

<b>Committees</b>	<b>Dated:</b>
Hampstead Heath Consultative Committee Hampstead Heath, Highgate Wood & Queen's Park Committee	9 November 2015 23 November 2015
<b>Subject:</b> Hampstead Heath Ponds Project – Update Report	<b>Public</b>
<b>Report of:</b> Superintendent of Hampstead Heath	<b>For Information</b>

### Summary

The Ponds Project has been under way since mid-April and continues to progress well. There has been a delay to work at the Model Boating Pond, caused by an issue with the temporary sheet-pile dam, but this will not extend the overall programme. The 18-month construction programme is scheduled to be completed in October 2016. The current programme is set out in Appendix 2.

### Recommendations:

It is recommended that members:

- Note this report.

### Main Report

#### Background

1. As previously reported, the Ponds Project was initiated following a series of hydrological studies which revealed that, in the event of a severe storm, there was a risk the reservoirs on Hampstead Heath could overtop, potentially leading to erosion and dam failure, putting lives, property and infrastructure at risk. A wide range of options was evaluated, and one selected and approved in June 2014 for each chain of Ponds, on the basis that it met the necessary legal, operation and design criteria. Planning consent was granted in January 2015 by the London Borough of Camden's Development Control Committee, subject to Conditions and a Section 106 agreement. Preparation works took place in February and March 2015, with the main works starting on 13 April.

#### Planning Conditions and Section 106

2. City Officers are continuing to liaise with colleagues in Atkins and the London Borough of Camden to discharge the Planning Conditions associated with the approval, in line with the work programme. There are nineteen Conditions in total. Of these, seven require no further approval but need to be complied with, eight have been approved and one part-approved (further details to be submitted). The final three Conditions relate to the Kenwood Ladies' Pond changing rooms and will require more information to be submitted prior to the works commencing.

3. The Community Working Group established as part of the Conditions continues to meet monthly and to monitor the project (more on this below). The London Borough of Camden also asked that three apprentices be employed. Appointments for two of these positions have been made and we are working towards filling the third post now.

### **Construction work**

4. Most of the large-scale work to date has been concentrated at the Model Boating Pond. This Pond was deliberately programmed at the beginning of the construction period, as the works in this location were recognised as carrying the most risk of time-slip, due to the extensive temporary works required and the dewatering of a large section of the pond.
5. Issues have arisen with these temporary works, which involve building a temporary sheet-pile dam across the width of the pond. These issues include one of the sheet metal piles declutching, which created a gap in the dam. This was fixed by replacing one of the piles and the southern section of the pond was then drained. However, a regular inspection of the temporary dam soon afterwards found that a section in the middle had moved. Water was consequently pumped back into the southern section to equalise the water pressure and so avoid any further movement. Subsequent testing showed that the silt depth in the middle of the pond was greater than previous surveys had indicated. As a result, the sheet metal piles in the middle section of the temporary dam did not have enough resistance from solid ground to stay in place. To solve this, the middle section has now been propped by longer steel piles on the downstream side. (See Appendix 1 – Picture 1). The southern end of the pond has been drained once more and silt is being excavated to allow construction on the new permanent dam structure (Pictures 2 and 3).
6. These delays have added approximately 12 weeks to the programme at the Model Boating Pond, which is now likely to finish in September 2016. This should not impact on the overall programme, which is still scheduled to finish in October 2016. Who is liable for the risk of the increased costs of the delay and additional works is currently being considered, using the procedures contained in the contract. Appendix 2 has a summary of the programme.
7. Works at the Viaduct Pond have now been completed. (Picture 4). The existing dam has been raised by 200mm, a new overflow buried pipe installed and a new grass-lined spillway created. The Viaduct Pond is still to be de-silted as part of the project, which will take place this winter, using a suction technique.
8. Work has also finished at the Vale of Health Pond. (Picture 5). A grass-lined spillway was built, the dam raised by the installation of a kerb, and the path resurfaced with a hoggin material.
9. The works to the culvert between Hampstead No. 2 and Hampstead No. 1 Ponds are now under way. The outfall in the northern end of Hampstead No. 1 is nearly complete. The route of the culvert will then be excavated before starting to build the inlet structure for Hampstead No. 2 Pond, with works here anticipated to last approximately eight months in total. There will be a requirement to carry out crown reductions on the two London Plane trees either side of the culvert, due to the construction of the buried culvert and the proximity of their roots to it. Also

associated with the construction work is the diversion of a gas main, which will require some very careful trenching work through the rooting zones of the Plane trees. The works will be closely monitored by the Hampstead Heath Tree Management Team (Pictures 6 and 7). Hampstead No. 2 Pond will also be de-silted with the silt being used as part of the cut-fill balance for the borrow pits in Pryor's Field where the clay is being excavated for the structure at Catchpit.

10. In early October, work started at Stock Pond. A large grass-lined spillway is to be built in this location, as well as installing a new overflow pipe and raising the dam crest by half a metre. Work should be finished here by January 2016, (Picture 8).
11. Work at the Ladies' Pond also commenced in October, with the creation of an access route around the Bird Sanctuary and to the back gate, (Picture 9). Spillway works are to take place first, although the Pond will remain open for swimming while the spillway is constructed. The new building is a prefabricated structure and will be built off-site, then transported to the Heath. This is a more sustainable option and results in a shorter build time and less environmental impact. The work to replace the slab and install the building will take place from February to early May 2016.

### **Community Working Group**

15. The Community Working Group (CWG), which was set up in agreement with London Borough of Camden and includes ward councillors among its membership, has continued to meet monthly, with additional guided walks planned to coincide with work taking place. Members of the Hampstead Heath Consultative Committee, the Community Working Group and the Ponds Project Stakeholder Group are invited to attend these walks, and further walks have been arranged for the general public.

### **Communications during construction phase**

17. Weekly emails with updates on the project are currently being sent to over 800 subscribers, while the Ponds Project blog receives over 1000 visits per month at <https://hampsteadheathpondsproject.wordpress.com>. Information signs are placed at each Pond and the contractor regularly has positive interaction with the public over the Project.
18. A time-lapse camera was installed on the eastern bank of the Model Boating Pond. The live feed with a photo updated every four minutes can be viewed here: <https://timelapse.regenology.co.uk/api/embedded/m3m/>

### **Education**

19. The Ponds Project Education Programme's principal focus is to engage with secondary schools, although engagement with primary schools, tertiary educational institutions and possibly non-school-related youth groups is also an objective. To date, twelve secondary schools and nine primary schools have been engaged with. Twenty-eight secondary sessions have been delivered for 684 students, and thirteen primary sessions have been delivered for 335 students. In terms of the total number of sessions delivered, the target has been

met exactly, although this has been achieved by delivering more primary and fewer secondary sessions than originally intended. The Ponds Project Education Programme progress report is attached as Appendix 3.

20. The focus in future will be on increasing the number of secondary school bookings, to which end new sessions are being developed to increase the scope of our offer. The Education Officer is also looking at ways she can engage with additional schools, while maintaining and building on relationships with schools already worked with through this programme. This will include running teacher-focused events to showcase the offer, while gaining feedback from the participants.

## **Conclusion**

21. The delays at the Model Boating Pond, caused by the temporary works, have been unfortunate but recognising the risks involved in this type of work meant that this element was started early, so that no overall delay is expected. The majority of feedback received from the public is that the Project is generally being well-handled. The Partnering Team is pleased with progress to date and continues to meet on a regular basis. Complaints continue to be low in number and are reported to the Community Working Group on a monthly basis. The Project remains within budget and within the original programme.

## **Appendices**

- Appendix 1 - Photographs of the construction work
- Appendix 2 – Summary of the Programme
- Appendix 3 – Ponds Project Education Programme progress report

## **Background papers**

- CARES Flood Risk Study report
- Haycock Hydrology Improvements Detailed Evaluation Process (HiDEP): Hydrology and Structure Hydraulics and Recommendations Report
- Aecom Peer Review
- Design Review Method Statement
- Design Flood Assessment
- Constrained Options Report
- Shortlist Options Report
- Interim Quantitative Risk Assessment and accompanying Position Paper
- Preferred Options Report
- Strategic Landscape Architect Review
- Ponds Project Public Consultation Report
- Application for planning permission submitted to the London Borough of Camden for engineering works to the Hampstead and Highgate chains of ponds
- Judgment of the Honourable Mrs Justice Lang in R (Heath and Hampstead Society) v Mayor (et al) of the City of London

Background papers are available at [www.cityoflondon.gov.uk/pondsproject](http://www.cityoflondon.gov.uk/pondsproject)

### **Selected previous committee reports**

- Bid Report, July 2009
- Evaluation Report, May 2011
- Project update and appointment of the design team, July 2013
- Preferred Options and Non-Statutory Consultation, November 2013
- Contract Tender Report, January 2014
- Public Consultation Results, January 2014
- Option Selection Report (gateway 4c), June 2014
- Pre-Authority to Start Work Issue Report, November 2014
- Gateway 5 – Authority to Start Work Report, January 2015

Previous committee reports are available at: [www.cityoflondon.gov.uk/committees](http://www.cityoflondon.gov.uk/committees)

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