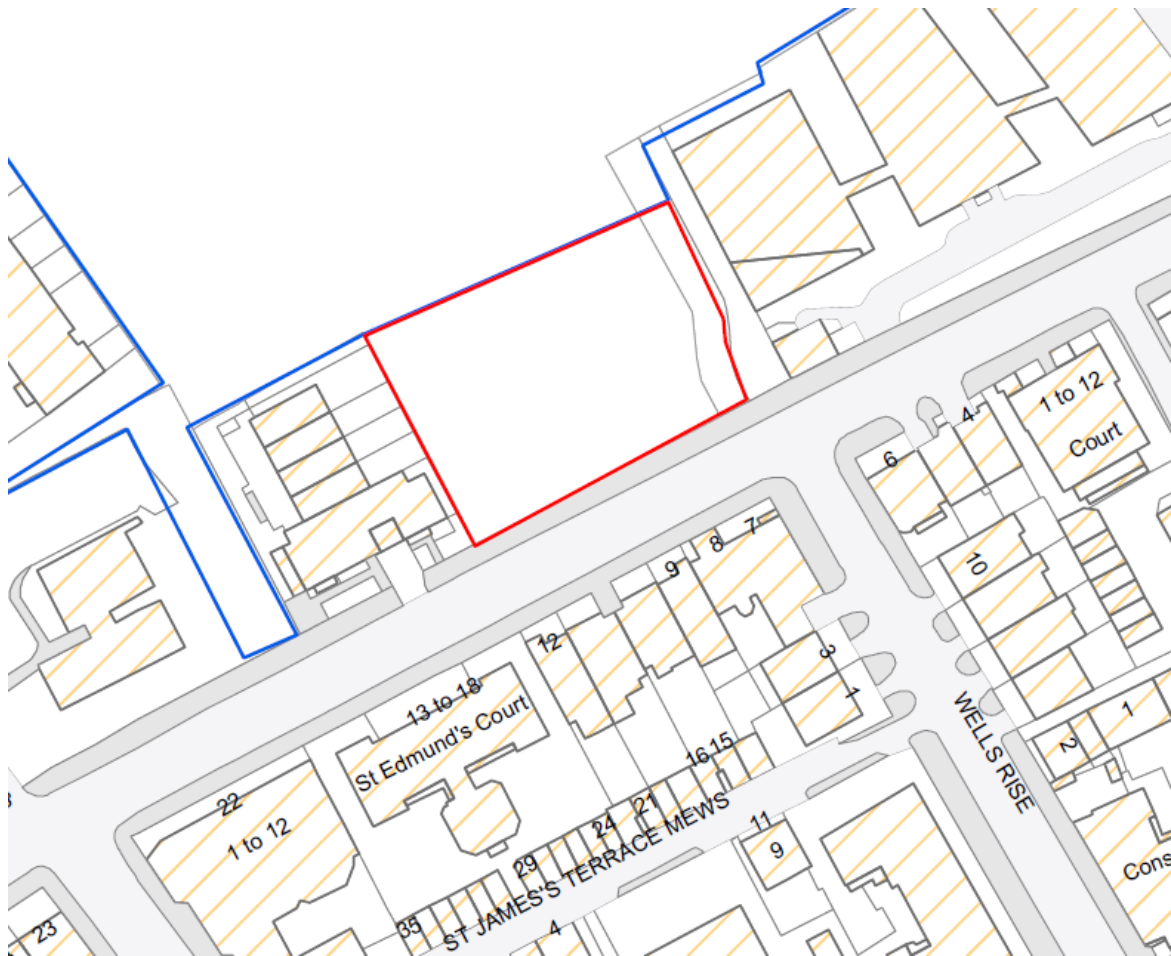


# Barrow Hill Reservoir - Welfare Building Application

Planning Statement incorporating Design and Access





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## 1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of Thames Water Utilities Limited (the applicant) in relation to a proposed development their Barrow Hill Reservoir site. The development is proposed on the area of the site containing infrastructure associated with the Thames Water Ring Main (the TWRM site).
- 1.2. The proposed development is for the provision of welfare facilities required in association with the ongoing management and operation of the site which houses critical infrastructure associated with the supply of clean water for London. Although the site is not permanently manned, operational sites require routine inspections and maintenance and can also require emergency works to be undertaken at any time of day or night. In such circumstances attendance can be required for long periods until any issues are resolved. The provision of welfare facilities on site will enable operational staff to continue working to ensure the swift resolution of any problems without having to leave and travel to another facility elsewhere in order to utilise welfare facilities.

## 2. Site Description

- 2.1. The site is located to the north of the St. Edmunds Terrace within the London Borough of Camden. Thames Water's Barrow Hill Reservoir is located immediately to the rear of the site with Primrose Hill Park lying beyond. The access road to the reservoir and recently constructed flats are located to the east with flats also located to the west of the site. An area of hardstanding covers most of the site adjacent to St Edmunds Terrace with the exception of vegetation on the southern and western boundaries with access to the infrastructure assets obtained on the north side of the site closest to the reservoir.
- 2.2. The reservoir to the rear of the site is designated as open space however the TWRM site is white land which is not subject to any planning designations on the Local Plan Proposals Maps.

### 3. Background

- 3.1. The TWRM site is a critical operational asset which treats water prior to it being put into supply. Any failure of the water treatment works can result in increased risks of service disruption to customers such as problems of low or no water pressure. While the site is not manned it is frequently visited for routine inspections and maintenance work to ensure that the asset remains operational. Notwithstanding this, there is always a risk of emergency repairs being required which could be necessary at any time of the day or night.
- 3.2. Without welfare facilities on site operatives would need to leave the site to travel to an alternative facility. This approach is not considered acceptable particularly at times where emergency works are required necessitating ongoing operational attendance at the site. There is no space within any existing buildings or structures to provide the facilities required in a position that would be accessible by tankers required to serve the facility in order to empty waste tanks which are required as there is no sewer connection to the site.

### 4. Proposed Development

- 4.1. As a result of the absence of welfare facilities on the site it is proposed to provide a small welfare building incorporating kitchen and toilet facilities on the site. The building will enable operatives to remain on site throughout any routine or emergency maintenance and repair works and to wash and change following undertaking maintenance and repair works. It will also provide a sheltered area for breaks from operational maintenance works.
- 4.2. The proposed building comprises a single welfare unit measuring approximately 7.9m x 3.0m x 3.2m high. The building is to be located adjacent to the access at the entrance to the water treatment works in a location where it can be serviced by waste tankers when required. The location of the proposed building is shown in the site plan accompanying the application.

### 5. Planning Policy and Issues

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2. In this instance, the Development Plan for the area relevant to the proposed development comprises of the following:
- the Camden Local Plan 2017 (adopted July 2017); and
  - the London Plan consolidated with alterations since 2011 (adopted March 2015)

5.3. Other material considerations in policy terms include:

- The National Planning Policy Framework (NPPF) published in March 2012; and
- Planning Policy Guidance.

### **Camden Local Plan 2017 (the Local Plan)**

5.4. The Local Plan was adopted by Camden Council in July 2017 and contains a number of policies relevant to the proposed development as set out below.

5.5. Policy A1 (Managing the impact of development) states that the Council will seek to protect the quality of life of occupiers and neighbours and that permission will be granted unless this causes harm to amenity

5.6. Policy D1 (Design) states that the Council will seek to secure high quality design in development requiring development to respect local context, be sustainable in design and construction and adaptable to different activities.

5.7. Policy CC3 (Water and flooding) states that the Council will protect the borough's existing drinking water and foul water infrastructure including the reservoir at Barrow Hill.

### **London Plan consolidated with alterations since 2011 (the London Plan)**

5.8. Policy 5.15 of the London Plan relates to water use and supplies. The policy sets out that the Mayor will work in partnership with appropriate agencies to protect and conserve water supplies and resources in order to secure London's needs in a sustainable manner by maintaining and upgrading water supply infrastructure.

### **National Planning Policy Framework**

5.9. The National Planning Policy Framework, expresses the Government's policies and objectives with regards to planning. The NPPF makes it clear that there is a presumption in favour of sustainable development.

5.10. Paragraph 156 of the NPPF sets out that local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver the provision of infrastructure for wastewater.

## 6. Planning Appraisal

### Principle of Development

- 6.1. The proposed building will be located within the operational boundary of the TWRM site which houses critical water infrastructure associated with the supply of drinking water for London. The provision of the development will help to ensure the ongoing efficient operation and maintenance of the site and ensure that adequate facilities are in place on site for operational staff. The effective operation of the site including regular maintenance and swift resolution of any emergency issues help to ensure that the network operates effectively.
- 6.2. Failure of the network would result in adverse impacts on the ability to deliver water supplies. As such the development which with the effective maintenance and operation of the water supply network is considered to be consistent with the aims of Policies CC3 of the Local Plan and Policy 5.15 of the London Plan.

### Amenity

- 6.3. The TWRM site is an existing operational site and although unmanned is subject to regular visits for inspection and maintenance of the assets located on the site. The operational activities at the site currently coexist with the surrounding residential uses without any adverse impacts on the amenity of residents.
- 6.4. The provision of welfare building will not result in any appreciable increase in activity at the Site but will provide facilities for use by operational staff who currently undertake routine and emergency inspection and maintenance works at the site.
- 6.5. Providing the welfare building will also ensure that there are warm and fit for purpose facilities on the site for use by operations staff minimising any need to utilise vehicles for travel to other Thames Water sites to utilise welfare facilities during unsociable hours when there would be an increased the risk of impacts on the amenity of nearby residents.
- 6.6. From St Edmunds Terrace the location of the proposed welfare building is well screened by existing vegetation limiting any visual impact on the area. The proposed development is considered to comply with Policy A1 of the Local Plan.

### Design

- 6.7. The proposal consists of the provision of a containerised welfare building. The unit proposed will not be permanently occupied and will be utilised by operational staff when undertaking routine inspection and maintenance activities and also when undertaking any necessary emergency works.

- 6.8. The site is constrained by existing assets on the site. Furthermore, as an operational site works can be required in order to replace existing infrastructure or undertake maintenance and repair works of existing assets. The proposed containerised unit will allow the existing operational needs to be met with negligible construction impact on the surrounding area. In addition, the nature of the building ensures that it can be repositioned on the site if required in the future in connection with any operational upgrade of the site that may be necessary. There is no foul drainage to the site and as such a septic tank is to be provided with the building which will require periodic emptying as necessary.
- 6.9. The design of the proposed development is functional and fit for the purpose proposed without compromising the ability to undertake any necessary future operational activities at site. It is proposed to finish the building in green to help minimise any visual impact of the development although alternative colours could be used if required.

## 7. Design and Access

### Design

- 7.1. The building is a prefabricated steel containerised building which will be delivered to the site and installed limiting the duration of construction activity on site. The building will be green in colour helping to minimise any visual impact of the unit. The location of the building in a position where it is screened as much as possible from any external viewpoint further minimises any impact of the development. The location of the building is driven by the location of existing buildings and below ground assets on the site and the need to ensure that the building is accessible by vehicles to empty the waste tank when full.
- 7.2. The prefabricated construction of the building will provide flexibility for the unit to be repositioned on the site in the future if this were to be necessary to deliver any necessary upgrades required to the essential infrastructure on the site.

### Access

- 7.3. The building will be utilised by Thames Water operational staff only and will be located in an accessible location on the site where it can also be serviced by vehicles necessary to empty the waste tank. The waste tank is necessary as there is no foul water connection to the site.

## 8. Conclusion

- 8.1. The proposed development is required to provide fit for purpose welfare facilities for Thames Water operational staff responsible for routine and emergency maintenance activities at the site and will assist with ensuring the effective ongoing operation of essential infrastructure.
- 8.2. Given the location and scale of development there will be no adverse impact on the character and appearance of the area or the amenity of the nearby residents.
- 8.3. Overall, the development is considered to comply with existing and emerging national and local planning policies and as such permission should be granted.



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