

<b>Committee</b>	<b>Dated:</b>
Hampstead Heath Consultative Committee	19 June 2017
<b>Subject:</b> East Heath Car Park Resurfacing	<b>Public</b>
<b>Report of:</b> Superintendent of Hampstead Heath	<b>For Discussion</b>
<b>Report author:</b> Declan Gallagher – Open Spaces & Heritage Department	

### **Summary**

This report informs Members of the options for resurfacing the East Heath Car Park. The project is currently going through the Corporate Gateway Approval Process and it is estimated the works will cost in the region of £300,000. The City Surveyors Department are currently awaiting receipt of the finalised report.

### **Recommendations**

#### **It is recommended that:**

- Members discuss and give their views in relation to the proposed option, as detailed in para 7.
- The views of the Hampstead Heath Consultative Committee be conveyed to the Hampstead Heath, Highgate Wood & Queen's Park Committee.

### **Main Report**

#### **Background**

1. A Gateway 1-2 Report was taken to the Project Sub Committee on 31 January 2017. A Gateway 3-4 Options Appraisal report will be prepared for Project Sub Committee, and subject to approval, will progress to the Project Priorities Board for consideration for central funding.

#### **Current Position**

2. East Heath car park is used by Heath visitors and can accommodate approximately 120 vehicles in unmarked parking bays. The top and bottom sections of the car park are surfaced with asphalt. These sections of the car park are most heavily used, and accommodate large vehicles associated with the Hampstead Heath fairs. The middle section of the car park is surfaced with Coxwell Gravel - a loose material that gets washed off in periods of heavy rain and runs to the southern corner of the site and onto East Heath Road, causing potentially dangerous driving conditions for cyclists and motorised vehicles and a slip / trip hazard for pedestrians.
3. As a temporary mitigating solution during the working day only, Hampstead Heath staff place coir matting rolls along the lower reaches of the car park to slow down

run-off and help trap the gravel material. Heath Rangers also refill potholes and gullies with the material that has been trapped and top up with new material on an on-going basis.

4. Based on the City Surveyors / Open Spaces & Heritage Department Division of Responsibilities it falls to the Open Spaces & Heritage Department (OSHD) to lead the project to resurface the car park in partnership with the City Surveyor. However, on completion of the works the on-going maintenance will form part of the City Surveyors responsibility.

### **Feasibility Study**

5. A feasibility study has been undertaken, to look at the various options for re-surfacing of the car park. The scope of the study included:
  - Investigate the sustainable urban drainage options, including a permeable surface and discharging treated water directly into Hampstead No. 1 pond;
  - Investigate the three car park surface options for consideration;
  - Liaise with the manufacturers to determine maintenance requirements and costs;
  - Prepare a 'Drainage and car park surfacing options' report, to include the following sections:
    - Indicative programme for the proposed drainage system and each of the three surface options;
    - Description of the drainage and surfacing options (including advantages and disadvantages);
    - Lifespan, maintenance and costs;
    - Explanation of how the preferred drainage and surfacing options will be compatible;
    - Recommendation and conclusion.
  - We note that the surface must be able to accommodate heavy ('fairground') vehicles and discreet parking bay parking markings, including for disabled bays. The surface must also be suitable for vulnerable road users to use;
6. A copy of the draft feasibility report is attached (see Appendix 1).

### **Proposal**

7. The Superintendent is seeking Members views on Option 2 - Asphalt and Chip finish, as outlined in the appended draft feasibility report. This option is in keeping with the preferred path surfacing finish across the Heath. A comprehensive positive drainage system would be installed to manage surface water run-off from the car park.
8. The Superintendent has requested the City Surveyor investigate the feasibility of using a combination of the Asphalt and Chip finish (Option 2) for the top and bottom sections of the car park, which are the highest wearing, and a Resin Bound finish for the main parking area (Option 3). The City Surveyors Department are currently awaiting receipt of a finalised report, which will confirm the cost and feasibility of the combined surfacing option.

9. While the City of London has used a Resin Bound finish on a range of footpaths installations, the Superintendent has reservations in relation to the long term durability of this surface for a heavy use car park. Therefore, Officers will undertake site visits to similar car parks with a Resin Bound finish, to view how the surface has weathered and withstood heavy usage. On the Consultative Committee walk, Members will have the opportunity to view a Resin Bound footpath at Keats House.

### **Corporate & Strategic Implications**

10. The City has the power to provide parking spaces on the Heath, whilst also being subject to a general duty to preserve, as far as may be, the natural aspect and state of the Heath. The City has a duty of care to visitors using the car park under the Health and Safety at Work etc. Act 1974 and the Occupiers' Liability Act 1957. If material from the car park is washed on to the highway and causes an accident then the City could potentially be liable in tort for any injuries sustained.
11. The project has been identified in the Open Spaces & Heritage Department Business Plan 2016/17 - 2019/20.

### **Financial Implications**

12. The City Surveyors Department will project manage the construction of the works. Estimated costs for the project are in the region of £300,000. The City Surveyors are currently awaiting receipt of a finalised report, which confirms the cost of the combined surfacing options. The funding of the Project is subject to an application to the Corporate Priorities Board to secure funding.

### **Appendices**

- Appendix 1 – Draft Car Park Surfacing and Drainage Options Report.

### **Background Papers**

- Gateway Projects – East Heath Car Park / Peggy Jay & Adventure Outdoor Play facilities / The Hive Report (9.1.17).

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