

Committee	Dated:
Hampstead Heath, Highgate Wood & Queen's Park Committee	17072017
Subject: East Heath Car Park Resurfacing	Public
Report of: Superintendent of Hampstead Heath	For Decision
Report author: 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 £365,000.

Recommendations

It is recommended that:

- Members agree the proposed option, as detailed in para 11.

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 the Project Sub Committee, and subject to approval, will progress to the Corporate 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 are also necessary to 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 (OSHD) 'Agreed Division of Responsibilities', management of the East Heath Car Park

asset sits with the OS&HD. Additionally, the costs for maintaining the East Heath Car Park are met from the Superintendents Local Risk Budget.

5. Upon completion of the capital works the on-going and cyclical maintenance of the asset will be undertaken and resourced by the City Surveyors Department, as agreed with their Operations Division Building Surveying Project Team.

Feasibility Study

6. 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;
 - Conclusions and recommendations.
 - In addition, the finished surface must be able to accommodate heavy 'fairground' vehicles and allow for marking out parking bays discreetly, including the allocated disabled parking bays. The surface must also be suitable for visitors with restricted mobility.
7. A copy of the feasibility report is attached (see Appendix 1).

Consultation

8. Members of the Hampstead Heath Consultative Committee undertook a site visit to Keats House to view a Resin Bound surface and to the Heath to view examples of Asphalt and Chip surfaces as part of the Committee walk on 17 June 2017.
9. Having consulted colleagues and from previous experience, the Superintendent has reservations in relation to the long term durability of a Resin Bound surface for a heavy use Car Park.
10. At the Hampstead Heath Consultative Committee meeting on 19 June 2017 Members expressed support for an Asphalt and Chip surface, with a sandy coloured chip, to match the colour of the existing surface.

Proposal

11. The Superintendent is seeking agreement from Members in relation to Option 2 - Asphalt and Chip finish, as outlined in the appended feasibility report. This option is in keeping with the preferred path surfacing finish across the Heath. A comprehensive positive drainage system will be installed to manage surface water run-off from the Car Park.

Corporate & Strategic Implications

12. 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.
13. The project has been identified in the Open Spaces & Heritage Department Business Plan 2016/17 - 2019/20.

Financial Implications

14. The City Surveyors Department will project manage the construction of the works. Estimated costs for the project are in the region of £365,000. The funding of the Project is subject to an application to the Corporate Priorities Board to secure funding.

Appendices

- Appendix 1 – 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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