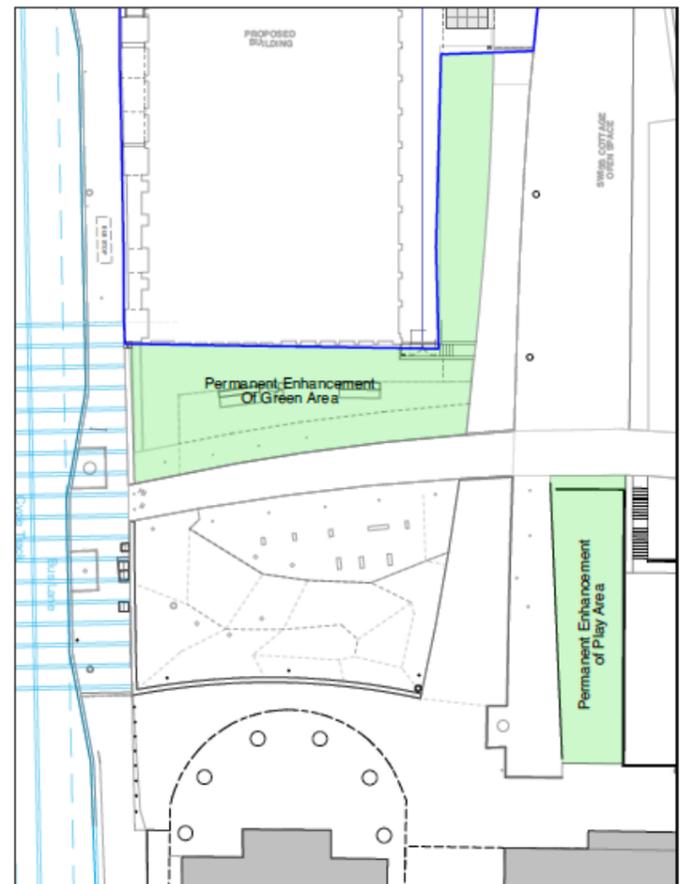
Essential Living are willing to invest in Swiss Cottage Open Space to mitigate for the loss of use during any licence period and ensure the site remains useable

This could include capital improvements, new facilities or other activities, such as community events or organised activities.

Essential Living have suggested that they could improve the play area as part of this mitigation, but there may be other ways you feel the site could be improved to mitigate for the disruption.



During construction, if agreed with the London Borough of Camden, the existing play area could be permanently enhanced. The small area adjacent to the hoarding can have temporary enhancement.



Following construction, the area to the south of the new building can be enhanced to an agreed design.



**Do you have any suggestions for aspects of Swiss Cottage Open Space that could be enhanced?**

**Are there any activities that would encourage you to use the space more, or increase your enjoyment?**

**Are there other spaces nearby that could be improved to compensate for the loss of this area during construction?**