



Camden Allotments Refurbishment

Branch Hill - Design and Access Statement

11358-LD-REP-001

Prepared by LUC
August 2021

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Camden Allotments, Branch Hill

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Borough of Camden

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Supporting documents:

- Remediation Options Appraisal, Branch Hill by Leap Environmental Ltd
Reference: LP2167/ROA/Draft (dated 20th August 2020)
- Arboricultural Impact Assessment Branch Hill Allotments by Treework
Environmental Practice. Reference: 210820-1.3-BHAHL-AIA-LF (dated
August 2021)
- Preliminary Ecological Appraisal and Bat Preliminary Ground Level Roost
Assessment of Trees, Branch Hill Allotments by Surrey Wildlife Trust.
Reference: 4531-1 (dated 27th July 2021).

Background & Context

This document presents the design proposals, for an allotment site owned by London Borough Camden. The site is Branch Hill Allotments, Branch Hill, London, NW3 7LS.

The site is understood to have once comprised part of the gardens of Branch Hill House. Historically, asbestos containing material was observed at surface on one plot. This led to the decision being taken to investigate the site as a whole.

Following a number of phases of site investigations and data analysis by LEAP Environment Ltd, it was concluded that some plots within the allotment site may require some form of remediation as a result of risks posed by elevated concentrations of lead, benzo[a]pyrene and/or asbestos. Following careful assessment, the decision was taken not to designate the site as contaminated land under Part 2A of the Environmental Protection Act of 1990 and a voluntary remediation approach is recommended.

A Remediation Options Appraisal was undertaken to consider the viable options for remediation of selected plots and establish which provides the best overall approach to remediation to ensure that the pollutant linkages which will likely form the basis of the determinations are no longer significant pollutant linkages.

Through this process it was decided that the best approach was to raise the levels across the whole site by c.500mm in depth in conjunction with the installation of a capping barrier below the new imported soil as well as below the network of internal paths to prevent plot holders coming into contact with contaminated soil.

This option has the benefit of no significant soil disposal (thus significantly reducing vehicle movements which would have significant negative impact to the local community) and does not require the handling of impacted soils (as raised beds would simply be constructed over the impacted soils). The drawback of this option is that that some future monitoring of the site will be required to ensure that future residents adhere to the growing restrictions in specific areas where raising the levels is not viable due to existing trees RPAs.

- Ownership Boundary
- Application site



Planning Policy Context

Relevant planning policies at the national, regional and local levels have been reviewed and are summarised in the adjacent text. These support the protection and further provision of high quality open space and community facilities.

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018)

Paragraph 92, Section 8 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment.

Paragraph 97 protects existing open space, sports and recreational buildings and land from built development unless surplus to requirements, replacement provision is provided or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

London Plan (Mayor of London, 2021)

Policy 7.18 Protecting open space and addressing deficiency supports the creation of new open space in London to ensure satisfactory levels of local provision to address areas of deficiency. The policy includes a categorisation of public open space to provide benchmark for boroughs to assess their own provision for the different categories of open space found throughout London. This includes:

- Local Parks and Open Spaces under 2 hectares. These provide for court games, children’s play, sitting out areas and nature conservation areas
- Small Open Spaces under 2 hectares such as gardens, sitting out areas and children’s play spaces which should be less than 400m from homes.

The application site at Branch Hill is relevant to both categories and as a semi-private space serves the immediate population.

Camden Local Plan (2017)

Policy A2 Open Space (page 191)
The Council will protect, enhance and improve access to Camden’s parks, open spaces and other green infrastructure.

Policy A3 Biodiversity (page 200)
The Council will protect and enhance sites of nature conservation and biodiversity.

Hampstead Conservation Area statement (London Borough of Camden, Adopted October 2001)

The allotments fall within Sub Area 6: Branch Hill/Oak Hill Road of the Hampstead Conservation Area.

Existing Site Conditions

Existing Site Layout

A topographic survey of the site was completed in December 2020 by The Survey Association consultancy, providing the basis for the existing site plan. See 11358-LD-PLN-010 Branch Hill Location Plan and 11358-LD-PLN-030 Branch Hill Existing site plan.

Tree Survey

The site contains a number of existing trees, detailed in full in the Arboricultural Impact Assessment, Branch Hill completed by Treework Environmental Practice and accompanying this application dated August 2021.

This information and advice has been carried onto drawings supporting this application. See 11358-LD-PLN-030 Branch Hill Existing site plan, 11358-LD-PLN-110 Branch Hill Demolitions and 11358-LD-PLN-050 Branch Hill General Arrangement for further information.

Contamination

See Remediation Options Appraisal report dated 20th August 2020 by Leap Environmental Ltd Reference: LP2167/ROA/Draft and accompanying this application.

This information and advice has been carried onto drawings supporting this application. See 11358-LD-PLN-110 Branch Hill Demolitions and 11358-LD-PLN-050 Branch Hill General Arrangement for further information.

Ecology

A Preliminary Ecological Appraisal (PEA) of the site was undertaken by Surrey Wildlife Trust, report dated 27th July 2021. The recommendations set out in table 2 of the PEA will be followed upon the completion of the works. See PEA for reference accompanying this application..

Camden will work with and provide advice to plot holders to further enhance the site for wildlife.

Proposals

Design Proposals

See 11358-LD-PLN-050 Branch Hill General Arrangement, 11358-LD-SEC-615 Branch Hill Proposed site sections and 11358-LD-SPE-801 Outline Landscape Specification E for further information.

Movement and Access

Movement and access entering the site and within the sites boundary are to remain as the site currently operates.

Materials Palette

See 11358-LD-PLN-050 Branch Hill General Arrangement and 11358-LD-SPE-801 Outline Landscape Specification E for further information.

Construction and Site Access

See LUC drawing for information 11358-LD-PLN-710 Contractors Compound and Access for further information. To be confirmed by the chosen contractor.

Visuals

View taken in the northern section of the site looking east along the path between Plot 13 and Plot 15



Existing site



Proposals



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