

## Parkland Review - November 2018

Note responding to queries raised at planning committee on 19<sup>th</sup> July 2018 and subsequently updated post the CS11 Judicial Review ruling

29.11.18

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### Introduction

The following document sets out the reasons for the requirement of the parkland following the approval of the Construction Management Plan on the 15<sup>th</sup> November 2018, along with the impacts of not granting the licence and the mitigation measures if approved. The updated Construction Management Plan and Appendices can be viewed at: <https://creeksidewharf.london/public-consultation/theatre-square/scheme/>.

### Section 1 – Parkland Requirement

Essential Living is seeking a licence over part of the parkland at Swiss Cottage to allow the construction of the 100 Avenue Road, Swiss Cottage project to reduce the vehicle movements along the sensitive Winchester Road / Eton Avenue route. The following diagram shows the area of land requested:

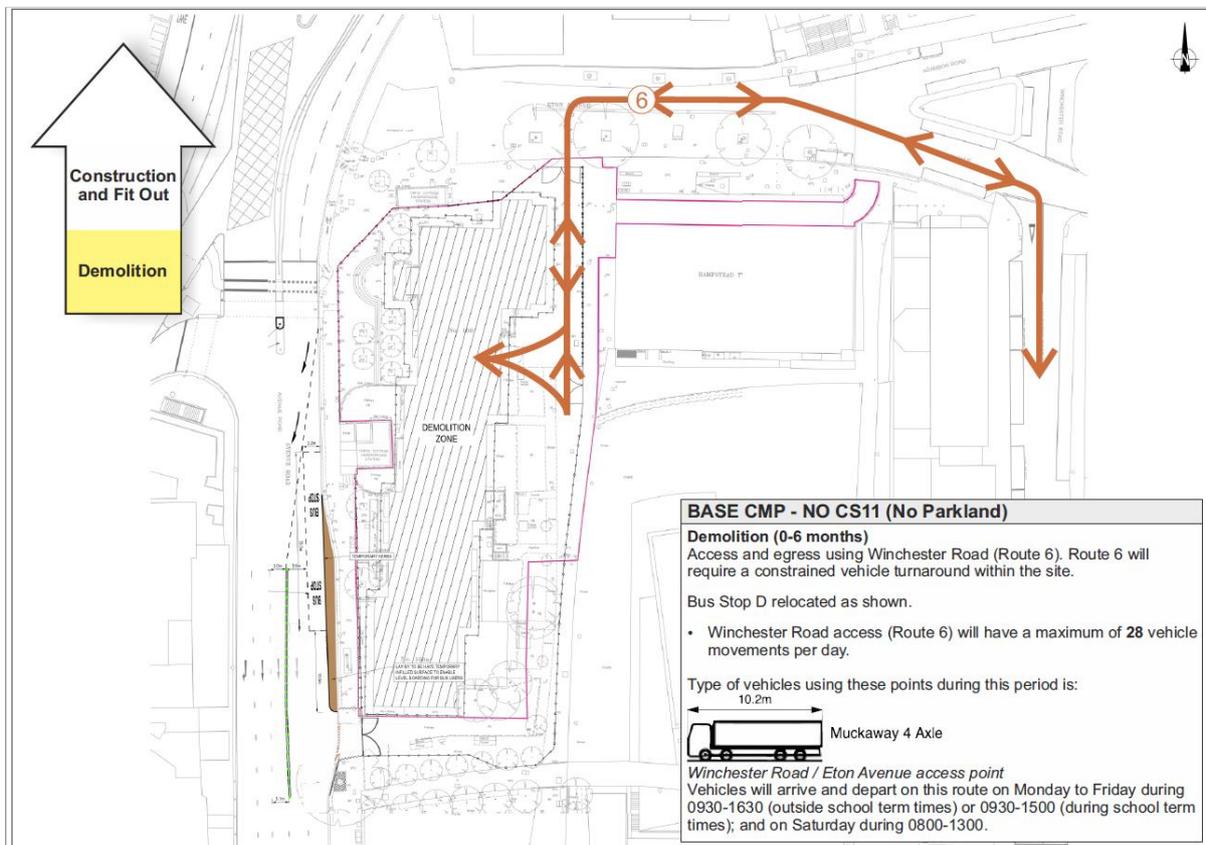


- Site area: 480m<sup>2</sup> (approximately 5% of the total park area)
- Licence Duration: June 2019 until September 2022
- Licence Fee: To be discussed

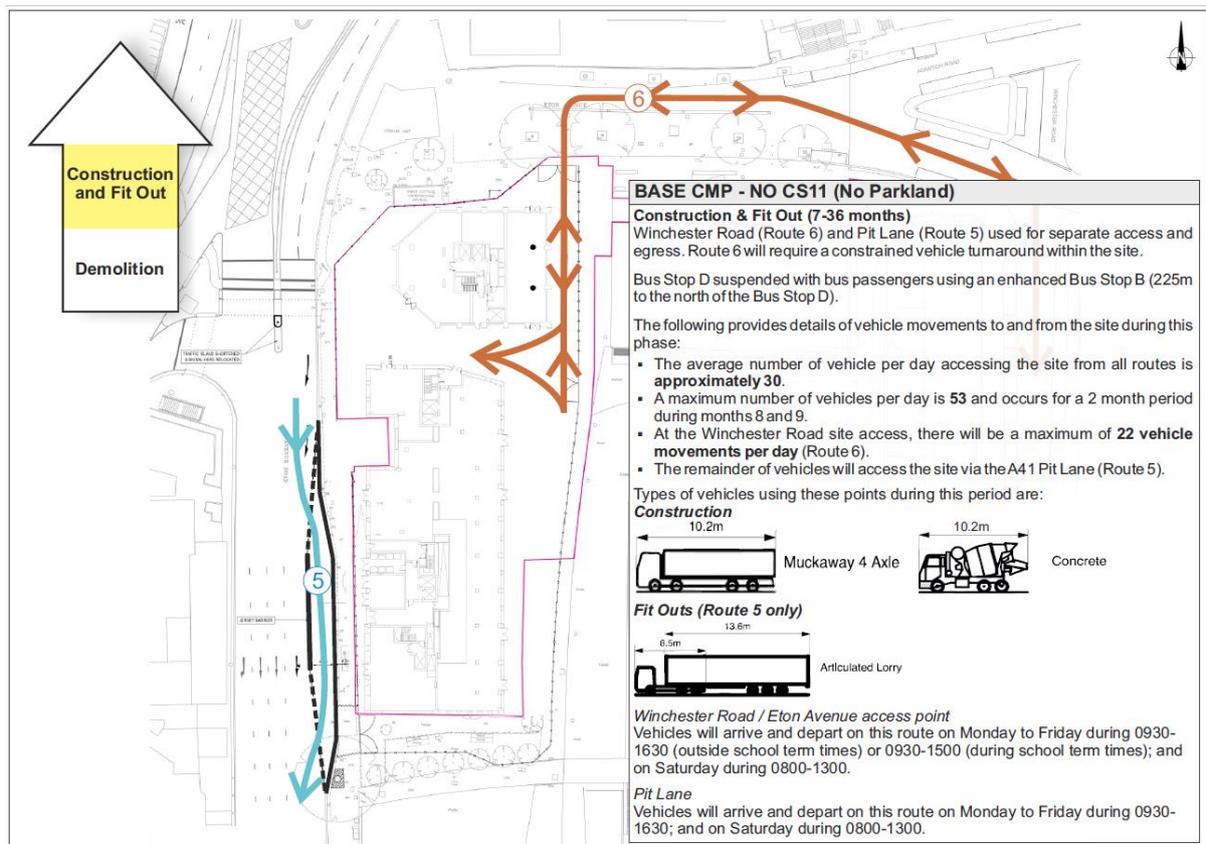
## Section 2 – No Parkland

If the Parkland Licence was not to be granted, the vehicle movements through the site would reflect the No Parkland option within the CMP as approved at the 15<sup>th</sup> November planning committee.

### Demolition Phase:



## Construction Phase:



- Vehicle movements during demolition will increase along Winchester Road:
  - From 14 to 28 vehicle movements per day
- Vehicle movements during construction will increase along Winchester Road:
  - From 7 to 22 vehicle movements per day

## Section 3 – Environmental Impacts of No Parkland

The no Parkland option would lead to an increase in the noise and emission on the neighbouring park, due to:

- Vehicles being required to perform a tight 3 point turn on-site substantially increasing noise and emissions
- An increased risk of vehicles idling waiting for space to turn around on site, also increasing noise and emissions compared with vehicles being allowed to travel through the site unencumbered
- Increased programme prolongation risk due to the reduced access to the southern building and increased chance of blockages on-site, resulting in noise and emissions for longer
- A much greater health and safety risk to all operatives on the site due to the requirement for vehicles to turn on-site substantially increasing the chances of a major hazard

- Requirement to move the site welfare facilities around the site to accommodate the vehicle movements at different stages of the build requiring additional vehicle movements, thus resulting in an increase in noise and emissions
- Substantial increase in vehicle movements through the market area and sensitive Eton Avenue / Winchester Road access points

## Section 4 – Environmental Impacts of Parkland Option

By using the parkland, we would not expect any material change in the noise and emission emitting from the building works on the neighbouring park, due to:

- The works being undertaken within the Essential Living Boundary are only a further 7m away from the current proposed boundary with the use of the parkland.
- The vehicle movements inside the boundary would only be approximately 25 m to the north (with all the additional movements as scheduled out above) compared with the movements predicated with the use of the park.
- The distances involved would have not material difference over the noise and emissions on the park

## Section 5 – Use of the Parkland

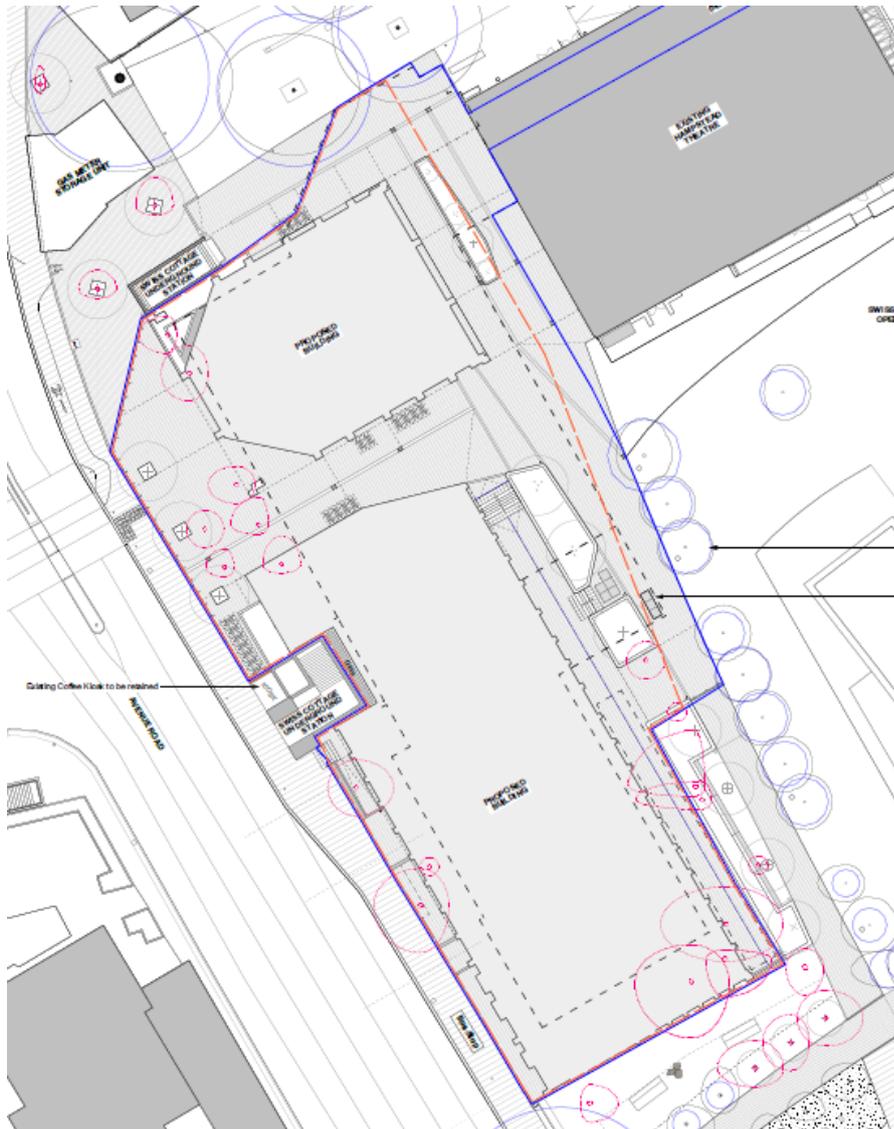
A licence for the parkland is required for the following activities:

- A maximum of 14 vehicle movements per day for construction vehicles entering and exiting the site
- Route for telehandlers to service the southern end of the site (maximum of 10 machines per day)
- Access for façade erection to southern elevation
- Access for the erection and dismantling of the scaffolding for the southern building
- Temporary storage and welfare facilities

## Section 6 – Temporary Hoarding

We propose that in the short term the hoarding is erected as per the below plan, with the hoarding then amended if the parkland licence is agreed.

The red line delineates the hoarding line, with the blue the Essential Living site boundary.



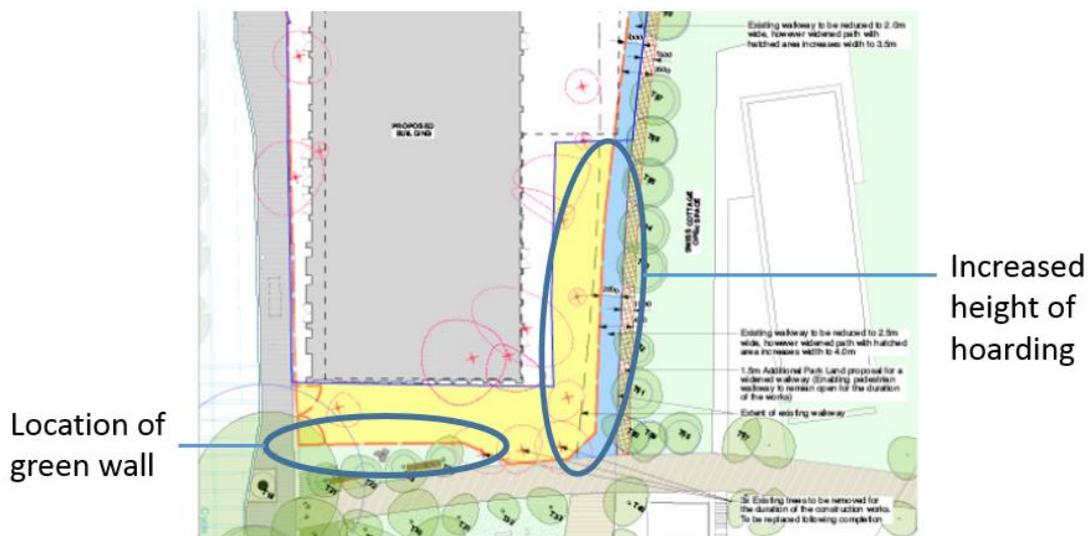
## Section 7 – Air quality or noise mitigation measures

The Landscape report included as Appendix H of the CMP sets out Essential Living’s proposals to mitigate the impact of the development on the parkland, which include:

- High quality hoarding with diabond finish in a design to compliment the park area
- Enhanced lighting along the hoarding
- The installation of CCTV to enhance the security of the area
- Benches to be relocated and enhanced
- Enhanced re-instatement of the parkland area (design to be agreed with Camden Council)
- Proposal to upgrade the children’s play area

In addition to these mitigating proposals, we also propose to:

- Use of a green wall on the southern boundary as shown below
- Increase the height of the hoarding in the area highlighted below



## Section 8 – Conclusion

The use of the parkland will:

- Not increase the noise and emissions of the construction project on the park users
- Will allow the construction of the project to be completed in the quickest, safest and cleanest way
- Will reduce vehicle movements through the market, Eton Avenue and Winchester Road