

Committee(s)	Dated:
Hampstead Heath Consultative Committee – For Discussion	9 January 2017
Hampstead Heath, Highgate Wood and Queen's Park Committee – For Decision	30 January 2017
Subject: Kenwood Yard – Design for hard standing and surface water drainage improvements	Public
Report of: Superintendent of Hampstead Heath	For Decision
Report author: Declan Gallagher – Open Spaces Department	

Summary

This Report updates Members on the proposals to replace a hazardous dusty hard surface with a durable paved surface in Kenwood Yard Depot, a strategically important operational hub on Hampstead Heath.

The works also includes a new drainage system separating foul, building and ground water run-off.

The costs of the works are £245,000, and this will be met from the City Surveyor's Additional Works Programme.

Recommendation(s)

- That the Members of the Hampstead Heath Consultative Committee note the proposed works.
- That the views of the Hampstead Heath Consultative Committee are conveyed to the Hampstead Heath, Highgate Wood and Queen's Park Committee at their meeting on 30 January 2017.
- That the Members of the Hampstead Heath, Highgate Wood and Queen's Park Committee acknowledge and support the proposed works.

Main Report

Background

1. Kenwood Yard is located off Hampstead Lane and is the main depot for the Conservation, Constabulary and Operations Teams, including welfare facilities and office accommodation. The Constabulary working dogs are also kennelled in Kenwood Yard.

2. The yard is also used for central store, waste management, including re-cycling and provides a secured undercover storage space for plant, machinery and equipment used in the management of Hampstead Heath.
3. Kenwood Yard has specific requirement for a hard paving surface taking into account activities such as tractor, van and car movements, skip deliveries and waste collection, fuel deliveries and refuelling operations as well as parking space.

Current Position

4. The existing trafficked hard standing surface area is a mixture of concrete and MOT Type One which is a compacted granular aggregate material. During dry weather this material generates airborne dust contaminates.
5. Complaints have been received from staff on the potential occupational hazards of the airborne dust contaminates to the respiratory systems and eyes. There have been previous health incidents and these are recorded in accordance with Corporate accident reporting protocol.
6. To mitigate the dust concerns during periods of dry weather a temporary overhead irrigation systems has been installed to dampen down the dust (Appendix 1).
7. Part of the existing drainage layout is a combined system taking foul drains from the constabulary buildings, surface water from the roofs of various sheds and garages and run-off from a section of the ground. There is a holding tank and pumping station. The system is pumped to the public sewer in Hampstead Lane which is approximately three metres higher. The vast majority of the surface water drains into Cohen's Field unchecked.

Proposals

Surface Works

8. To resurface Kenwood Yard to replace the existing MOT Type One granular aggregate in two sections (as detailed in Appendix 2):
 - Constabulary Section – lay a bitumen macadam overlay.
 - Main Yard Section – lay concrete slabs to match the existing.

Drainage Works

9. Install a new drainage system separating foul, building and ground water run-off. Foul water will continue to be pumped into the public sewer, building and ground run-off will travel via a gravity drain and discharge into the water course running along the edge of Cohen's Fields (Appendix 3).

10. To ensure the discharge water run-off is clean and uncontaminated a vertical reed treatment system with attenuation will be installed. This feature will include an impermeable geo-membrane, reed plantings which will provide soil, chemical and microbial purification (Appendix 4).

Consultation

11. The Operational Services Manager explained proposed works on site to Members of the Hampstead Heath Consultative Committee on 25 June 2016 and Members of the Hampstead Heath, Highgate Wood and Queen's Park Committee on 9 September 2016.
12. Heath employees have been informed of the impending works at the quarterly Divisional Health & Safety meetings and the risk is recorded on the Local Risk Register.
13. The proposal has been reviewed by the Heath's Ecologist and they are satisfied that there will be no negative ecological impact to the Heath's environment.

Corporate & Strategic Implications

14. The proposed works supports the Open Spaces Business Plan 2016-19 strategic vision *"Preserve and protect our world class green spaces for the benefit of our local communities and the environment"*.
15. The design supports four overriding policies and/or essential actions in the Hampstead Heath Management Plan Part 1 – Towards a Plan for the Heath 2007-2017:-

NL5 - *"Manage the Heath's ponds to enhance their nature conservation value"*.

HY1 - *"Manage the Heath's ponds & watercourses to enhance their nature conservation value, reduce flood risk and address water quality"*.

HY4 - *"Map and manage manmade surface water drainage – especially relating to points where pipework is used to drain water alongside and across paths."*

HY6 - *"Improve water quality through a range of small-scale management projects"*.

Implications

16. The works will be managed by the City Surveyor's Department. The cost of the works, £245,000, will be financed from the Additional Works Programme. The works will be undertaken in two stages in 2017 to minimise the operational impact on managing the Heath.

Conclusion

17. The works will reduce the contaminated dust risk to employees, provide a more durable hard standing surface and improved surface water run-off and water quality.

Appendices

- Appendix 1: Temporary overhead irrigation system
- Appendix 2: Resurface Kenwood Yard to replace MOT Type 1 granular aggregate.
- Appendix 3: Proposed drainage layout.
- Appendix 4: Reed treatment system with attenuation.

Background Papers

- Cyclical Works programme Bib 2017/18 - Hampstead Heath Consultative Committee 27 June 2016 and Hampstead Heath, Highgate Wood and Queen's Park Committee 18 July 2016

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Appendix 1

Temporary Irrigation System

